

## Downtown Oakland Specific Plan

9/19/22 Community Advisory Group Meeting

### Chat Log

- 18:14:34 From Jeffrey Levin, EBHO : Jeff Levin, East Bay Housing Organizations, interested in affordable housing, displacement, ZIP, and equity
- 18:16:20 From Justin Zucker : Maybe go no video that usually helps
- 18:18:57 From Jeffrey Levin, EBHO : AB 686 requirement to Affirmatively Further Fair Housing?
- 18:20:55 From Naomi Schiff : Affordable Housing has been the primary request of most participants since the very beginning of this DOSP.
- 18:24:50 From Laura Kaminski : We lost you
- 18:28:13 From Tim Chan : Interested in housing, affordability, mobility, homelessness. support maximizing density.
- 18:29:37 From Naomi Schiff : Lost Joanna again
- 18:29:53 From Hiroko Kurihara : Can you talk more about the surveys?
- 18:30:01 From Naomi Schiff : Lost again
- 18:30:29 From Tiffany Eng : Are the dates published online of the special interest meetings?
- 18:31:18 From Naomi Schiff : Dropping out again
- 18:32:56 From James Vann : How does the community achieve "benefits" if developers do not desire additional density
- 18:33:25 From Naomi Schiff : Downzoning WITH UPZONING, in other areas.
- 18:34:33 From Naomi Schiff : SB8 DOES ALLOW downzoning if there is affordable housing intention. It's an exemption.
- 18:35:39 From Joanna Winter (she/her) : Sorry, I misspoke, SB 8
- 18:36:18 From James Vann : How many existing high-rise developments in the downtown have requested bonus intensity ??
- 18:40:12 From Christopher Buckley : Oakland Heritage Alliance has identified areas that we believe could have the base (or by-right) intensities upzoned with little or no adverse impacts in exchange for downzoning vulnerable areas elsewhere.

18:40:16 From Hiroko Kurihara : Maybe Linda could address value capture?

18:42:11 From Hiroko Kurihara : Are in-lieu fees based on the value of the real estate in a particular location within the DT?

18:44:00 From Joanna Winter (she/her) :  
<https://www.oaklandca.gov/documents/comparison-of-zip-and-density-bonus-housing-outcomes>

18:44:07 From Naomi Schiff : When you do both ZIP and SB8 how do they interact?

18:44:46 From Naomi Schiff : Dropped out!

18:45:30 From Naomi Schiff : And the highest possible buildings?

18:45:50 From Naomi Schiff : Burj Khalifa

18:47:25 From Tim Chan : sorry, have to drop off. thanks all!

18:48:27 From Naomi Schiff : It's not downzoning to keep the height as it was in Lake Merritt Bart Specific Plan.

18:50:51 From Hiroko Kurihara : Need Clarification re In-lieu fees: Are the amounts based on the value of the real estate in a particular location within the DT?

18:50:54 From James Vann : What are the current standards for "Work-Live" in the downtown area ??

18:56:54 From Hiroko Kurihara : The concern I have is how those values are determined in a specific area could become instead of a "red-lining" area or site would become a "green-lighting" to developers or owners bc they anticipate lower values and lower associated contributions

18:59:10 From Justin Zucker : open to the walk through by Jeff

19:04:25 From Gary Knecht : gotta go to dinner. Thanks.

19:11:49 From Ada Chan, ABAG/MTC : encourage they make sure it is documented. it is not in the current plan.

19:12:19 From Hiroko Kurihara : Part of the problem is that fees go into one fund without being able to target back into the DT.

19:13:19 From Jeffrey Levin, EBHO : I think it would be possible to require that at least the impact fees on the incremental units be dedicated to affordable housing in the DOSP area and not elsewhere

19:13:31 From Justin Zucker : Linda mentioned a report released today, can you please share a link to it?

19:13:51 From Joanna Winter (she/her) : Yes, Justin, it's the one I shared earlier - <https://www.oaklandca.gov/documents/comparison-of-zip-and-density-bonus-housing-outcomes>

19:14:00 From Tiffany Eng : How many more affordable housing units would be able to be built then with this example? What would be the relative increase in CIP fees that would go to parks, infrastructure to support that density? Carrying this example all the way through would help identify true community benefits. Is current CIP impact fees (not going into aff. housing) published? If we add that many more units, will there be more money for unfunded parks and open space projects on the CIP list? Asking because it is currently hard to follow how any impact fees from last boom over last 7 years have benefited CIP projects in the downtown area.

19:14:55 From Justin Zucker : Thanks, Joanna

19:16:14 From Hiroko Kurihara : I have to jump off now and trust my fellow CAG working group members will forge on ! and encourage others to join our working group. 😊 Thanks Joanna and staff!

19:19:06 From Naomi Schiff : Sure would like to see the calculations. Wondering about things like rents collected over decades.

19:20:08 From Tiffany Eng : I feel like we've achieved less than 2% affordable units downtown the last 5+ years, and that wasn't with any incentives, which is part of the disappointment with this math.

19:24:00 From Rafael Gavilanes : supply side economics

19:24:00 From Ed Manasse : The extra units allowed through the zip will also create significantly more impact fees from that site than would happen under existing regulations, That difference in generated impacts fees is also a community benefit

19:24:53 From Naomi Schiff : Seems like downtown ends up being for the wealthy and we shunt everyone else out further.

19:24:55 From Tiffany Eng : Do we need to max out densities in all of the zones to achieve housing production goals of the plan? Or is there a target density below that which is the most likely scenario.

19:25:19 From Rafael Gavilanes : Oakland is full of construction projects, seems like a sellers market, Hello!

19:25:20 From steve saffold : Well put, Linda. Regarding the high-rise example, there are dozens of approved high-rise projects in Oakland, San Jose and SF that will never get built. it's not even close. Construction costs have not stopped going up and are not expected to.

19:26:11 From Tiffany Eng : Ed, understanding increase in fees collected and where they would go would be helpful to clarify the community benefit.

19:26:36 From Joanna Winter (she/her) : Tiffany, we just looked at this for affordable housing impact fees, but could add CIP as well

19:27:44 From Tiffany Eng : For example, would increase in CIP fees cover costs of all unfunded CIP and transportation projects on the equity scored projects. And how big of a bite would it make to our affordable housing goals.

19:29:13 From Naomi Schiff : Are we going to end up with a less-diverse downtown?

19:30:14 From Joanna Winter (she/her) : Also a meeting survey. Please take this survey so we can track who is attending:

[https://docs.google.com/forms/d/e/1FAIpQLSeNMIEBax0kQ5XRsas1mkOluoLhVej1hHNnHioACfo2-e\\_bkQ/viewform?usp=sf\\_link](https://docs.google.com/forms/d/e/1FAIpQLSeNMIEBax0kQ5XRsas1mkOluoLhVej1hHNnHioACfo2-e_bkQ/viewform?usp=sf_link)

19:31:03 From Tiffany Eng : I worry it will be even more segregated. Developers are already building private rooftop dog parks and bragging about having the “largest amount of private outdoor space downtown.” I would love more incentives to fund amenities like these instead in public spaces.

19:32:47 From Naomi Schiff : Will affordable development be able to acquire land, even if funded by EIFD, in competition with private developers, in a scenario with high-density zoning? We need some areas where construction type will reward people for building aff. housing downtown.

19:34:21 From Joanna Winter (she/her) :  
[https://docs.google.com/forms/d/e/1FAIpQLSeNMIEBax0kQ5XRsas1mkOluoLhVej1hHNnHioACfo2-e\\_bkQ/viewform?usp=sf\\_link](https://docs.google.com/forms/d/e/1FAIpQLSeNMIEBax0kQ5XRsas1mkOluoLhVej1hHNnHioACfo2-e_bkQ/viewform?usp=sf_link)

19:35:11 From Stephanie Skelton (City Of Oakland) : For those of you that didn't get the link to the presentation for tonight here it is: <https://cao-94612.s3.amazonaws.com/documents/2022-09-19-CAG-Presentation.pdf>

19:36:22 From Naomi Schiff : Yes have another CAG meeting and try to have some dialog between community groups and developers, something that hasn't really occurred.

19:36:35 From Tiffany Eng : Thank you.

19:36:40 From Stephanie Skelton (City Of Oakland) :  
<https://www.oaklandca.gov/topics/downtown-oakland-specific-plan-zoning-amendments-downtown-plan>

19:37:14 From Justin Zucker : Thanks for the presentation. Much appreciated

19:37:39 From Tiffany Eng : I am learning more at each mtg. Still trying to understand how we're going to achieve community benefits if no one participates in voluntary program.

19:37:58 From Christopher Buckley : Another CAG meeting would be advisable to review possible upzoning in some areas to compensate for downzoning elsewhere.

19:39:07 From Jeffrey Levin, EBHO : What's the schedule for future meetings? The September ZUC meeting was canceled - does that allow more time for CAG and other meetings to allow a more thorough public review of ZIP and other zoning amendments?

When will the final plan, zoning amendments and EIR go to Planning Commission and City Council?

19:41:27 From Justin Zucker : But wouldn't downzoning in historic areas undermine the TDR program?

19:43:37 From Jeffrey Levin, EBHO : From SB 330: (Gov Code 66300(j))

"(j) Notwithstanding subdivisions (b) and (f), this section does not prohibit an affected city or an affected county from enacting a development policy, standard, or condition that is intended to preserve or facilitate the production of housing for lower income households, as defined in Section 50079.5 of the Health and Safety Code..."

19:43:41 From Tiffany Eng : I agree -street trees are going in right now w/o any incentives.

19:45:55 From Christopher Buckley : Not really, since even with downzoning most historic bldgs in the downzoned areas would still have significant unused development capacity. Also many historic buildings would not be in downzoned areas.

19:48:18 From Christopher Buckley : My comment above responds to Justin's question.

19:50:25 From Joanna Winter (she/her) :

[https://docs.google.com/forms/d/e/1FAIpQLSeNMIEBax0kQ5XRsas1mkOluoLhVej1hHNnHioACfo2-e\\_bkQ/viewform?usp=sf\\_link](https://docs.google.com/forms/d/e/1FAIpQLSeNMIEBax0kQ5XRsas1mkOluoLhVej1hHNnHioACfo2-e_bkQ/viewform?usp=sf_link)