

CITY OF OAKLAND: PRELIMINARY HOUSING ELEMENT FINDINGS

COMMUNITY ENGAGEMENT

Community engagement is a cornerstone of the Oakland General Plan Update and Housing Element development. From November 2021-January 2022, Community Consultant Deeply Rooted conducted social media outreach and seven pop-up events in Fruitvale, Chinatown, Eastmont, and San Antonio, reaching over 900 people. More than half of participants reached in-person identified as Latinx, Black, and Asian.

On Martin Luther King Day, the Deeply Rooted team had in-depth conversations with several residents at an Akoma Market pop-up event. General conversation themes included the observation that “neighborhoods are like villages,” and that culture is disappearing with ongoing displacement. Listening to the most impacted communities will be key in guiding strategies that curb displacement and enable people to stay in their communities. Other general topics of interest included the following:

- Housing: Affordability, homelessness, and displacement
- Environmental: Pollution, wildfire, and streets
- Economic: Income, investment, jobs, and small businesses

Several community engagement opportunities are forthcoming, and more information can be found at <https://www.oaklandca.gov/topics/general-plan-update>:

- **Oakland Asian Cultural Center (OACC) Asian Pacific New Year Celebration.** The Celebration will include 3 days of virtual content (Feb 5th, 11th, and 12th) and an in-person festival on February 6th.
- **Housing Element Workshop #1.** The first of four citywide workshops, this online event will introduce Oaklanders to the Housing Element and the Regional Housing Needs Allocation (RHNA). The event will invite participants to prioritize where new housing should go and give input on potential strategies for increasing housing production.
- **Other pop-up events.** Additional pop-up events will occur in Chinatown, East Oakland, Lake Merritt, and other locations.

HOUSING ELEMENT PROGRESS AND ACCOMPLISHMENTS

The City is required to review its current General Plan Housing Element to evaluate the appropriateness of housing goals, objectives, and policies; the effectiveness of the Housing Element in the attainment of the community’s housing goals and objectives; and the progress in implementation of the Housing Element. Current housing goals are stated in Chapter 7 of the [2015-2023 Oakland Housing Element](#) and summarized in Table 7-1, Implementation Program. Preliminary findings from this analysis are described below:

- The City has fallen short of meeting its current housing production goals, known as 5th Cycle Regional Housing Needs Allocation (RHNA) for all categories except the above-moderate-income housing group

- The City has successfully carried out many of the Housing Element action items pertaining to special needs housing, emergency shelters, transitional housing, senior housing, and housing for extremely low income households. Despite these accomplishments, the City acknowledges that housing affordability challenges have increased significantly over the course of the RHNA cycle.
- Existing fair housing actions and affordable housing development actions are effective
- Need exists to consolidate the existing 131 actions across seven goals and 46 policies
- New or revised programs may be needed to address identified needs and constraints

HOUSING NEEDS

The Housing Element’s Housing Needs section outlines the characteristics of Oakland and identifies those characteristics that may have significant impacts on housing needs in the community, including anticipated population and household growth. This assessment is essential for developing a successful strategy to meet a variety of housing needs in the city. Analysis in each of the sections below informs the housing programs and policies provided. Preliminary findings from the needs assessment are described below:

STATUTORILY DEFINED GROUPS WITH SPECIAL HOUSING NEEDS:

- **Extremely-Low-Income Residents.** As illustrated in Table 1, Non-Hispanic Black or African American households, which make up 23.23 percent of the city’s population, are disproportionately more likely to be extremely-low-income (35.11 percent) or live below the poverty line than other racial/ethnic groups. Similarly, Non-Hispanic Asian/API households are disproportionately more likely to be extremely-low-income at 33.63 percent. Overall, Oakland has a higher poverty rate (16.7 percent) than the county (9.9 percent).
- **Elderly Residents.** The proportion of those 65 and older who are either Asian or Black or African American is much greater than it is among younger age groups. In contrast, the proportion of residents who identify as White is greater among younger age groups. Elderly residents also have relatively lower incomes than the overall city population. Elderly renters are particularly vulnerable, as they tend to live on fixed incomes and over half of elderly renters are considered extremely-low-income.
- **Persons with Disabilities.** Oakland has a slightly higher proportion of persons with a disability compared to the county and region. Most residents with a developmental disability live in the home of a parent/family/guardian and are over 18 years old.
- **Large Families (households with five or more persons).** At 9.40 percent of all households, the city has a slightly lower proportion of large family households than the county (10.8 percent) and the Bay Area region (10.8 percent). A greater proportion of large families have incomes that are less than 100% of AMI compared to all other household types in Oakland.
- **Female-Headed Households.** In the city, female-headed households, which make up 13.37 percent of all households in Oakland, tend to be renter-occupied, and those with children under the age of 18 are more likely to live below the poverty line. Oakland has a greater share of female-headed households (13.37 percent) than either Alameda County (11.12 percent) or the Bay Area (10.39 percent).

- **Persons Experiencing Homelessness.** The 2019 point in time count indicate a homeless population of 4,071 persons in Oakland and 8,022 persons in the county. This is an increase of 1,310 people (47 percent) from the 2,761 unhoused individuals who were counted in the 2017 count in Oakland. Notably, those who identify as Black or African American (Hispanic and non-Hispanic) represent 47.3 of the unhoused population in the county, but only 10.6 percent of the overall population. Due to COVID-19, no point in time count was conducted in 2021. As of the time of this report, the delayed point in time count has been rescheduled to take place February 23, 2022.
- **Farmworkers.** A similar proportion of the labor force work in the “agriculture, forestry, fishing and hunting” industry in the city (0.5 percent), the county (0.4 percent), and the Bay Area (0.7 percent), although this is not exactly equivalent to “farmworkers.” In Alameda County, there has been a decrease in the number of seasonal and permanent farmworkers. While there are a number of students considered migrant workers in the county and Bay Area, there are none in the city.

Table 1: Oakland Household Income Distribution by Race/Ethnicity

<i>Racial/Ethnic Group</i>	<i>0%- 30% of AMI</i>	<i>31%- 50% of AMI</i>	<i>51%- 80% of AMI</i>	<i>81%- 100% of AMI</i>	<i>>100% of AMI</i>	<i>Total</i>
American Indian or Alaska Native, Non-Hispanic	24.36%	18.81%	11.50%	18.94%	26.39%	100%
Asian/API, Non-Hispanic	33.63%	13.73%	10.27%	8.14%	34.23%	100%
Black or African American, Non-Hispanic	35.11%	17.66%	13.70%	8.35%	25.19%	100%
White, Non-Hispanic	9.59%	7.47%	9.49%	8.28%	65.17%	100%
Other Race or Multiple Races, Non-Hispanic	20.05%	13.78%	12.69%	7.44%	46.05%	100%
Hispanic or Latinx	24.54%	20.96%	19.31%	10.16%	25.02%	100%
All Households	23.42%	13.90%	12.62%	8.62%	41.44%	100%

Source: ABAG-MTC Housing Needs Data Workbook, 2021

SOCIOECONOMIC CHARACTERISTICS:

- **Demographics.** While the city has a lower median age than the county, the share of older residents in Oakland (i.e., those 65 and older) grew from 10.46 percent to 13.11 percent between 2000 and 2019. During this same period, the proportion of Hispanic or Latinx and non-Hispanic white residents increased, while the city’s share of non-Hispanic Black or African American residents declined from 36.3 percent to 23.2 percent. Nevertheless, compared to both the county and the region, the city still has a significantly higher share of non-Hispanic Black or African American residents and Hispanic or Latinx residents. Oakland, Alameda County, and the Bay Area overall have relatively similar distributions of the share of workers in

various industry categories, with Health and Educational Services as the largest industry represented among Oakland workers.

- **Housing Tenure.** As shown in Table 2, Oakland is mostly comprised of renters (59.3 percent), unlike the county (46.5 percent) or the wider Bay Area (43.9 percent). In the city, households considered to be American Indian or Alaskan native of any ethnicity (70.83 percent), other race or multiple races of any ethnicity (70.68 percent), Hispanic or Latinx (69.38 percent), and Black or African American of any ethnicity (67.83 percent) are largely renter-occupied, as are lower-income households. Since 2000, the percentage of renter-occupied households in Oakland has remained roughly equivalent.
- **Income.** The prevalence of extremely-low-income households in Oakland stands out. In the city, 23.42 percent of households make less than 30 percent of the area median income (AMI), qualifying them as extremely low-income. This is compared to 15.53 percent of households in Alameda County and 14.7 percent in the Bay Area overall. However, from 2015-2019 only 662 very-low-income units (32.2 percent of 5th cycle RHNA) were applied for and permitted, and 213 low-income units (10.3 percent of 5th cycle RHNA). The Housing Element will need to focus specifically on providing increased housing at the very-low- and extremely-low-income levels for the upcoming housing cycle.

Table 2: Household Tenure by Region, 2019

<i>Region</i>	<i>Owner-Occupied</i>		<i>Renter-Occupied</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Oakland	66,177	40.7%	96,242	59.3%
Alameda County	308,891	53.5%	268,286	46.5%
San Francisco	136,239	37.6%	226,115	62.4%
San Jose	184,600	56.8%	140,514	43.2%
Fremont	45,912	60.1%	29,775	39.9%
Bay Area	1,531,955	56.1%	1,199,479	43.9%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003)

HOUSING-RELATED TRENDS AND COSTS:

- **Vacancy.** The vacancy rate in the city (6.7 percent) is slightly higher than in the county (5.4 percent) but about the same as the wider Bay Area (6.3 percent). Further, about 2,915 units or 26.8 percent of vacant units in the city are on the market (i.e., for rent or for sale), as compared to 29.6 percent of vacant units in the Bay Area on the market (51,174 units). See Table 3 below for a breakdown of vacant units by vacancy type.
- **Cost Burden.** Nearly half of all Oakland residents experience some level of cost burden. According to 2013-2017 CHAS estimates, 20.10 percent of Oakland households are cost burdened (defined as households paying more than 30 percent of their income for housing), and 20.5 percent experience extreme cost burden (defined as households who pay more than 50 percent of their income for housing).
- **Production and Need at Various Income Levels.** The total number of units in the city has increased by nearly 6,000 units between 2010 and 2020 (3.39 percent increase), driven primarily by multifamily housing development followed by attached

single-family homes. However, Oakland’s population has grown by nearly 50,000 residents during the same time period and there is a continued demonstrated need for additional housing for lower-income households.

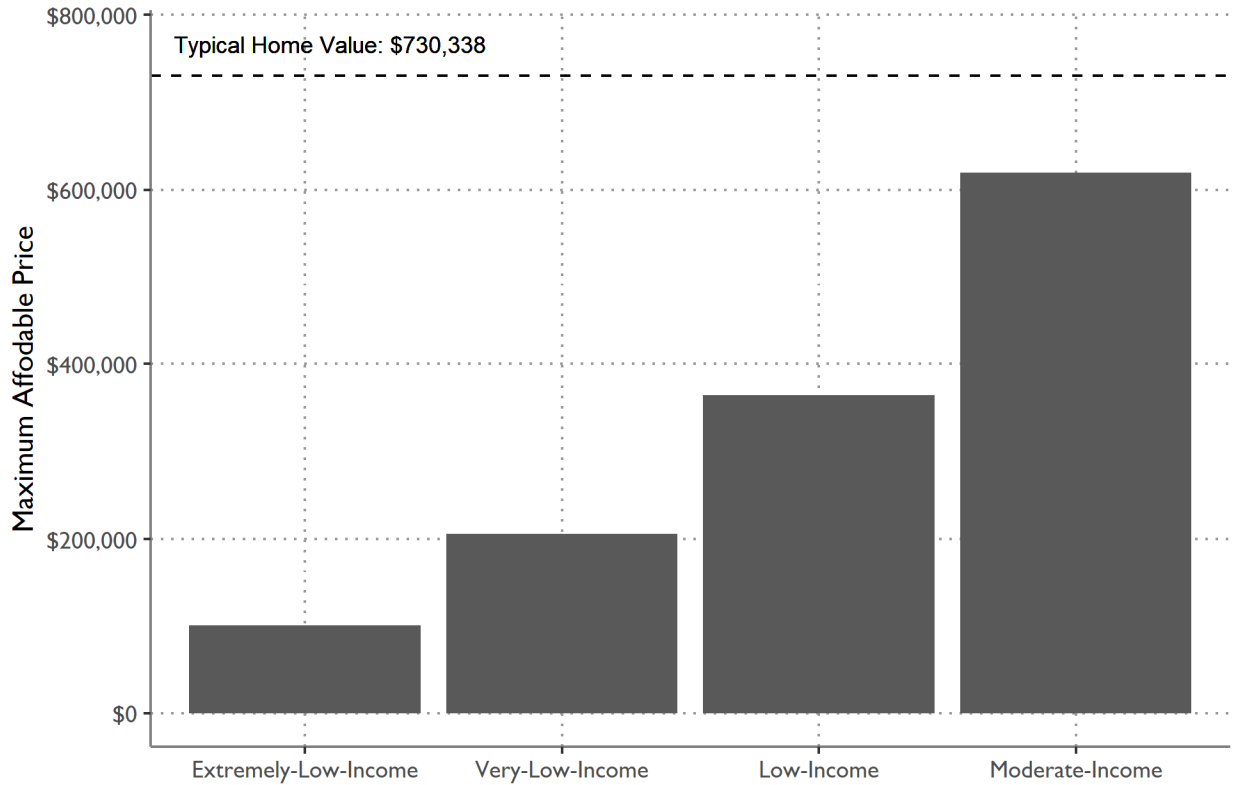
- Housing Affordability.** Housing costs are relatively lower in the city than in the county and Bay Area, but there remains a significant affordability gap for lower-income households. Between 2014 and 2020, typical home values for all household sizes have continually risen in Oakland and have surpassed the previous nominal high of just over \$500,000 in 2005 (about \$662,000 when adjusted for inflation as of December 2020) to reach over \$800,000 in 2020. Given the prevailing home sales prices in the city, it is apparent that no lower-income household can afford to purchase a home at an appropriate size without significant subsidy, inherited wealth, or other financial assistance. Some larger households may be able to afford units that have fewer bedrooms, which would lead to overcrowding. This demonstrates an affordability gap for lower-income households in the city. **Chart 1** demonstrates an example of this gap for a three-person, two-bedroom household. In addition, extremely-low-income and very-low-income households cannot afford to rent without subsidy in the city as shown in **Chart 2**.
- Housing at Risk of Conversion.** A number of assisted (subsidized) housing units are at risk of conversion to market rate housing during the next 10 years, including 25 units at high risk and 28 very high risk as identified by the California Housing Partnership. Units at a high risk of conversion are defined as “affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.” Given that preservation costs are lower than replacement costs, the updated Housing Element should include programs aimed at facilitating preservation and rehabilitation to maintain affordability.

Table 3: Oakland Vacant Units by Type, 2019

<i>Vacancy Status</i>	<i>Oakland</i>	<i>Alameda County</i>	<i>Bay Area</i>
For Rent	2,457	7,998	41,117
For Sale	458	1,961	10,057
For Seasonal, Recreational, or Occasional Use	637	3,892	37,301
Other Vacant*	6,208	13,569	61,722
Rented, Not Occupied	571	1,517	10,647
Sold, Not Occupied	550	1,982	11,816
Total Vacant Housing Units	10,881 (6.7%)	30,919 (5.4%)	172,660 (6.3%)

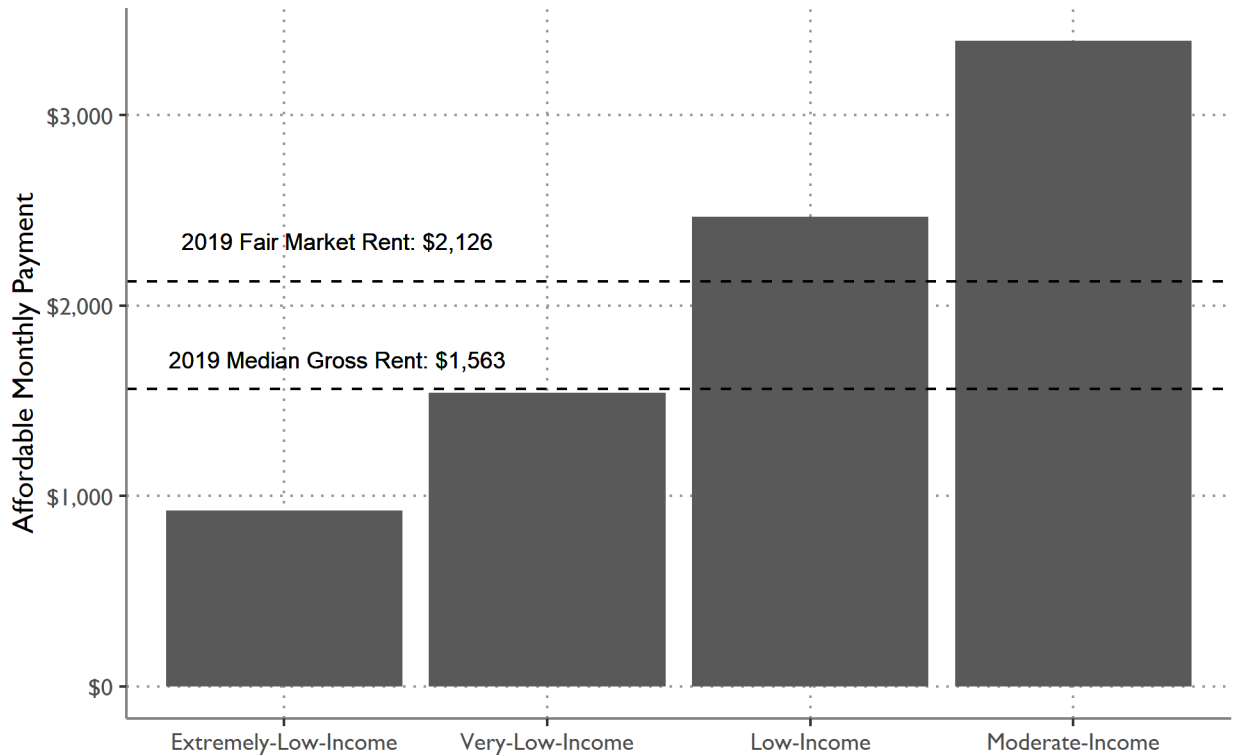
* Per the ACS, a "housing unit is classified as 'Other Vacant' when it does not fit into any year-round vacant category." Source: ABAG-MTC Housing Needs Data Workbook (American Community Survey 5-Year Data (2015-2019), Table B25004)

Chart 1: Ownership Affordability Gap for the Typical Household



Note: The typical household is a three-person, two-bedroom housing unit.
Typical home value refers to the ZHVI of a two-bedroom housing unit.

Source: Zillow Home Value Index, December 31, 2020; Dyett & Bhatia, 2021

Chart 2: Rental Affordability Gap for the Typical Household

Note: The typical household is a three-person, two-bedroom housing unit.
 Median gross rent includes all monthly housing costs for renters, per the ACS.
 Fair market rents are determined by HUD based on a local rent survey in the Oakland-Fremont Metro area.

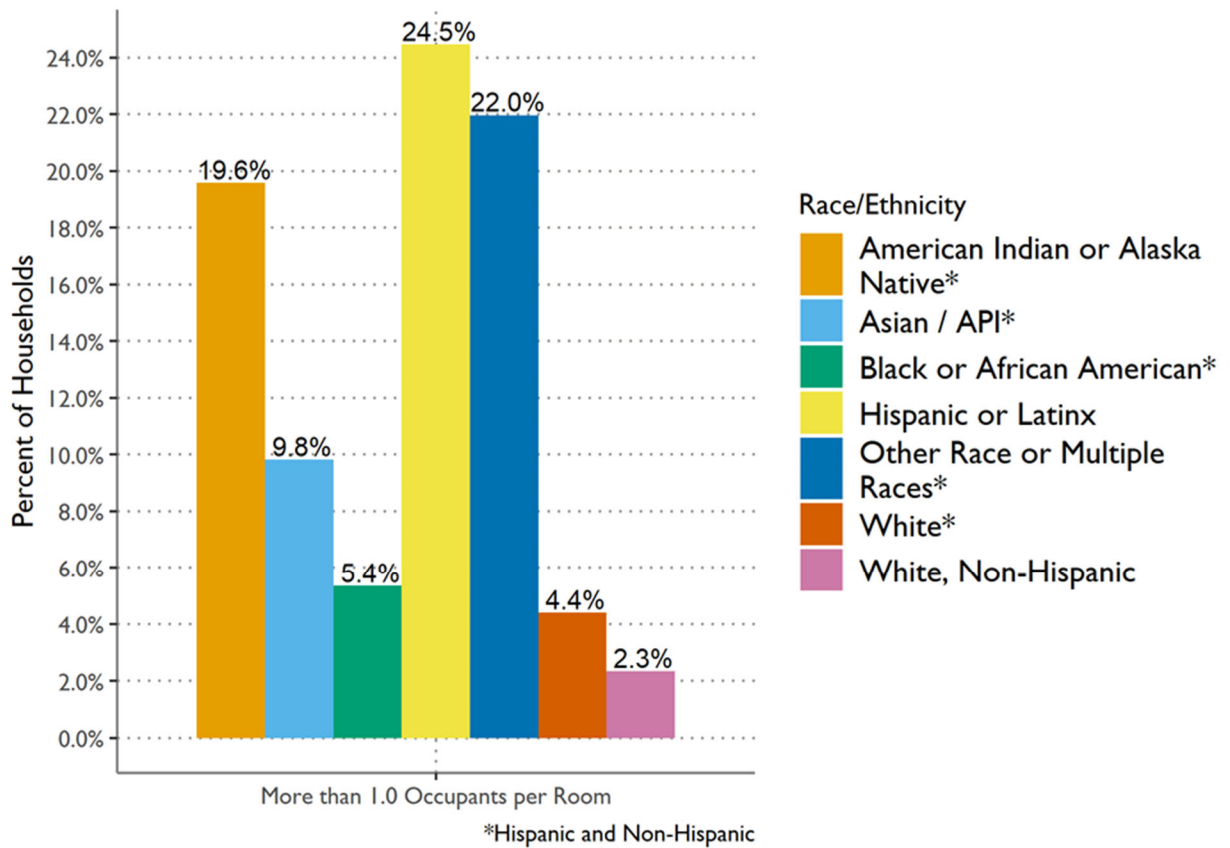
Source: American Community Survey 5-Year Data (2015-2019); HUD, Fair Market Rent, 2019

HOUSING HABITABILITY:

- **Overcrowding.** The city experiences slightly higher rates of overcrowding¹ (8.41 percent) than does the county (7.87 percent) or the region (6.9 percent). Overcrowding disproportionately impacts renters (11.5 percent), lower-income households (6.48 percent of extremely-low-income, 8.69 percent of very-low-income, and 7.3 percent of low-income), Hispanic or Latinx households (24.5 percent), and multiple or other race households of any ethnicity (22.0 percent) as shown in **Chart 3**.
- **Housing Quality.** Most residential buildings in the city are at least 40 years old, and a relatively high proportion of owners have incomplete kitchen facilities. The proportion of incomplete kitchen (0.28 percent of owners, 1.91 percent of renters) and plumbing facilities (0.2 percent of owners, 1.02 percent of renters) is one estimate of substandard housing.

¹ Overcrowding is typically defined as more than one person per room, based on the Census Bureau's definition of "room," which excludes bathrooms, porches, balconies, foyers, halls, or half-rooms.

Chart 3: Oakland Overcrowding by Race/Ethnicity



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014)

ASSESSMENT OF FAIR HOUSING

California Assembly Bill (AB) 686 defines “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. AB 686 requires an assessment of fair housing in the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions. Preliminary findings from an assessment of fair housing (specific to Oakland, unless otherwise noted) are described below:

DEMOGRAPHIC CHANGES (2010-2019)

- The greatest population increases were seen in the Two or More Races/Some Other Race category, followed by American Indian and Alaska Native, followed by White, followed by Hispanic/Latinx (**Table 4**).
- The Black or African American population declined by 7.4 percent, while all other races saw population increase (**Table 4**).

Table 4: Population Growth by Race/Ethnicity, Oakland, 2000 - 2019

Race/Ethnicity	Population		Percent Change
	2010	2019	2010-2019
White, Non-Hispanic/Latino	101,308	120,225	18.7%
Black or African American, Non-Hispanic/Latino	106,637	98,749	-7.4%
American Indian and Alaska Native, Non-Hispanic/Latino	1,214	1,455	19.9%
Asian, Non-Hispanic/Latino	65,127	65,195	0.1%
Native Hawaiian and Other Pacific Islander, Non-Hispanic/Latino	2,081	2,237	7.5%
Some other race or two or more races, Non-Hispanic/Latino	15,289	22,294	45.8%
Hispanic or Latinx	99,068	114,942	16.0%
Minority	289,416	304,872	5.3%
Total	390,724	425,097	8.8%

Note: Minority refers to any person not listed as White, Non-Hispanic/Latino

Source: U.S. Census Bureau, Census 2000 (SF1, Table P004); Census 2010 (SF1, Table P9); 2019 American Community Survey 5-Year Estimates (TableID: DP05)

SEGREGATION

- Most tracts identified by the Urban Displacement Project (UDP) are a mix of three or four races/ethnicities. Across the city, only two tracts are considered diverse (a mix of five races/ethnicities) according to UDP methodology, as shown in **Figure 1**.
- Low-Moderate Income block groups form a continuous north-south spine through the urban core of the city (except for the Laney College area); higher income block groups are located on the eastern edge in/around the hills and the distal western edges, as shown in **Figure 2**.
- While poverty decreased in both the city and the county from 2014 to 2019, all racial and ethnic groups except for white and Native Hawaiian and Pacific Islander populations face higher than average poverty rates.

- Four clusters of Racial/Ethnically Concentrated Areas of Poverty (R/ECAPs¹) are found in Oakland: in/around Downtown and West Oakland, in/around Fruitvale/Jingletown, and two more clusters further south along International Boulevard near the Coliseum.

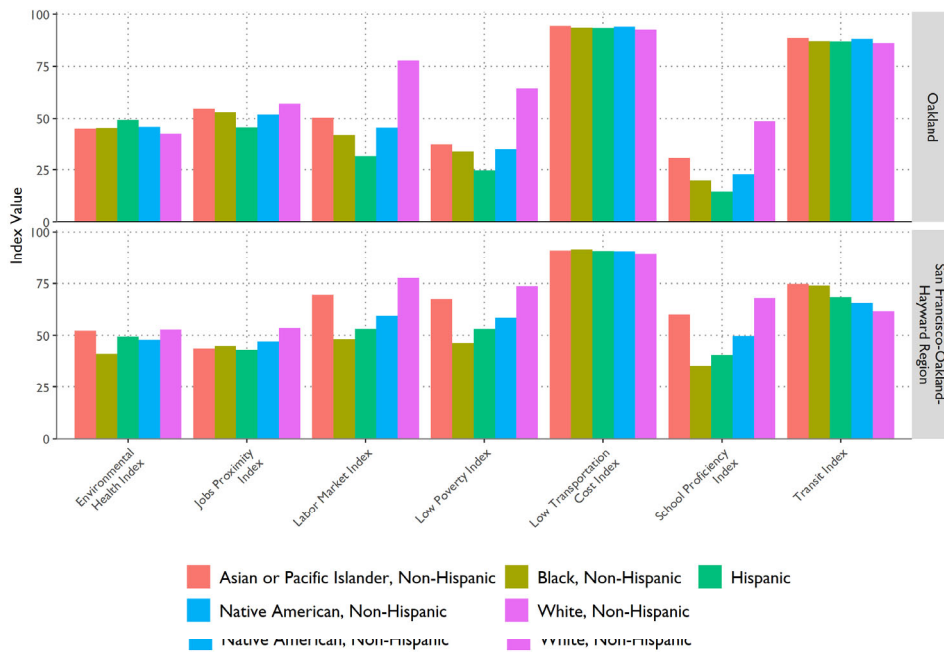
DISCRIMINATION

- Home loan denial rates fluctuate through time across different racial/ethnic groups, but the white population generally has the lowest denial rates while the Black population generally has the highest.

ACCESS TO OPPORTUNITY

- Racial/ethnic disparities exist in access to **low-poverty neighborhoods, employment and quality education** (all are easier to access for the white population) and these disparities are compounded for those living in poverty. In contrast, access to **low-cost transportation and public transit** does not differ across race/ethnicity and is not affected by poverty status. (Chart 4)

Chart 4: Opportunity Indices for the Total Population (top) vs Population Living in Poverty (bottom)



Source: HUD, AFFHT0006 Table 12, July 2020

- Most census tracts are considered Low Resource (i.e. low-income individuals in these tracts cannot easily access positive economic, educational, and environmental outcomes) by the California Department of Housing and Community Development

¹ Racial/Ethnically Concentrated Areas of Poverty (R/ECAPs) are census tracts with both a non-white population greater than 50 percent and a poverty rate greater than 40 percent.

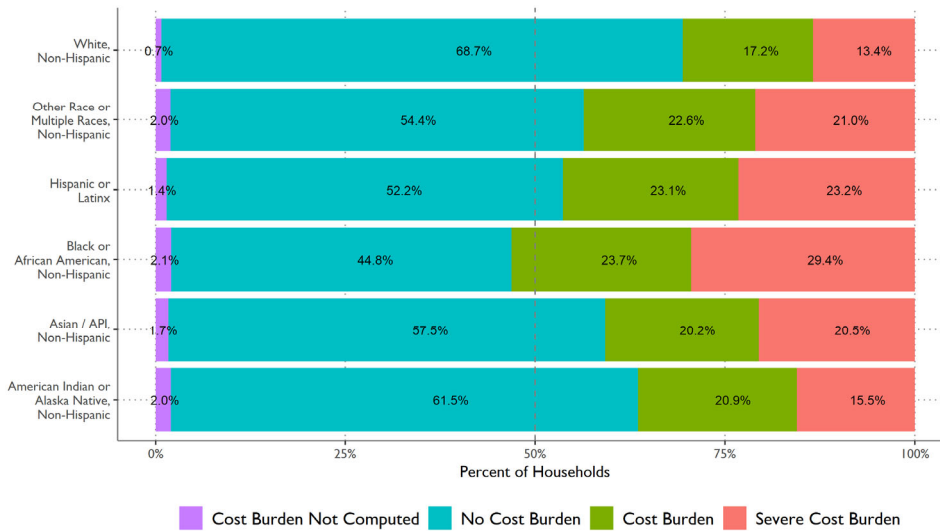
(State HCD)/ Tax Credit Allocation Committee (TCAC), and they surround the High Segregation and Poverty tracts, as shown in **Figure 3**. Oakland is the only place in Alameda County with High Segregation and Poverty tracts.

- The Highest Resource areas are in the northern part of the city in/around the hills and are surrounded by the High Resources areas, as shown in **Figure 3**.

DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT RISK

- Rates of cost burden, severe or otherwise, are highest for non-Hispanic Black or African American households, followed by Hispanic or Latinx households. Cost burden, severe or otherwise is lowest for non-Hispanic white households, followed by American Indian/Alaska Native households. (**Chart 5**)

Chart 5: Cost Burden by Race in Oakland



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

- More renters than owners are living in tracts susceptible to or experiencing displacement and gentrification.
- Nearly half of all households in Oakland, regardless of tenure, live in tracts at risk of or experiencing gentrification, while almost a quarter live in tracts susceptible to or experiencing displacement.
- Most public housing units are in tracts designated by State HCD/TCAC as Low Resource or High Segregation and Poverty, though there are a few units located in Moderate and High Resource areas (and none in Highest Resource areas). Housing Choice Voucher use follows a similar pattern. Subsidized housing, such as Project-Based Section 8, is more distributed throughout Oakland, found in all opportunity areas except those designated Highest Resource; subsidized housing is most clustered in Downtown and West Oakland.

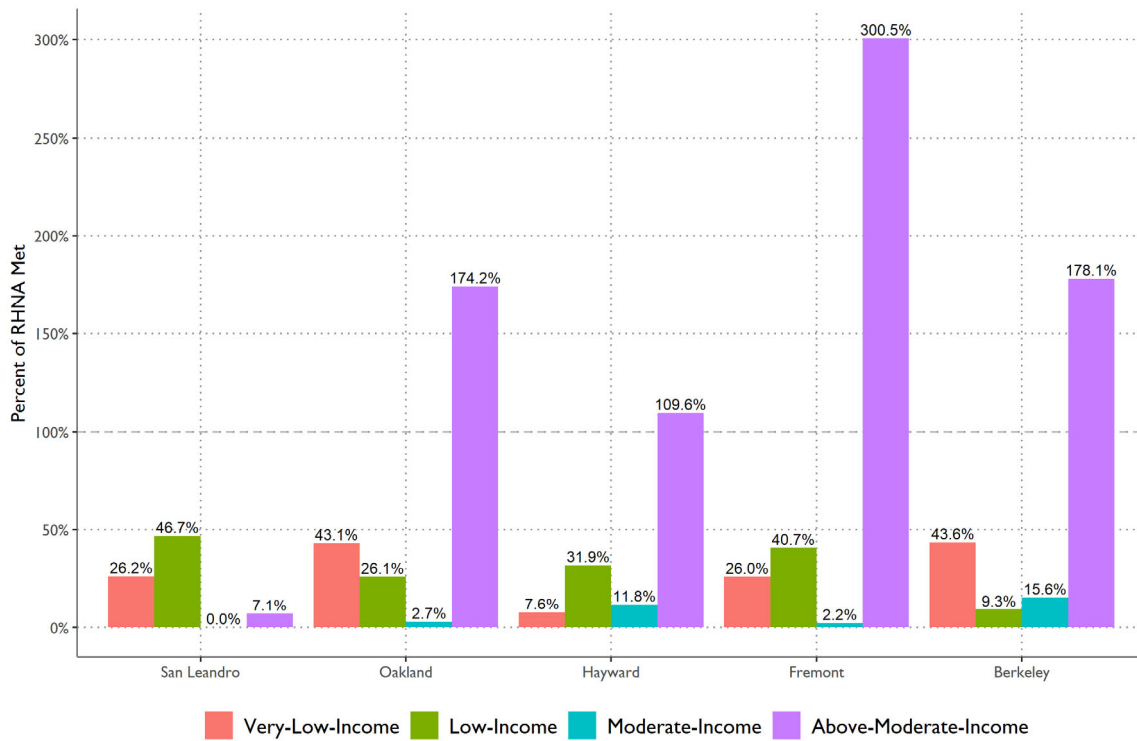
HOUSING CONSTRAINTS

The Housing Element must identify and analyze potential and actual governmental and non-governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for people with disabilities. Governmental constraints may be present in codes and enforcement, on-site/off-site improvement standards, land-use controls, fees and exactions, and processing and permitting procedures. Non-governmental constraints may include environmental, infrastructural and market constraints, as well as neighborhood sentiment.

A comprehensive review of the Planning Code and related City policy is underway, and the Planning Team is awaiting feedback on additional constraints from City staff. Additional stakeholder and community input will be incorporated into this assessment. Preliminary considerations and findings are provided below, although it should be noted that these are subject to change and that the lists below do not evaluate whether such constraints are necessary to appropriately address other concerns:

- Governmental Constraints
 - Rate of building permit approval by income is similar to neighboring communities (see **Chart 6**), although lower- and moderate-income housing approval falls short of the RHNA.
 - Limited staffing capacity.
 - Lack of funding sufficient to meet the full need for affordable housing.
 - Permit processing timelines are increased by a lack of objective design guidelines.
 - Conditional use permit requirement for multifamily development may pose a constraint in some zones (e.g., RM-1, RM-2, RM-3).
 - Other zoning regulation standards, such as parking minimums, open space requirements, and height restrictions, may pose constraints on constructing housing up to the maximum allowable density.
 - Development impact fees and infrastructure improvement requirements add costs to the development of housing.
 - .
- Non-Governmental Constraints
 - Environmental constraints include seismic risk, flooding and sea level rise, wildfire risks (including very high fire severity zones (VHFSZ)), air quality, and the presence of hazardous materials.
 - High construction, labor, and land costs.
 - Financing availability
 - Neighborhood sentiment impeding the development of affordable housing.

Chart 6: Building Permit Approval by Percentage of the RHNA, 2015-2020



Source: State HCD, 5th Cycle Annual Progress Report Permit Summary, 2021

HOUSING SITES

The Housing Element must include an inventory of land suitable and available for residential development to meet the locality’s regional housing need by income level. Sites are suitable for residential development if zoned appropriately and available for residential use during the planning period. If the inventory demonstrates that there are insufficient sites to accommodate the Regional Housing Needs Allocation (RHNA) for each income category, the inventory must identify sites for rezoning to be included in a housing element program to identify and make available additional sites to accommodate those housing needs early within the planning period.

The sites work is presently underway, and all information presented here is preliminary and subject to change. As a first step, the Planning Team identified potential housing projects in the Major Projects List (as of 1/18/2022) that have received a permit approval, as well as other projects in the approval process. Capacity by income category for these projects was assumed to be equivalent to that provided in the Major Projects List, either in the appropriate column or project description, if not otherwise available.

See **Table 5** for an estimate of major project capacity, based on the Major Projects List. Affordability estimates are provided in the Major Project List, which may be proposed by the developer and are reviewed and assessed by the Planning Department and City HCD. Unit counts are subject to change for projects with permits that are approved pending appeal, filed, assigned, under review, or complete. All major projects are shown in **Figure 4**, with non-residential parcels shown in pink outline.

Table 5: Major Projects Preliminary Capacity Estimates

	<i>Low- and Very-Low-Income¹</i>	<i>Moderate-Income</i>	<i>Above-Moderate-Income</i>	<i>Total</i>
RHNA Cycle 6	10,261	4,457	11,533	26,251
Approved Permits Capacity ²	2,608	184	16,122	18,914
Shortfall (-)/Surplus (+)	-7,653	-4,273	+4,589	7,337
Other Likely Permits Capacity ³	267	97	1,218	1,582

1. Includes Extremely-Low-Income capacity estimates.
2. Includes projects in the Major Project List with permit status of Approved, Approved-Pending Appeal, and Extended.
3. Includes projects in the Major Project List with permit status of Filed, Under Review, Accepted, Assigned, and Complete permits.

Source: City of Oakland, Major Projects List, January 18, 2022

As a next step, the Planning Team identified locations of sites with potential for housing suitability using the following data sources, as shown in **Figure 6**:

- RHNA Cycle 5 sites that are still available (shown in **Figure 5**)
- City-owned surplus sites
- Sites identified in BART AB 2923 Conformance Checklist
- Specific Plan opportunity sites (from the Broadway Valdez Specific Plan, Lake Merritt Station Area Specific Plan, West Oakland Specific Plan, and draft Downtown Oakland Specific Plan)
- Potential additional sites for housing, as identified by City staff
- Vacant parcels larger than 0.5 acres

Next, the team layered on various environmental site constraints to these sites, including:

- Very High Fire Severity Zones
- Slopes greater than 30 percent
- Seismic hazards (Alquist Priolo Zones)
- 100-year floodplains
- Hazardous sites (Brownfields, former landfill sites)

With the exception of Major Projects, sites located in Very High Fire Severity Zones and 100-year floodplains were excluded from the initial sites mapping.

The realistic development capacity on these sites is likely less than the maximum allowable number of housing units in the Zoning Ordinance. As a next step, the Planning Team will need to identify a realistic capacity based on average densities of recently constructed projects in specific geographic areas.

Additionally, the Planning Team will also be compiling information on Accessory Dwelling Units (ADUs) allowable to be counted toward meeting housing need, as well as potential housing units that could result from lot splits and additional units permitted on single-family sites (as a result of SB 9 (2021)).

OAKLAND GENERAL PLAN Neighborhood Segregation

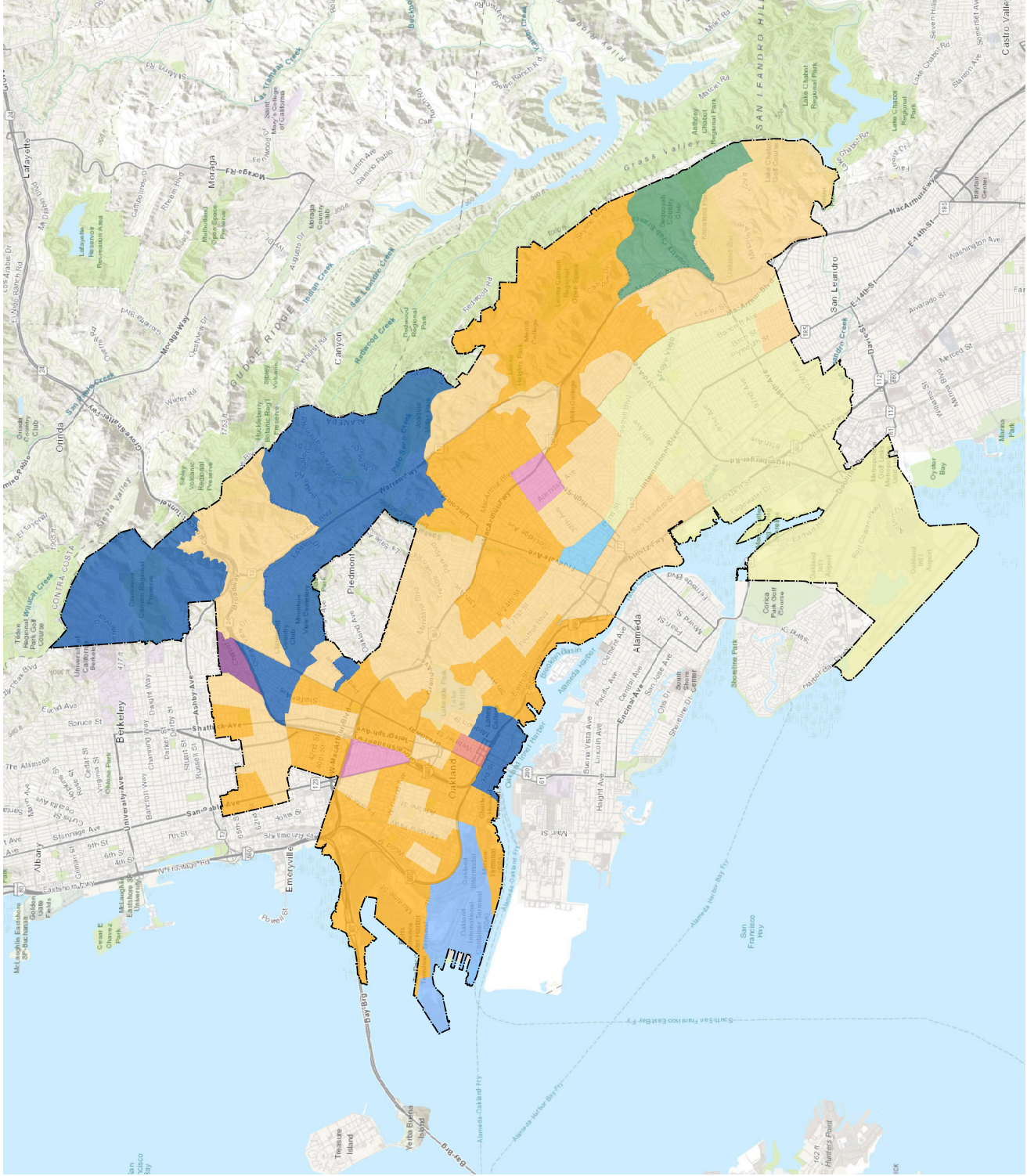
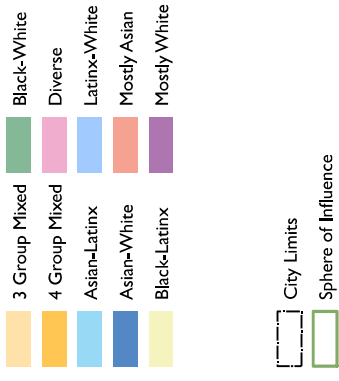


Figure 1: Oakland Neighborhood Segregation



SOURCE: HCD AFFH Data and Mapping Resources - Urban Displacement Project, 2019;
City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatta, 2021

DYETT & BHATTIA
Urban and Regional Planners

OAKLAND GENERAL PLAN
Low to Moderate Income Population,
Block Group

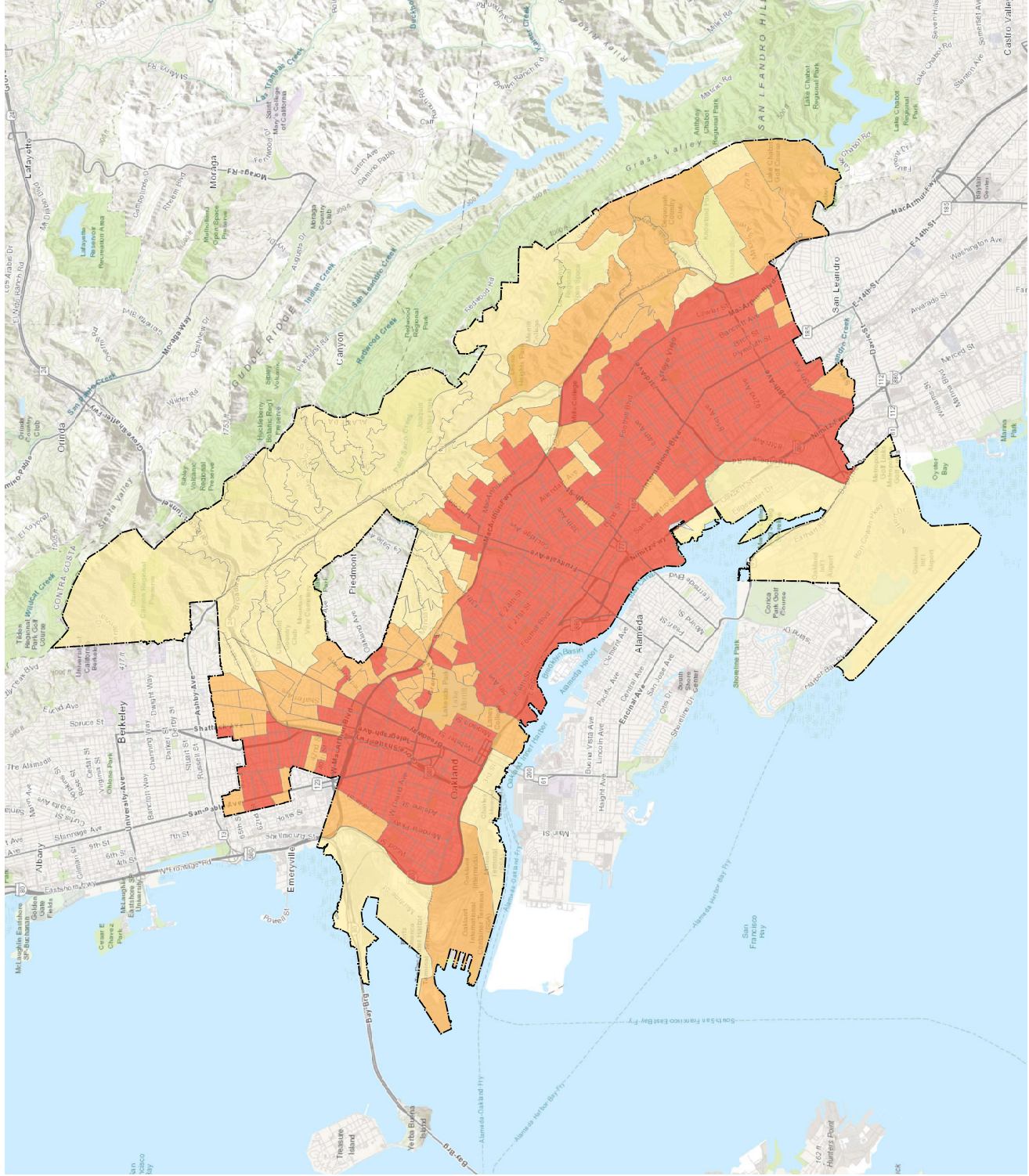
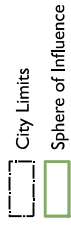
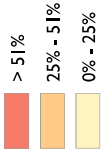


Figure 2: Low-Moderate Income Population



SOURCE: HCD AFFH Data and Mapping Resources - ESRI, 2018.
 City of Oakland, 2021/ALAMEDA County GIS, 2021, Dyett & Shatt, 2021

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 Urban and Regional Planners

OAKLAND GENERAL PLAN TCAC Opportunity Areas – Composite Score

- Highest Resource
- High Resource
- Moderate Resource
- Moderate Resource (Rapidly Changing)
- Low Resource
- High Segregation & Poverty

- City Limits
- Sphere of Influence

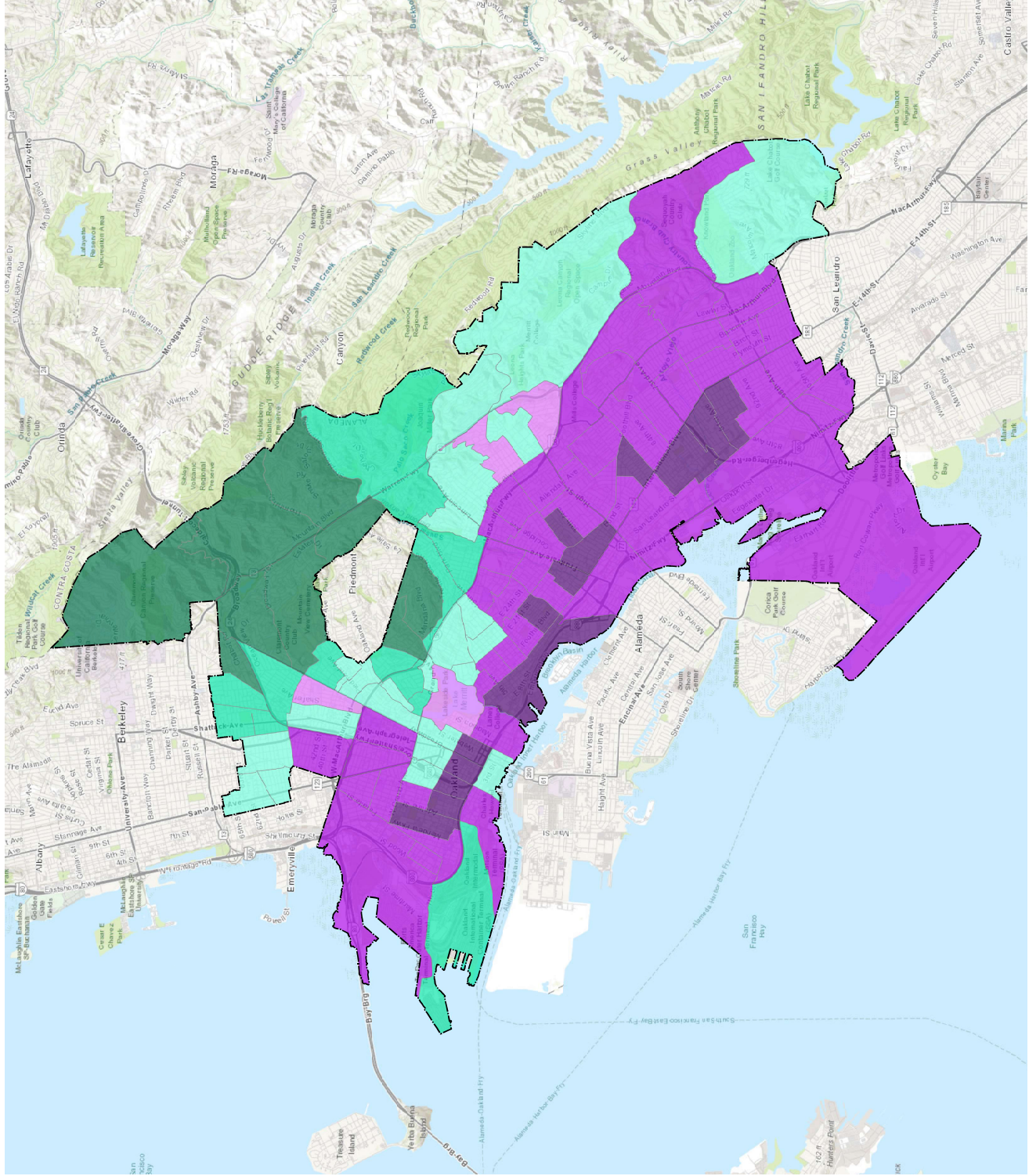


Figure 3: TCAC Opportunity Areas - Composite Score



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyce & Shultz, 2021

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Figure 4: Major Projects

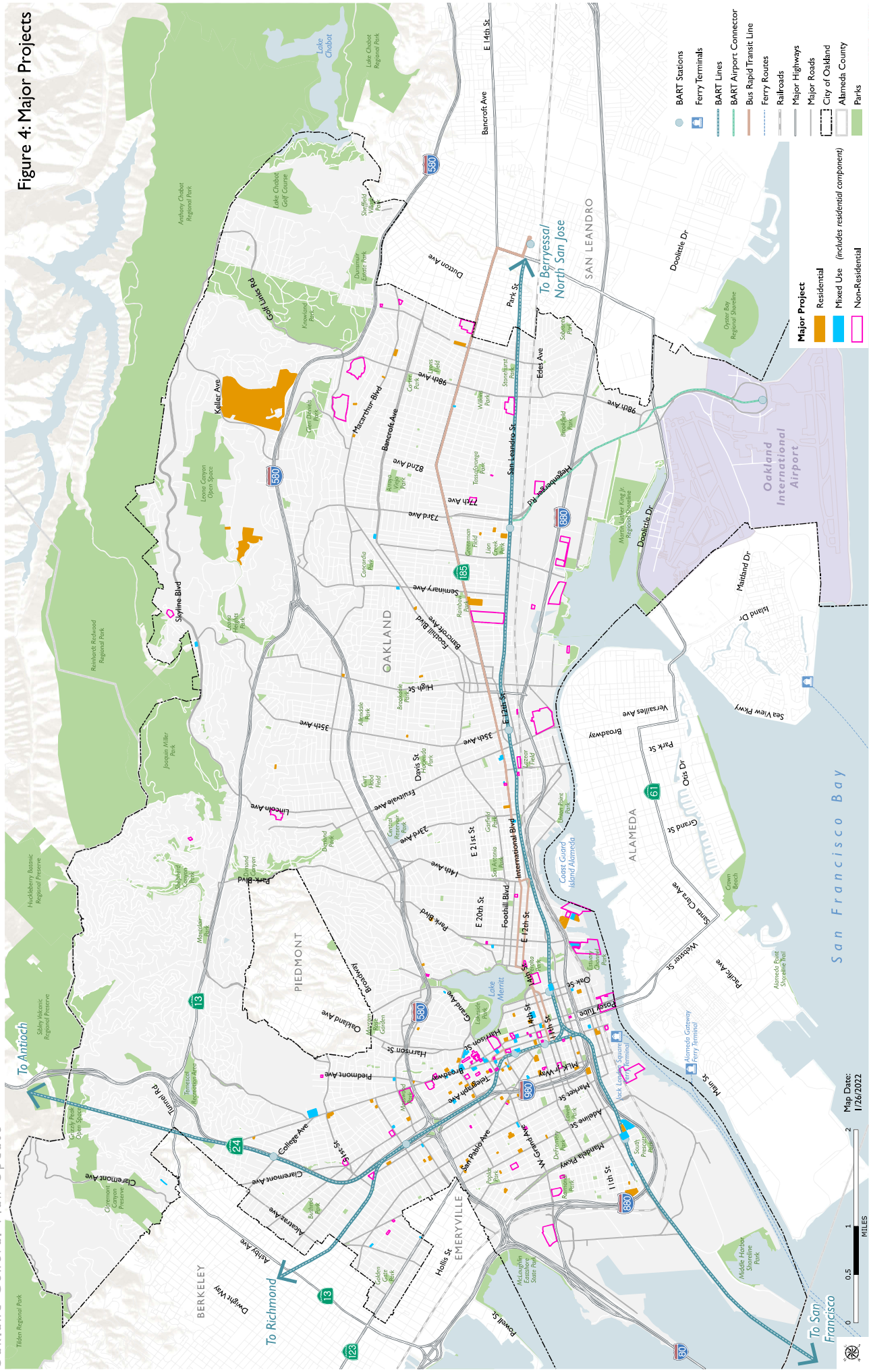


Figure 5: RHNA Cycle 5 Available Sites

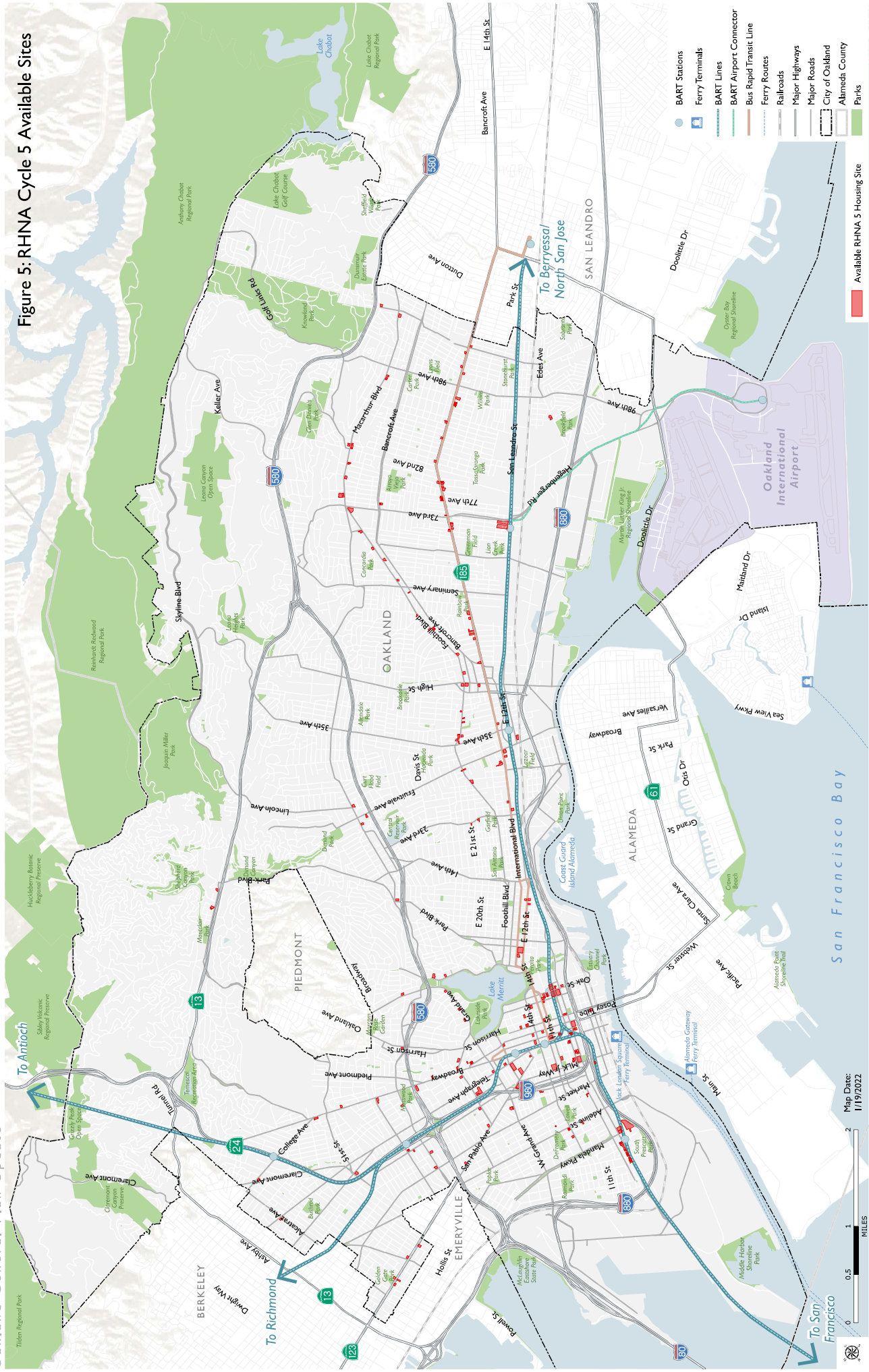
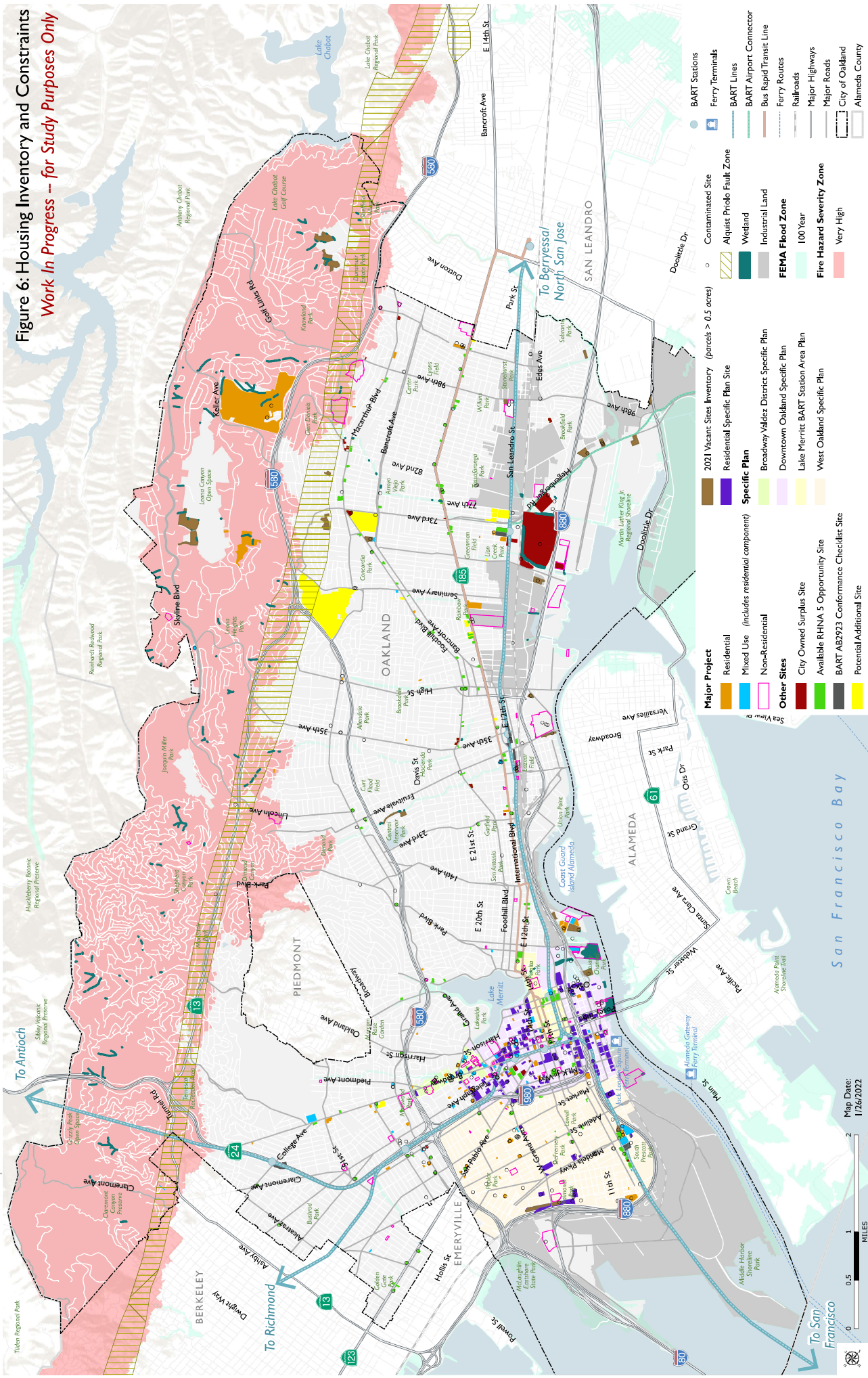
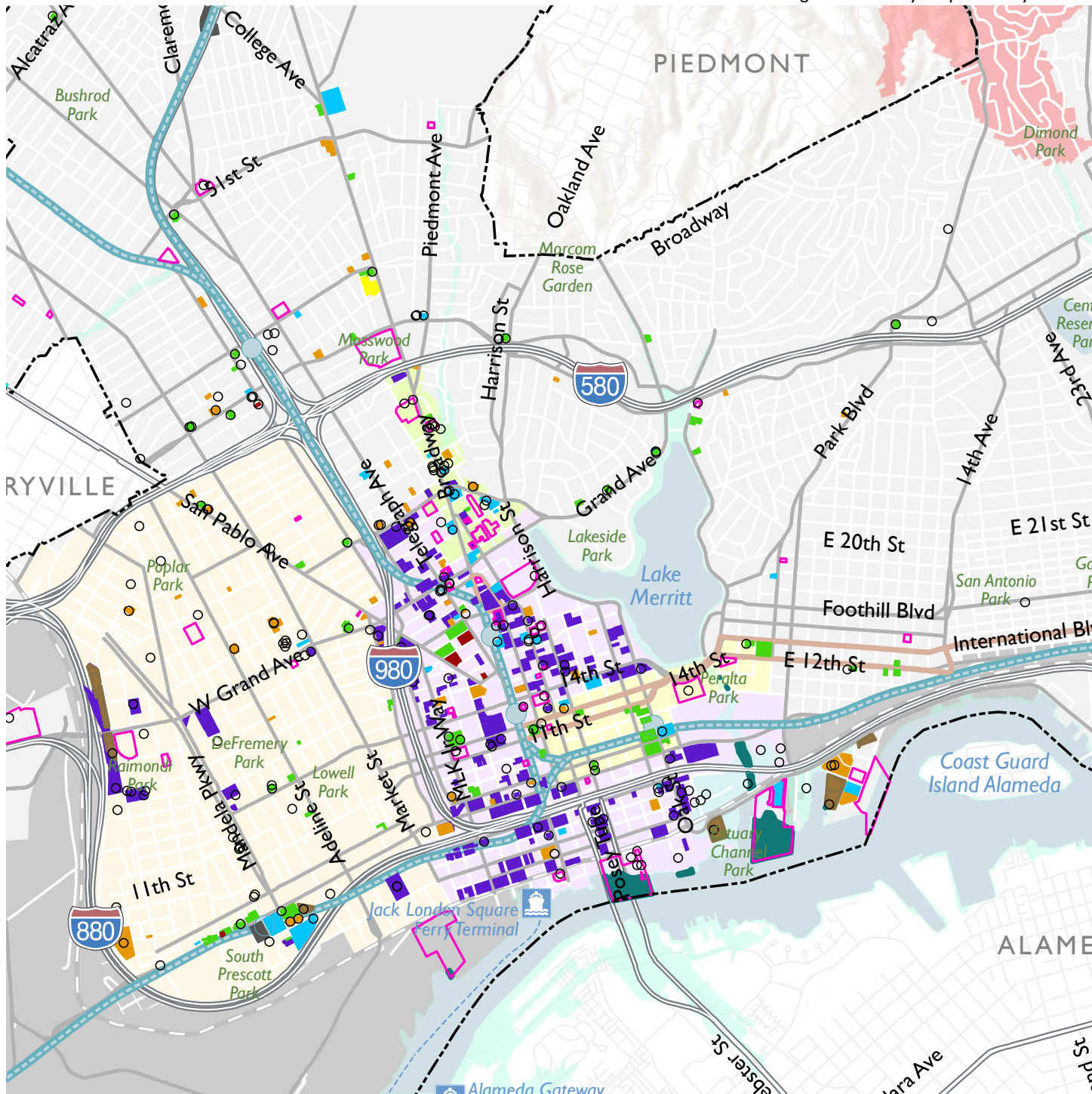


Figure 6: Housing Inventory and Constraints
 Work In Progress – for Study Purposes Only



Major Project	2021 Vacant Sites Inventory (parcels > 0.5 acres)	BART Stations
Residential	Residential Specific Plan Site	Ferry Terminals
Mixed Use (includes residential component)	Specific Plan	BART Lines
Non-Residential	Broadway Valdez District Specific Plan	BART Airport Connector
City Owned Surplus Site	Downtown Oakland Specific Plan	Bus Rapid Transit Line
Available RHNA 5 Opportunity Site	Lake Merritt BART Station Area Plan	Ferry Routes
BART AB2923 Conformance Checklist Site	West Oakland Specific Plan	Railroads
Potential Additional Site	Fire Hazard Severity Zone	Major Highways
	Very High	Major Roads
		City of Oakland
		Alameda County

Figure 6 Inset- Sites Inventory and Constraints
Work in Progress- For Study Purposes Only



Major Project

- Residential
- Mixed Use (includes residential component)
- Non-Residential

Other Sites

- City Owned Surplus Site
- Available RHNA 5 Opportunity Site
- BART AB2923 Conformance Checklist Site
- Potential Additional Site

2021 Vacant Sites Inventory (parcels > 0.5 acres)

- Residential Specific Plan Site
- Broadway Valdez District Specific Plan
- Downtown Oakland Specific Plan
- Lake Merritt BART Station Area Plan
- West Oakland Specific Plan

Specific Plan

Contaminated Site

- Alquist Priolo Fault Zone
- Wetland
- Industrial Land
- FEMA Flood Zone**
- 100 Year
- Fire Hazard Severity Zone**
- Very High

Ferry Terminals

- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County