

2021 Housing Element Annual Progress Report (APR)

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Purpose and Need

- The **purpose of the APR** is to document the implementation of housing programs and to assess the City's progress toward meeting its Regional Housing Needs Allocation (RHNA) during the current 8-year housing element cycle.
- The APR is required pursuant to the **California Housing Element law**, Section 65400 of the California Government Code.
- The APR 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 HCD.



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In accordance with **Policy 6.5 of the 2015-2023 Oakland Housing Element**, the City conducted a **public hearing** before the City's Planning Commission on June 1st and is conducting an additional hearing before the **Community and Economic Development (CED) Committee** today to review and consider the APR.



2021 Production of New Housing Units At A Glance

1,776

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

Proposed



2,838

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

Entitled



1,667

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

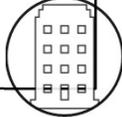
Permitted



4,135

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

Completed



HOUSING AFFORDABILITY IN CONTEXT

Basic Definitions



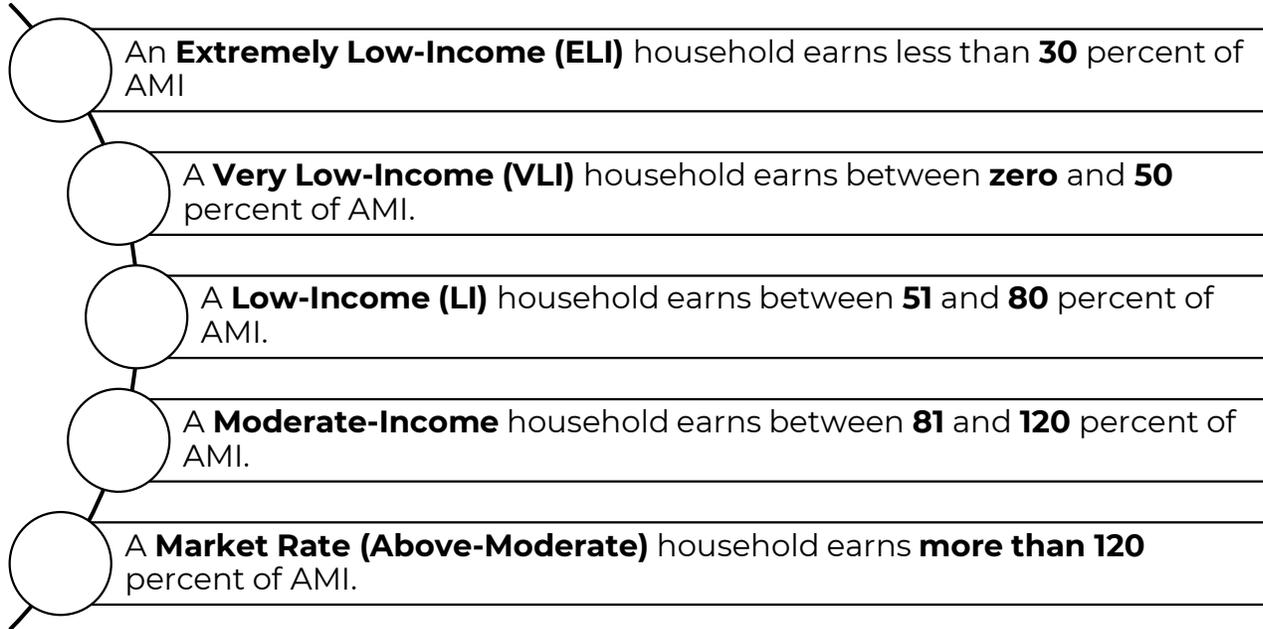
The 2022 **Area Median Income (AMI)** for a four-person household in Alameda County is \$142,800.

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

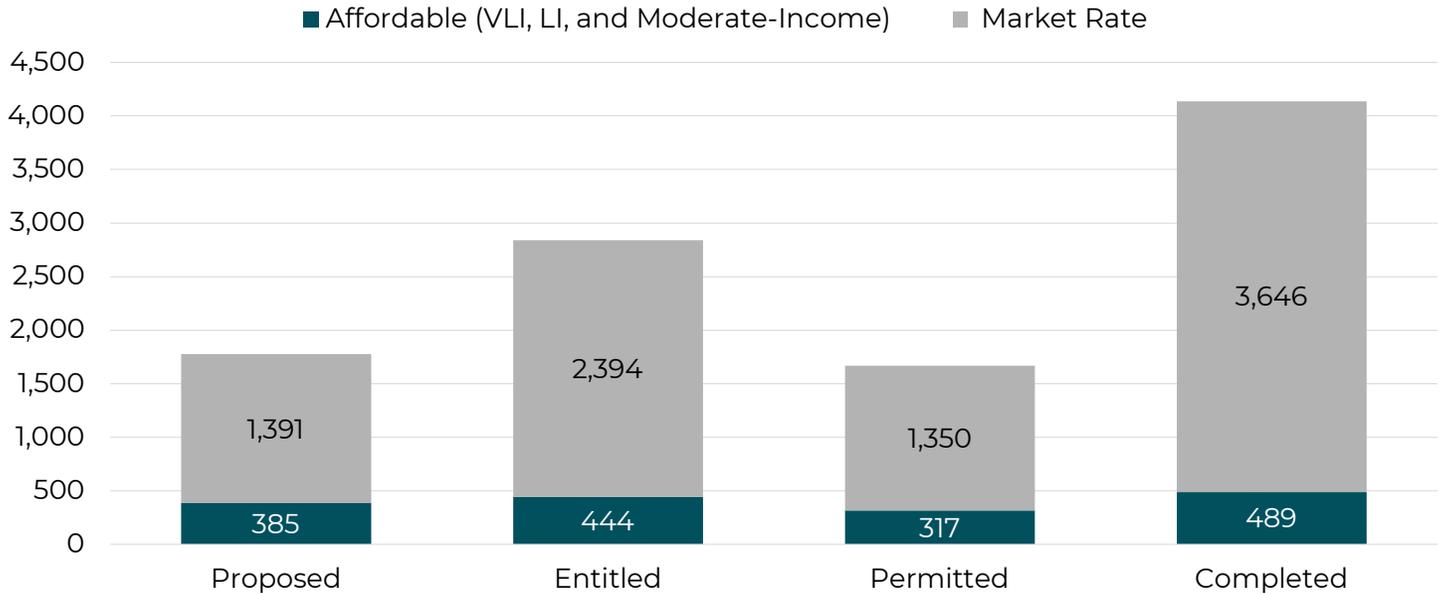
LI Household
Earns between
\$71,401 and
\$109,600

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

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

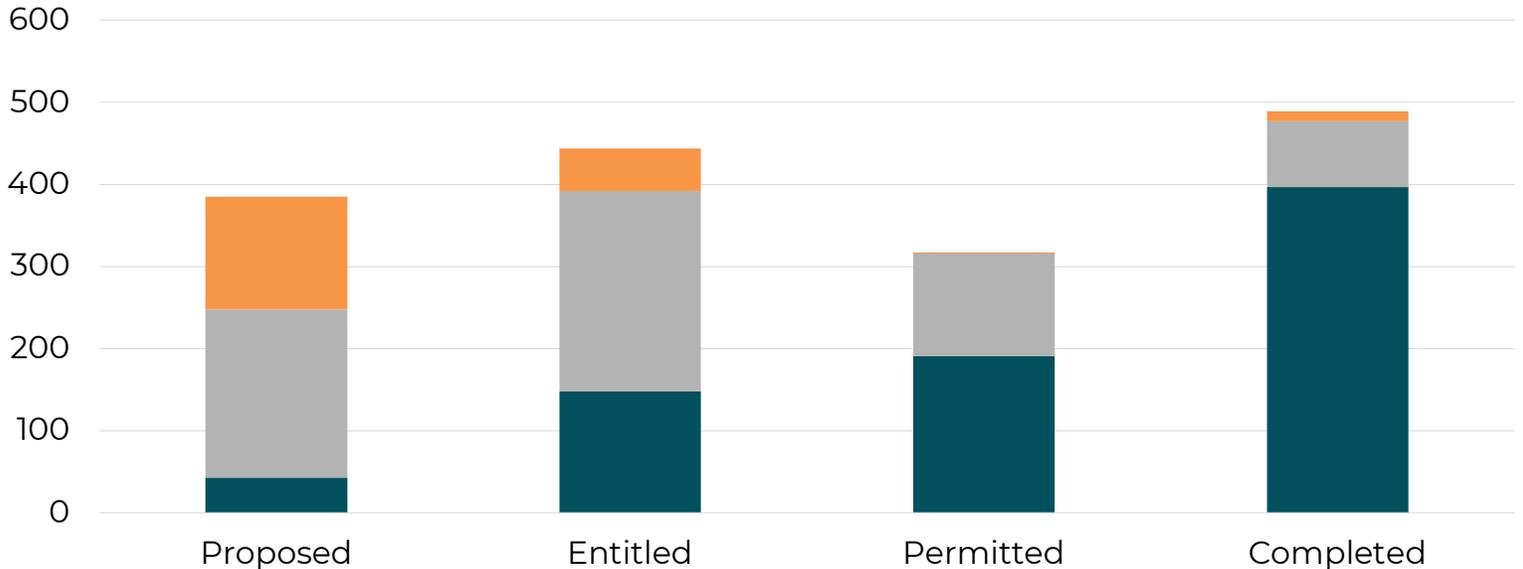
Sources: 1) California Department of Housing and Community Development Department. "State Income Limits for 2022."
<https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf>

New Market Rate & Affordable Units by Phase of Production, 2021



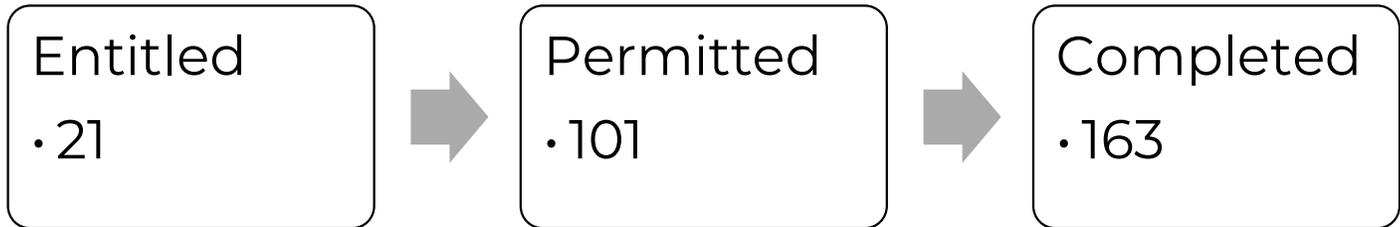
Number of New Affordable Housing Units by Phase of Production, 2021

■ VLI ■ LI ■ Moderate-Income



Production of Extremely Low-income (ELI) Units, 2020

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 TOWARDS MEETING
OAKLAND'S REGIONAL
HOUSING NEEDS ALLOCATION
(RNHA)

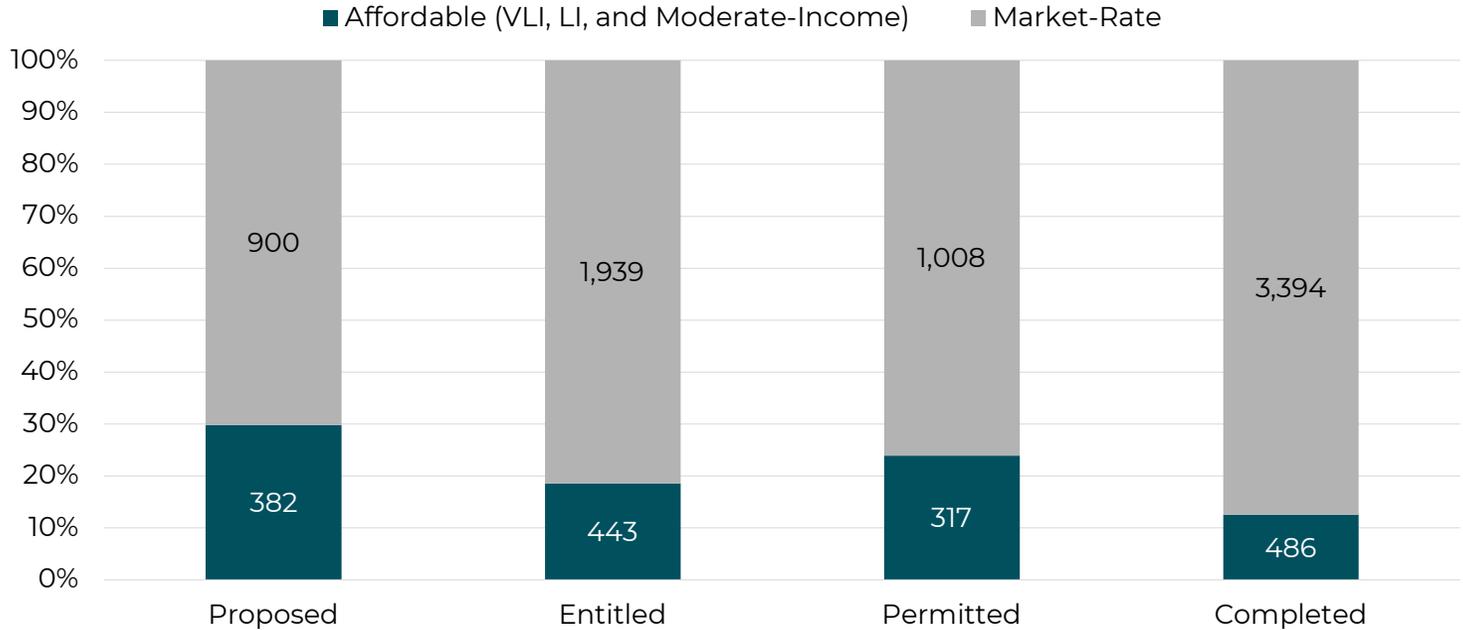


Progress on Meeting Oakland's Regional Housing Needs Allocation (RHNA)

Number of Permitted Units by Affordability

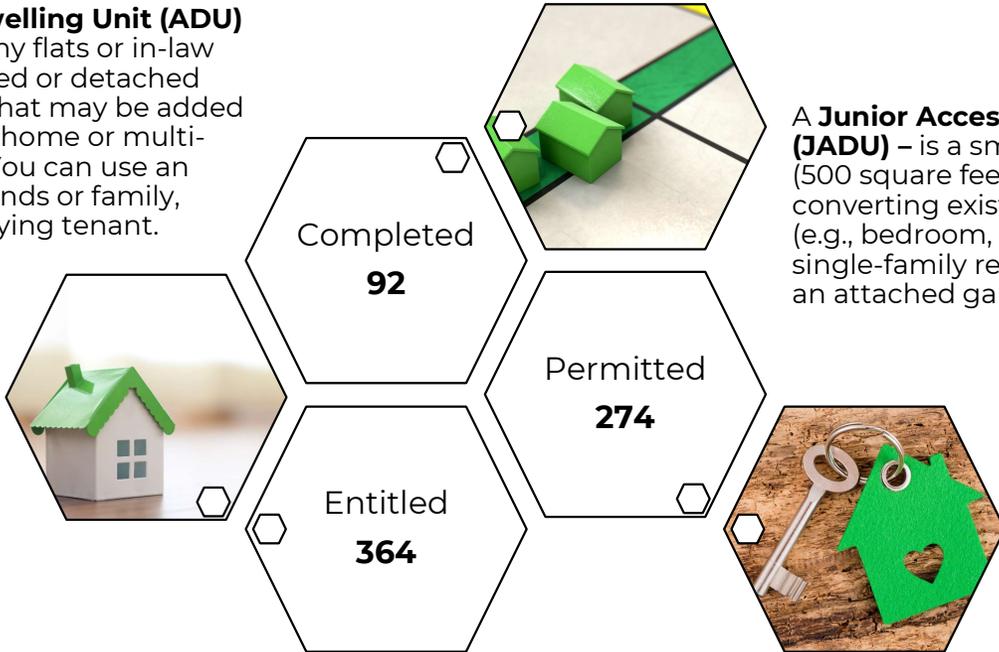
Income Level	RHNA*	2015	2016	2017	2018	2019	2020	2021	Total Units	RHNA Due	% of RHNA Met by Total Units
Very Low	2,059	98	26	247	204	120	193	191	1,079	980	52%
Low	2,075	30	13	66	85	307	40	125	666	1,409	32%
Moderate	2,815	0	0	11	48	9	9	1	78	2,737	3%
Affordable Subtotal	6,949	128	39	324	337	436	242	317	1,823	5,126	26%
Market	7,816	643	2,082	4,019	4,280	1,727	865	1,350	14,966	0	191%
Total	14,765	771	2,121	4,343	4,617	2,163	1,107	1,667	16,789	5,126	114%

Production of Affordable Housing Units in Multifamily Housing Projects, 2021



Production of Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) in 2021

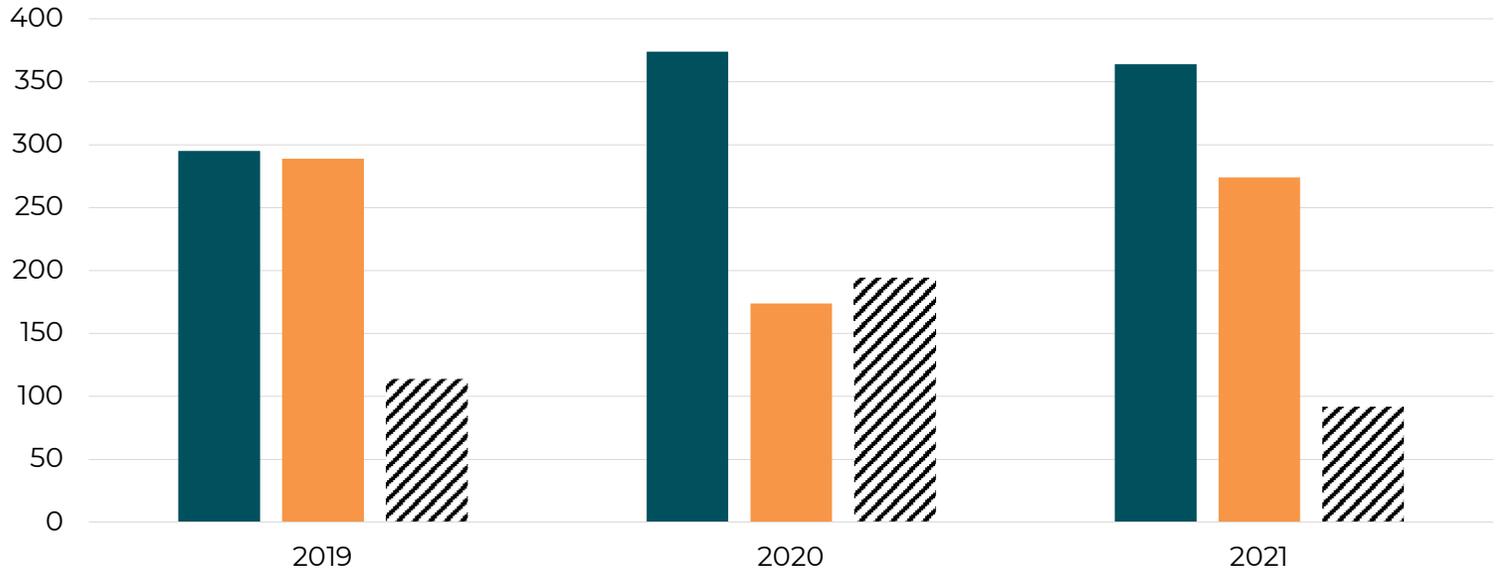
An **Accessory Dwelling Unit (ADU)** – also called granny flats or in-law units – are attached or detached residential units that may be added to a single-family home or multi-family building. You can use an ADU to house friends or family, lease to a rent-paying tenant.



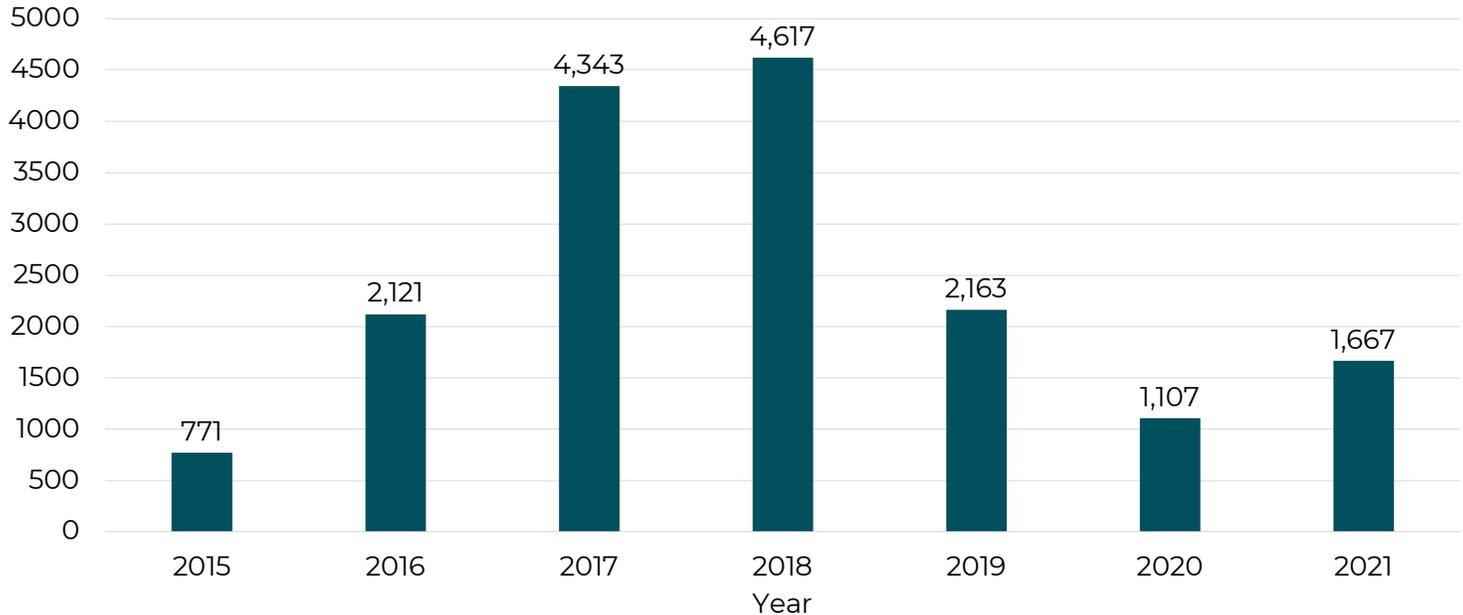
A **Junior Accessory Dwelling Unit (JADU)** – is a small dwelling unit (500 square feet or less) created by converting existing living space (e.g., bedroom, office) within a single-family residence (including an attached garage).

Trends in the Production of ADU & JADU, 2019-2021

■ Entitled ■ Permitted ▨ Completed



Total Number of New Housing Units Permitted by Calendar Year, 2015-21



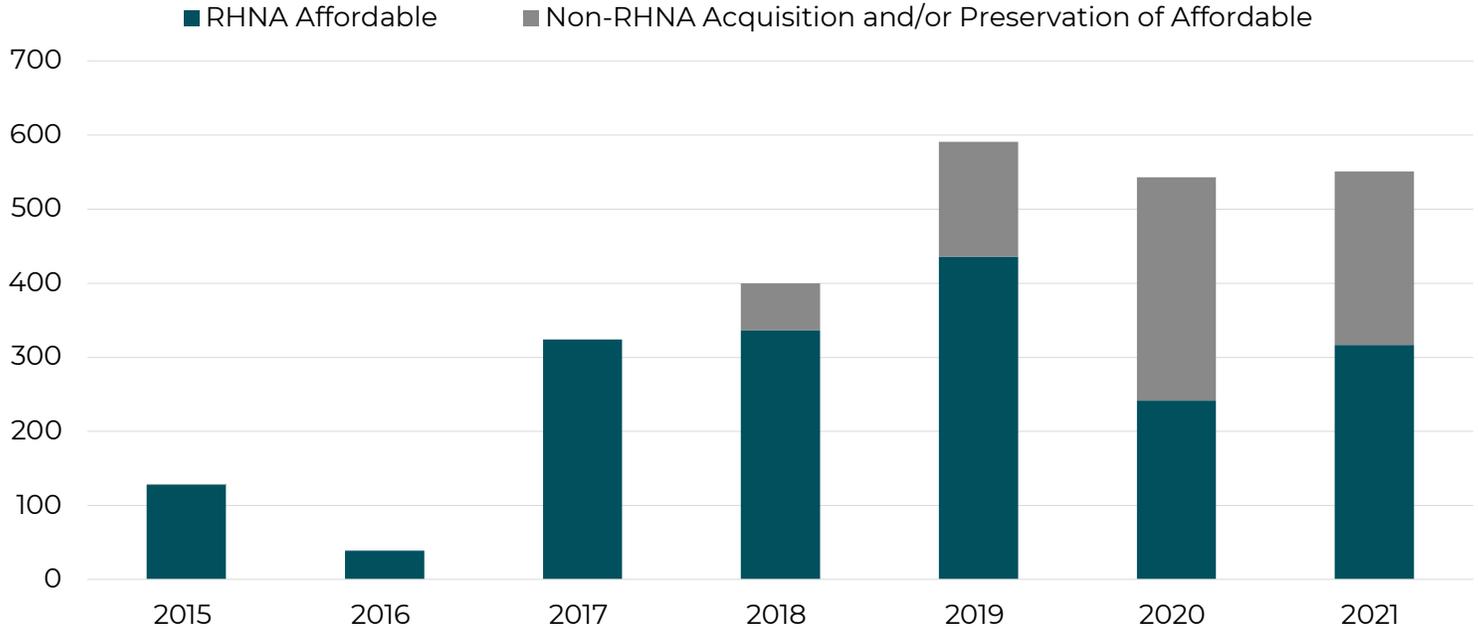
HOUSING PRESERVATION



2021 Housing Preservation Table F



Affordable Housing Production and Preservation Progress, 2015-2021



Oakland Production and Preservation Progress

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

Note: Non-RHNA (2020) does not include Clifton Hall and the Inn at Temescal as both are counted towards RHNA in 2021 as former motel and hotel conversions to permanent residential use.

KEY ISSUES AND FOCUS AREAS FOR 2022 AND BEYOND

A Look Forward



A New Housing Element for Oakland

- **2023-2031 Housing Element Update**
 - Will set forth Oakland's housing priorities and goals.
 - Subject to State Law mandates and deadlines.
- **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 Housing Stock
 - Expand Affordable Housing Opportunities
 - Address Homelessness and Expand Resources for the Unhoused
 - Promote Neighborhood Stability and Health



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2023-2031 Housing Element Update: Key Milestones

- Pursuant to State Deadlines
- For staff to consider and incorporate comments before submitting to the State Housing and Community Development (HCD) Department

**First Public Review
Period:** May 12 - June 13

90-Day Review Period:
Late June 2022 -
September 2022

- State Reviews Draft Housing Element
- Draft Housing Element will still be available for public comment

- 2nd Draft Available for Public Review.

November 2022

HCD Project Highlights:

- **Complete Affordable Projects** - (5) City-funded affordable developments with 463 affordable units are under construction. 325 affordable units in 4 State Accelerator projects to start construction within the next 3 months.
- **Fund Pipeline Projects** - HCDD will recommend 5 New Construction NOFA projects for awards of up to \$30,561,00 at the June 7th City Council meeting. If approved, the awarded projects would create 322 new affordable units, of which 133 units would house Oaklanders experiencing homelessness. This fall, 2 new Homekey projects will provide 80 units of housing for Oaklanders experiencing homelessness.
- **Leverage and Expand Funding** - Secured \$10M in State LHTF funds in 2020-2021 to issue through New Construction NOFA and secured \$22M in Homekey funds for 162 units in 2020, and \$26M for 80 units to come online in 2022 (with several more applications pending).
- **Implement Strategic Action Plan Council** adopted in May 2021 that articulates a unified vision for the department's immediate work in **protection, preservation, production and policy and planning** through 2023.

LEARN MORE

To view the complete **2021 Housing Element Annual Progress Report (APR)** please visit:

bit.ly/OaklandAPR