

# Oakland 2023-2031 Housing Element

EBHO Oakland  
Committee: Draft  
Housing Element  
Review



OAKLAND2045  
GENERAL PLAN

June 1, 2022

# Agenda

- Housing Element Background
- Draft Housing Element Overview
- Q&A



# Housing Element: Background

# Housing Element Background



- City's blueprint for housing Oaklanders, at all economic levels including low income and households with special needs.
- Subject to state approval and covers 8 years (2023-2031)
- Must meet the City's projected need (known as Regional Housing Needs Assessment)
- Allows the City access to **grant opportunities** that will benefit housing



Adequate sites

+



Strategies and Actions

# Housing Element Requirements

## 1. Housing Element Requirements

- AB 686 (Affirmatively Further Fair Housing) - Facilitate **deliberate action** to **explicitly address, combat, and relieve disparities** resulting from past patterns of segregation to foster more inclusive communities
- AB 215 - Public review for 30 days before sending to State HCD for review

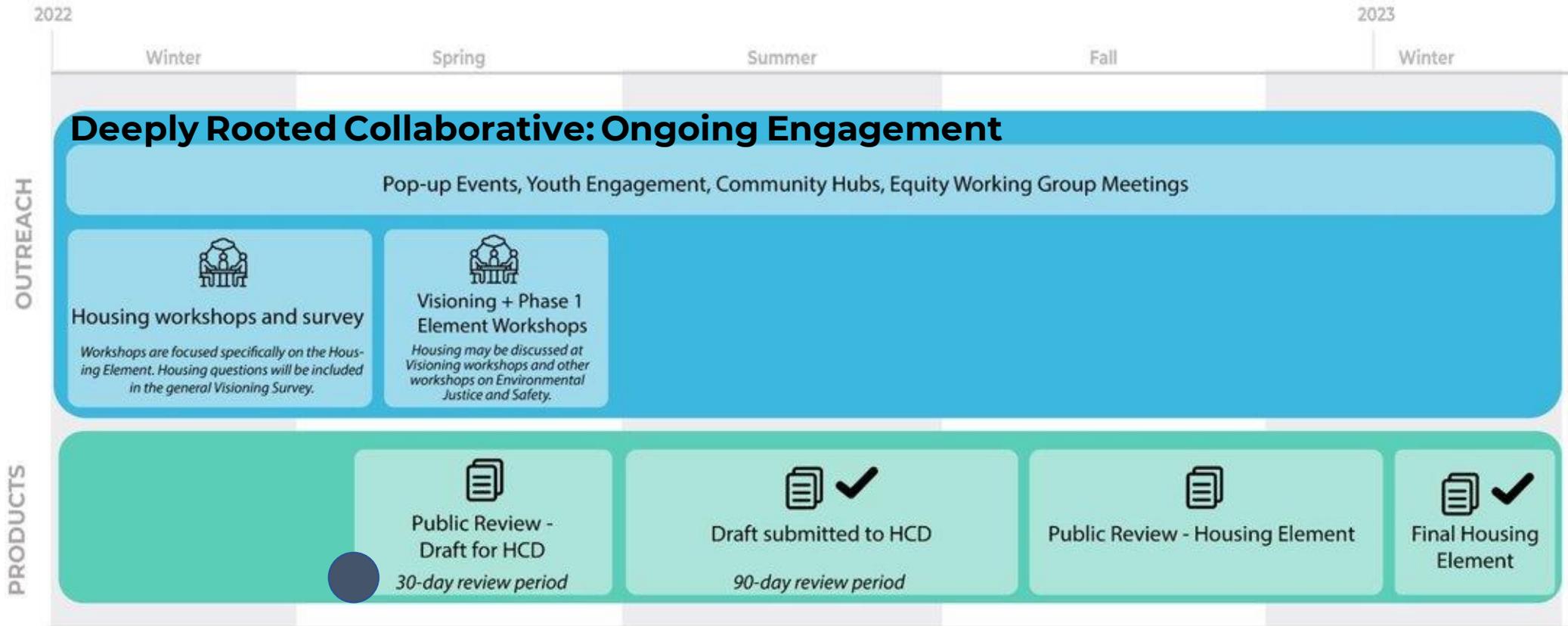
## 2. Required Components

- Community Engagement
- Assessment of Fair Housing
- Sites Analysis
- Evaluation of Past Performance
- Constraints Analysis
- Priorities, Goals and Actions

## 3. Penalties for Noncompliance

# OAKLAND 2045

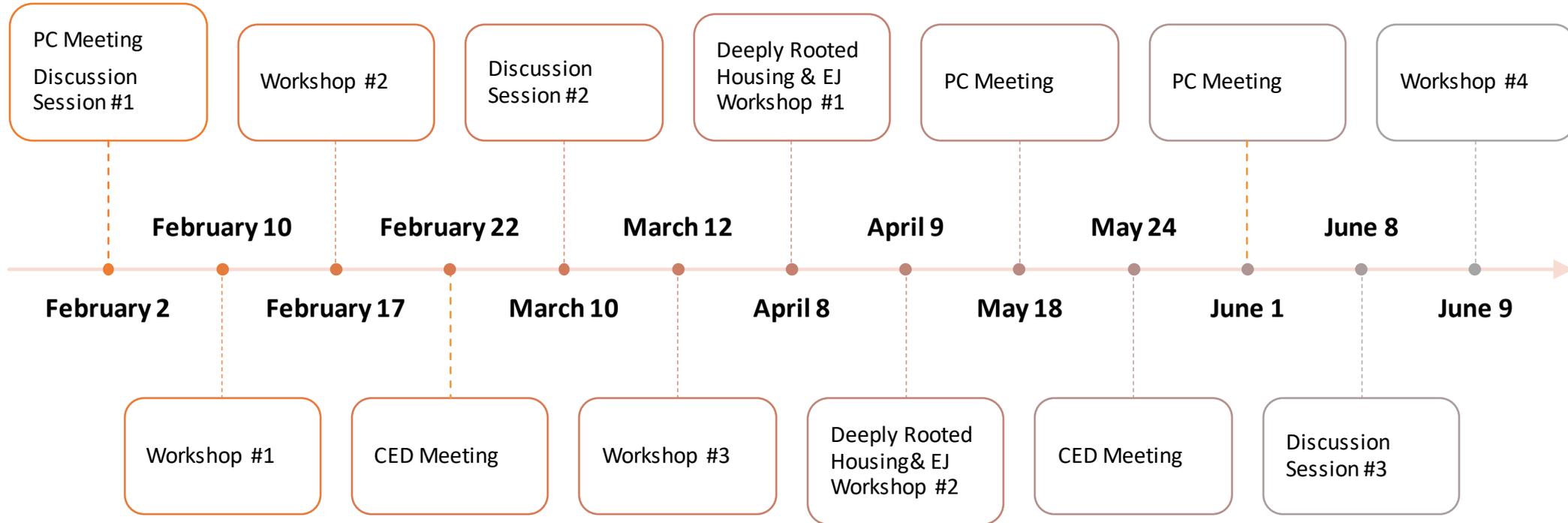
## Housing Element Timeline



**Public Review Draft Released: May 2022**

**Public Review Draft: November 2022**

# Public Outreach



Cultural hub and pop-up events (November 2021-Present)  
Neighborhood community group presentations (April 2022-Present)  
Other presentations, as requested (Ongoing)

# What We Heard: Key Issues



## Housing Affordability

- Lack of rental assistance
- Rents increase, but wages do not
- Seniors and families cannot afford housing



## Habitability & Housing Quality

- Landlords do not maintain properties adequately
- Overcrowding
- Mold, lead, water leaks, poor ventilation



## Neighborhood (De)Stabilization & Cultural Preservation

- Families losing homes during foreclosure & predatory loan crisis
- Black residents and culture pushed out
- Evictions happen too often



## Human Services & Homeless Supports

- City is destroying encampments
- No access to hygiene and shelter
- No financial assistance for food, rent, etc



## Housing Production & Location

- Residents living in polluted areas are at-risk of health concerns
- Housing production in high opportunity areas does not curb displacement

# What We Heard: Solutions



## Housing Affordability

- Build more deeply affordable housing
- Impact fees and inclusionary zoning
- Affordable by design housing



## Habitability & Housing Quality

- Proactive inspection system
- Tax credits / programs to help homeowners improve air ventilation
- Improved enforcement for mold cleanup



## Neighborhood (De)Stabilization & Cultural Preservation

- Preference policy for displaced ppl in new affordable housing
- Protection from predatory lending
- Fund community land trusts and other co-ownership opportunities



## Human Services & Homeless Supports

- Access to bathrooms and showers
- Healthcare and supportive services
- Restructure City's encampment management policy



## Housing Production & Location

- Build housing in gentrifying/at-risk and high opportunity areas
- Ensure City-owned land is used for affordable housing
- Consider EJ and climate challenges

# Draft Housing Element: Overview

# What's in the Housing Element?

## Main Chapters

- Chapter 1: Introduction
- Chapter 2: Community Outreach
- **Chapter 3: Sites Inventory Summary**
- **Chapter 4: Housing Action Plan**

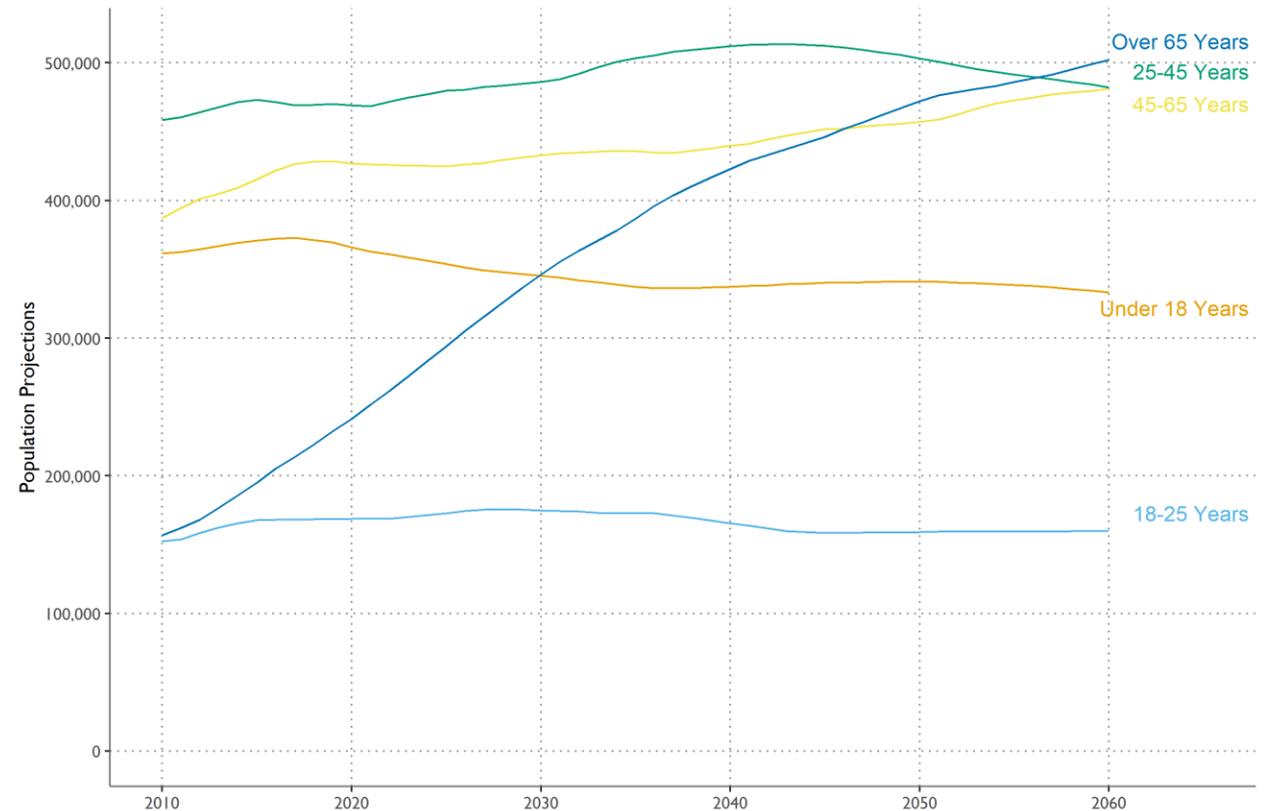
## Appendices

- Appendix A: Evaluation of the 2015-2023 Element
- Appendix B: Housing Needs Assessment
- Appendix C: Sites Inventory
- Appendix D: Assessment of Fair Housing
- Appendix E: Housing Resources and Opportunities
- Appendix F: Housing Constraints
- Appendix G: Opportunities for Energy Conservation
- Appendix H: Glossary
- Appendix I: Public Outreach Materials

# Housing Needs Assessment

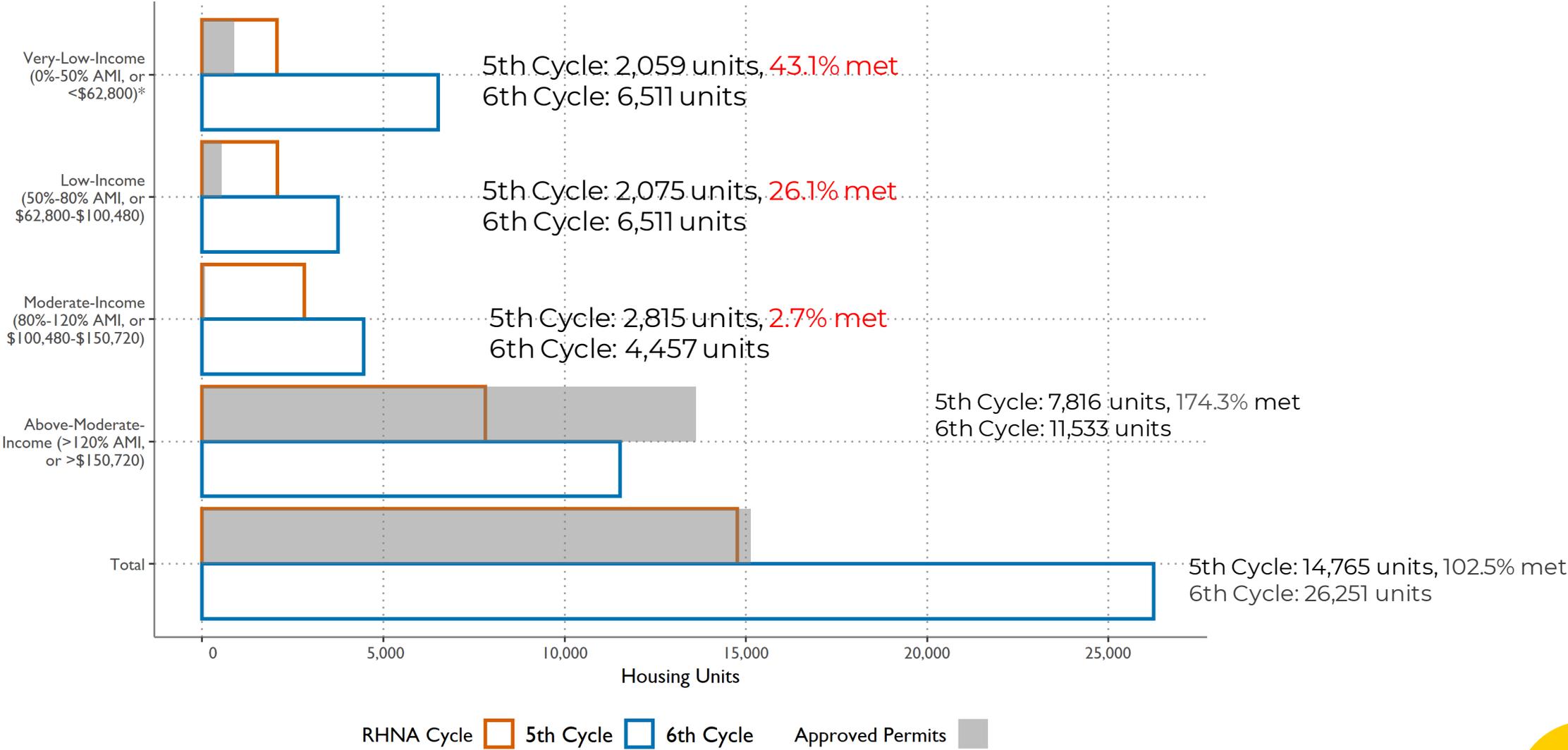
- **Affordability**
  - Lagging production rates of affordable housing, including moderate-income housing
  - Affordability gap for both renters and owners
- **Homelessness:** 4,071 unhoused individuals in 2019
- **Demographics:** Population over 65 will increase significantly in the future
- **Racial and Economic Disparities:** high poverty rates and housing cost burden, especially among Black or African-American households

Alameda County Age Projections, 2010-2060



Source: California Department of Finance, P-2B County Population Projections, 2019 Baseline

# 2023-2031 Future Housing Need



\*Includes extremely-low-income need, which is assumed to be 50 percent of total very-low-income housing need

Source: ABAG, Final RHNA Plan, December 2021

## Oakland RHNA Buffer (2023-2031)

Income Level	6 <sup>th</sup> Cycle RHNA	6 <sup>th</sup> Cycle RHNA + 15% Buffer
Very-Low-Income	6,511	7,488
Low-Income	3,750	4,313
Moderate Income	4,457	5,126
Above Moderate Income	11,533	13,263
Total:	26,251	30,189

# Constraints Analysis

- **Governmental**
  - Land use policies and regulations
  - Permits and processing procedures
  - Permit and development fees
  - Transparency in development regulations
- **Non-Governmental**
  - Environmental constraints
  - Infrastructure constraints
  - Market constraints
  - Neighborhood sentiment

# Sites Inventory: Housing Location Considerations



- Safety  
(Constraints)



- Accessing  
neighborhood  
needs



- Improving access to  
opportunity and  
addressing equity

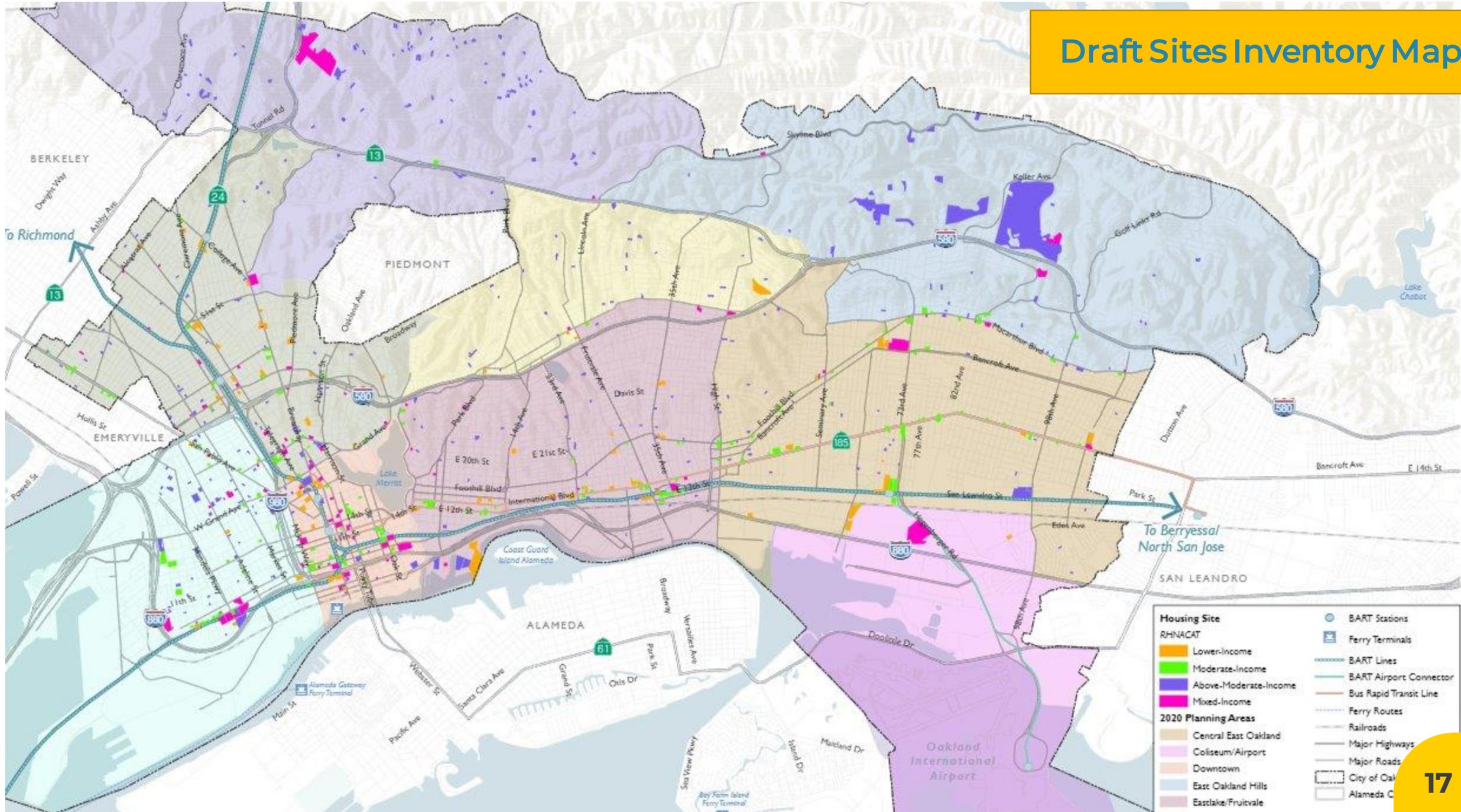


- Lot size



- How many units  
can be built  
(density)

# Draft Sites Inventory Map



# Sites Inventory

**Table C-2: Summary of Residential Capacity to Accommodate the 2023-2031 RHNA**

	Residential Units				Total
	Very-Low-Income <sup>1,2</sup>	Low-Income <sup>1</sup>	Moderate-Income	Above-Moderate-Income	
Total Credits	2,183	2,388	364	9,718	14,653
<i>Pipeline Projects</i>	1,213	1,498	166	9,716	12,593
<i>Projected ADUs</i>	890	890	198	0	1,978
<i>Adequate Sites Alternative</i>	80	0	0	2	82
Potential Development Projects	386	1,354	211	6,525	8,476
<i>Vacant</i>	225	846	27	1,832	2,930
<i>Non-Vacant</i>	161	508	184	4,693	5,546
Available 5th Cycle RHNA		714	4,029	688	688
<i>Vacant</i>		23	566	3	592
<i>Non-Vacant</i>		691	3,463	685	4,839
New Opportunity Sites		5,425	1,134	2,120	8,679
<i>Vacant</i>		142	200	0	342
<i>Non-Vacant</i>		5,283	934	2,120	8,337
<b>Total Capacity</b>		<b>12,450</b>	<b>5,738</b>	<b>19,051</b>	<b>37,239</b>
<b>6th Cycle RHNA</b>		<b>10,261</b>	<b>4,457</b>	<b>11,533</b>	<b>26,251</b>
<i>RHNA + 15% Buffer</i>		<b>11,801</b>	<b>5,126</b>	<b>13,263</b>	<b>30,189</b>
<b>Surplus Over RHNA</b>		<b>2,189</b>	<b>1,281</b>	<b>7,518</b>	<b>10,988</b>
		<b>(121.3%)</b>	<b>(128.7%)</b>	<b>(165.2%)</b>	<b>(141.9%)</b>

1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).

2. Extremely-low-income housing need is assumed to be 50% of the total very-low-income housing need, or about 3,256 units.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

# Housing Action Plan: Policies and Programs

- **Goal 1: Protect Oakland Residents from Displacement and Prevent Homelessness**
  - Enforce Just Cause for Eviction measures; Continue to implement the Rent Adjustment Program; Monitor neighborhood displacement risk factors; Continue and expand the Tenant Protection Ordinance
- **Goal 2: Preserve and Improve Existing Affordable Housing Stock**
  - Support home rehabilitation programs; Promote healthy homes and lead-safe housing; Enforce, monitor, and preserve affordable housing covenants with an emphasis on “at-risk” units; Provide additional subsidy for residential hotels
- **Goal 3: Expand Affordable Housing Opportunities**
  - Support community land trusts and other shared equity models; Implement an affordable housing overlay; Develop permanent housing affordable to extremely-low-income (ELI) households on public land; Develop a project-based rental or operating subsidy program for ELI residents; Study targeted implementation of an inclusionary housing requirement
- **Goal 4: Address Homelessness and Expand Services for the Unhoused**
  - Expand, improve and maintain crisis response beds; Expand co-governance and partnerships with unsheltered residents in the design and delivery of homelessness services; Provide development standards for Low Barrier Navigation Centers
- **Goal 5: Promote Neighborhood Stability and Health**
  - Provide fair housing services and outreach; Provide first time homebuyer programs; Encourage new affordable housing in high resource neighborhoods; Promote development of mixed-income housing to reduce income-based concentration; Promote infill, transit-oriented development (TOD), and mixed-use development.

# Housing Action Plan: What's New?

- **Affordable housing overlay**
- **Tenant right to counsel**
- Rental housing registry
- Proactive rental inspections
- Anti-speculation tax
- **Tenant/Community Opportunity to Purchase Act**
- Rental/operating subsidy program for extremely low-income residents
- Universal design strategies
- Senior/low income ADU incentives
- Acquisition/equity funds for small sites
- Zoning changes/update of development standards to promote missing middle and affordable housing overlay
- Inclusionary housing requirement
- Enhanced Infrastructure Financing District
- **Expand co-governance with unhoused residents**
- Objective design standards
- Actions related to vacant property/units
- Disaster reconstruction overlay zone

# What's Next

1. 1<sup>st</sup> Public Review of Draft Housing Element – **May 12, 2022 – June 13, 2022**

*NOTE: The Draft Housing Element will still be available for public review*

2. Planning Commission Meeting: **June 1, 2022**
3. Housing Element Focus Group Discussion #3: Draft Housing Element: **June 8, 2022**
4. Housing Element Workshop #4: **June 9, 2022**
5. Send Draft Housing Element to State Housing and Community Development (HCD) Department for Review: **End of June 2022**
6. HCD Reviews Draft Housing Element – 90 day review period: **End of June 2022 – End of September 2022**

*NOTE: The Draft Housing Element will still be available for public review*

7. Incorporate comments from HCD and the public: **October 2022**
8. Public Review of Housing Element - **Early November 2022**
9. Draft EIR Released – **Early November 2022**
10. Planning Commission and City Council – **Dates TBD**



Visit the general Plan Update website for more information and to sign-up for regular updates:  
[www.oaklandca.gov/topics/general-plan-update](http://www.oaklandca.gov/topics/general-plan-update)