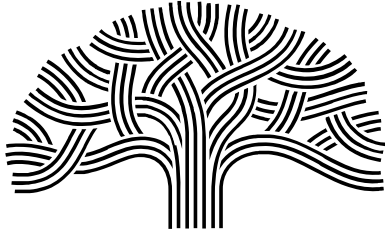


2022 General Plan & Housing Element Annual Progress Report (APR)

William Gilchrist, Director
Planning & Building Department

Emily Weinstein, Interim Director
Housing and Community Development Department

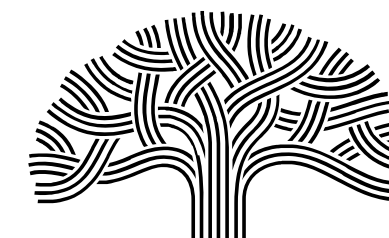


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OAKLAND**



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 2015-2023 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.



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In accordance with **Action 5.2.11 of the Adopted 2023-2031 Oakland Housing Element**, the City brought this informational report before the City's **Planning Commission** on May 17th, the **Community and Economic Development (CED) Committee** on June 27th, and is bringing this before **City Council** today to review and consider the APR.



**2022 GENERAL
PLAN ANNUAL
PROGRESS REPORT**



2045 General Plan Update: Phase 1



HOUSING

**Adopted
January 2023**

***Certified
February
2023***



SAFETY

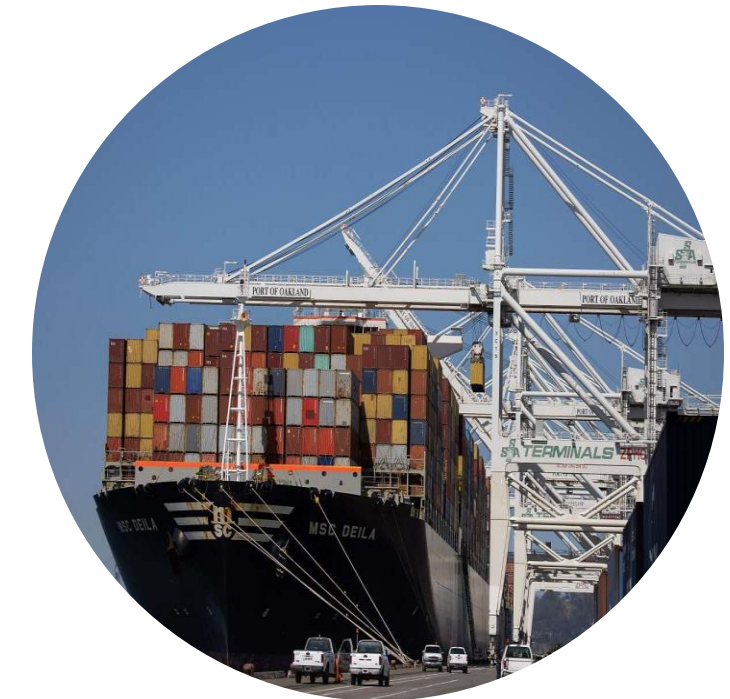
**Adopted 2004
(Last amended
2021)**



ENVIRONMENTAL JUSTICE

****New
Requirement****

***May be stand-
alone or
integrated***



INDUSTRIAL LANDS POLICY

****New****

2022 General Plan Update Engagement



A. "Karriem" Khan, @ak2webd3, and Jessica Lee, @jessicazylee, discuss their vision for Oakland's future @oaklandasiancc.

- Pop-up and Community Hub Events
 - **2,558** people reached in-person
- Neighborhood Workshops, Townhalls
 - **4** Housing Element Focused Workshops
 - **2** Townhalls and **2** Open Houses
 - Over **40** Presentations to Neighborhood Councils/Community Groups
 - Over **250** Participants Virtually
- Discussion Groups
- **8** Equity Working Group meetings
- Online Engagement
- Study Sessions with Decisionmakers

Implementing Major Planning Initiatives

- **Land Use and Transportation Element (LUTE)**
 - Downtown Oakland Specific Plan (ongoing in 2022)
 - 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 2022)
- **Open Space, Conservation, and Recreation (OSCAR) Element**
 - Urban Forest Master Plan (ongoing in 2022)

Approved or Ongoing Projects (Propose Amending the General Plan)

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

**2022 HOUSING
ELEMENT ANNUAL
PROGRESS REPORT**



2022 Production of New Housing Units At A Glance

3,128

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

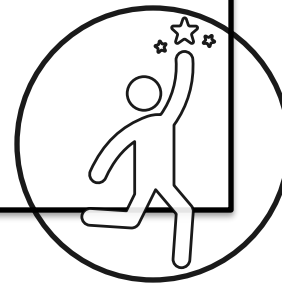
Proposed



3,812

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

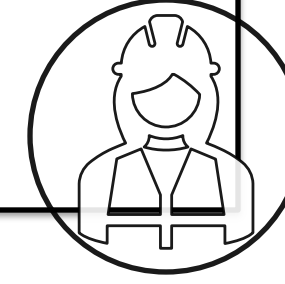
Entitled



1,909

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

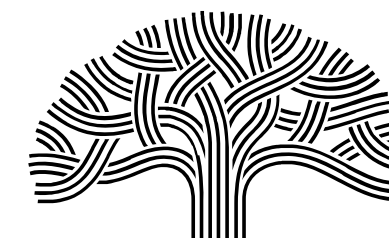
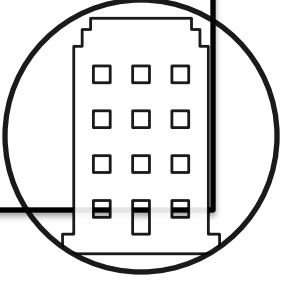
Permitted



3,385

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

Completed



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HOUSING AFFORDABILITY IN CONTEXT

Basic Definitions



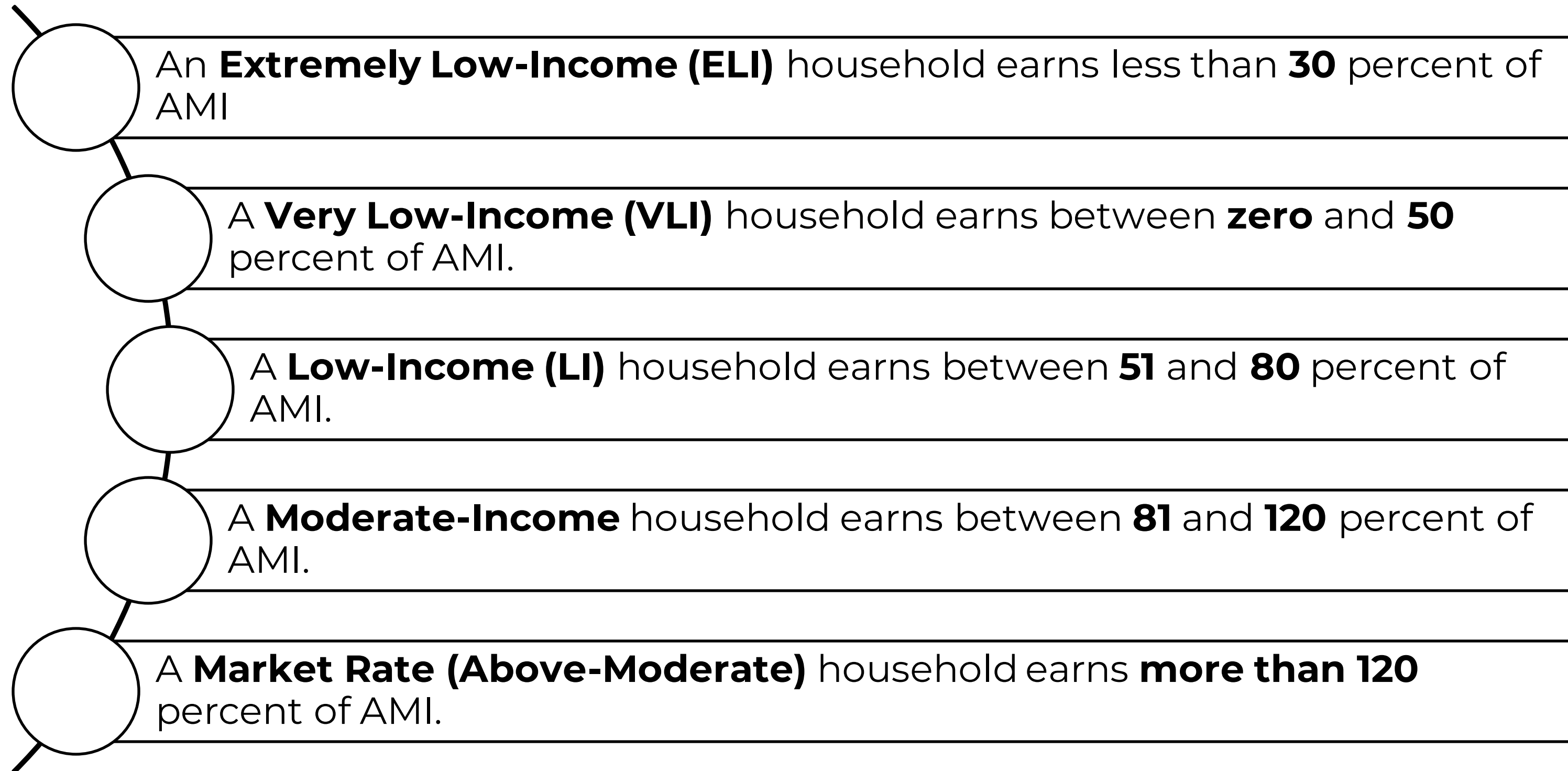
The 2022 **Area Median Income (AMI)** for a four-person household in Alameda County is \$142,800.

Sources: 1) California Department of Housing and Community Development Department. "State Income Limits for 2022." <https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf>

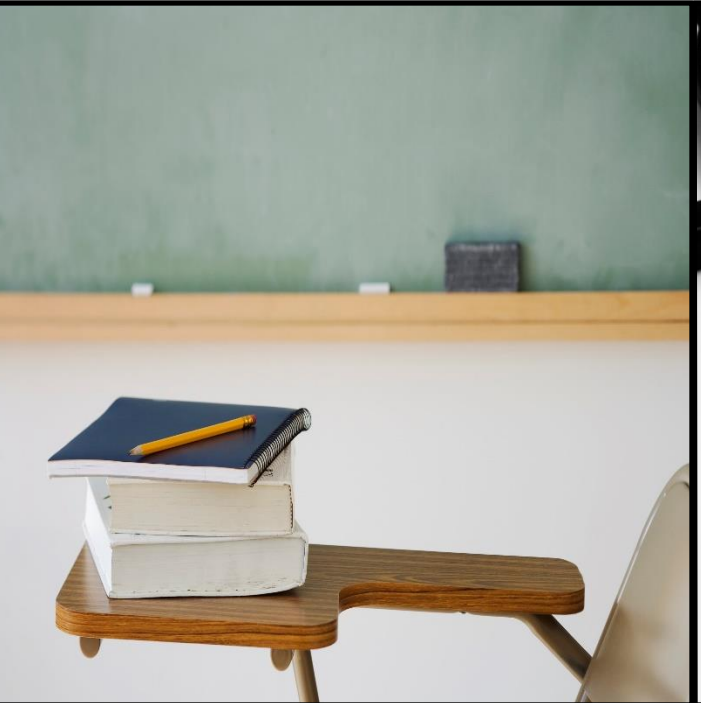
The **AMI** is the midpoint of an area's income distribution. This means **half of all families** in an area earn more than the median and **half earn less** than the median.

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 \$42,850

VLI Household
 Earns between \$42,850 and \$71,400

LI Household
 Earns between \$71,401 and \$109,600

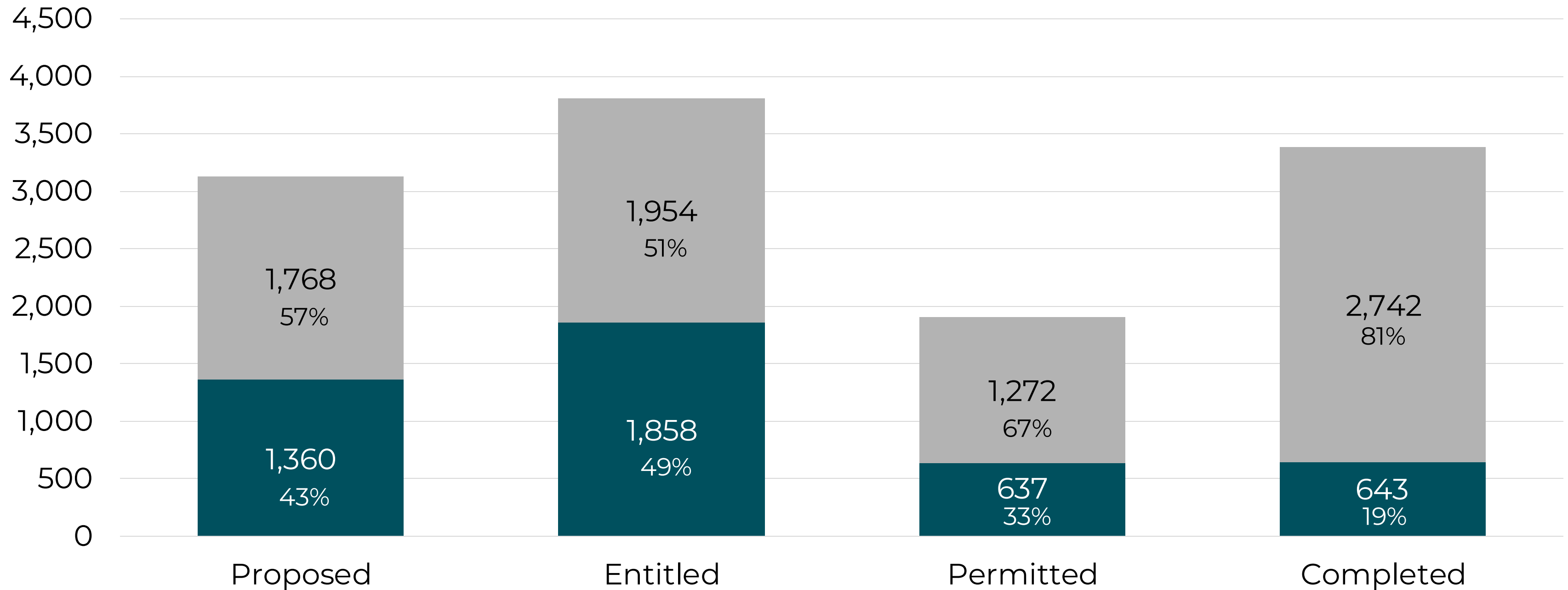
Moderate-Income Household
 Earns between \$109,601 and \$171,350

Market Rate (Above-Moderate)
 Earns more than \$171,351

Sources: 1) California Department of Housing and Community Development Department. "State Income Limits for 2022."
<https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf>

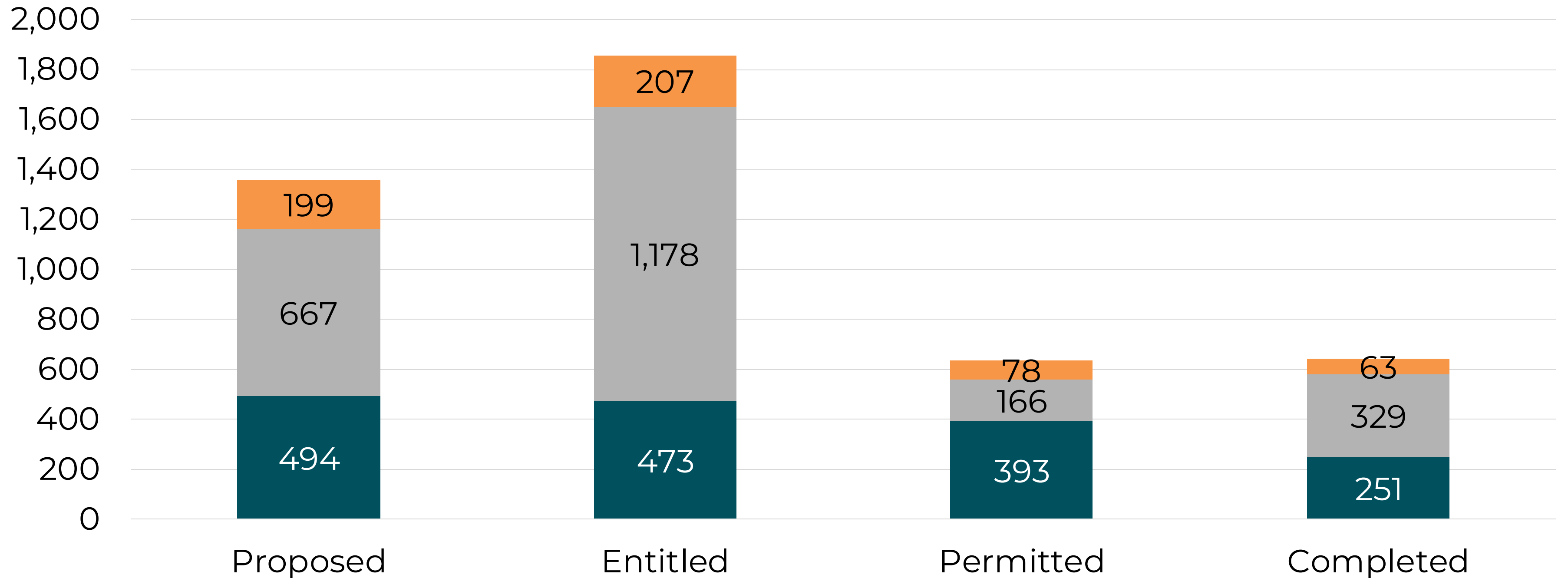
New Market Rate & Affordable Units by Phase of Production, 2022

■ Affordable (VLI, LI, Moderate-Income) ■ Market-Rate



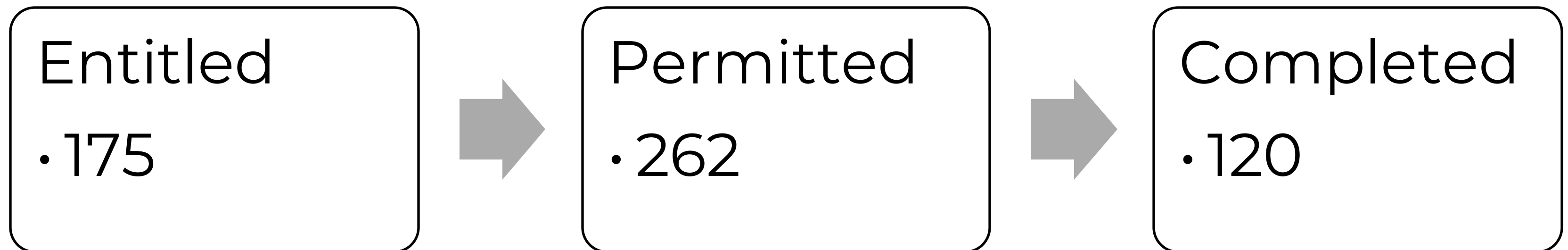
Number of New Affordable Housing Units by Income Level, 2022

■ VLI ■ LI ■ Moderate-Income



Production of Extremely Low-income (ELI) Units, 2022

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.



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



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

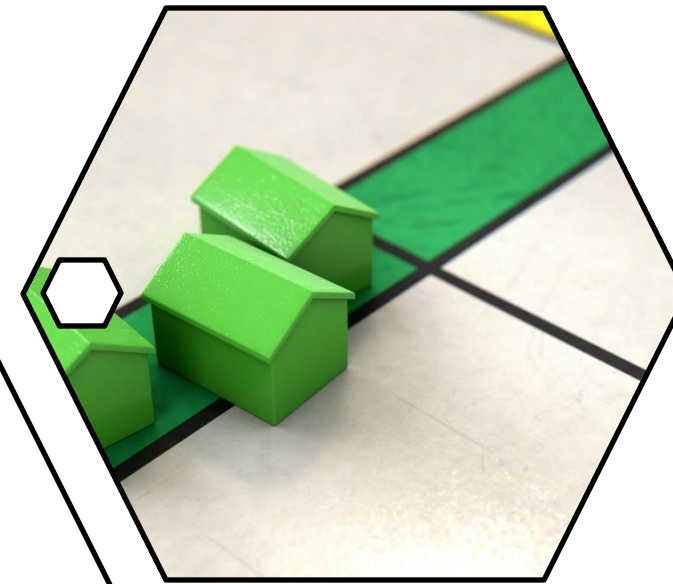
| | | Number of Permitted Units by Affordability | | | | | | | | | | |
|---------------------|--------|--|-------|-------|-------|-------|-------|-------|-------|-------------|----------|------------------------------|
| Income Level | RHNA* | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | Total Units | RHNA Due | % of RHNA Met by Total Units |
| Very Low | 2,059 | 98 | 26 | 247 | 204 | 120 | 193 | 191 | 393 | 1,472 | 587 | 71% |
| Low | 2,075 | 30 | 13 | 66 | 85 | 307 | 40 | 125 | 166 | 832 | 1,243 | 40% |
| Moderate | 2,815 | 0 | 0 | 11 | 48 | 9 | 9 | 1 | 78 | 156 | 2,659 | 6% |
| Affordable Subtotal | 6,949 | 128 | 39 | 324 | 337 | 436 | 242 | 317 | 637 | 2,460 | 4,489 | 35% |
| Market | 7,816 | 643 | 2,082 | 4,019 | 4,280 | 1,727 | 865 | 1,350 | 1,272 | 16,238 | 0 | 208% |
| Total | 14,765 | 771 | 2,121 | 4,343 | 4,617 | 2,163 | 1,107 | 1,667 | 1,909 | 18,698 | 4,473 | 127% |

Production of Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) in 2022

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
143



Permitted
287

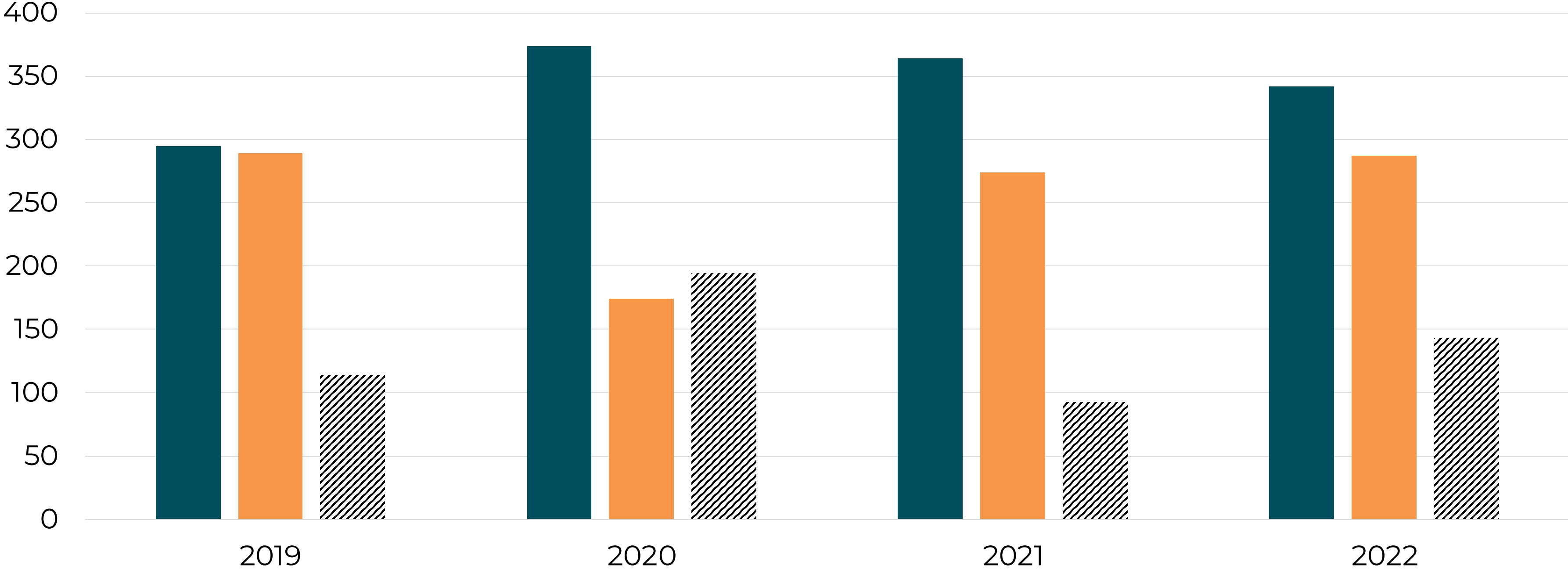
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342



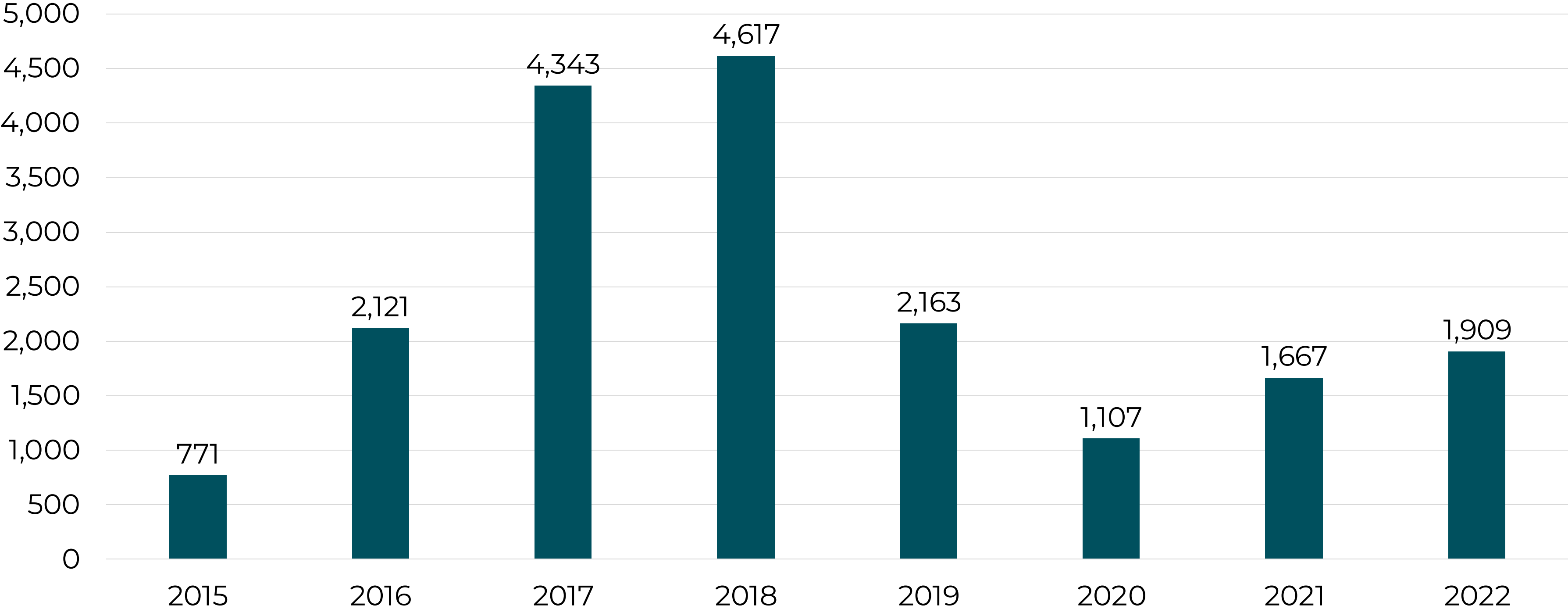
A **Junior Accessory Dwelling Unit (JADU)** – is a small dwelling unit (500 square feet or less) created by converting existing living space (e.g., bedroom, office) within a single-family residence (including an attached garage).

Trends in the Production of ADU & JADU, 2019-2022

■ Entitled ■ Permitted ▨ Completed



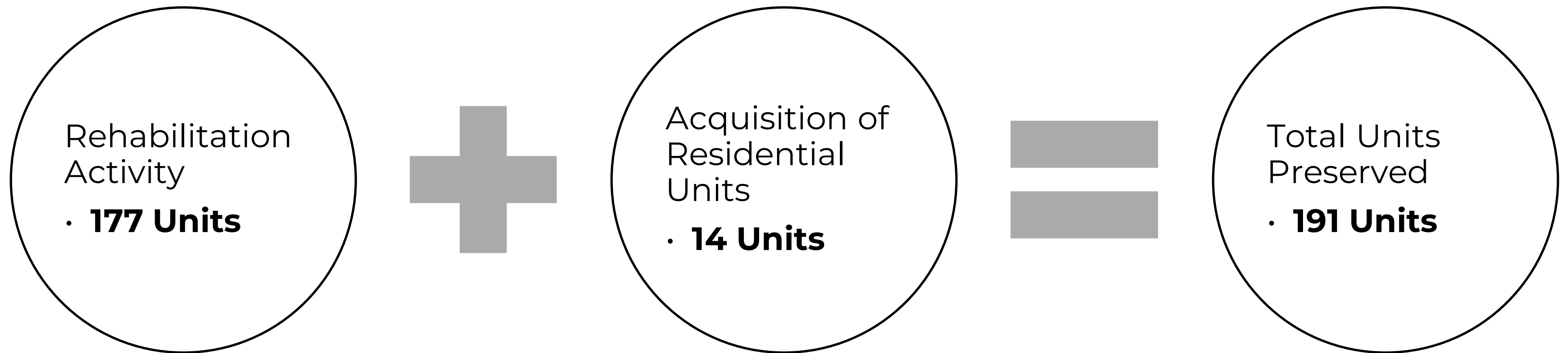
Total Number of New Housing Units Permitted by Calendar Year, 2015-2022



HOUSING PRESERVATION

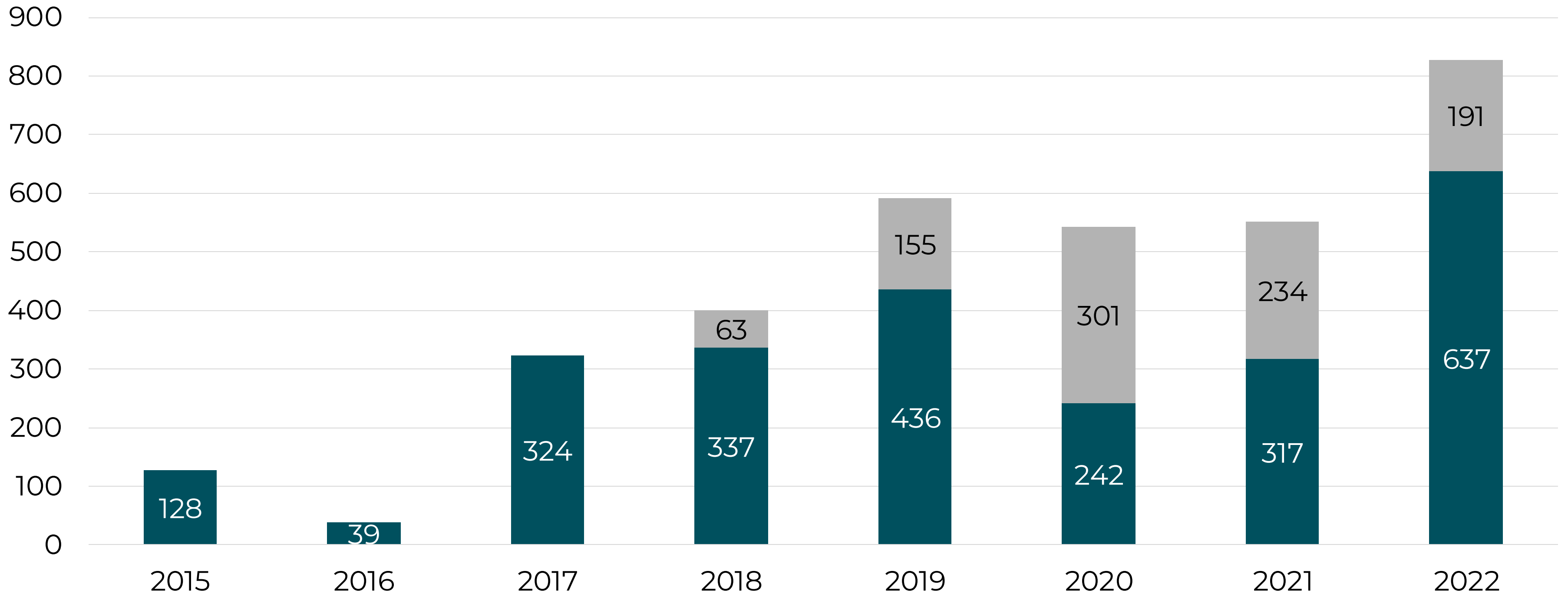


2022 Housing Preservation Table F



Affordable Housing Production and Preservation Progress, 2015-2022

■ RHNA Affordable ■ Non-RHNA Acquisition and/or Preservation



Oakland Production and Preservation Progress

| Category | Year | | | | | | | |
|--|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
| RHNA Affordable | 128 | 39 | 324 | 337 | 436 | 242 | 317 | 637 |
| RHNA Market | 643 | 2,082 | 4,019 | 4,280 | 1,727 | 865 | 1,350 | 1,272 |
| Non-RHNA Acquisition and/or Preservation of Affordable | 0 | 0 | 0 | 63 | 155 | 301 | 234 | 191 |
| TOTAL UNITS | 771 | 2,121 | 4,343 | 4,680 | 2,318 | 1,408 | 1,901 | 2,100 |

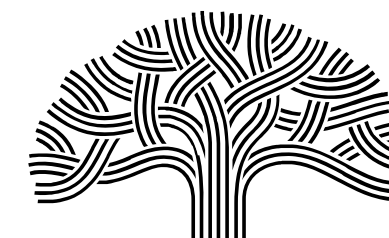
KEY ISSUES AND FOCUS AREAS FOR 2023 AND BEYOND

A Look Forward



A New Housing Element for Oakland

- **2023-2031 Housing Element Update**
 - Adopted by City Council on January 31, 2023; certified by State HCD on February 17, 2023
- **Five (5) Overarching Goals to Address the Housing Crisis and Needs of Oaklanders:**
 - Protect Oakland Residents from Displacement and Prevent Homelessness
 - Preserve and Improve Existing Affordable Housing Stock
 - Expand Affordable Housing Opportunities
 - Address Homelessness and Expand Services for the Unhoused
 - Promote Neighborhood Stability and Health
- **Adopt Zoning Code Amendments (Fall 2023)**



**CITY OF
OAKLAND**

Homelessness, Race, and Equity

2022 Point-in-Time Count



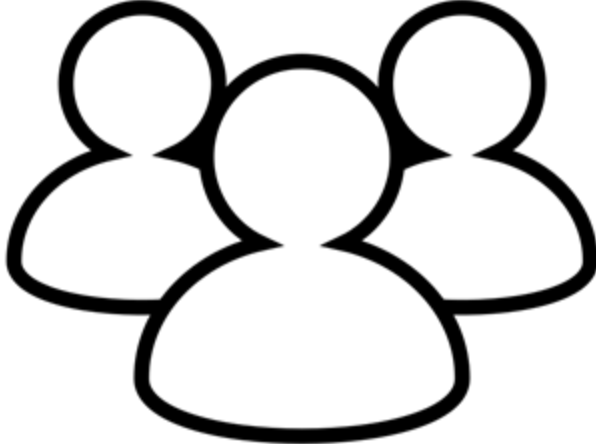
Oakland



Racial Disparity



Homekey Demographics



5,055

Homeless people living in Oakland

52%

of people who are homeless in Alameda County live in Oakland

60%

of people who are homeless in Oakland are Black

80%

of Oakland occupied Homekey units are occupied by Black residents

Homelessness, Race, and Equity

Homekey 1.0 and 2.0

- **Six Homekey Projects Awarded**
- **285 deeply affordable units for unhoused residents**
 - (231 permanent and 54 interim)
- **98%* BIPOC residents**
 - Clifton Hall, Inn at Temescal, and BACS Scattered Sites Homekey 1.0 projects

Homekey 3.0

- RFP for **\$35.5 million** released in October 2022;
- City **commitments to four to six projects** April 2023;
- State NOFA submissions began in **early May 2023**
(awards expected **60-90 days after submission**)

2023 HCD Priorities

- **Complete Affordable Projects** – Six City-funded new developments with 568 affordable units are currently under construction. In addition, two more projects with 149 affordable units are due to start construction this year.
- **Fund Additional Housing Projects** – HCD released a \$63 million New Construction NOFA in January 2023 and has selected at least seven awardees/projects for 472 or more affordable units
- **2023-2027 Strategic Action Plan**, including Measure U bond spending projections – The plan proposes programmatic allocations of \$350 million for affordable housing over a four-year period and provides a community-vetted equity framework and set of guiding principles. The proposed plan prioritizes extremely low-income and permanent supportive housing units in order to address the homelessness crisis.

LEARN MORE

To view the complete **2022 General Plan & Housing Element Annual Progress Reports (APR)** please visit:

bit.ly/OaklandAPR