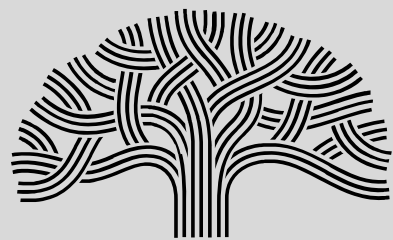


2024 General Plan & Housing Element Annual Progress Report (APR)

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**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 **Community and Economic Development Committee** today. A public hearing on this report will be conducted before the **Zoning Update Committee** tomorrow and another will be conducted before the **Planning Commission** next month.



2024 GENERAL PLAN ANNUAL PROGRESS REPORT



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)**
 - Downtown Oakland Specific Plan (adopted July 2024)
 - 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 (adopted May 2024)
 - Local Hazard Mitigation Plan (adopted June 2021)
- **Open Space, Conservation, and Recreation (OSCAR) Element**
 - Urban Forest Master Plan (adopted December 2024)

Approved or Ongoing Projects

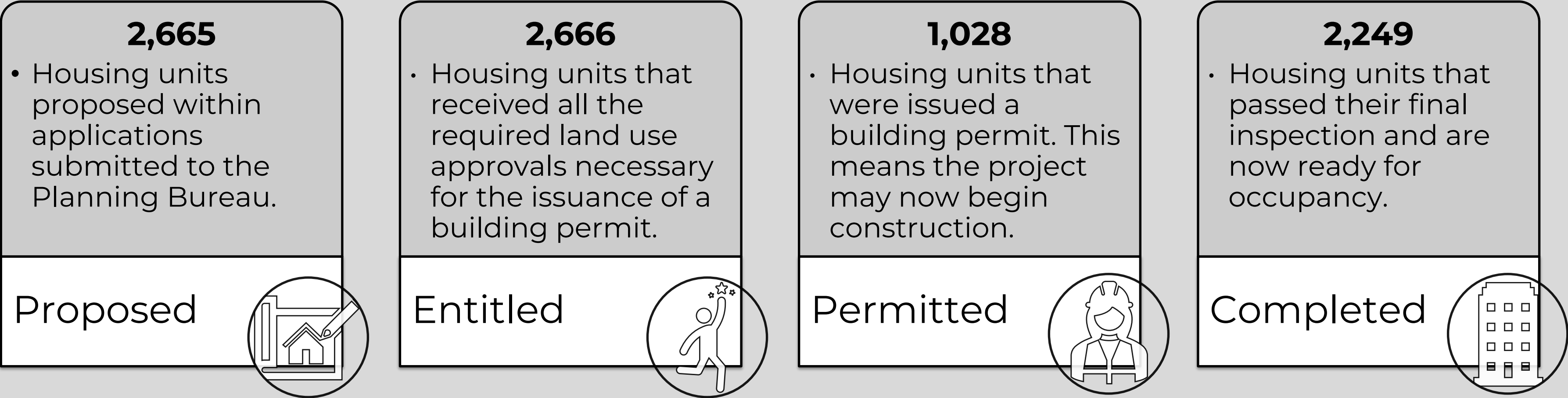
(Propose Amending the General Plan)

1. Brooklyn Basin
2. Brooklyn Basin Parcel N
3. Downtown Oakland Specific Plan
4. Former California College of the Arts Campus
5. Lake Merritt BART TOD
6. Oak Knoll Mixed Use Community

2024 HOUSING ELEMENT ANNUAL PROGRESS REPORT



2024 Production of New Housing Units At A Glance



HOUSING AFFORDABILITY IN CONTEXT

Basic Definitions



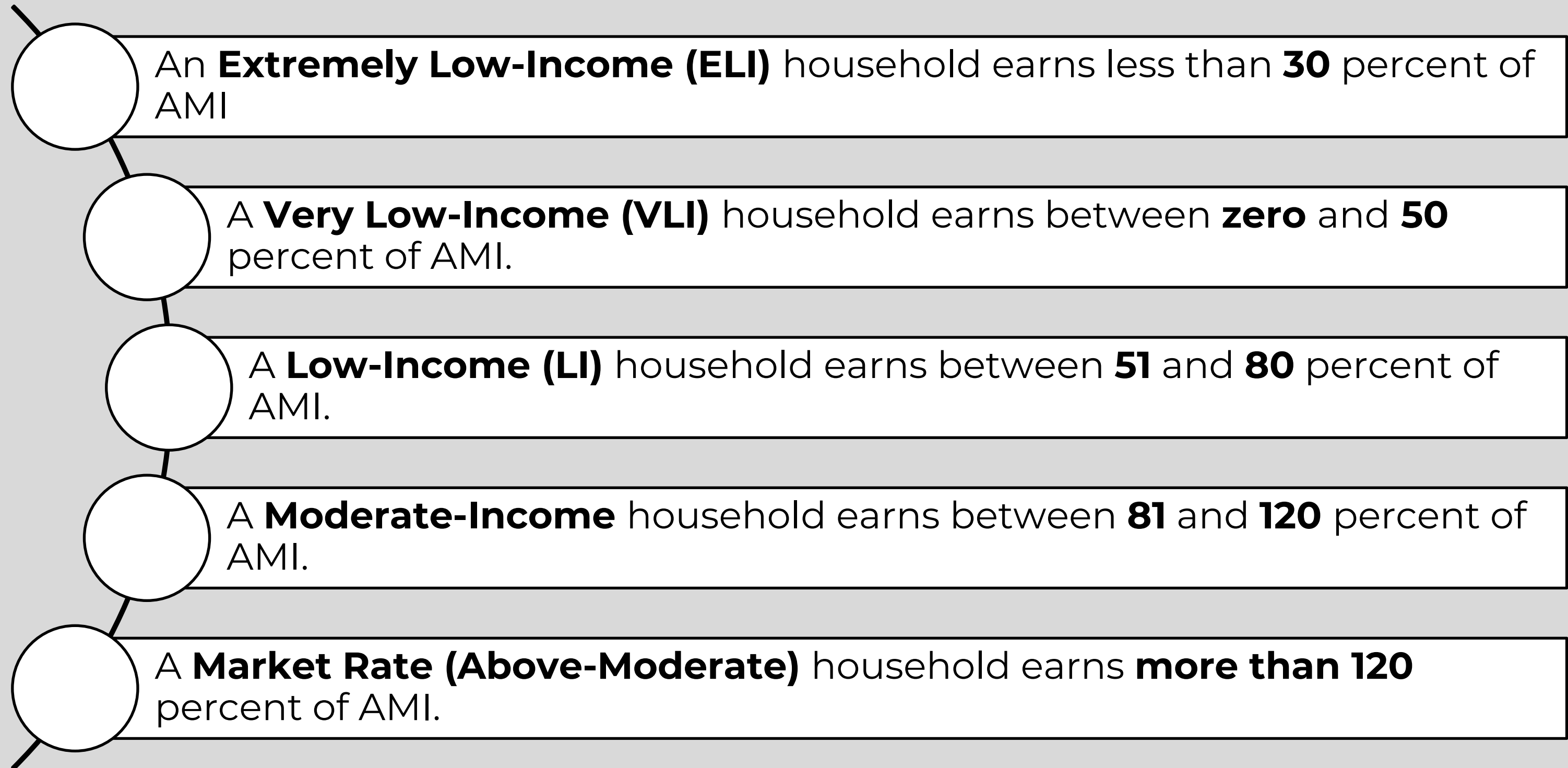
The 2024 **Area Median Income (AMI)** for a four-person household in Alameda County is \$155,700.

Sources: 1) California Department of Housing and Community Development Department. "State Income Limits for 2024. <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2024.pdf>


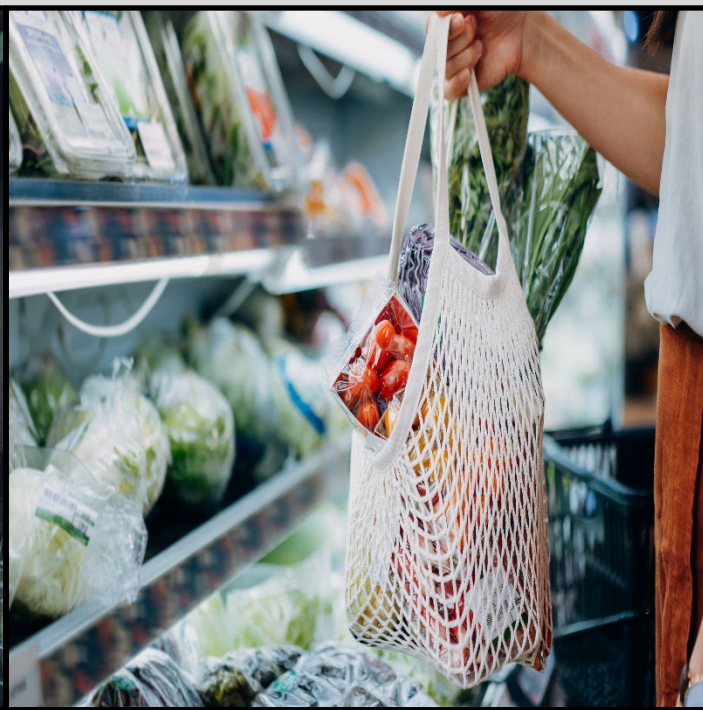
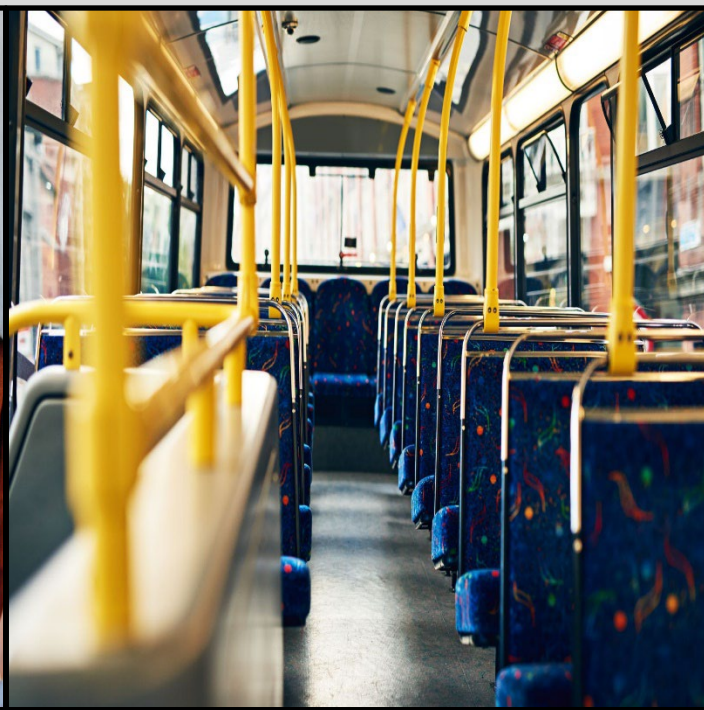


The **AMI** is the midpoint of an area's income distribution. This means **half of all families** in an area earn more than the median and **half earn less** than the median.

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 \$46,701	VLI Household Earns between \$46,701 and \$77,850	LI Household Earns between \$77,851 and \$120,800	Moderate-Income Household Earns between \$120,801 and \$186,850	Market Rate (Above-Moderate) Earns more than \$186,850

Sources: 1) California Department of Housing and Community Development Department. "State Income Limits for 2024."
<https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2024.pdf>

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

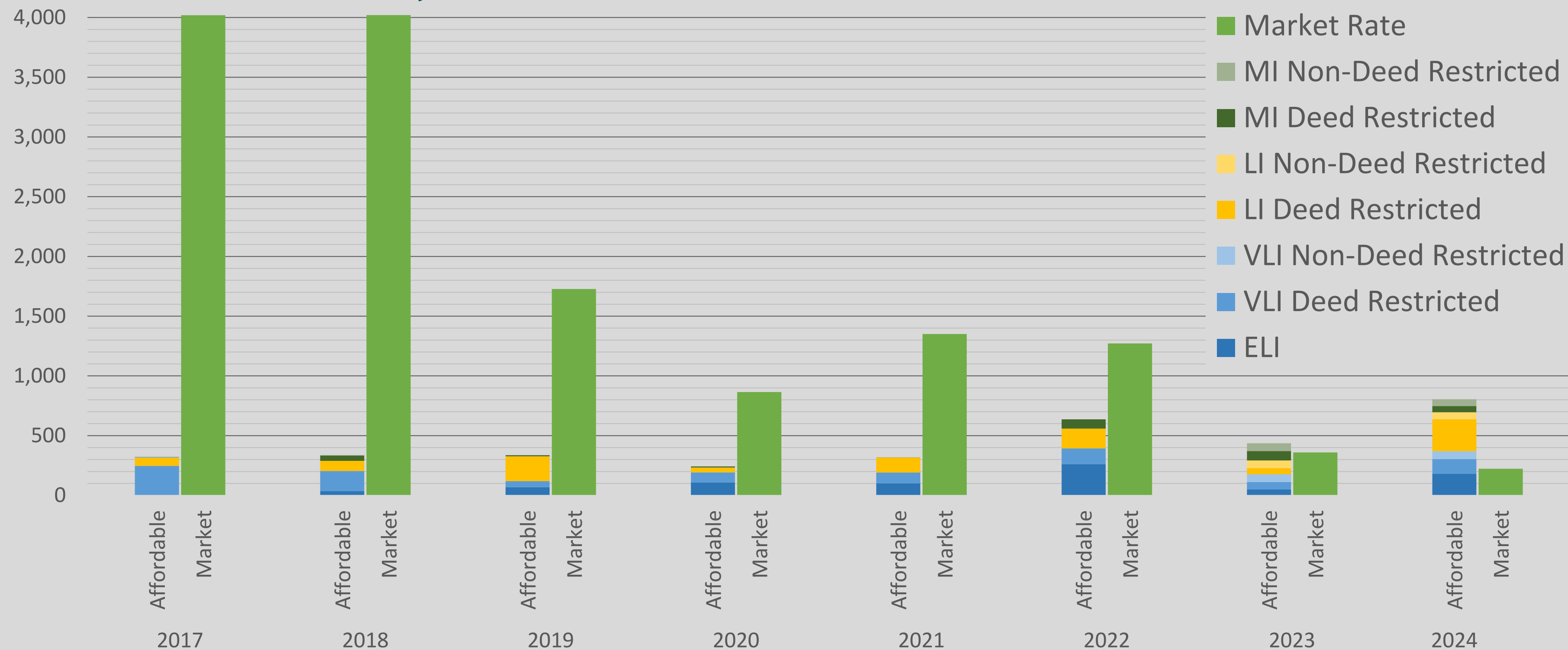


Progress on Meeting Oakland's Regional Housing Needs Allocation (RHNA)

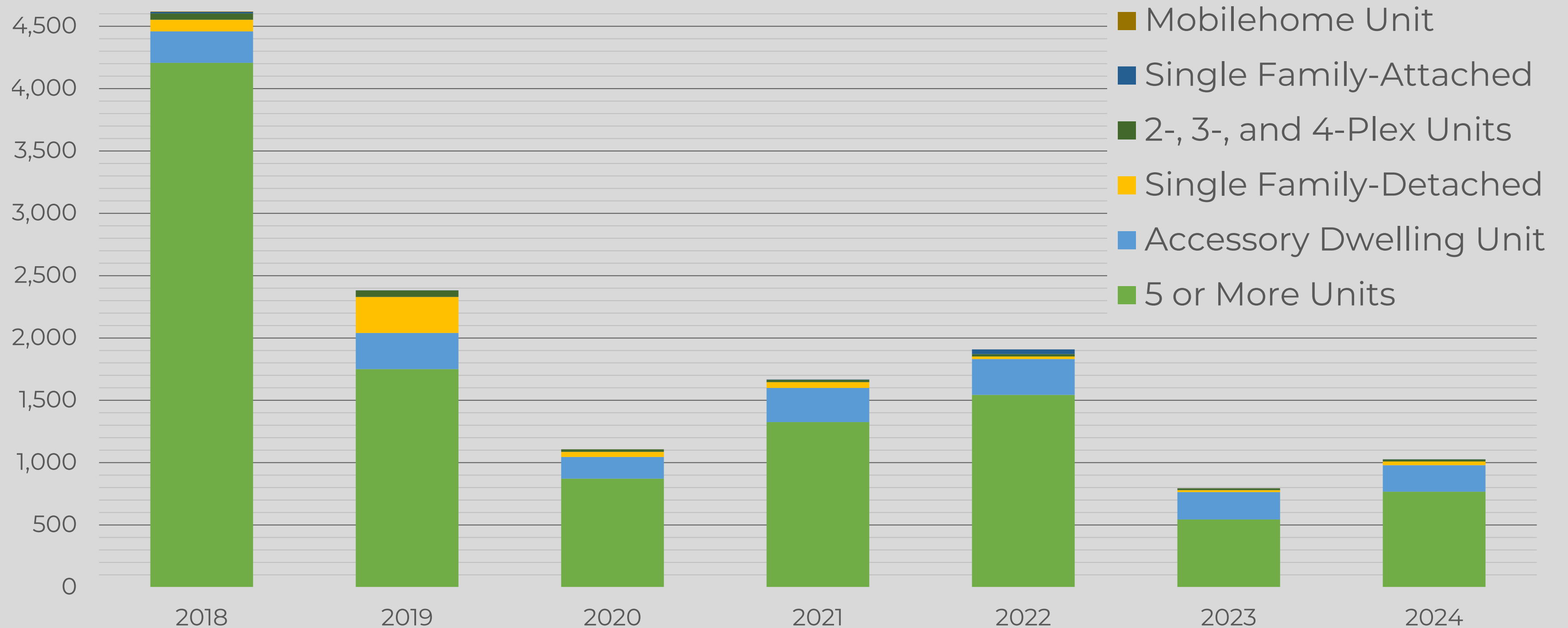
		Number of Permitted Units by Affordability											
Income Level	RHNA	2022*	2023	2024	2025	2026	2027	2028	2029	2030	Total Units	RHNA Due	% of RHNA Met by Total Units
Very Low	6,511	288	174	370							832	5,679	13%
Low	3,750	137	113	326							576	3,174	15%
Moderate	4,457	78	141	109							328	4,129	7%
Affordable Subtotal	14,718	503	428	805							1,736	12,982	12%
Market	11,533	588	355	223							1,166	10,367	10%
Total	26,251	1,091	783	1,028							2,902	23,349	11%

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

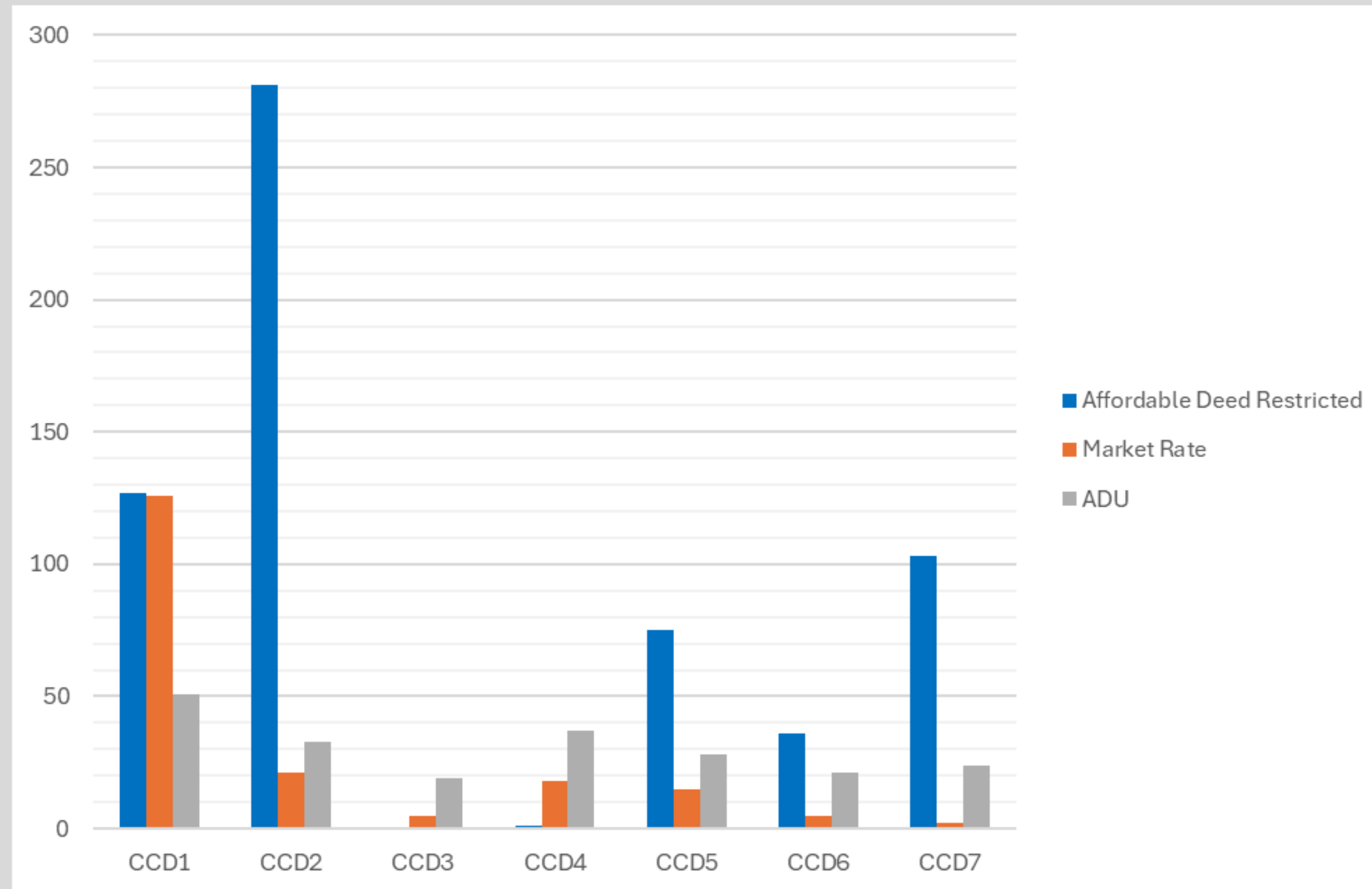
New Housing Units Permitted by Affordability, 2017-2024



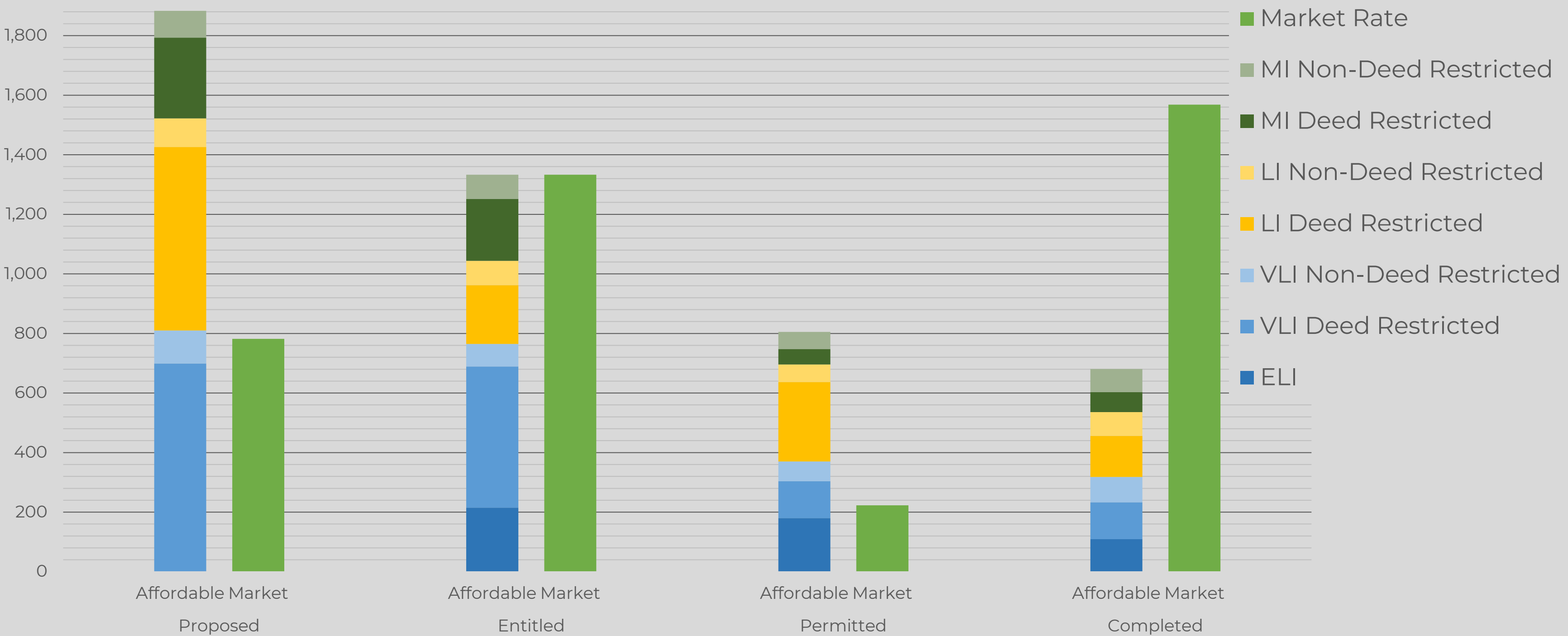
New Housing Units Permitted by Unit Type, 2018-2024



New Housing Units Permitted by City Council District, 2024



New Market Rate & Affordable Units by Phase of Production, 2024



ACCESSORY DWELLING UNITS (ADU s)



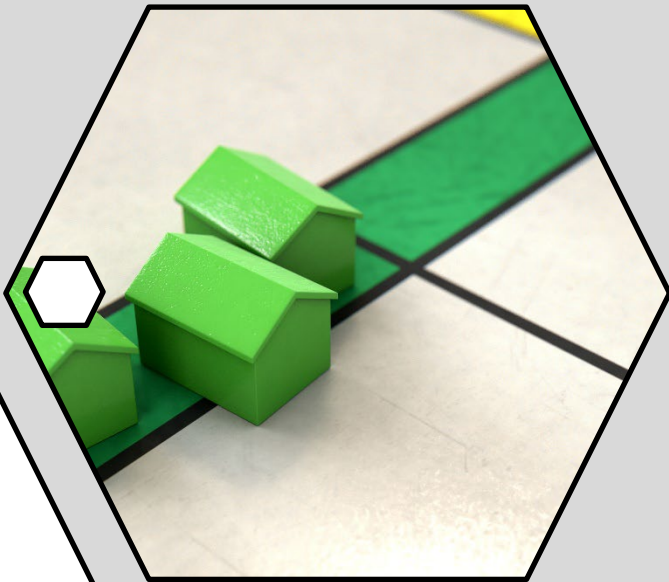
Production of Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) in 2024

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
253

Entitled
263

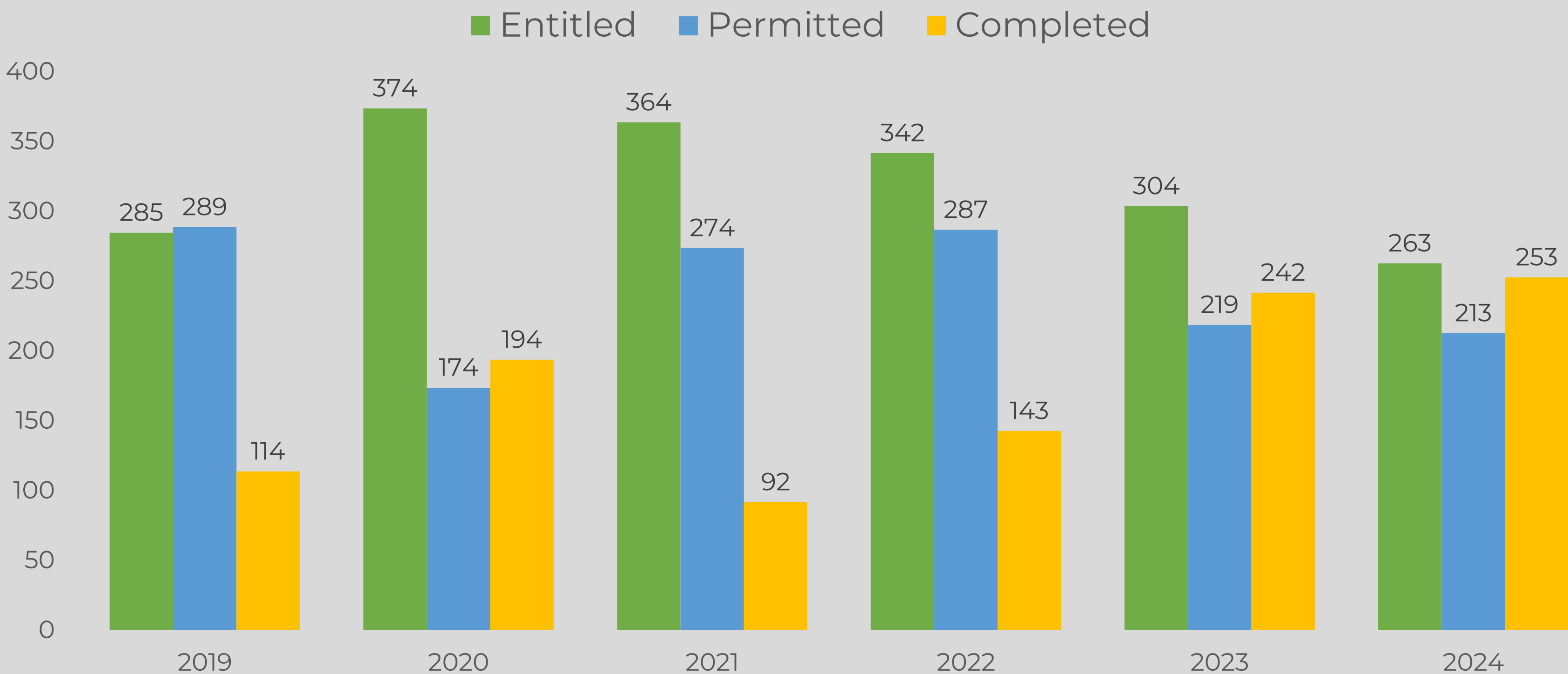


Permitted
213



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).

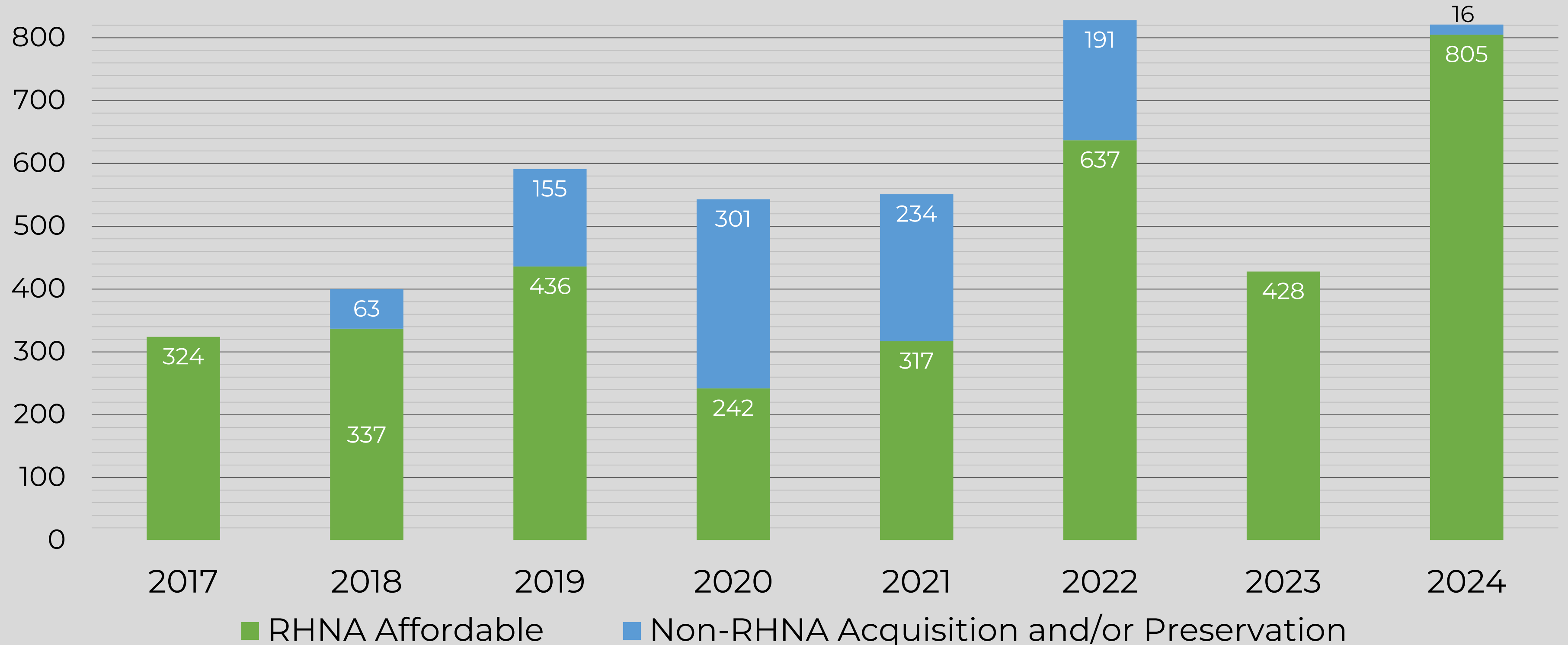
Trends in the Production of ADU & JADU, 2019-2024



HOUSING PRESERVATION



Permitted Affordable Housing Production and Preservation Progress, 2017-2024



KEY ISSUES AND FOCUS AREAS FOR 2025 AND BEYOND

A Look Forward



2025 HCD Priorities

- **Measure U Implementation** – As proposed in the 2025-2027 budget, continued Measure U investment will help fund pipeline projects from the New Construction Notice of Funding Availability, Acquisition and Conversion to Affordable Housing Program (ACAH), and the Rapid Response Homeless Housing (R2H2) program.
- **Homelessness Strategic Action Plan Development**– In collaboration with the Human Services Department, City Administrator's Office, and county-level partners, work towards developing a new Homelessness Strategic Action Plan that assesses and prioritizes City's homelessness investments and reduces funding overlaps with the work of county-level partners.

2025 HCD Priorities

- **Anti-Displacement Strategic Action Plan** - Build upon the homelessness prevention pilot program to prevent homelessness and displacement through tenant-based interventions.
- **Workforce Housing Strategy** - Expand rental and homeownership opportunities for residents earning 50-120% of Area Median Income.
- Stay tuned! More information will be presented to Council about the above items as part of the Housing Programs Progress Report coming to the next CED committee.

2025 PBD Priorities

- **Streamlining Code Approval** - Streamline Design Review processes by creating a new ministerial track to use Objective Design Standards (ODS) for by-right approval of additional residential project types.
- **Impact Fees** – Adopt various impact fee changes including calculation formulas, zone boundaries, and payment timing.
- **General Plan Update** – Phase II launched in 2024. Work continues on the effort, with adoption anticipated for late 2026.

LEARN MORE

To view the complete **2024 General Plan & Housing Element Annual Progress Reports (APR)** please visit:

bit.ly/OaklandAPR