



CITY OF
OAKLAND

HOUSING & COMMUNITY
DEVELOPMENT

ANNUAL IMPACT

REPORT 2024



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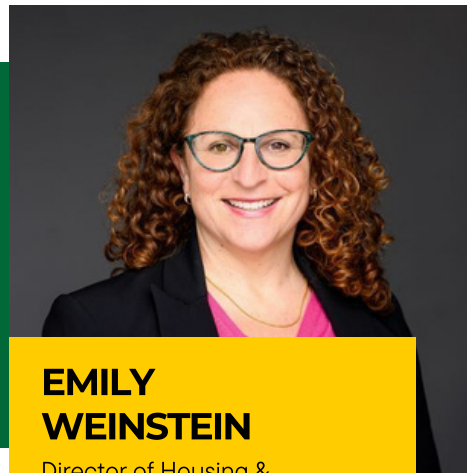
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MESSAGE FROM THE DIRECTOR



**EMILY
WEINSTEIN**

Director of Housing &
Community Development Dept.

Dear Oakland Community,

It is my honor to present the **City of Oakland Housing and Community Development (HCD) Department's 2024 Annual Impact Report**. At Oakland HCD, our mission is to ensure every Oaklander has access to safe, stable, and affordable housing. We are deeply committed to investing in our neighborhoods in ways that promote equity and opportunity for all.

Through the 2024 New Construction Notice of Funding Availability (NOFA) process, **we awarded over \$80.5 million** to support the new construction of affordable homes to actively address our housing crisis. With **more than 1,500 affordable units under construction**—including 800 permanent supportive housing (PSH) units for people exiting homelessness—we are working hard to meet the needs of our most vulnerable and historically unserved residents. In 2024, **we completed 542 affordable units**, with 258 dedicated to formerly unhoused people, providing stability and hope for many.

Additionally, we made significant strides in **preserving affordable housing** by investing in 46 low-income owner-occupied rehab projects while supporting local emerging developers from underrepresented groups to increase their participation in contracting opportunities.

Our anti-displacement efforts in housing protections are equally impactful. In 2024, **we proudly provided housing counseling to over 3,800 Oaklanders** and hosted 31 multilingual workshops on essential housing resources and community engagement events. Through our **Homelessness Prevention Pilot**, we invested \$2.8 million to support 292 households at the highest risk of homelessness with financial assistance and resource coordination.

As we look toward the future, **we remain committed to addressing Oakland's housing challenges** with creativity, collaboration, and a focus on equity. None of this would be possible without the dedication of our exceptional staff, community partners, and voter-approved funds like Measure U.

Together, we will continue to build a more inclusive and vibrant Oakland where everyone has access to safe, affordable housing and the opportunity to thrive.

Thank you for your ongoing support.

In partnership, *Emily Weinstein*

Director, Housing and Community Development
City of Oakland



DEPARTMENT OVERVIEW

MISSION

The City's **Housing and Community Development Department (HCD)** is dedicated to improving Oakland's neighborhoods and to ensuring all Oaklanders have safe and affordable housing.

VALUES



Production

of new, deeply
affordable housing



Preservation

of existing affordable
housing



Protection

of Oaklanders from
displacement

HOUSING PRODUCTION

Our production strategies include the **creation of high-quality affordable housing units** and the allocation of vital capital, including **leveraging voter-approved funds** such as Measure U. In addition to expanding Oakland's housing stock, we prioritize equity by ensuring that all residents have access to affordable housing opportunities.

Oakland HCD also plays a critical role in **addressing homelessness** through the development of permanent supportive housing (PSH) units, offering long-term housing solutions combined with comprehensive support services for individuals and families experiencing homelessness.

These initiatives are supported through our New Construction Program, which invests in the development of **newly built, permanently affordable housing**, and the Homekey and Rapid Response Homeless Housing (R2H2) Program, which focus on the **acquisition and conversion of existing buildings**.



Housing Production in 2024:



\$80.5M

awarded to new construction



\$24M

awarded to Homekey & Rapid Response Homeless Housing (R2H2)



+1,500

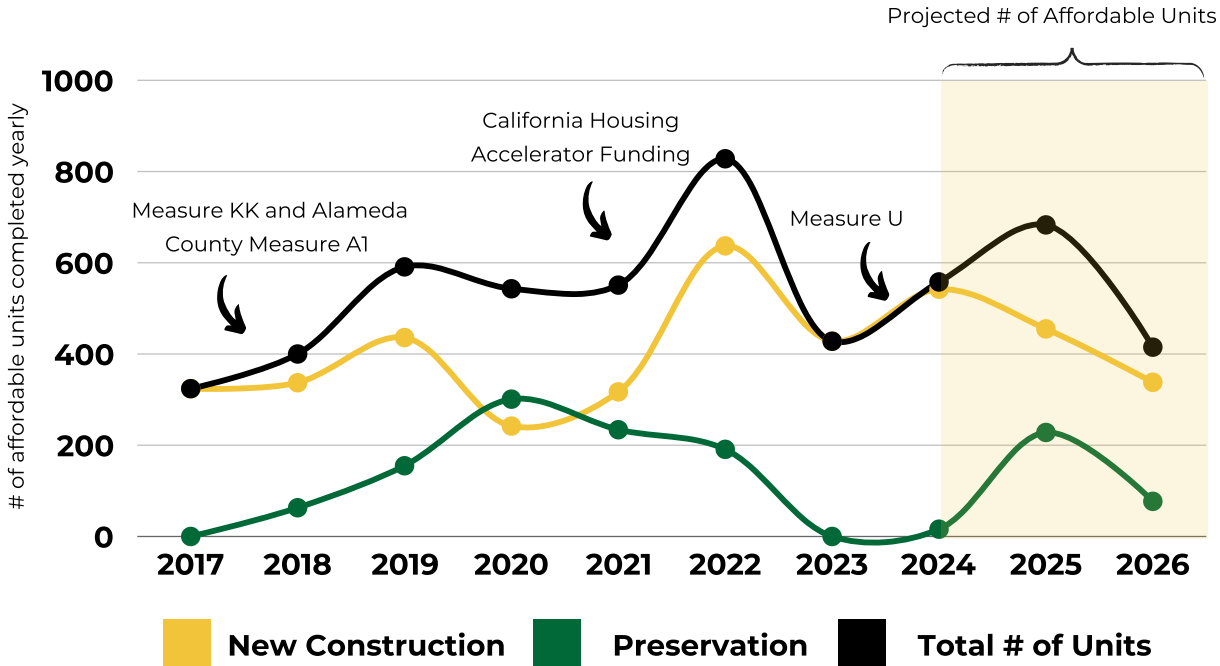
active affordable units under construction



"Investments into deeply affordable housing are the core of our work"

~ Emily Weinstein, Director of Oakland HCD

Affordable Unit Completion Over Time



Measure KK, approved in 2016, authorized \$600 million for housing preservation and rehabilitation.

California Housing Accelerator Fund, launched in 2021, is a \$1.75 billion program that provides bridge funding to fast-track affordable housing projects stalled due to delays in tax credits or bond allocations.

Measure U, passed by Oakland voters in 2022, Measure U raised \$850M of which \$350M is allocated to expanding and creating affordable housing, including for homeless residents.

Overview of Completed New Construction in 2024:



542

New Construction Affordable Units



258

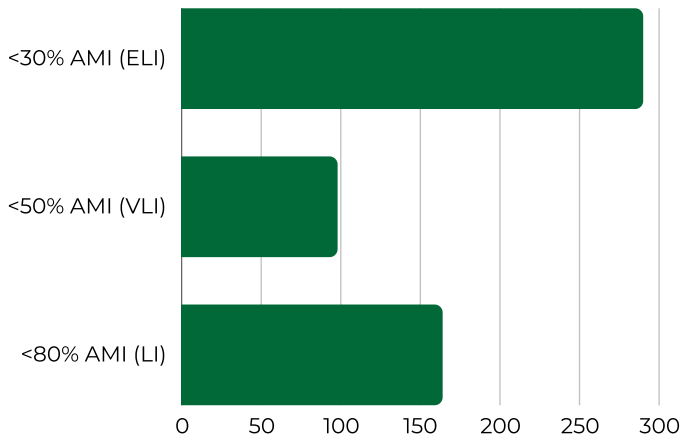
Permanent Supportive Housing (PSH)/Homeless Units



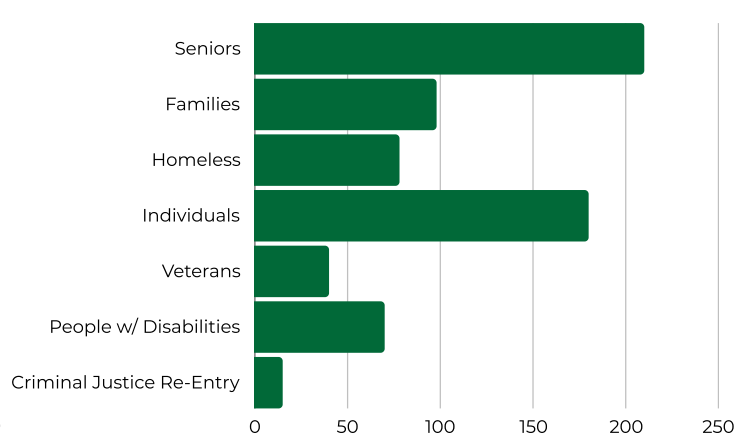
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Extremely Low Income Affordable Units

2024 New Units Completed by Area Median Income (AMI)



2024 New Units Funded by Target Resident Group



Visit our website to learn more about affordable housing & eligibility:

Website: <https://tinyurl.com/OaklandRentLimits>

HOUSING PRESERVATION

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



\$40M

Amount Authorized by
City Council in 2024 for
Housing Preservation



291 Units

of Market-Rate Units
Converted to Affordable
Units in 2024



\$54M

Amount Awarded
Since 2017

ACQUISITION & CONVERSION TO AFFORDABLE HOUSING (ACAH)

The ACAH Program funds affordable housing developers to acquire multifamily properties with affordable rents but no deed restrictions. The City provides low-interest financing, ensuring long-term affordability for at least 55 years. Since 2017, the program has awarded \$54 million to preserve 315 units, with set-aside funding for cooperatives and land trusts through competitive NOFAs.

\$3.75M

Additionally awarded to The Unity
Council for 36th Avenue Apartments
to preserve **24 affordable units**.

\$2.5M

Additionally awarded to The Unity
Council for 2000 36th Avenue to
preserve **54 affordable units**.

\$2.2M

Additionally awarded to Northern
California Land Trust to 6106-6101
Hilton St Anti-Displacement Project
to preserve **16 affordable units**.



ACAH Project with The Unity Council:
2000 36th Avenue (54 Units)

RESIDENTIAL REHABILITATION PROJECTS

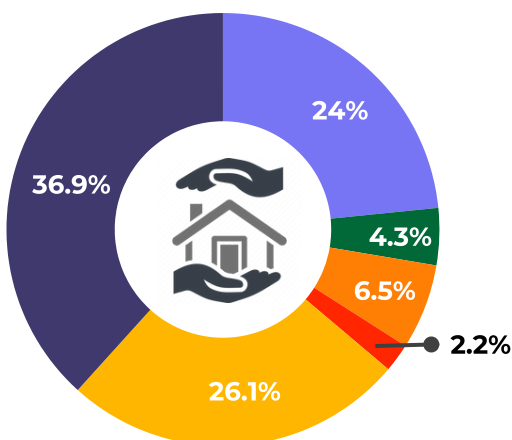
Through its Housing Preservation Services (HPS) team, HCD provides **grants and loans to low-income homeowners** to correct housing code deficiencies, address health and safety risks, and accessibility needs.

Our residential rehabilitation programs include:

- Access Improvement Program
- Emergency Home Repair Program
- Home Maintenance and Improvement Program
- Lead Safe Home Paint Program
- Minor Home Repair Program



Rehabilitation Projects Completed by Council District



- District 1
- District 2
- District 3
- District 4
- District 5
- District 6
- District 7



Interested in residential rehabilitation assistance?

Contact our Residential Lending Service team at (510) 238-3909 or
ResidentialLending@oaklandca.gov



\$1,017,342
 Invested in
 Residential Home
 Repair Projects



46
 Projects Completed
 in FY2023-2024



69
 Household
 Members Benefited
 from Services



14
 # of BIPOC
 Contractors
 Supported

Oakland Recipient Demographics

66%

Over the
 Age of 62

27%

Have a Disability

15%

Very Low
 Income
 (31-50% AMI)

40%

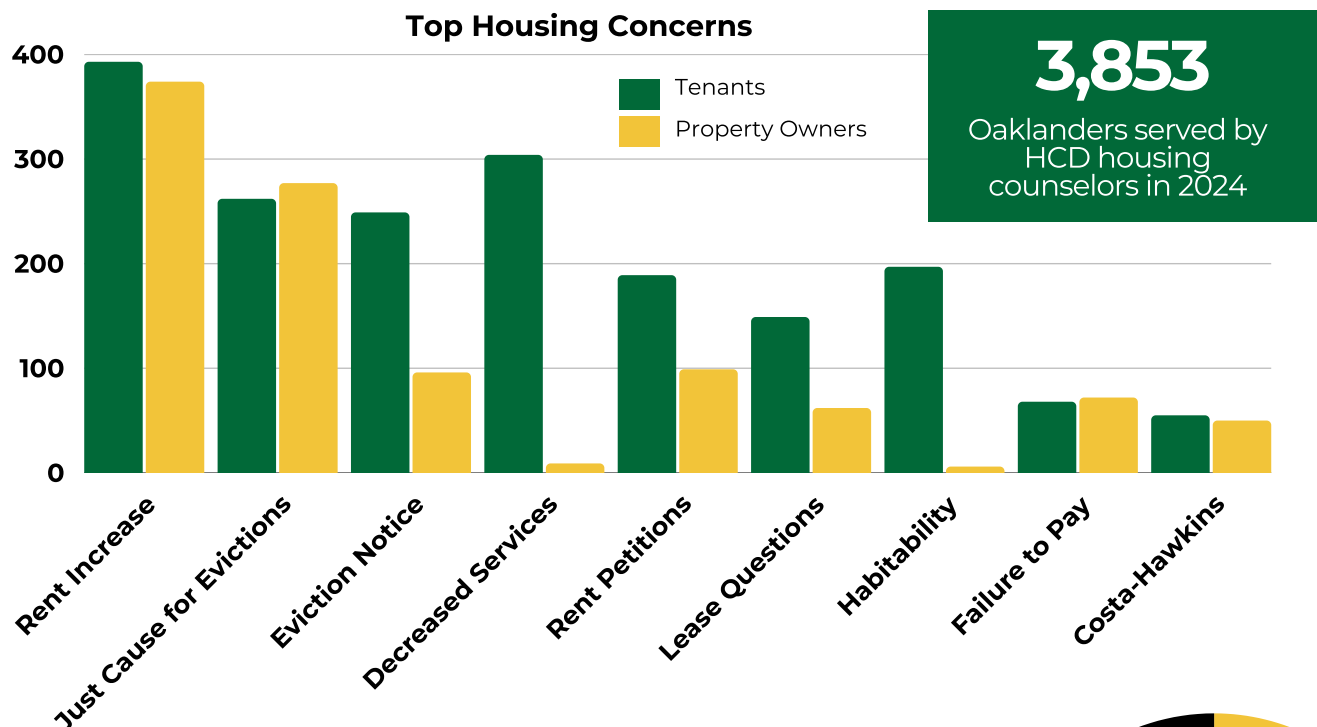
Extremely Low
 Income(<30% AMI)

RESIDENT 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.

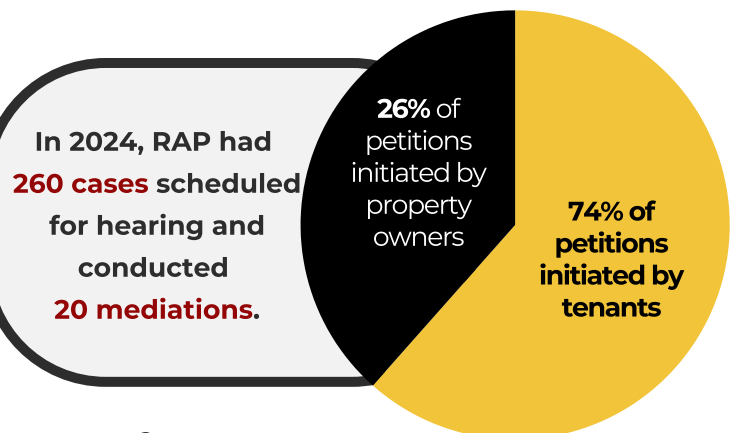
HOUSING COUNSELING

The **Rent Adjustment Program (RAP)** plays a key role in assisting the public with property owner-tenant housing-related concerns. RAP housing counselors offer guidance, provide detailed information, and make referrals to appropriate resources.



RENT ADJUSTMENT HEARINGS

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



Have a housing concern?

Contact our RAP team at (510) 238-3721 or RAP@oaklandca.gov or schedule a RAP appointment at <https://apps.oaklandca.gov/oakappsreactive/>

RENT ADJUSTMENT PROGRAM (RAP) EDUCATIONAL WORKSHOPS

RAP plays a vital role in coordinating and administering a wide range of educational workshops aimed at raising public awareness about housing rights, recent legal updates, and the latest developments in the housing sector. These workshops are designed to inform and empower community members by providing them with up-to-date information on housing laws for small property owners, tenant rights, Oakland's Rent Registry, and available housing resources.

RAP Workshop Data Breakdown:



31

Educational
Workshops &
Community
Events



874

Workshop
Registrants



4

Different
Languages
Offered

RENT REGISTRY

The Oakland City Council adopted a requirement to establish a **rental unit registry** for all units subject to the Rent Adjustment Program Fee, which went into effect on July 3, 2023. **Owners are required to register their residential rental unit's rent and tenancy information annually.**



RAP staff assisted property owners to comply with their registration requirements, who reported on 74,724 residential rental units, **reaching a nearly 75% compliance rate** of the estimated 96,000 residential units subject to RAP within the first two years of the implementation of the city's Rent Registry Ordinance.



74,724

residential rental
units registered on
the Oakland's Rent
Registry



75%

compliance rate within
the first two years of
Oakland's Rent
Registry Ordinance

EVICTION DEFENSE

A community-based collaborative, led by Centro Legal de la Raza, has been operating the Oakland Housing Secure (OHS) program since 2018. In 2024, OHS provided legal and other housing stabilization services to 419 tenant households facing eviction and other housing-related challenges.



143

Households received legal representation



89%

of all clients achieved a positive outcome in their case



363

Households received housing stabilization planning

HOMELESSNESS PREVENTION PILOT

In July 2023, Oakland HCD, in collaboration with Bay Area Community Services (BACS), launched the **Homelessness Prevention Pilot (HPP)**, also known as **Keep People Housed**. This initiative was designed to support low-income tenants facing extreme housing instability by providing short-term financial assistance and resource coordination. The program aims to serve as a lifeline for those at high risk of homelessness.



85%

of surveyed recipients said **they would have lost housing** without the program's support.



292

households **assisted** with financial support and resource coordination



\$2.8M

funded by the city in 2024 to support Oaklanders identified as high risk for homelessness

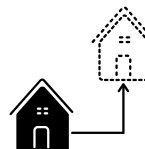
CODE COMPLIANCE RELOCATION PROGRAM

In 2024, Oakland HCD's Code Compliance Relocation Program (CCRP) supported tenants who must temporarily relocate due to unsafe or uninhabitable housing conditions. Under **Oakland Municipal Code (OMC) 15.60**, property owners must provide relocation benefits to tenants who must be temporarily relocated in order to correct severe code violations. CCRP helps property owners and tenants navigate their rights and responsibilities, and may provide relocation payments to tenants in cases in which the property owner is unwilling or unable to provide these payments (while recouping the cost from the property owner).



150+

Tenants and property owners are informed of their rights and responsibilities



20+

Households supported with relocation payments

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, Regional Housing Needs Allocation (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.

Approximately \$303.2 million

required **per year** over the remaining six years
to meet Oakland's low-income RHNA goal

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

CONTACT US



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