
HOUSING ELEMENT
ANNUAL PROGRESS REPORT
FOR CALENDAR YEAR 2018

HIGHLIGHTS AND MAJOR ACCOMPLISHMENTS



SNAPSHOT OF 2018: ENABLING NEW HOUSING CONSTRUCTION



Planning and zoning approvals, or “entitlements,” for **5,673** new housing units



Building permits for **9,706** new housing units



Building permits for **773** extremely low-, very low-, and low-income units, and **55** moderate-income units



Planning and zoning approvals, or “entitlements,” for **974** low-income and very low-income units



Building permits for **106** Secondary Units also known as “Accessory Dwelling Units” and **88** single-family homes.



Building permits for **8,623** market-rate units in multi-family buildings.

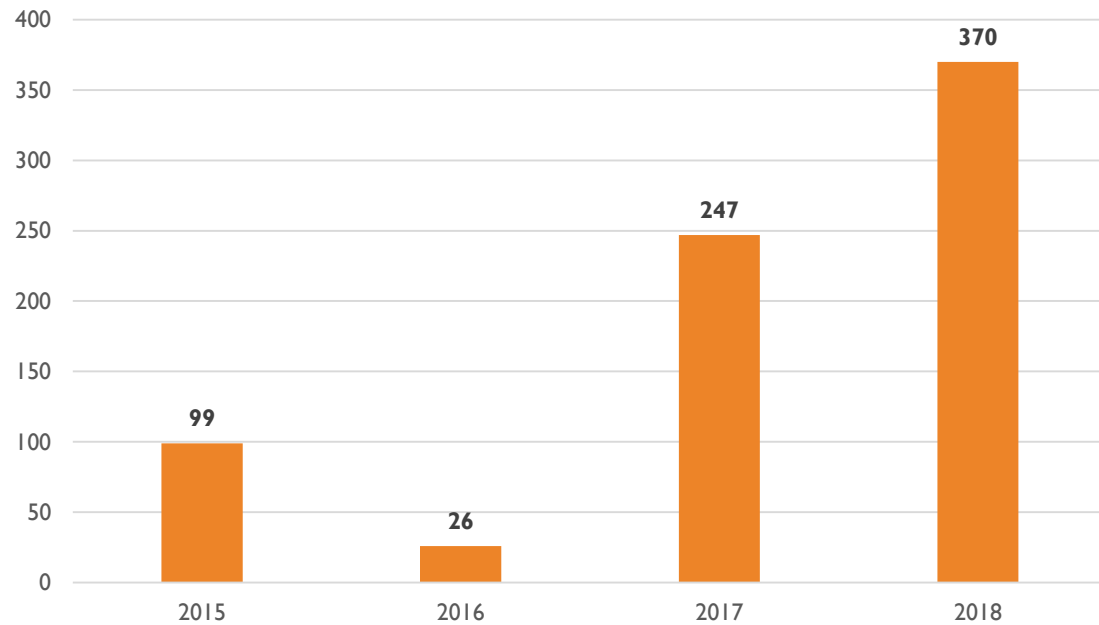
PROGRESS ON MEETING OAKLAND'S REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

Income Level	RHNA 2015-2023	Permitted Units by Year				Total units 2015-2018	Total units remaining to meet RHNA	Average # of units needed annually to meet RHNA Target by 2023	% of RHNA met by # of permitted units from 2015-2018
		2015	2016	2017	2018				
Very low-	2,059	99	26	247	370	742	1,317	264	36%
Low-	2,075	30	13	66	403	512	1,563	313	25%
Moderate-	2,815	0	0	11	55	66	2,749	550	2%
Sub-total Affordable	6,949	129	39	324	828	1,320	5,629	1,127	19%
Above-Moderate	7,816	642	2,082	4,019	8,878	1,5621	0*	0	200%
TOTAL	14,765	771	2,121	4,343	9,706	16,941	5,629	1,845	115%

* In 2018, Oakland **exceeded** its RHNA requirement for the above-moderate income category by **7,805 units**.

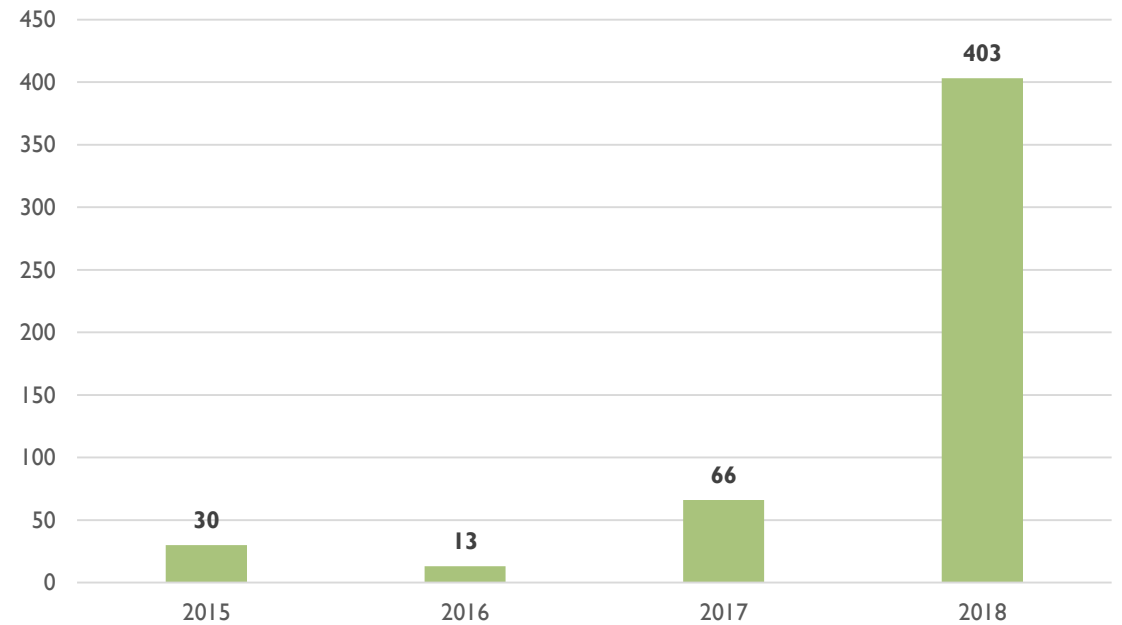
PROGRESS ON MEETING OAKLAND'S RHNA VERY LOW- AND LOW-INCOME HOUSEHOLDS

**Very Low-Income Housing Units
Issued Building Permits By Year, 2015-2018**



Very Low-Income

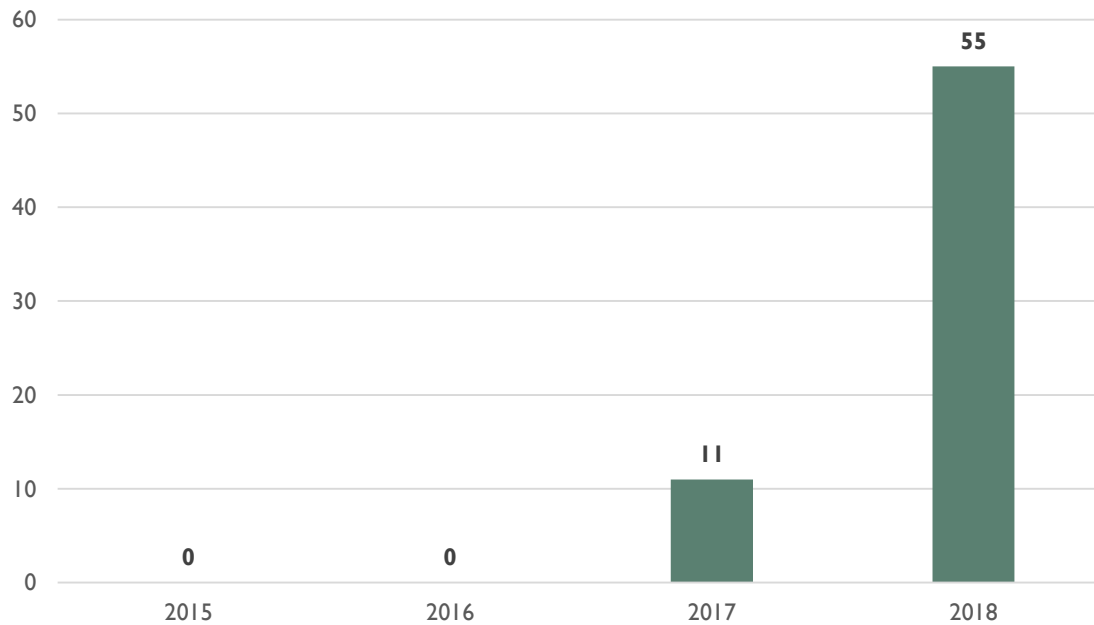
**Low-Income Housing Units
Issued Building Permits By Year, 2015-2018**



Low-Income

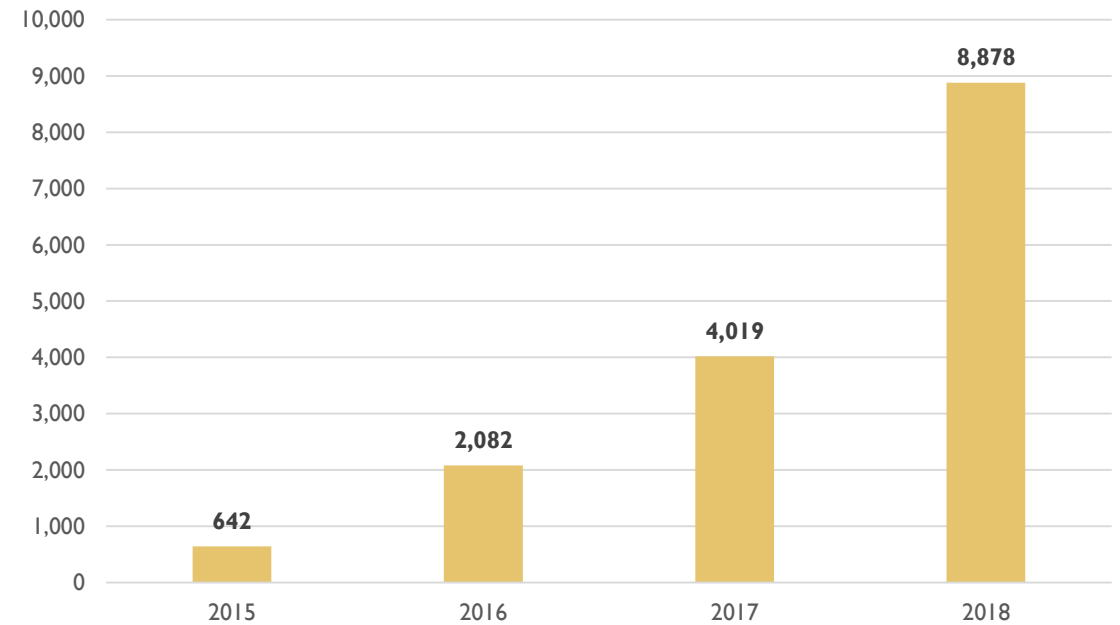
PROGRESS ON MEETING OAKLAND'S RHNA MODERATE- AND ABOVE MODERATE-INCOME HOUSEHOLDS

**Moderate Income Housing Units
Issued Building Permits By Year, 2015-2018**



Moderate Income

**Above-Moderate Income Housing Units
Issued Building Permits By Year, 2015-2018**



Above-Moderate Income

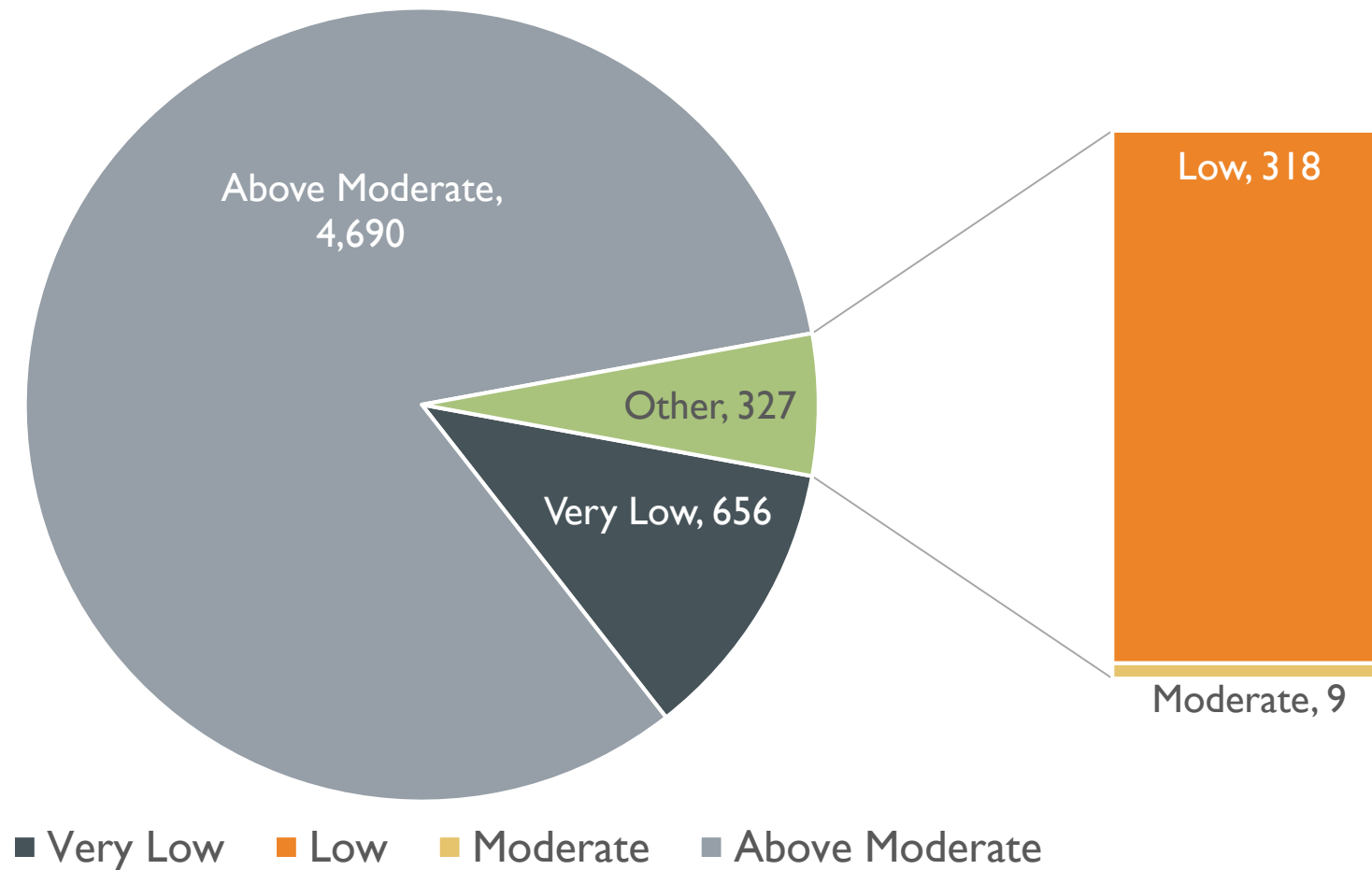
RESIDENTIAL UNITS ISSUED BUILDING PERMITS BY BUILDING TYPE, 2018

Building Type	Permitted Units
2 to 4	59
5+	9,451
ADU	106
MH	2
SFA	12
SFD	76
GRAND TOTAL	9,706

Legend and Definitions	
2 to 4	Duplexes, Triplexes, Fourplexes - a structure containing two, three, or four units and not classified as single-unit attached structure.
5+	A structure containing five or more housing units.
ADU	Secondary Units or "Accessory Dwelling Units" - A unit that is attached, detached or located within the living area of the existing dwelling or residential dwelling unit which provides complete independent living facilities for one or more persons. It
MH	Mobile Home Unit/Manufactured Home – a one-unit structure that was originally constructed to be towed on its own chassis
SFA	Single Family-Attached Unit - a one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex, or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form a property line. Each unit has individual heating and plumbing systems.
SFD	Single Family-Detached Unit - a one-unit structure with open space on all four sides. The unit often possesses an attached garage.
"Permitted Units"	A residential units for which building permits for new housing construction have been issued.

NUMBER OF ENTITLED UNITS BY INCOME CATEGORY, 2018

- A total of **5,673** housing units received a planning and zoning approval, or “entitlement,” in 2018.



SUMMARY OF APPLICATIONS SUBMITTED FOR PLANNING AND ZONING APPROVAL IN CALENDAR YEAR 2018

- A total of **416** applications were submitted for a planning and zoning approval for new housing units.
- None of the proposed housing units were disapproved.
- “Application submitted” means an application for new housing units that was submitted (and deemed complete) in 2018.

APPLICATIONS SUBMITTED, 2018

Number of Proposed Units in All Applications Received: 4,044

Of these, 1,456 units were approved in the same year

REPORTING REQUIREMENTS NEW THIS YEAR

Senate Bill (SB) 35 Streamlining

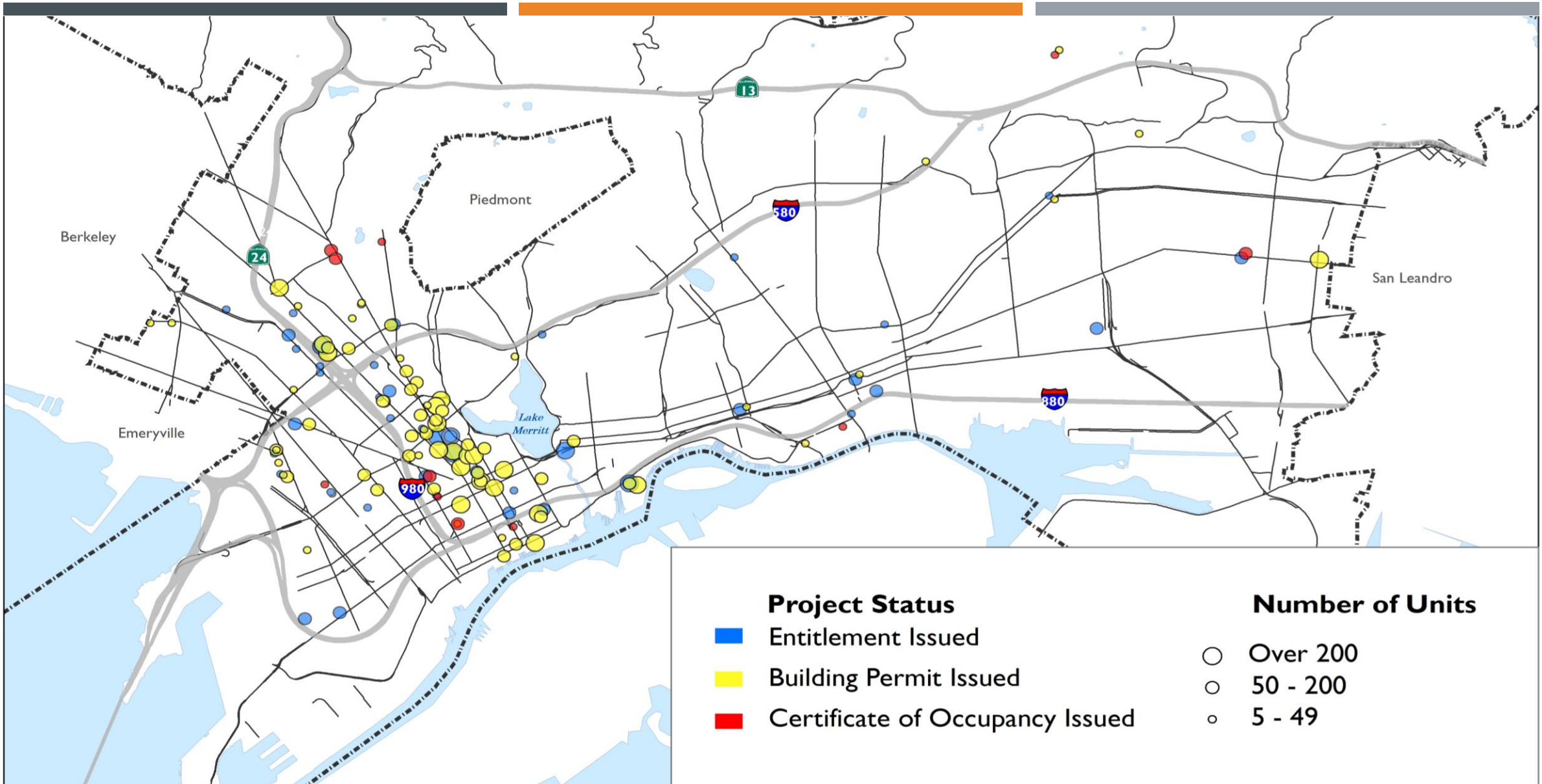
- City of Oakland Planning and Building Department did not receive or process any applications for review under Government Code Section 65913.4, SB 35 Streamlining, in 2018.
- The first application reviewed under SB Streamlining provisions was submitted and approved in 2019, which will be reported in next year's APR.

Units Constructed Under a Commercial Development Bonus Agreement

- Recent changes to state law additionally require the City to report in this year's APR any housing units constructed as part of a commercial development bonus agreement approved under Government Code section 65915.7.
- The City of Oakland did not have any units to report under this new requirement in 2018.

GOALS AND STRATEGIES FOR 2019

- **Release a 2019 Notice of Funding Availability (NOFA):** This NOFA would include a second tranche of Measure KK funds, as well as Affordable Housing Trust Fund dollars. The NOFA would fund both preservation and rehabilitation of affordable housing, as well as new construction. Goals of the NOFA include:
 - Ensuring that development projects in the City's pipeline can move into construction in 2020
 - Creating housing opportunities for people who are currently homeless, including preservation of SROs
 - Acquiring naturally occurring affordable housing for preservation as permanently affordable housing
- **Implement recently adopted Public Lands Policy** to create affordable housing units on publicly owned sites designated for affordable housing development.
- **Forge and Strengthen Partnerships** with entities with land and resources to promote mixed income and mixed use developments that include affordable housing.

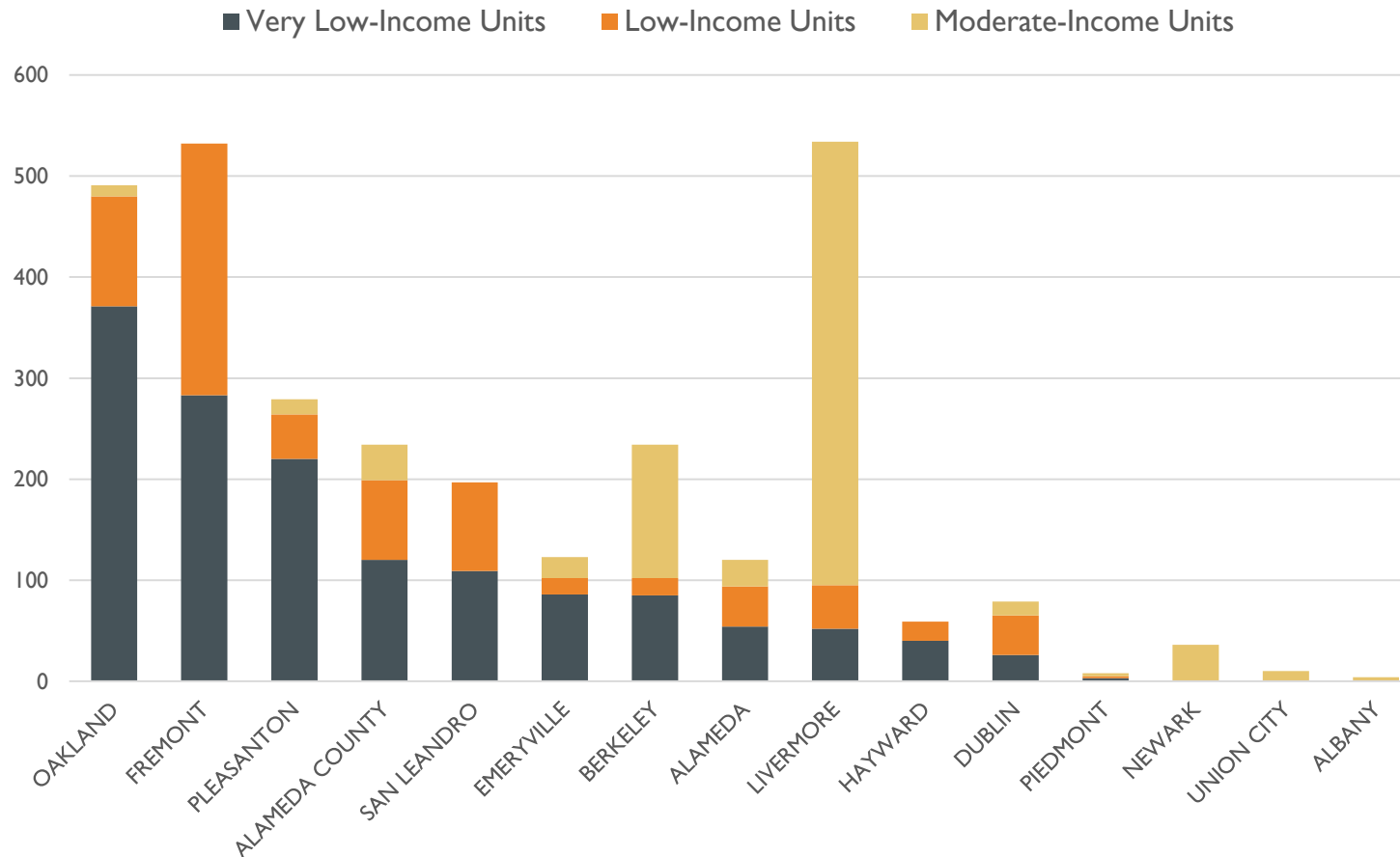


Housing Pipeline 2018: 5+ Units



ACROSS ALAMEDA COUNTY, OAKLAND LEADS THE DEVELOPMENT OF HOUSING AFFORDABLE TO VERY LOW-INCOME HOUSEHOLDS.

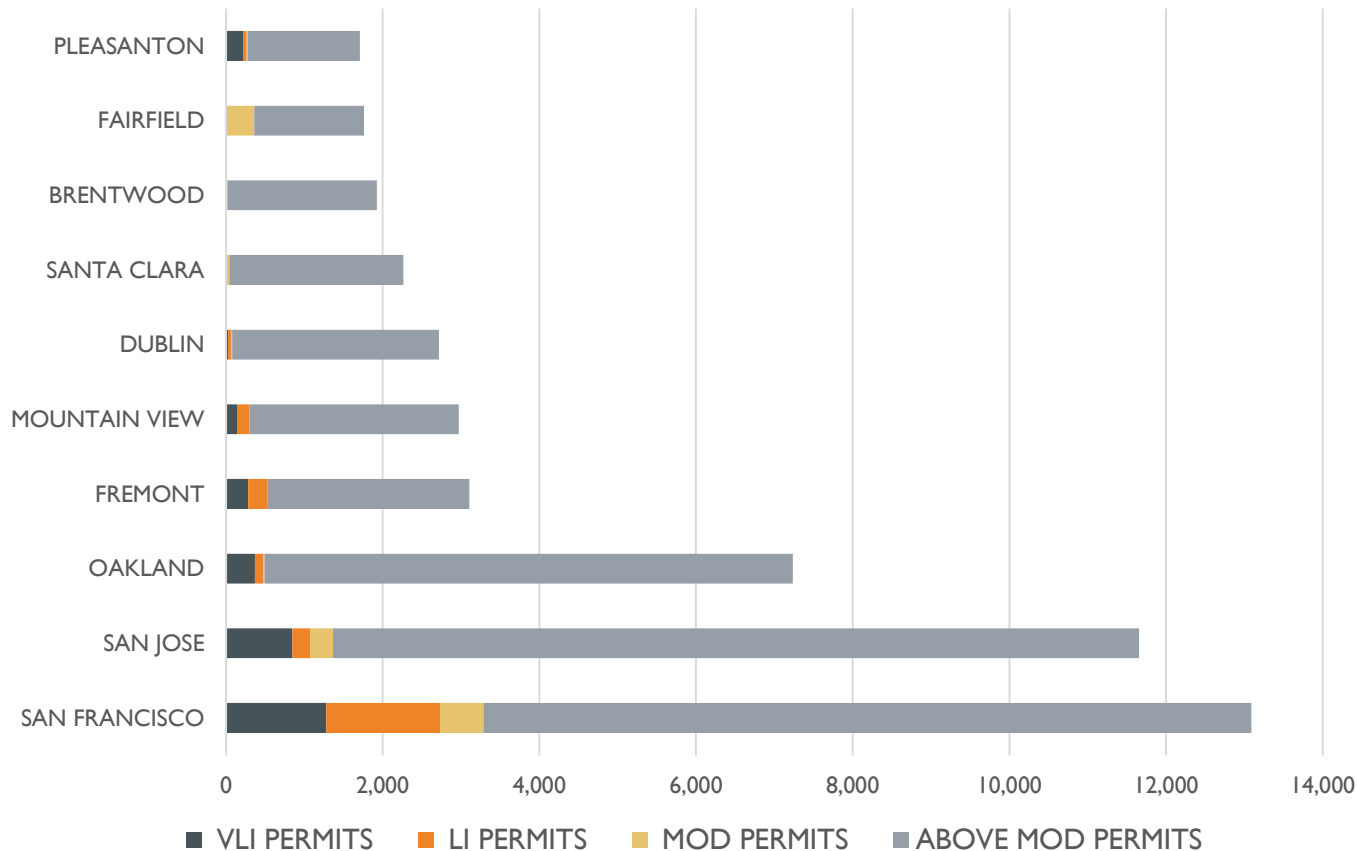
Total Number of Affordable Housing Units Permitted for 2015 - 2017
All Jurisdictions in Alameda County



JURISDICTION	Permitted Units, 2015 -2017			Total
	Very Low-Income Units	Low-Income Units	Moderate-Income Units	
OAKLAND	371	109	11	491
FREMONT	283	249	0	532
PLEASANTON	220	44	15	279
ALAMEDA COUNTY	120	79	35	234
SAN LEANDRO	109	88	0	197
EMERYVILLE	86	16	21	123
BERKELEY	85	17	132	234
ALAMEDA	54	40	26	120
LIVERMORE	52	43	439	534
HAYWARD	40	19	0	59
DUBLIN	26	39	14	79
PIEDMONT	3	2	3	8
NEWARK	0	0	36	36
UNION CITY	0	0	10	10
ALBANY	0	0	4	4
TOTAL	1,449	745	746	2,940

OAKLAND RANKS #3 IN THE BAY AREA REGION* FOR TOTAL NUMBER OF HOUSING UNITS PERMITTED BETWEEN 2015 AND 2017.

Housing Units Permitted by Income Category 2015-2017,
Top 10 Jurisdictions in Bay Area



JURISDICTION	Permitted Units				TOTAL
	VLI	LI	MOD	ABOVE MOD	
SAN FRANCISCO	1,279	1,461	548	9,803	13,091
SAN JOSE	849	231	285	10,293	11,658
OAKLAND	371	109	11	6,744	7,235
FREMONT	283	249	0	2,573	3,105
MOUNTAIN VIEW	141	160	0	2,670	2,971
DUBLIN	26	39	14	2,638	2,717
SANTA CLARA	1	1	41	2,220	2,263
BRENTWOOD	3	10	6	1,907	1,926
FAIRFIELD	0	0	360	1,402	1,762
PLEASANTON	220	44	15	1,432	1,711

*The Bay Area Region is defined as all jurisdictions within the nine counties of: Alameda, San Francisco, Santa Clara, Contra Costa, Solano, San Mateo, Sonoma, Napa, and Marin.