
HOUSING ELEMENT
ANNUAL PROGRESS REPORT
FOR CALENDAR YEAR 2019

HIGHLIGHTS AND MAJOR ACCOMPLISHMENTS



SNAPSHOT OF 2019: ENABLING NEW HOUSING CONSTRUCTION



Planning and zoning approvals, or “entitlements,” for **5,352** new housing units



Building permits for **2,228** new housing units



Building permits for **106** extremely low-, very low-, and low-income units, and **11** moderate-income units



Planning and zoning approvals, or “entitlements,” for **723** extremely low-, very low-, and low-income units.



Building permits for **289** Secondary Units also known as “Accessory Dwelling Units” and **54** single-family homes.



Building permits for **1,816** units in multi-family buildings.

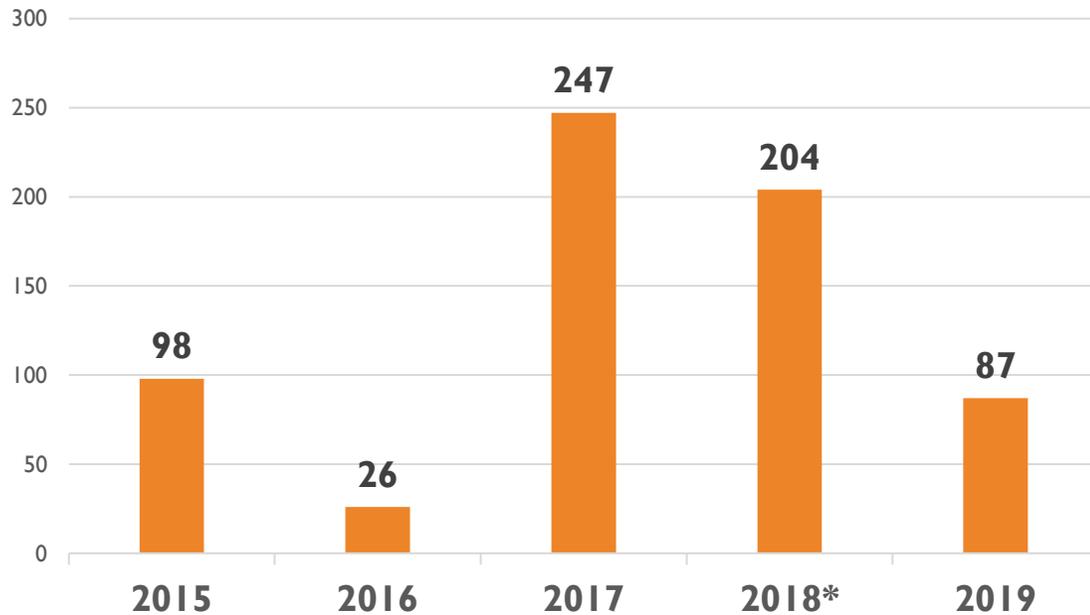
PROGRESS ON MEETING OAKLAND'S REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

Income Level	RHNA 2015-2023	Permitted Units by Year					Total units 2015-2019	Total Remaining Units by Income Level	% of RHNA met by total permitted units
		2015	2016	2017	2018*	2019			
Very low-	2,059	98	26	247	204	87	662	1,397	32%
Low-	2,075	30	13	66	85	19	213	1,862	10%
Moderate-	2,815	0	0	11	48	11	70	2,745	2%
Sub-total Affordable	6,949	128	39	324	337	117	945	6,004	14%
Above Moderate	7,816	643	2,082	4,019	4,280	2,111	13,135	0	168%
TOTAL	14,765	771	2,121	4,343	4,617	2,228	14,080	685	95%

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

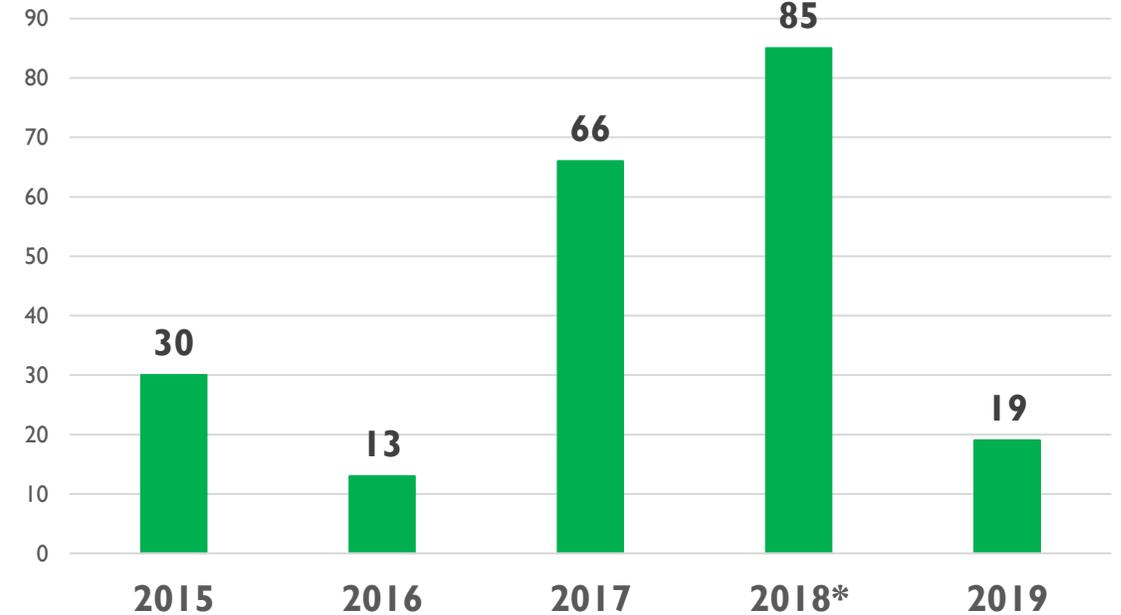
PROGRESS ON MEETING OAKLAND'S RHNA VERY LOW- AND LOW-INCOME HOUSEHOLDS

Very Low-Income Housing Units
Issued Building Permits By Year, 2015-2019



Very Low-Income

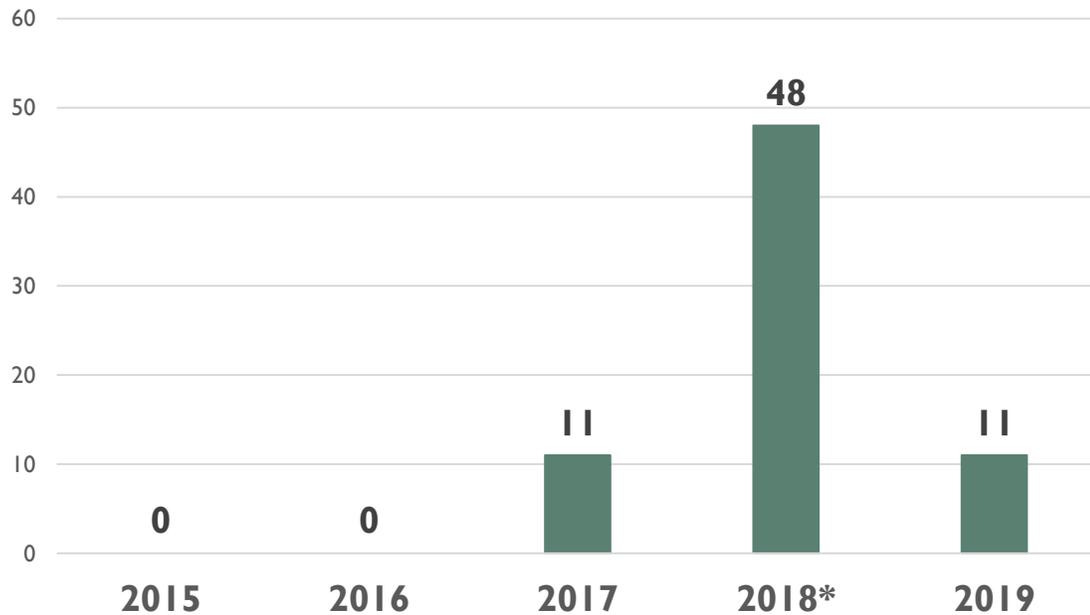
Low-Income Housing Units
Issued Building Permits By Year, 2015-2019



Low-Income

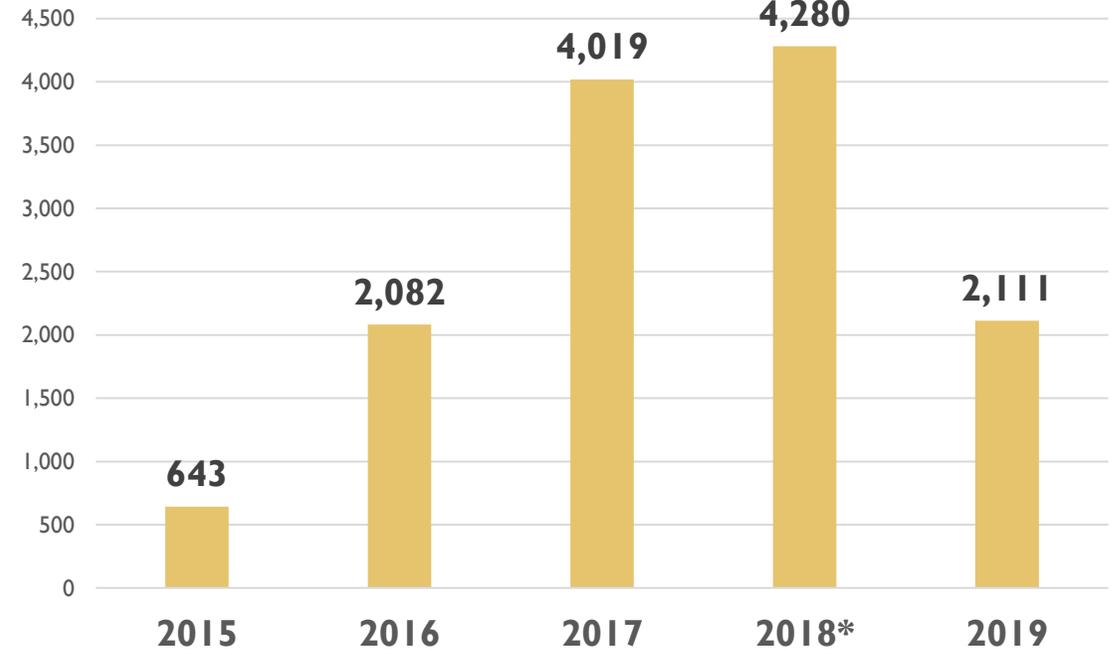
PROGRESS ON MEETING OAKLAND'S RHNA MODERATE- AND ABOVE MODERATE-INCOME HOUSEHOLDS

Moderate Income Housing Units
Issued Building Permits By Year, 2015-2019



Moderate Income

Above-Moderate Income Housing Units
Issued Building Permits By Year, 2015-2019



Above-Moderate Income

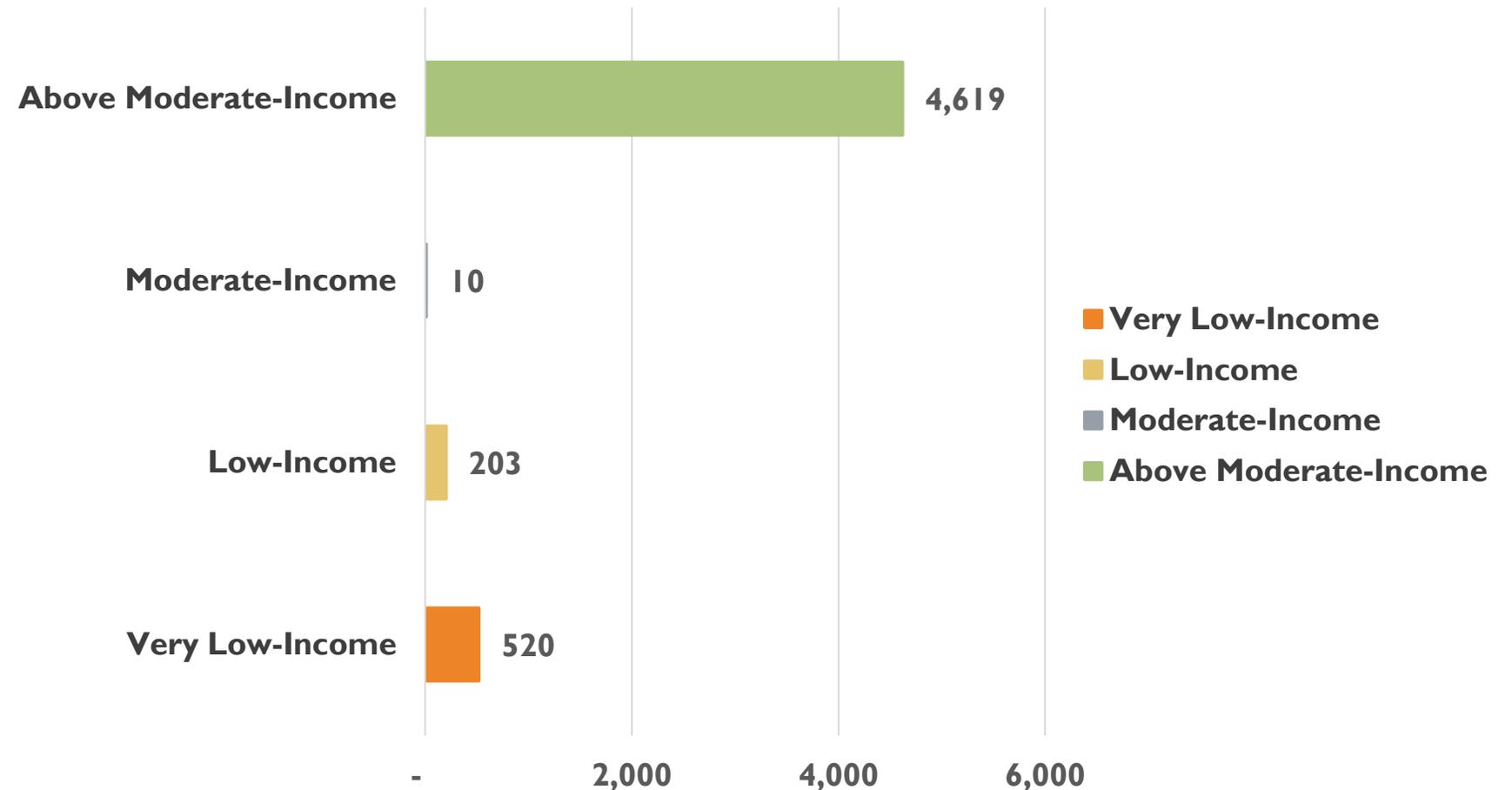
RESIDENTIAL UNITS ISSUED BUILDING PERMITS BY BUILDING TYPE, 2019

Building Type	Permitted Units
2 to 4	69
5+	1,816
ADU	289
SFA	2
SFD	52
Grand Total	2,228

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, 2019

- A total of **5,352** housing units received a planning and zoning approval, or “entitlement,” in 2019.



SUMMARY OF APPLICATIONS SUBMITTED FOR PLANNING AND ZONING APPROVAL IN CALENDAR YEAR 2019

Housing Applications Summary

Total Housing Applications Submitted:	353
Number of Proposed Units in All Applications Received:	1,411
Total Housing Units Approved:	303
Total Housing Units Disapproved:	0
Total Housing Units Under Review:	1,108

- “Application submitted” means an application for new housing units that was submitted (and deemed complete) in 2019.

REPORTING REQUIREMENTS NEW THIS YEAR

Senate Bill (SB) 35 Streamlining

- PBD did not receive any applications for review under Government Code Section 65913.4, SB 35 Streamlining, in 2019.
- The City issued entitlements for one application submitted the previous year to develop four (4) units under SB 35.

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 2019.

2020 HCD STRATEGIC FOCUS AREAS

- **Bring Affordable Projects to Completion** Seven City-assisted affordable developments, comprising 549 units, are currently under construction. In addition, Oakland HCD released four Notices of Funding Availability (NOFAs) in 2019, for new construction, rehabilitation and preservation, and acquisition and conversion to affordable housing of existing multifamily homes.
- **Fund Additional Projects** On April 30, 2020, Oakland HCD released a NOFA for new construction of multifamily affordable housing. This NOFA is limited to projects that applied for funding in a previous NOFA. This NOFA prioritizes projects that meet the following goals:
 - Readiness – prepared to begin construction quickly
 - Equity – located in high-opportunity neighborhoods with access to jobs, high-quality schools, and services
 - Deep Affordability – includes units for Extremely Low-Income households
- **Adopt a Strategic Plan** for the Housing and Community Development Department, to move forward with a unified vision for the department focused on ***preservation, production, protection and policy and planning***