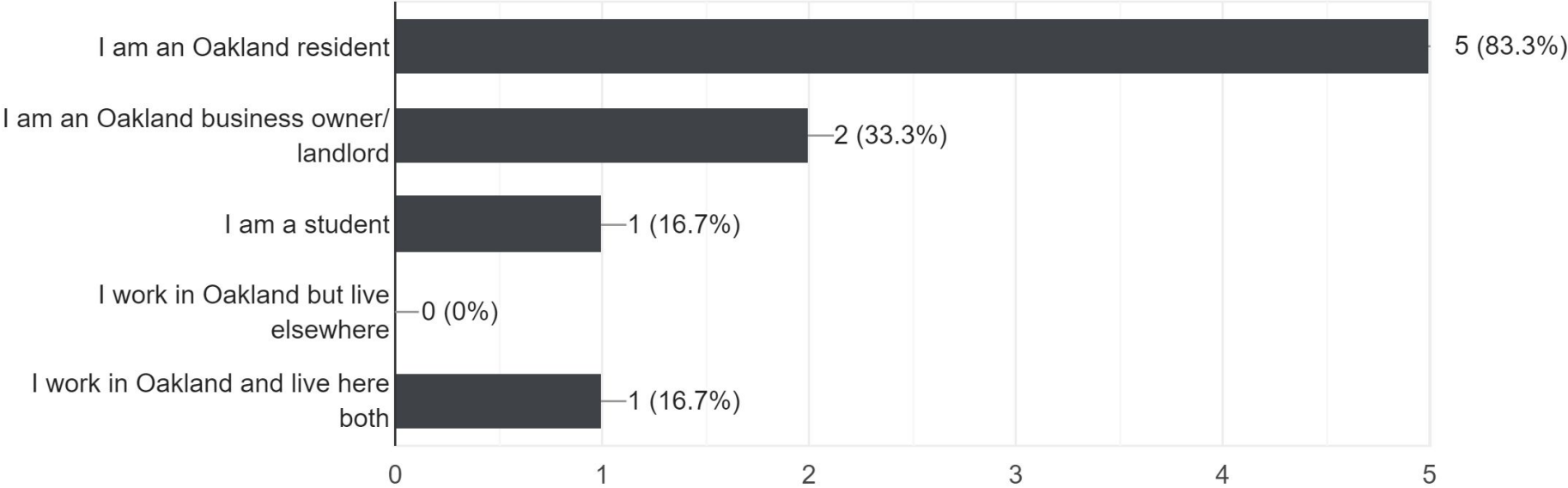


Proposed Oakland Public Realm District E

Feedback summary as of 11/29/2021

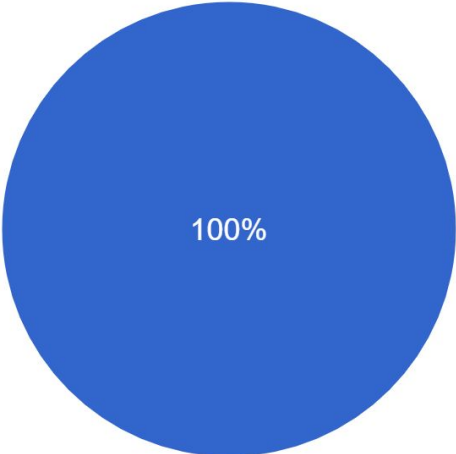
Tell us about yourself

6 responses



Did you attend the meeting (or view the recording) in which this was presented?

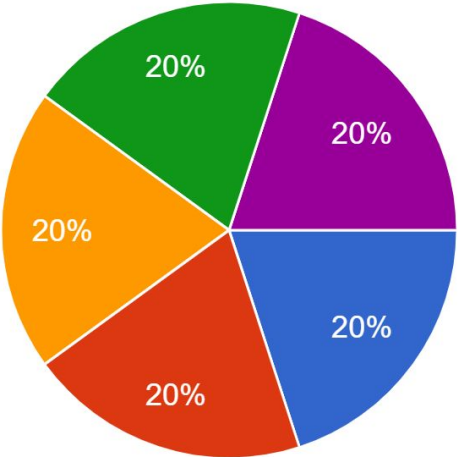
6 responses



- Yes
- No
- In part

Did the presenter explain clearly how the bill would change existing zoning?

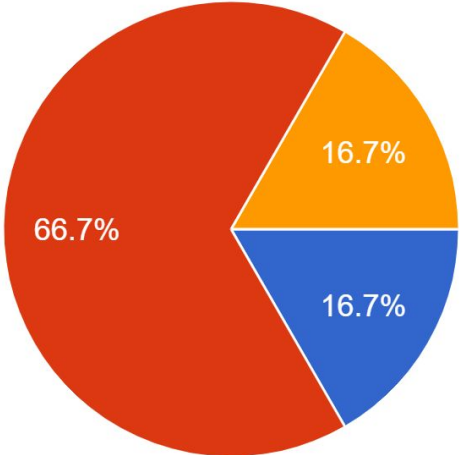
5 responses



- Yes
- No
- It was somewhat murky if you do not deal with these terms on a regular basis.
- I am unclear as to why the proposed developer was the presenter for city legislation.
- Walnut Capital did not explain how current zoning does not allow for development

Did the presenter explain clearly how the bill was drafted?

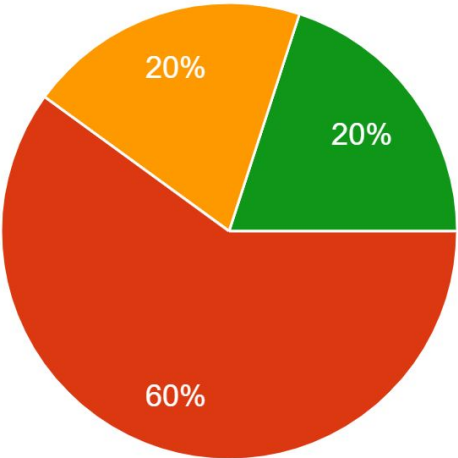
6 responses



- Yes
- No
- Walnut Capital did not tell us how the bill was drafted

Did the presenter explain clearly why the bill was necessary?

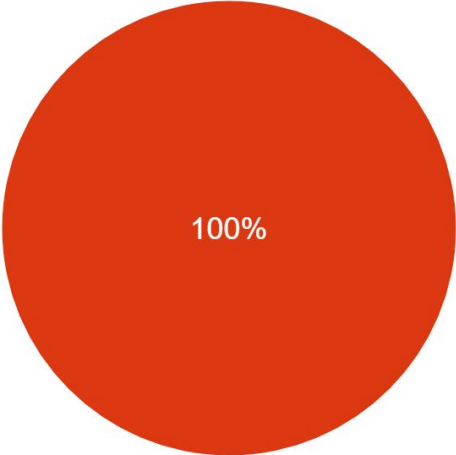
5 responses



- Yes
- No
- It was not presented as "necessary" but it was described as what is in front of us.
- Walnut Capital did not

Process by which Bill 2021-1906 was drafted, amended, and sent to the Planning Commission.

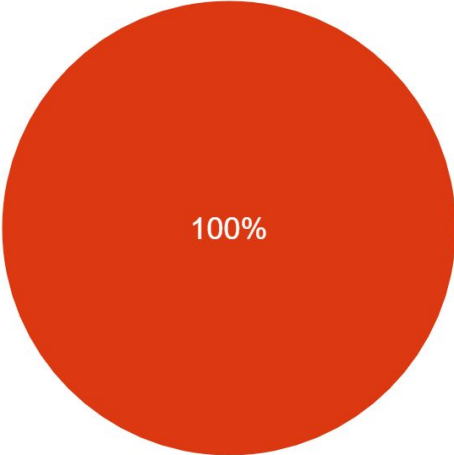
6 responses



- Acceptable
- Not acceptable

Coordination of the bill with ongoing Oakland Plan efforts.

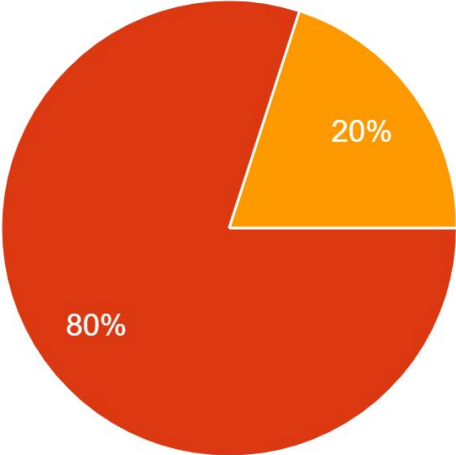
6 responses



- Acceptable
- Not acceptable

Boundaries of the proposed District E.

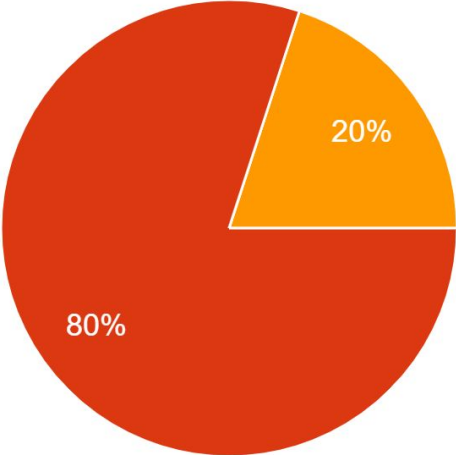
5 responses



- Acceptable
- Not acceptable
- ???

Permitted uses in proposed District E.

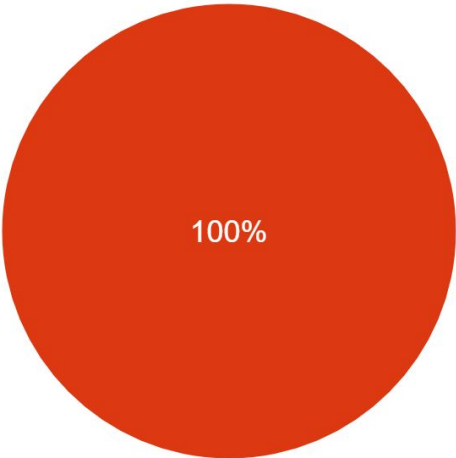
5 responses



- Acceptable
- Not acceptable
- ???

Building scale in proposed District E.

5 responses



- Acceptable
- Not acceptable

Do you have any other comments about this project?

At no time has the developer primarily responsible for authoring and pushing this bill explained what they expect to gain from working at cross purposes with the Oakland Plan process. It is difficult not to surmise the intent is (a) to avoid any requirements to include affordable housing units, and (b) to locate high-rise development in an area (there are very reasonable expectations that) the Oakland Plan will (as Oakland 2025 did) prioritize for the preservation of homeownership opportunities. There are a mess of loopholes in the affordable housing as offered by this bill. Why invent new and very poorly thought out language, when the existing inclusionary zoning already has figured out how to do this? It's horrible that the bill is so misleading, and that Walnut Capital's own presentations compound the problem.

Loophole #1 The first loophole is that, as written, a minimum of 10% of households must pay no more than 30% of their income. This is a great start, but if there's no income qualification, this doesn't help reduce displacement at all. You put up an expensive new apartment complex, and people wealthy enough to afford it move to Oakland and sign leases. These wealthy new residents can afford the high rents, so they are already paying less than 30% of their income on rent. But we've lost our existing neighbors who are now priced out, and the building owner didn't have to lift a finger to satisfy the requirement as written.

As an example, \$70K/yr is the average income for a Pittsburgh household with someone who works at our community colleges and universities. 95% of households with this income in Pittsburgh already can afford their rents -- that is, they pay less than 30% of their income in rent. So asking the developer to maintain a 10% minimum of households that can afford their rents is effectively no constraint at all. There is effectively zero requirement to provide even a dollar of subsidy as written.

In contrast, only about half of households making \$30K per year can find affordable rents. \$30K a year could be a wage earner working full-time at \$15/hr, over twice minimum wage, and even so, it's very difficult to find rents lower than 30% of income.

Do you have any other comments about this project? (cont.)

In contrast, Pittsburgh's Inclusionary Zoning aims to create 10% units affordable to households at or below 50% of area medium income, in other words, our neighbors who are the first to be priced out and displaced.

Loophole #2 is that the requirement for affordable housing is met in the first 12 months. There's nothing written about how long the affordability lasts. Could just be an introductory one-time deal. In contrast, Pittsburgh's Inclusionary Zoning specifies 35+ years of affordability.

Loophole #3 is that there's no requirement for affordable housing if the developer sells units as condominiums, which of course could then be rented out by individual owners, as we see often in Oakland. In contrast, Pittsburgh's Inclusionary Zoning has affordability targets for both rental and homeownership opportunities

Loophole #4: In my reading, after tearing down buildings, there's no requirement for any housing at all in zones B and C

Limitation – tenants only qualify if working for a specific employer, which once again raises the question about who is this housing for? If it's too difficult for our residents to qualify, we're displacing them.

I am glad that Wanda did not allow Walnut Capital to dominate the meeting.

This bill disregards the views of current Oakland residents. In their stated goal to attract more residents to Oakland, there is no consideration for permanent residents in Oakland who are responsible for it's livability. How many families would choose to live in a "walk to work" high rise? It is offensive that the hours that we have worked on the Oakland Plan are being totally dismissed by this legislation.

This bill was obviously drafted by Walnut Capital and given to the mayor's office to submit to city council. Based on this alone it should not be considered. The existing processes already set up by the city should be followed to determine what if any changes should be made in the zoning code for Oakland.