



2023 Impact Report: Housing & Community Development Department

Department Mission

HCD is dedicated to improving neighborhoods and ensuring all Oaklanders have safe and affordable housing.

Introduction

This dashboard provides a snapshot of HCD's work in calendar year 2023. By making this work transparent and accessible, we hope to highlight the department's impact on the City of Oakland.

The Housing & Community Development Department addresses Oakland's housing challenges by providing funding and strategy around the "3 Ps":



Protection
of Oaklanders
from
displacement



Production
of new, deeply
affordable
housing



Preservation
of existing
affordable
housing

Our Racial Equity Approach

The City of Oakland utilizes the Racial Equity Impact Analysis (REIA) tool to identify and eliminate racial disparities. To determine the department's impact on the community, the tool asks:

1) How much did we do of a certain effort?

2) How well did we do in implementation?

3) Is anyone better off because of our work?



CITY OF
OAKLAND

HOUSING & COMMUNITY
DEVELOPMENT

Protection

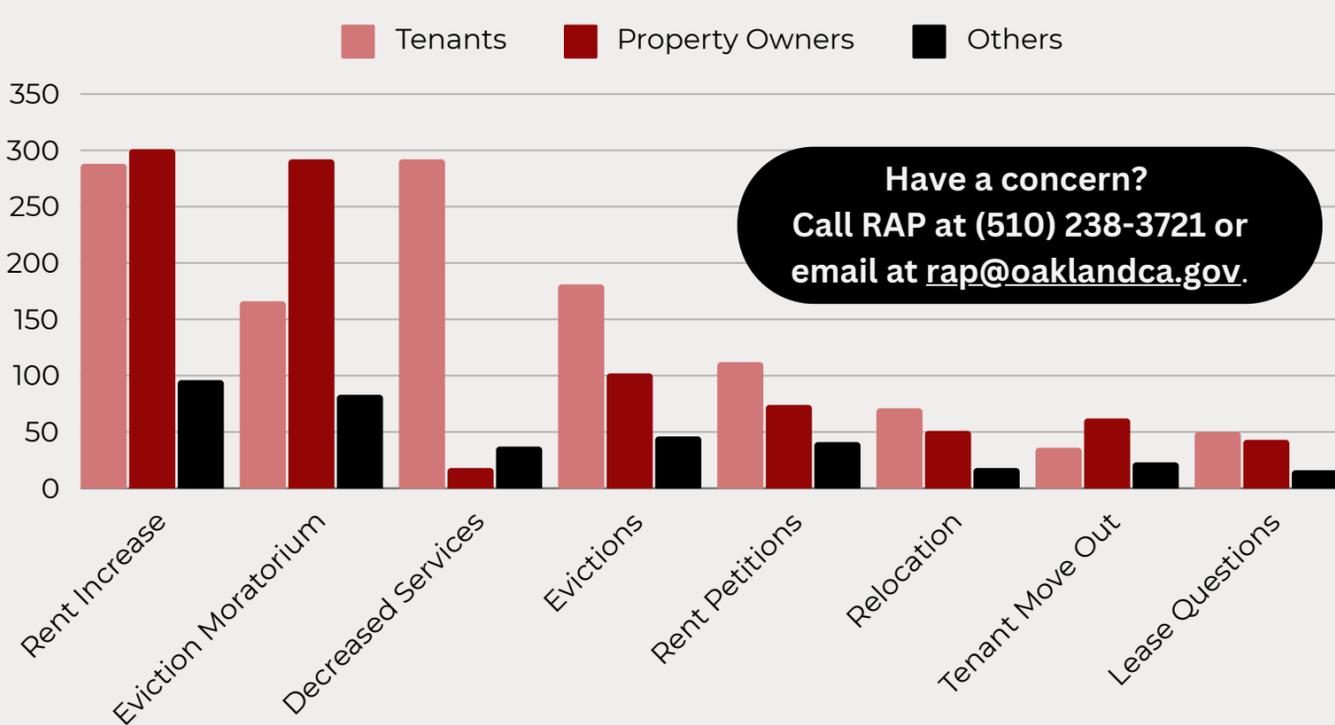


Protection strategies aim to stem displacement and ensure that low-income residents have the information, resources, and support needed to remain housed in accordance with local and state laws.

Housing Counseling

HCD's Rent Adjustment Program (RAP) housing counselors connect with members of the public about housing issues and provide information and referrals. RAP counselors received **3,135 total calls and emails in 2023**.

Common Housing Concerns



RAP Educational Workshops

HCD coordinates and administers workshops to educate the public on housing rights, changes in laws, and provide current information and relevant resources. **In 2023, RAP:**

hosted **31 workshops** with **2,045 registrants**

Workshop topics:

Rent Registry Workshop: How to Register*	The Moratorium Workshop* (Owner & Tenant)
Tenant's Rights*	Small Property Owners*

*Offered multiple times and/or in multiple languages

Rent Adjustment Hearings

RAP staff conduct hearings and community mediations for property owners and tenants around rent concerns. Parties may petition for rent increases, decreases, exemptions for qualifying properties, and more.

In 2023, **RAP had 257 cases scheduled for hearing and conducted 20 mediations.**

26% of petitions initiated by **property owners**



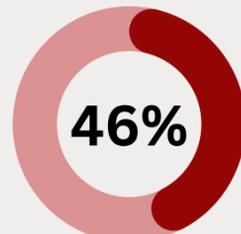
74% of petitions initiated by **tenants**

Rent Registry

The Oakland City Council adopted a requirement to establish a rental unit registry for all units subject to the Rent Adjustment Program (RAP) Fee, which went into effect July 3, 2023.

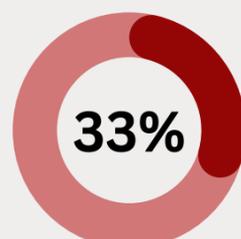
Owners are required to annually register their residential rental units' rent and tenancy information.

By December 2023, **46% of rental units and 33% of rental properties in Oakland were registered.**



% of rental units registered

The 2024 deadline to register rent and tenancy information is July 1, 2024.



% of rental properties registered

Production

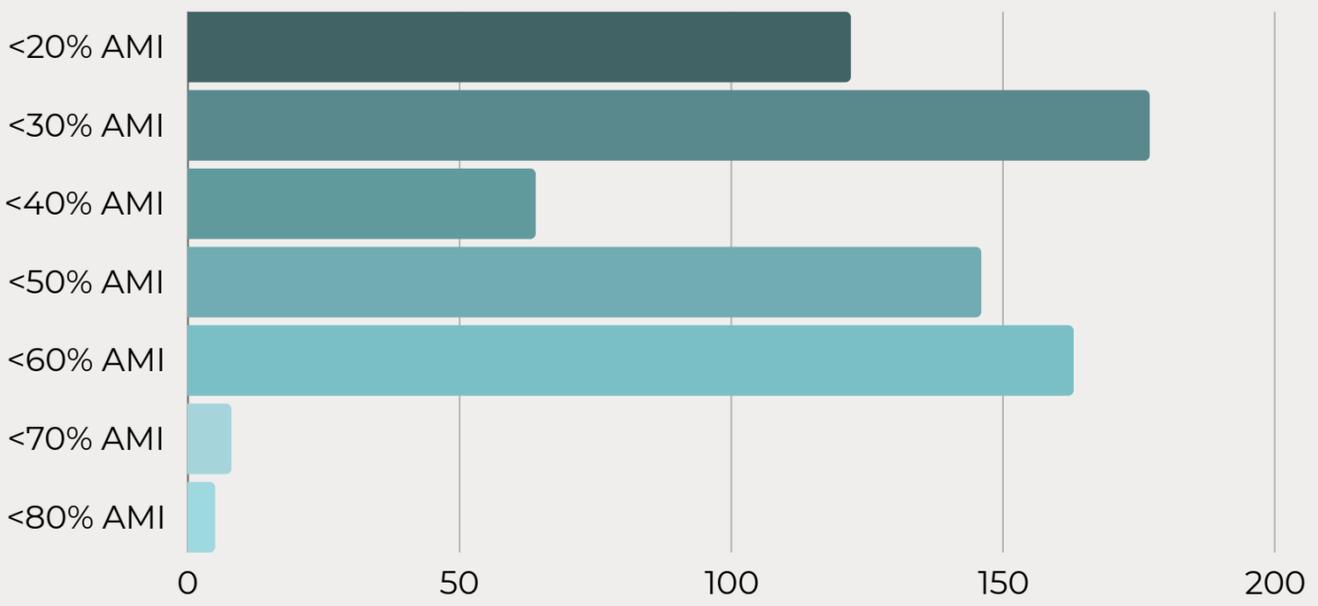


Production strategies include new construction of affordable housing, financing for first-time homebuyers, and the provision of capital for development.

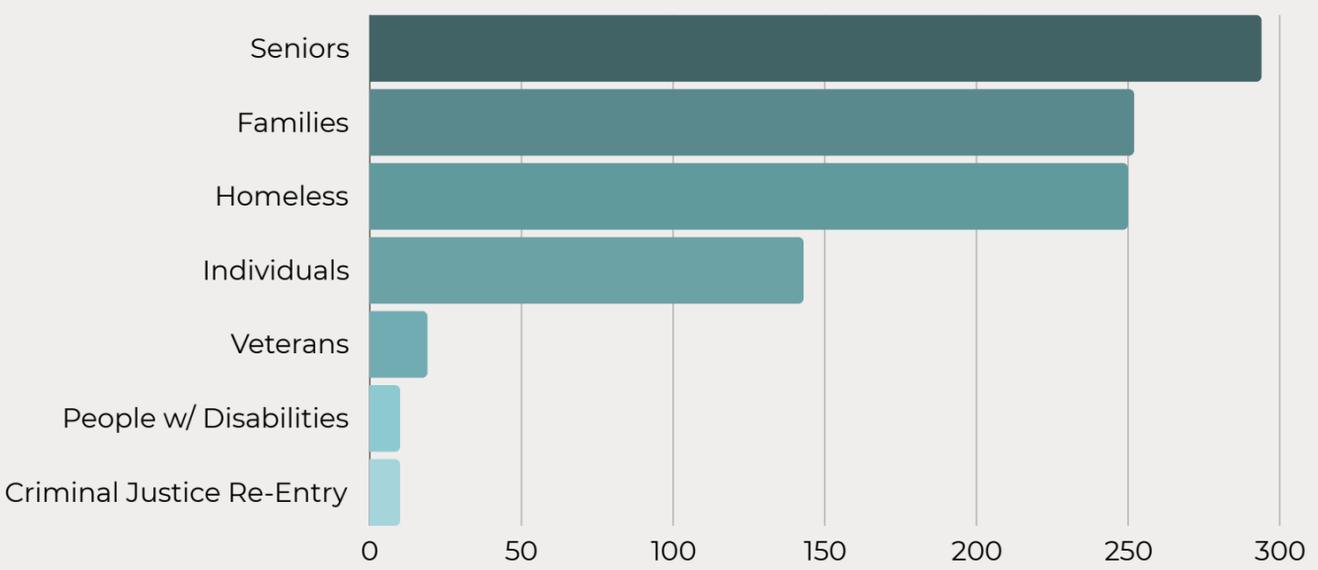
New Affordable Housing Funding Awards

In 2023, HCD awarded over **\$70 Million** in city funds to build **623 affordable units** for low-income Oaklanders.

2023 New Units by Area Median Income (AMI)



2023 Units Funded by Target Resident Group



Emerging Developers

HCD's affordable housing programs seek to support emerging developers and those from underrepresented groups and to increase their participation in contracting opportunities. In 2023,

65%

of awardees were

BIPOC-led developers

60%

of awardees were

emerging developers*

35%

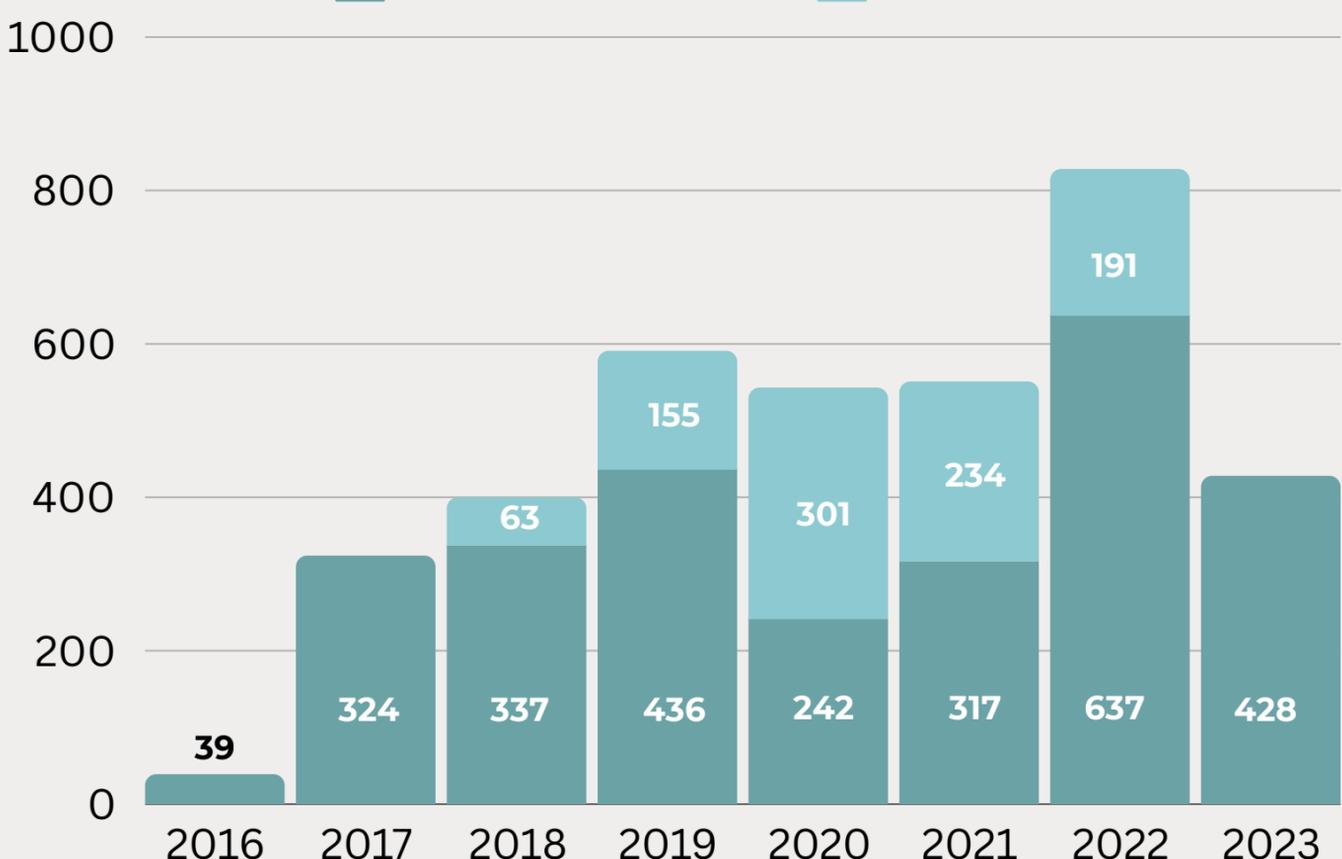
of awardees were

women-led developers

**defined as a developer with fewer than five years of experience and/or fewer than five completed projects in the last ten years*

Affordable Unit Completion Over Time

■ New Construction ■ Preservation



Preservation



Preservation maintains quality housing for renters and homeowners through acquisition and rehabilitation strategies that ensure ongoing affordability and habitability.

Acquisition & Conversion to Affordable Housing (ACAH)

The ACAH program provides loans to acquire and rehabilitate market-rate rental properties, and convert them to long-term affordable housing through recorded deed restrictions. HCD released ACAH funding rounds in 2021 and 2023.



ACAH Project with The Unity Council:
2000 36th Avenue (55 Units)

\$12,245,263

Amount Awarded in 2023

\$28,709,000

Amount Awarded Since 2021

134 Units

of Market-Rate Units
Converted to Affordable Units

Residential Rehabilitation Projects

Through its Housing Preservation Services (HPS) team, HCD provides grants and loans to low-income homeowners to correct housing code deficiencies, address health and safety risks, and accessibility needs. In 2023:

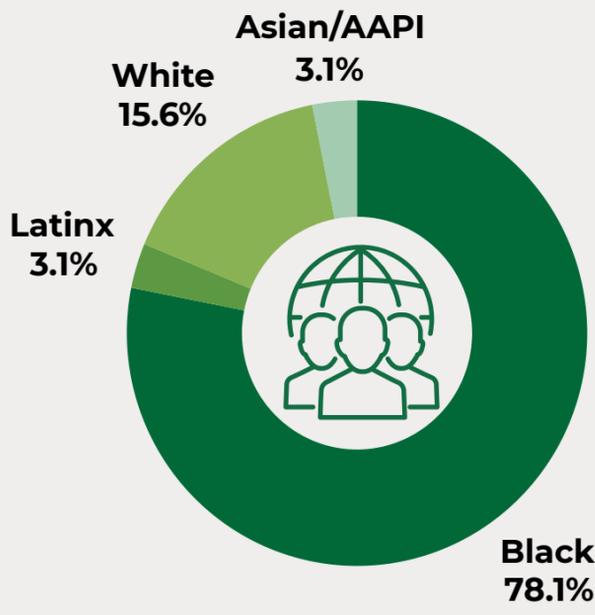
\$470,244

invested in rehab projects

31 projects

completed in 2022-2023

Program Recipients by Race



Recipient Demographics

93.5%

over the age of 62

54.8%

had a disability

16.1%

low income (31-50% AMI)

70.1%

extremely low income
(<30% AMI)

Project Spotlight: Lead Safe Homes Program



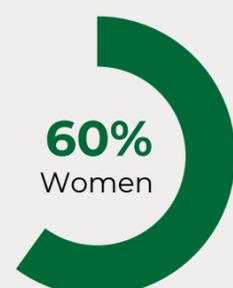
BEFORE



AFTER

Supporting Underrepresented Contractors

Residential Lending Services programs also serve the city's equity goals by supporting historically underrepresented contractors. The demographic breakdown of 2023 project contractors is as follows:



Learn More & Get Involved

Addressing Oakland's Housing Needs

Based on the Association of Bay Area Government's (ABAG) projections of population growth and changing needs, RHNA calls for **10,261 low-income units** (0-80% AMI) to be developed between 2023 and 2031. At an average city investment of \$200k per unit, the City will need **\$2 billion** to meet the goal.

\$256.5 million

required **per-year** to meet the low-income RHNA goal

Regional Affordable Housing Bond

The November 2024 regional Bay Area Housing Finance Authority (BAHFA) bond may raise **\$20 billion for affordable housing**. As one of the largest cities in the Bay Area, the City of Oakland would receive a direct allocation if the bond is passed. That could mean up to \$765 million for affordable housing in Oakland!

To learn more, please visit our [BAHFA Bond website](#).

Projections: Current Funding vs. with a \$20B Bond

Program Type	Current Funding w/o BAHFA	Current Unit Projections	Total Funding with \$20B Bond	\$20B Bond Unit Projections
Permanent Homeless Units (0-30% AMI)	\$150.2 M	447	\$383.6 M	1,614
Low-Income Units (30-80% AMI)	\$230.2 M	1,151	\$495.0 M	2,475
Preservation via Acquisition/Conversion	\$65.0 M	217	\$174.1 M	580
Preservation of Existing City Portfolio	\$38.6 M	575	\$158.6 M	2,363
Totals	\$510.0 M	2,390	\$1.2 B	7,032

How to Get Involved:



Advocate at the **regional and state levels** for legislative action on housing



Look out for **opportunities to support affordable housing** in local and regional elections



Read HCD's 2023-2027 **Strategic Action Plan** to address the affordable housing crisis



Learn more about housing in Oakland through the **2023-2031 Housing Element**

For more information:

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Call +1 (510) 238-6182

Visit www.oaklandca.gov/departments/departments-of-housing-and-community-development



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