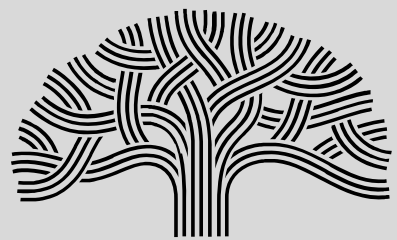


# 2023 General Plan & Housing Element Annual Progress Report (APR)

**William Gilchrist** , Director  
Planning & Building Department

**Chris Norman** , Assistant to the Director  
Housing and Community Development Department



**CITY OF  
OAKLAND**



# Purpose and Need

- The **purpose of the General Plan and Housing Element APRs** is to document implementation and updates to the City's General Plan, and to assess the City's progress toward implementing housing programs and meeting its Regional Housing Needs Allocation (RHNA) during the 2023-2031 housing element cycle.
- The General Plan and Housing Element APRs are required pursuant to the **California law**, Section 65400 and 65700 of the California Government Code.
- The General Plan and Housing Element APRs 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 OPR and HCD.

In accordance with **Action 5.2.11 of the Adopted 2023-2031 Oakland Housing Element**, the City is bringing this informational report before the **City Council** today. A public hearing was conducted before the **Planning Commission** in May and another will be conducted before the **Zoning Update Committee** tomorrow to review and consider the APR.



**2023 GENERAL  
PLAN ANNUAL  
PROGRESS REPORT**



# 2045 General Plan Update: Phase 1



## **HOUSING**

**Adopted  
January  
2023**

***Certified  
February  
2023***



## **SAFETY**

**Adopted  
September  
2023**



## **ENVIRONMENTAL JUSTICE**

**Adopted  
September  
2023**

# 2045 General Plan Update: Phase 2



## LAND USE AND TRANSPORTATION

*(Last updated  
1998)*



## OPEN SPACE, CONSERVATION, AND RECREATION

*(Last updated  
1996)*



## INFRASTRUCTURE AND CAPITAL FACILITIES

***\*NEW\****



## NOISE

*(Last updated  
2005)*

# Implementing Major Planning Initiatives

- **Land Use and Transportation Element (LUTE)**
  - Equitable Climate Action Plan (adopted July 2020)
  - Coliseum Area Specific Plan (adopted April 2015)
  - Broadway Valdez District Specific Plan (adopted June 2014)
  - West Oakland Specific Plan (adopted June 2014)
  - Lake Merritt Station Area Plan (adopted December 2014)
  - Central Estuary Area Plan (adopted April 2013)
- **Safety Element**
  - Vegetation Management Plan (ongoing in 2023)
  - Local Hazard Mitigation Plan (adopted June 2021)
- **Open Space, Conservation, and Recreation (OSCAR) Element**
  - Urban Forest Master Plan (ongoing in 2023)

# Approved or Ongoing Projects

## (Propose Amending the General Plan)

1. Brooklyn Basin
2. Downtown Oakland Specific Plan
3. Former California College of the Arts Campus
4. 2023-2031 Housing Element Update
5. Safety Element Update
6. Environmental Justice Element
7. 2045 General Plan Update Phase 1 Code Amendments



**2023 HOUSING  
ELEMENT ANNUAL  
PROGRESS REPORT**



# 2023 Production of New Housing Units At A Glance

**2,985**

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

Proposed



**2,016**

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

Entitled



**795**

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

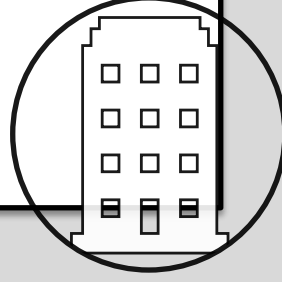
Permitted



**1,543**

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

Completed



# HOUSING AFFORDABILITY IN CONTEXT

Basic Definitions



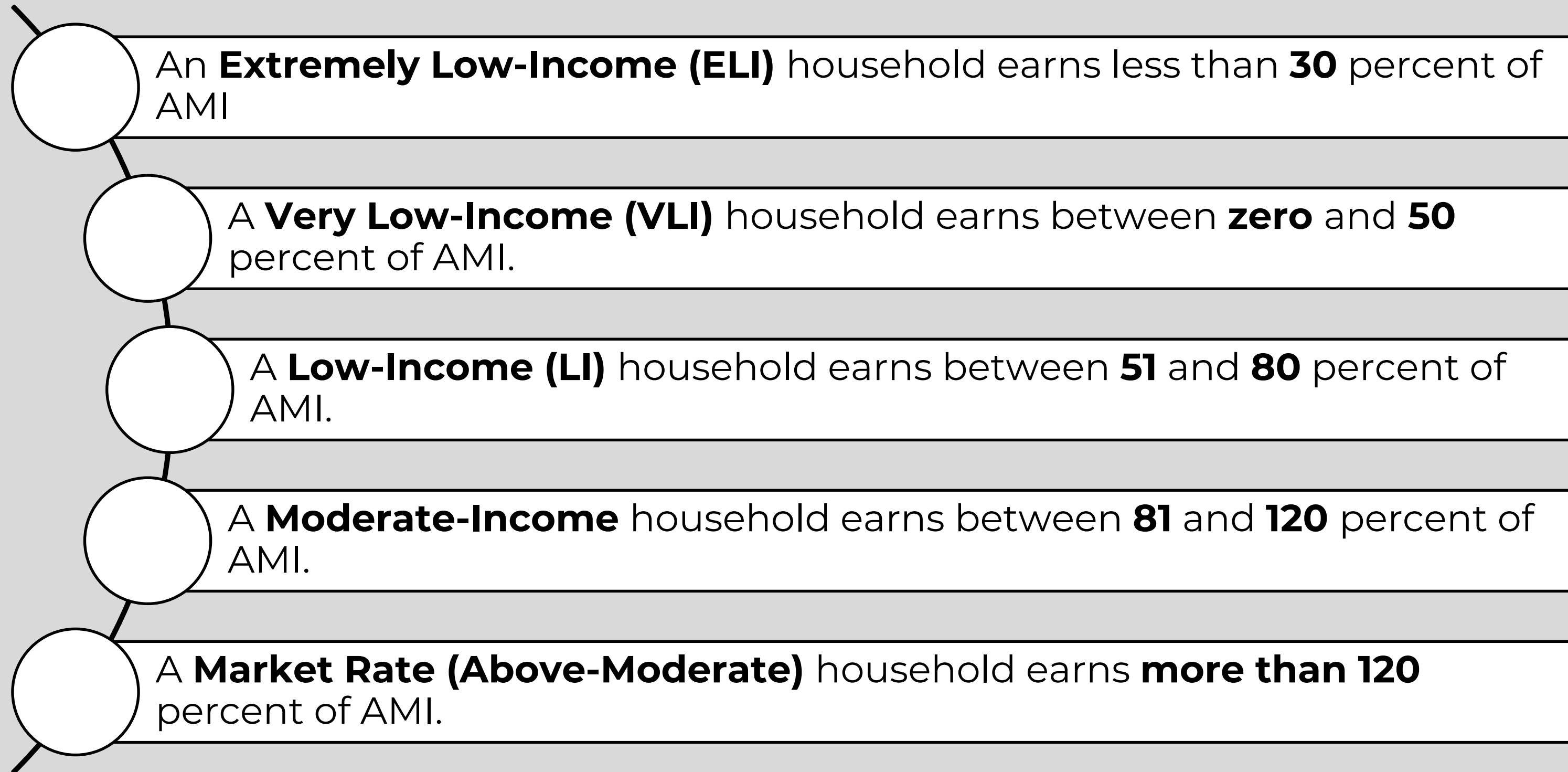
The 2023 **Area Median Income (AMI)** for a four-person household in Alameda County is \$147,900.

**Sources:** 1) California Department of Housing and Community Development Department. "State Income Limits for 2023. <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2023.pdf>

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

# Household Affordability Categories

\*As defined by the California Department of Housing and Community Development



# Today, if a Four -Person Household in Alameda County Earns an Annual Income of...



**ELI Household**  
 Earns less than  
 \$44,351

**VLI Household**  
 Earns between  
 \$44,351 and  
 \$73,950

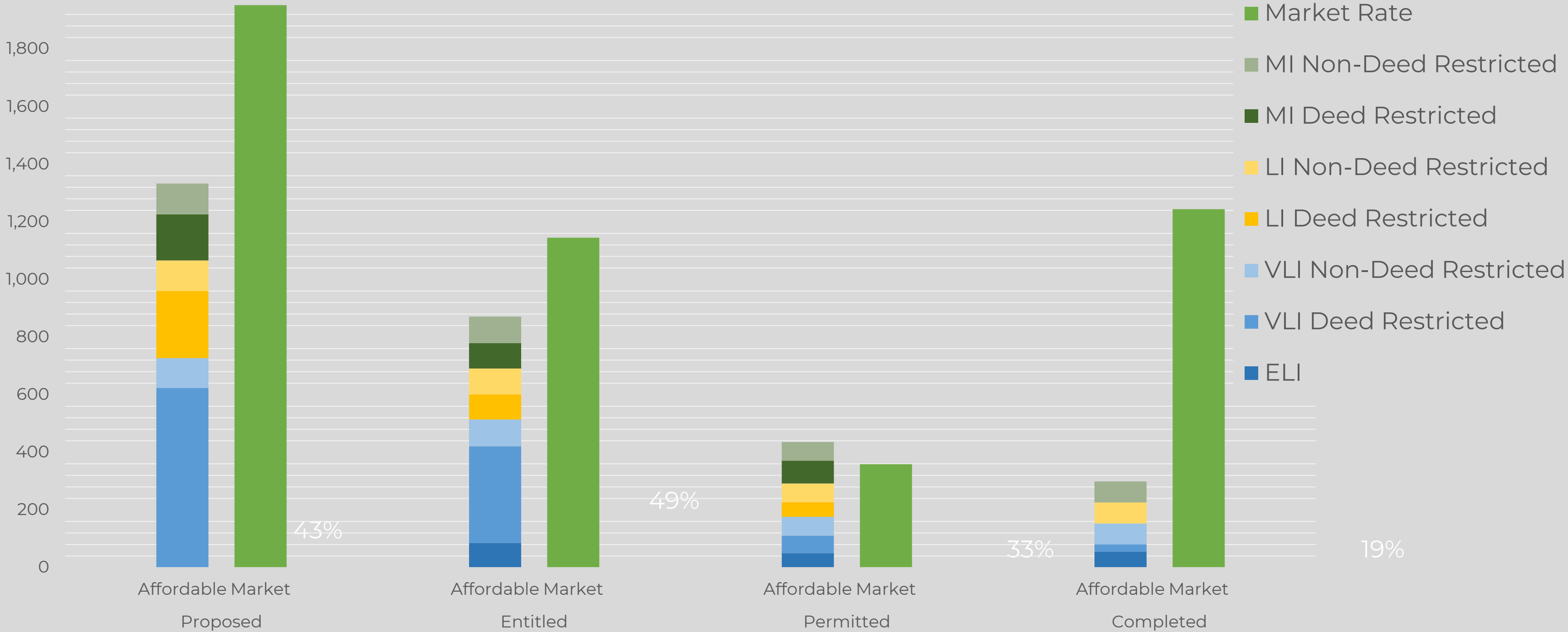
**LI Household**  
 Earns between  
 \$73,951 and  
 \$112,150

**Moderate-  
 Income  
 Household**  
 Earns between  
 \$112,151 and  
 \$177,500

**Market Rate  
 (Above-  
 Moderate)**  
 Earns more than  
 \$177,500

**Sources:** 1) California Department of Housing and Community Development Department. "State Income Limits for 2023."  
<https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2023.pdf>

# New Market Rate & Affordable Units by Phase of Production, 2023





PROGRESS TOWARD MEETING  
OAKLAND'S REGIONAL  
HOUSING NEEDS ALLOCATION  
(RNHA)



# Progress on Meeting Oakland's Regional Housing Needs Allocation (RHNA)

## Number of Permitted Units by Affordability

Income Level	RHNA	2022*	2023	2024	2025	2026	2027	2028	2029	2030	Total Units	RHNA Due	% of RHNA Met by Total Units
Very Low	6,511	288	174								462	6,049	7%
Low	3,750	137	113								250	3,500	7%
Moderate	4,457	78	141								219	4,238	5%
Affordable Subtotal	14,718	503	428								931	13,787	6%
Market	11,533	588	355								943	10,590	8%
Total	26,251	1,091	783								1,874	24,377	7%

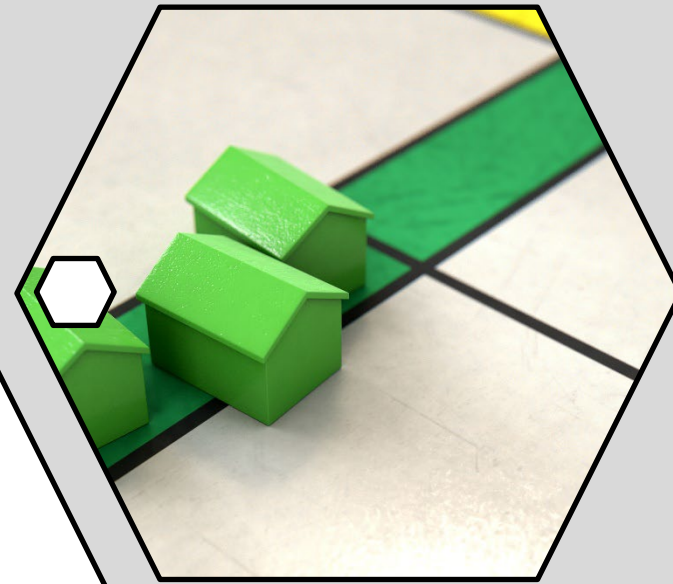
\* The unit counts under 2022 reflect units permitted between June 30, 2022 and January 30, 2023, which were credited towards the 6<sup>th</sup> Cycle RHNA.

# Production of Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) in 2023

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.



Completed  
**242**



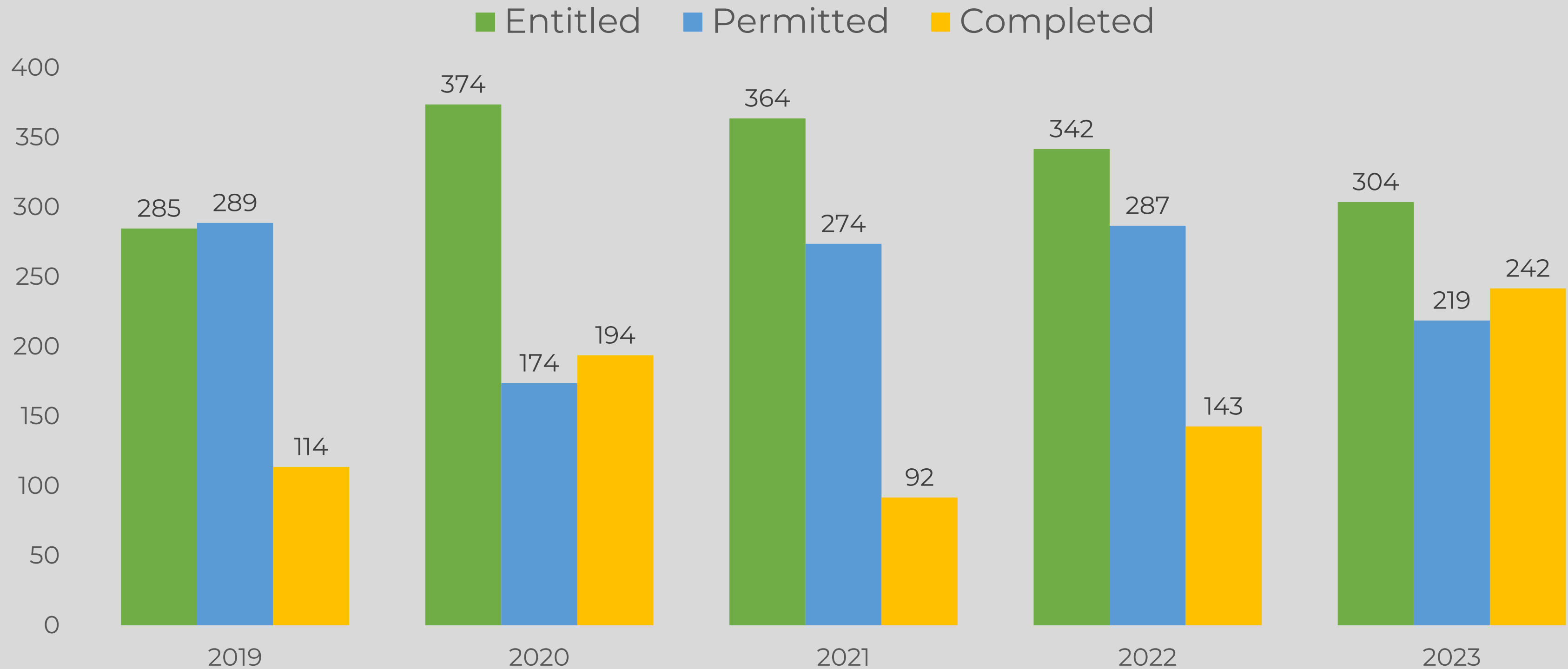
Permitted  
**219**

Entitled  
**304**

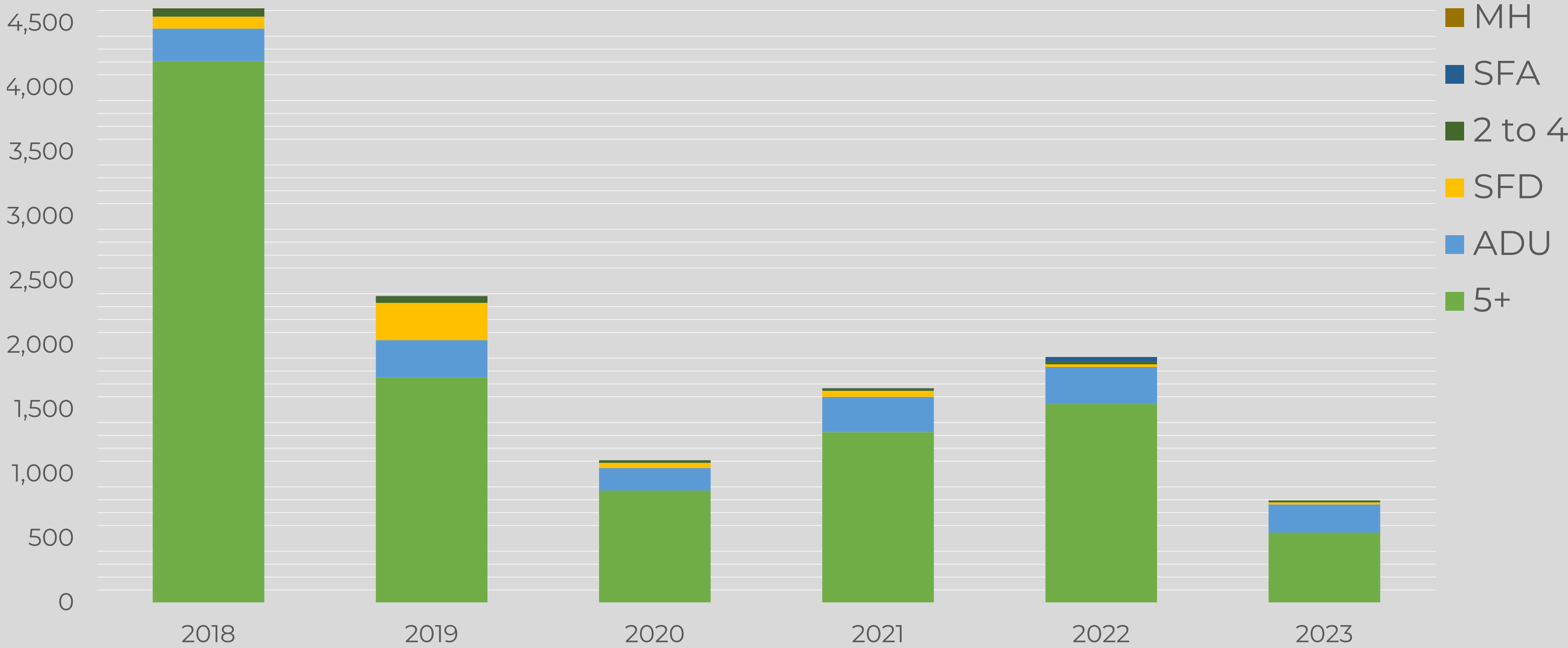
A **Junior Accessory Dwelling Unit (JADU)** – is a small dwelling unit (500 square feet or less) created by converting existing living space (e.g., bedroom, office) within a single-family residence (including an attached garage).



# Trends in the Production of ADU & JADU, 2019-2023



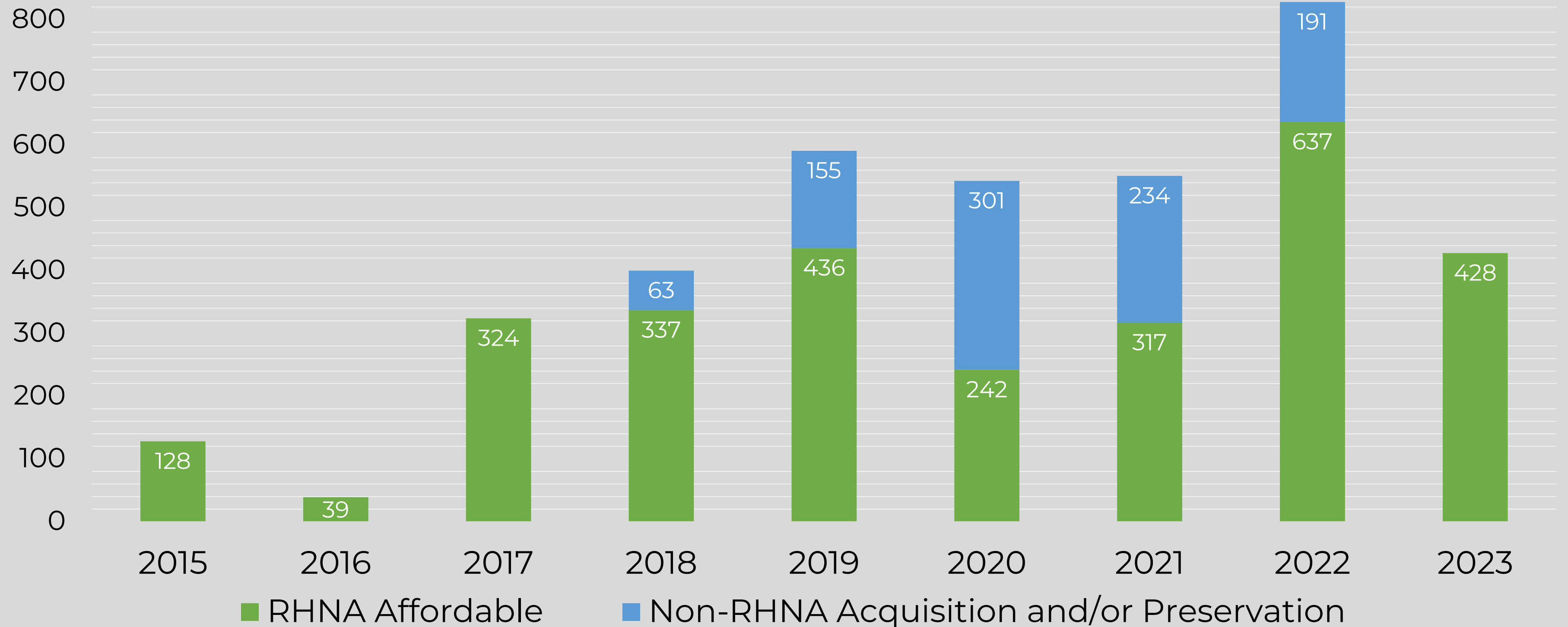
# Total Number of New Housing Units Permitted by Calendar Year, 2018-2023



# HOUSING PRESERVATION



# Affordable Housing Production and Preservation Progress, 2015-2023



# KEY ISSUES AND FOCUS AREAS FOR 2024 AND BEYOND

A Look Forward





# 2024 HCD Priorities

- **Measure U Implementation** – The City committed a \$22 million in Measure U funding in February 2024 to pipeline projects from the 2023 New Construction NOFA and anticipates making further investments this year in the 2024 New Construction NOFA, the Rapid Response Homeless Housing (R2H2) program, and the Acquisition and Conversion to Affordable Housing (ACAH) program. These investments will protect the affordability of existing homes and produce new affordable homes for hundreds of Oakland families.
- **Rapid Response Homeless Housing (R2H2)** – The R2H2 program will fund quick-build homeless housing projects similar to the State’s Homekey program via a rolling, over-the-counter application process. The City anticipates awarding \$29 million in 2024.

# 2024 HCD Priorities

- **Bay Area Housing Finance Authority (BAHFA) Regional Bond** - This \$10-20 billion bond could provide the City with between \$382 million and \$765 million for affordable housing. At least 52% of these funds would be dedicated to producing new affordable homes, while at least 15% of these funds would be dedicated to preserving existing affordable homes. Alameda County would also receive a separate pool of funds ranging from \$987 million to \$1.97 billion. The City is currently working with the County to conduct public engagement around this potential affordable housing bond. The City is also exploring with the County if some potential programs funded out of the County's allocation, such as possible home repair or homebuyer programs, could serve both Oakland residents and other residents of Alameda County.

# LEARN MORE

To view the complete **2023 General Plan & Housing Element Annual Progress Reports (APR)** please visit:

[bit.ly/OaklandAPR](https://bit.ly/OaklandAPR)