

8. QUANTIFIED OBJECTIVES

State law (California Government Code Section 65583[b]) requires that the City's Housing Element contain quantified objectives, relative to the maintenance, preservation, improvement, and development of housing. The California Department of Housing and Community Development's website publication, *Building Blocks for Effective Housing Elements*, recommends that housing elements contain three broad categories of quantified objectives: new construction, rehabilitation, and conservation. A subset of the conservation objective is the preservation of at-risk subsidized rental housing.

While the City has identified sites sufficient to meet its entire Regional Housing Needs Allocation, the City does not anticipate having sufficient financial resources to ensure that the entire need for very low, low and moderate income units will be met. A substantial portion of the City's resources are anticipated to be devoted to assisting households with the greatest needs – very-low and low income households.

Table 8-1 on the following page provides a summary of the City's quantified objectives for these broad categories by income level. **These objectives are a reasonable estimate of what the City may be able to achieve based on projects that are currently underway but not yet completed, historical rates of funding and completion, and estimates of likely funding resources over the next five years.**

**Table 8-1
 City of Oakland Quantified Objectives (2009 - 2014)**

Activity Type	Estimated Number of Units				
	by Affordability Level				
	Extremely Low	Very Low	Low	Moderate	Total
New Housing Construction¹					
Units Built	250	1,350	300	100	2,000
Housing Rehabilitation²					
Substantial Rehab	70	530	200	--	800
Moderate and Minor Home Rehab ³	300	600	300	--	1,200
Housing Conservation/Preservation					
At-Risk Units (See Ch. 3, Table 3-51)	200	168	100	--	468
Reconstruction of Large Public Housing Developments	104	30	--	--	134
Oakland Housing Authority (Scattered Sites)	840	240	120	--	1,200
Homebuyer Assistance					
Mortgage & Down payment Assistance	25	25	150	150	350

¹Includes units for multi-family rental, homeownership, senior, special needs, and permanent supportive housing. Estimate is based on units currently planned or approved, and funded, as well as an estimate of the number of additional units that can be completed by 2014 with present levels of local financial resources.

²Includes substantial rehabilitation of rental or public housing units.

³Includes existing City of Oakland programs such as: Emergency Home Repair, Home Maintenance and Improvement, Lead-Safe Housing, and Minor Home Repair.