
HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2020

HIGHLIGHTS AND MAJOR ACCOMPLISHMENTS



CITY OF OAKLAND

PURPOSE AND NEED OF THE HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR)

- The APR is **required** pursuant to the **California Housing Element law, Section 65400 of the California Government Code**.
- The APR must be submitted to the **California Office of Planning and Research (OPR)** and to the **California Department of Housing and Community Development (HCD)** by April 1st of each year, using forms and definitions adopted by HCD.
- The **purpose of the APR** is to document implementation of housing programs and to assess the City's progress toward meeting its **Regional Housing Needs Allocation (RHNA)** during the current 8-year housing element cycle.
- In accordance with **Policy 6.5 of the 2015-2023 Oakland Housing Element**, the City is conducting a public hearing before the City's Planning Commission today and will be conducting an additional hearing before the City Council on June 15th to review and consider the APR.

2020 PRODUCTION OF NEW HOUSING UNITS AT A GLANCE

2,589

- Housing units proposed within complete applications submitted to the Planning Bureau.

Proposed



2,897

- Housing units that received all the required land use approvals necessary for the issuance of a building permit.

Entitled



1,107

- Housing units that were issued a building permit. This means the project may now begin construction.

Permitted



3,068

- Housing units that passed their final inspection and are now ready for occupancy.

Completed





HOUSING AFFORDABILITY IN CONTEXT

BASIC DEFINITIONS



THE 2020 **AREA
MEDIAN
INCOME (AMI)**
FOR A TWO-PERSON
HOUSEHOLD IN
ALAMEDA COUNTY
IS **\$95,350.**

The **AMI** is the midpoint of an area's income distribution. This means **half** of families in an area **earn more** than the median and **half earn less** than the median.

HOUSEHOLD AFFORDABILITY CATEGORIES:

DEFINED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



An **Extremely Low-Income (ELI)** household earns less than **30** percent of AMI

A **Very Low-Income (VLI)** household earns between **zero** and **50** percent of AMI.

A **Low-Income (LI)** household earns between **51** and **80** percent of AMI.

A **Moderate-Income** household earns between **81** and **120** percent of AMI.

A **Market Rate (Above-Moderate)** household earns **more than 120** percent of AMI.

A TWO-PERSON HOUSEHOLD IN OAKLAND IN 2020



ELI Household

Earns less than
\$31,350

Fast Food Cooks



VLI Household

Earns less between
\$31,351 and \$52,200

*Preschool Teachers
Cashiers
Veterinary Technicians*



LI Household

Earns between
\$52,201 and \$83,550

*Bus Drivers (Transit)
Carpenters
Group Fitness Instructors*



Moderate-Income Household

Earns between
\$83,551 and \$114,450

*Executive Secretaries
Occupational Therapists
Dietitians and Nutritionists*

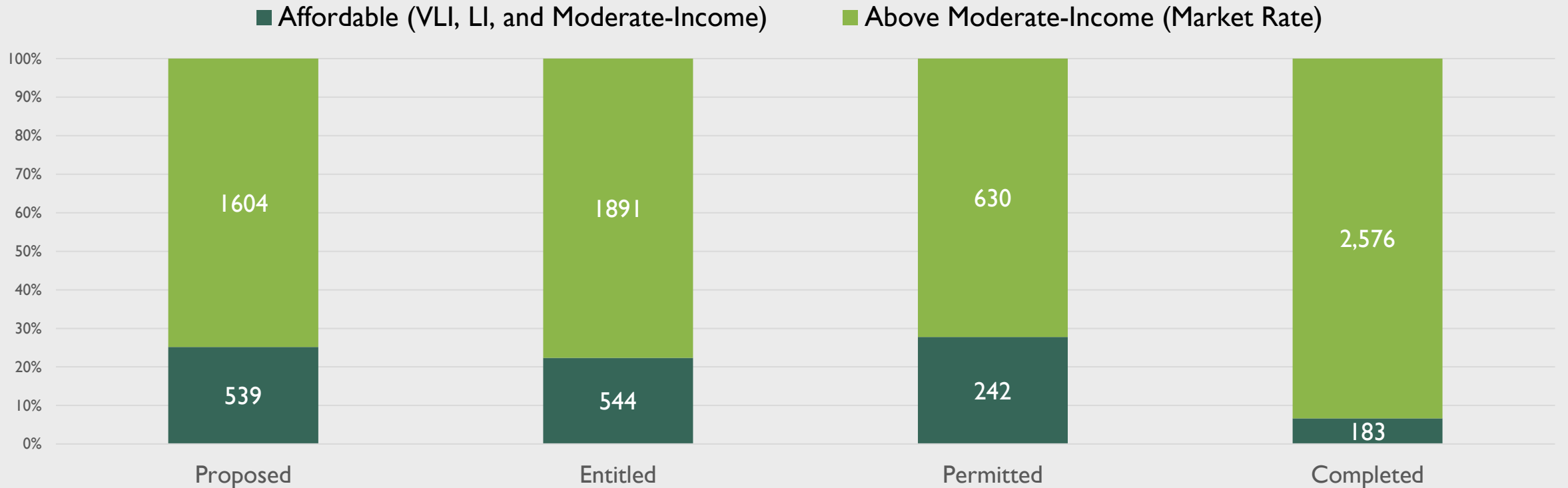


Market Rate (Above-Moderate)

Earns more than
\$114,450+

*Registered Nurses
Dentists
Electrical Engineers*

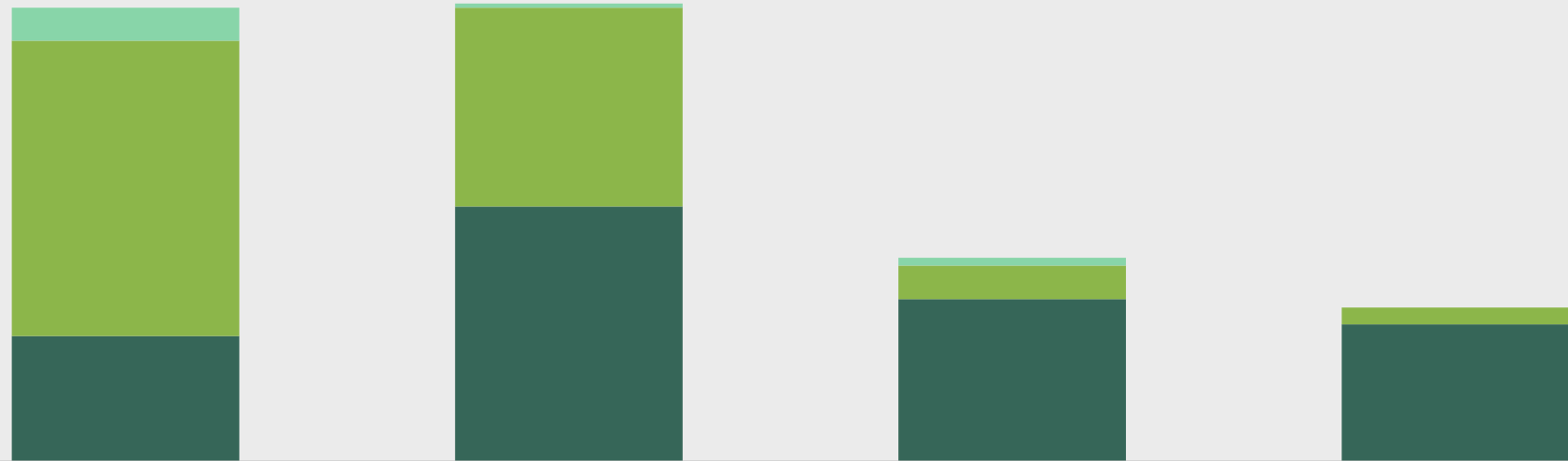
New Market Rate & Affordable Units by Phase of Production in Multifamily Housing, 2020



A CLOSER LOOK: PRODUCTION OF AFFORDABLE HOUSING, 2020

Number of New Affordable Housing Units by Phase of Production, 2020

■ Very Low-Income (VLI)
 ■ Low-Income (LI)
 ■ Moderate-Income



	Proposed	Entitled	Permitted	Completed
■ Moderate-Income	39	5	9	0
■ Low-Income (LI)	351	236	40	20
■ Very Low-Income (VLI)	149	303	193	163

A CLOSER LOOK: PRODUCTION OF AFFORDABLE HOUSING, 2020

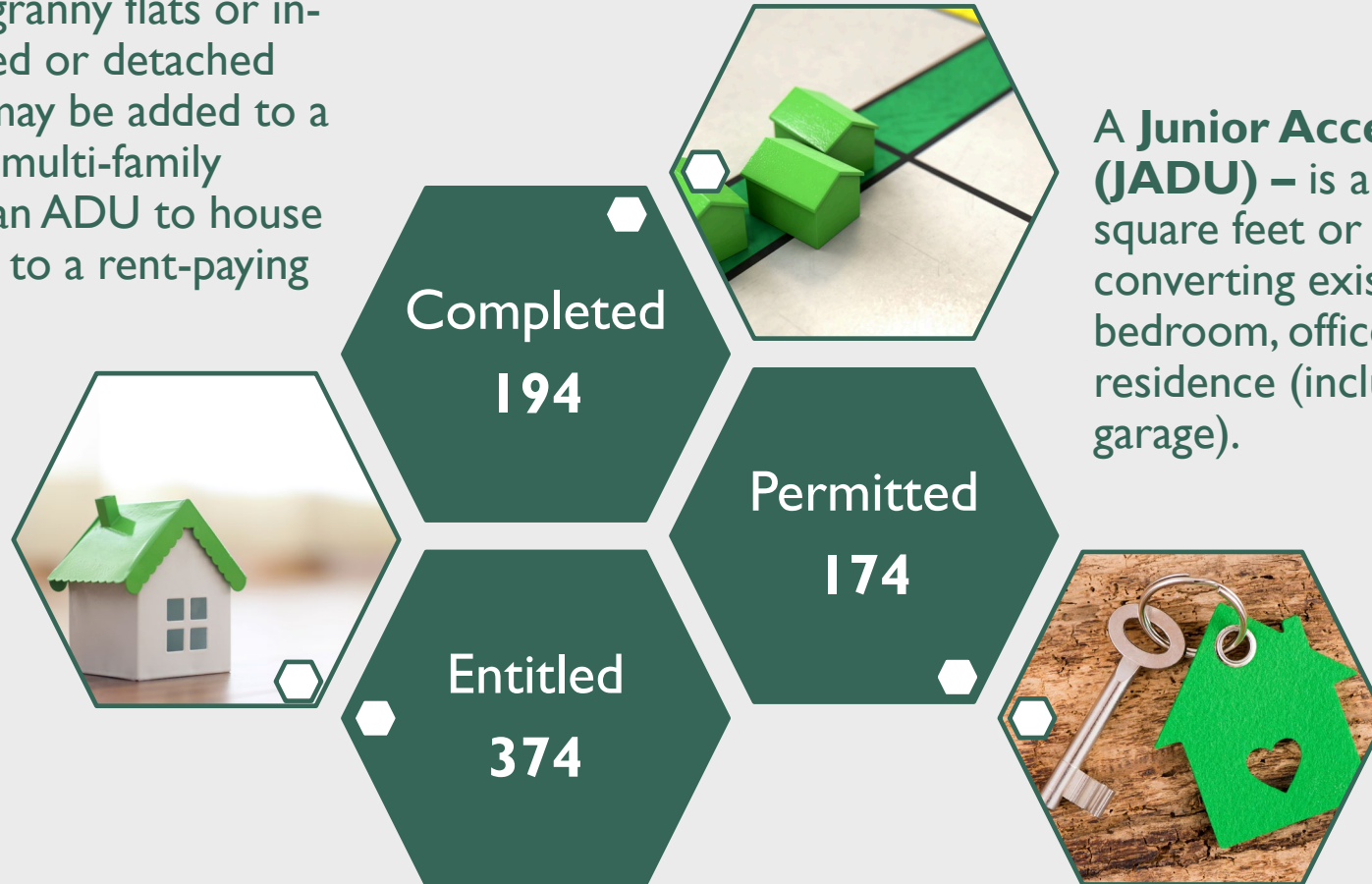
PRODUCTION OF EXTREMELY LOW-INCOME (ELI) UNITS, 2020

- The APR counts ELI units as a subset of new housing units affordable to Very Low-Income (VLI) households. This is because the APR defines VLI as households earning between zero (0) and 50 percent of Area Media Income. Thus, the number of new VLI units provided this presentation also includes ELI units.



PRODUCTION OF ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) IN 2020

An **Accessory Dwelling Unit (ADU)** – also called granny flats or in-law units – are attached or detached residential units that may be added to a single-family home or multi-family building. You can use an ADU to house friends or family, lease to a rent-paying tenant.



A **Junior Accessory Dwelling Unit (JADU)** – is a small dwelling unit (500 square feet or less) created by converting existing living space (e.g., bedroom, office) within a single-family residence (including an attached garage).

PROGRESS ON MEETING OAKLAND'S REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

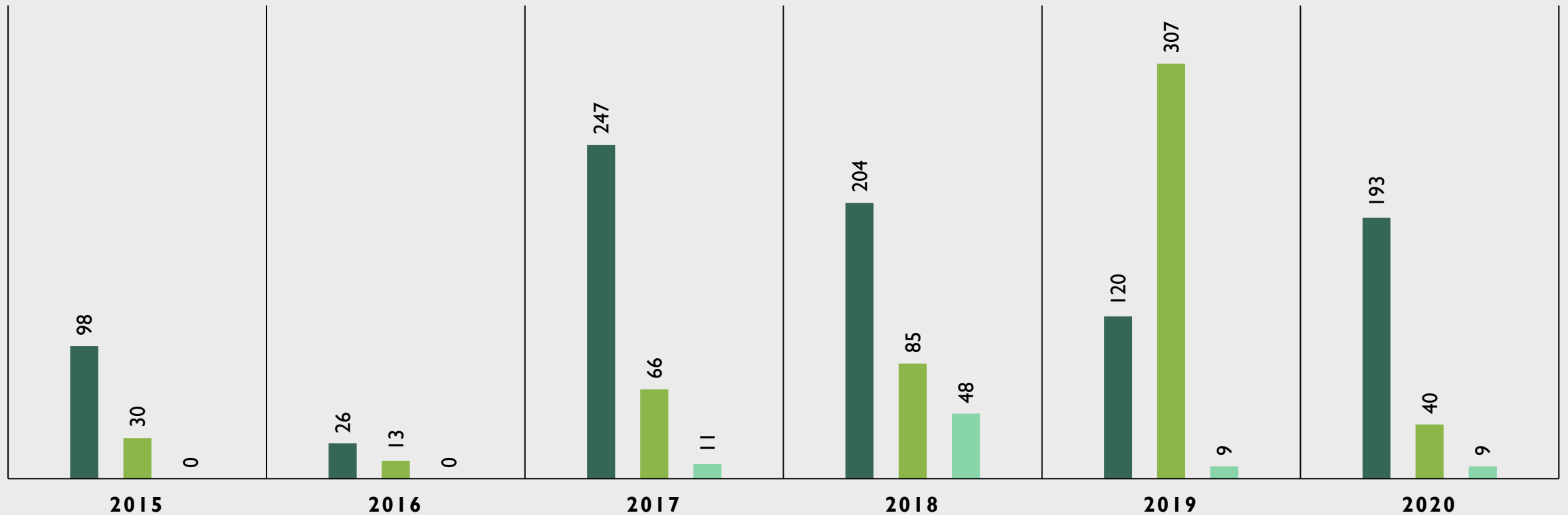
Income Level	RHNA 2015-2023	Permitted Units by Year						Total Units	Total Units Remaining in RHNA by Income Level	% of RHNA met by total units
		2015	2016	2017	2018	2019*	2020			
Very low-	2,059	98	26	247	204	120	193	888	1,171	43%
Low-	2,075	30	13	66	85	307	40	541	1,534	26%
Moderate-	2,815	0	0	11	48	9	9	77	2,738	3%
Sub-total Affordable	6,949	128	39	324	337	436	242	1,506	5,443	22%
Above Moderate	7,816	643	2,082	4,019	4,280	1,727	865	13,616	0	174%
TOTAL	14,765	771	2,121	4,343	4,617	2,163	1,107	15,122		

*These numbers reflect a correction to last year's APR.

TRENDS IN PERMITTING OF AFFORDABLE HOUSING UNITS

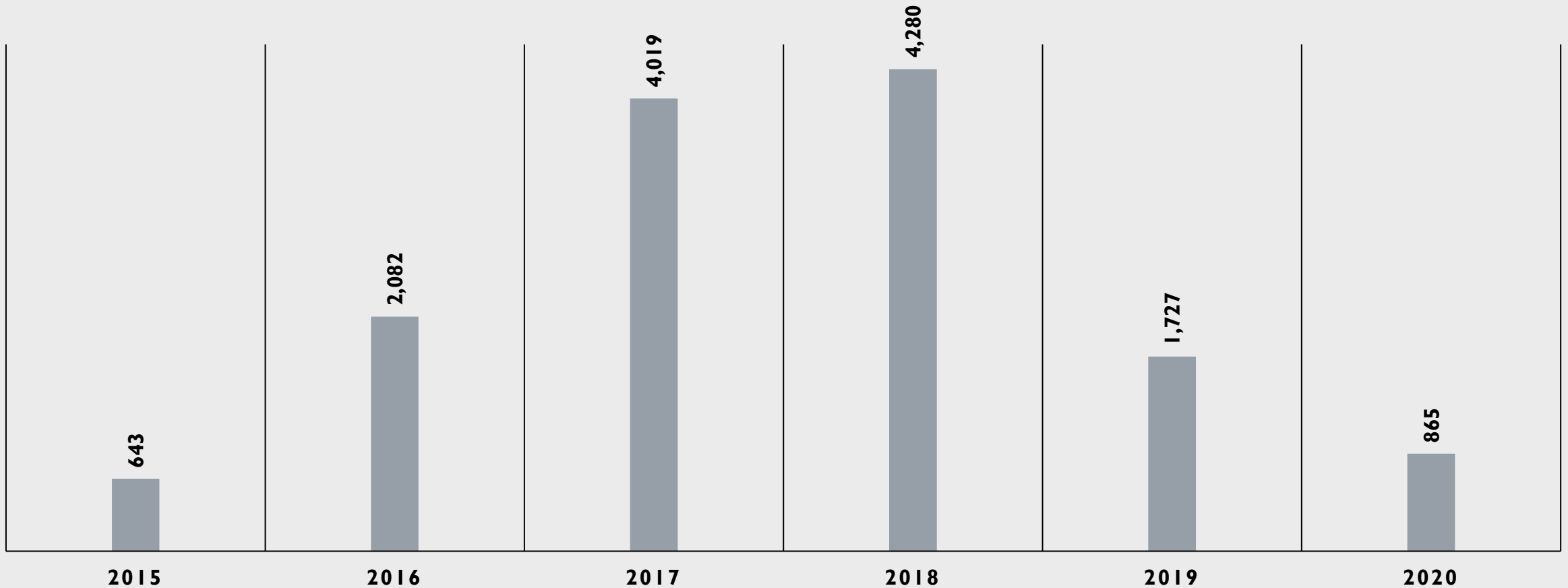
AFFORDABLE HOUSING UNITS ISSUED BUILDING PERMITS, 2015-2020

Very low- Low- Moderate-



TRENDS IN PERMITTING OF ABOVE-MODERATE (MARKET RATE) HOUSING UNITS

ABOVE-MODERATE UNITS, PERMITTED 2015-2020



2020 HOUSING PRESERVATION





KEY ISSUES AND FOCUS AREAS FOR 2021 AND BEYOND

A LOOK FORWARD



A NEW HOUSING ELEMENT FOR OAKLAND



New Housing Element Planning Period: January 15, 2023 – January 15, 2031

Oakland's current Housing Element was adopted in 2014 and is required to be revised and adopted by the end of January 2023.



Removing Barriers to Housing Production

As part of the Housing Element update, Oakland must identify ways to reduce regulatory, physical, and environmental constraints to the production of housing and identify adequate sites to accommodate its assigned housing growth, known as its Regional Housing Needs Assessment (RHNA).



Robust Public Engagement

Public engagement will be critical to obtain input, allay concerns, and identify solutions from the local community.

This process will allow residents to participate in the planning effort and contribute ideas for new housing projects and policies.



Comprehensive General Plan Update

The Housing Element will be updated in Phase I of a comprehensive General Plan Update.

Phase I will also include the adoption of an Environmental Justice Element and Safety Element.

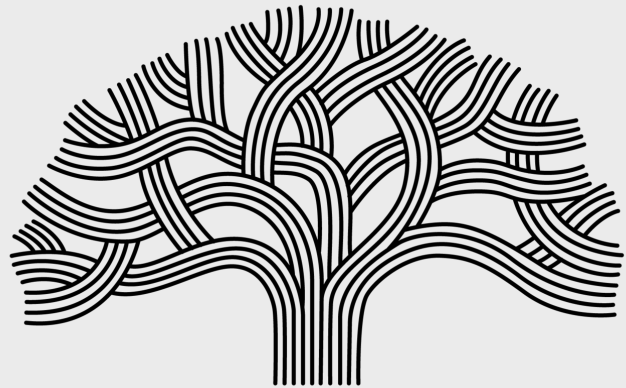
Phase II will tackle additional Elements, such as the Land Use and Transportation (LUTE) Element, the Noise Element and the Open Space, Conservation and Recreation (OSCAR) Element.

GENERAL PLAN UPDATE TIMELINE 2021 AND BEYOND



UPDATES FROM THE CITY OF OAKLAND HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT (HCDD)

- **Bring Affordable Projects to Completion** - Seven City-assisted affordable developments, comprising 624 units, are currently under construction.
- **Fund Pipeline Projects** - Oakland HCDD released two NOFAs in 2020. The NOFA for new construction of multifamily affordable housing awarded \$13.05M to the top three projects in July 2020. The Acquisition and Conversion to Affordable Housing (ACAH) NOFA was issued in December 2020, with \$4.13M recently awarded to two community land trusts dedicated to creating and preserving affordable homes.
- **Adopt a Strategic Action Plan** for the HCDD, to move forward with a unified vision for the department's immediate work to focus on *preservation, production, protection and policy and planning* over the next two years.



CITY OF OAKLAND

THANK YOU!

**TO VIEW THE COMPLETE 2020 HOUSING ELEMENT ANNUAL
PROGRESS REPORT PLEASE VISIT:**

[BIT.LY/OAKLANDAPR](https://bit.ly/OaklandAPR)