

Oakland 2045 Housing Element

Planning Commission:
Draft Housing Element
Review



OAKLAND2045
GENERAL PLAN

June 1, 2022

Agenda

- Housing Element Background
- Draft Housing Element Overview
- Public Feedback



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

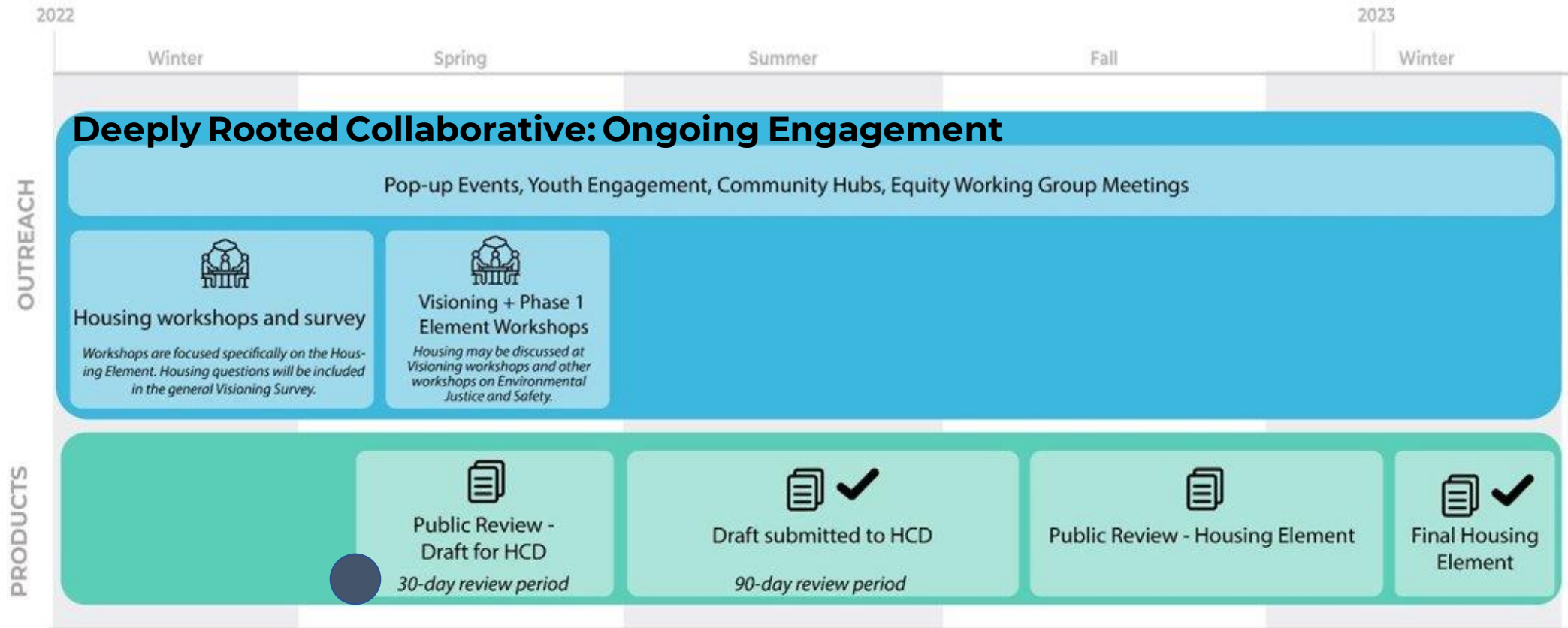
2. Required Components

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

3. Penalties for Noncompliance

OAKLAND 2045

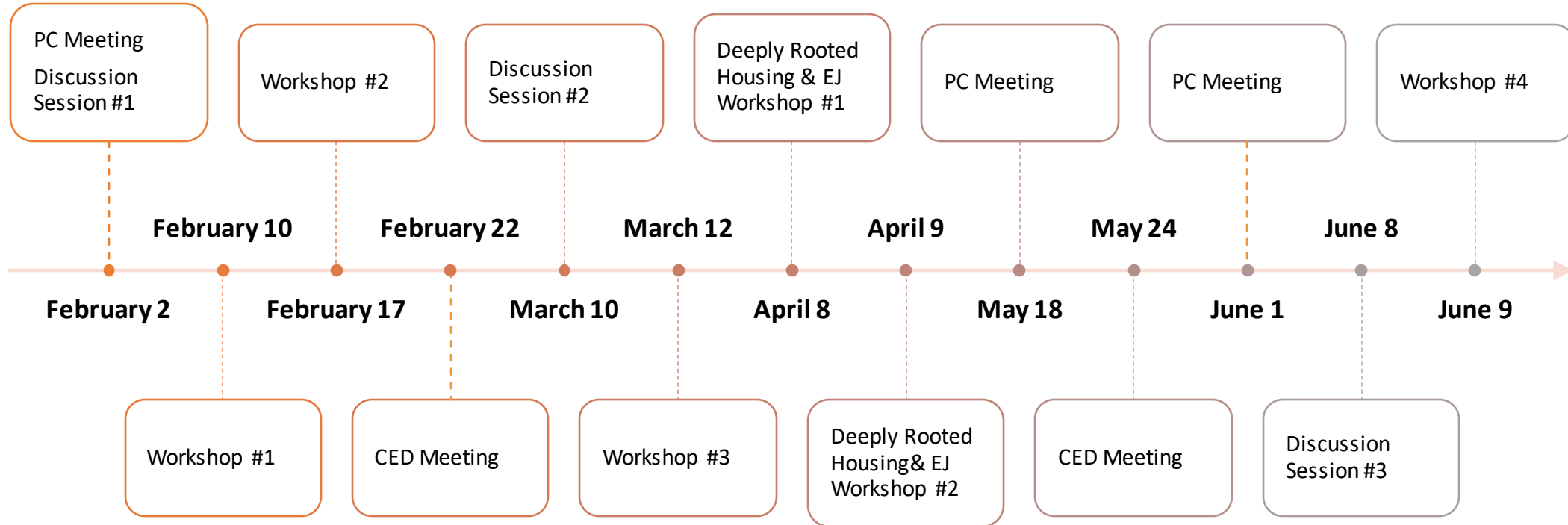
Housing Element Timeline



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**

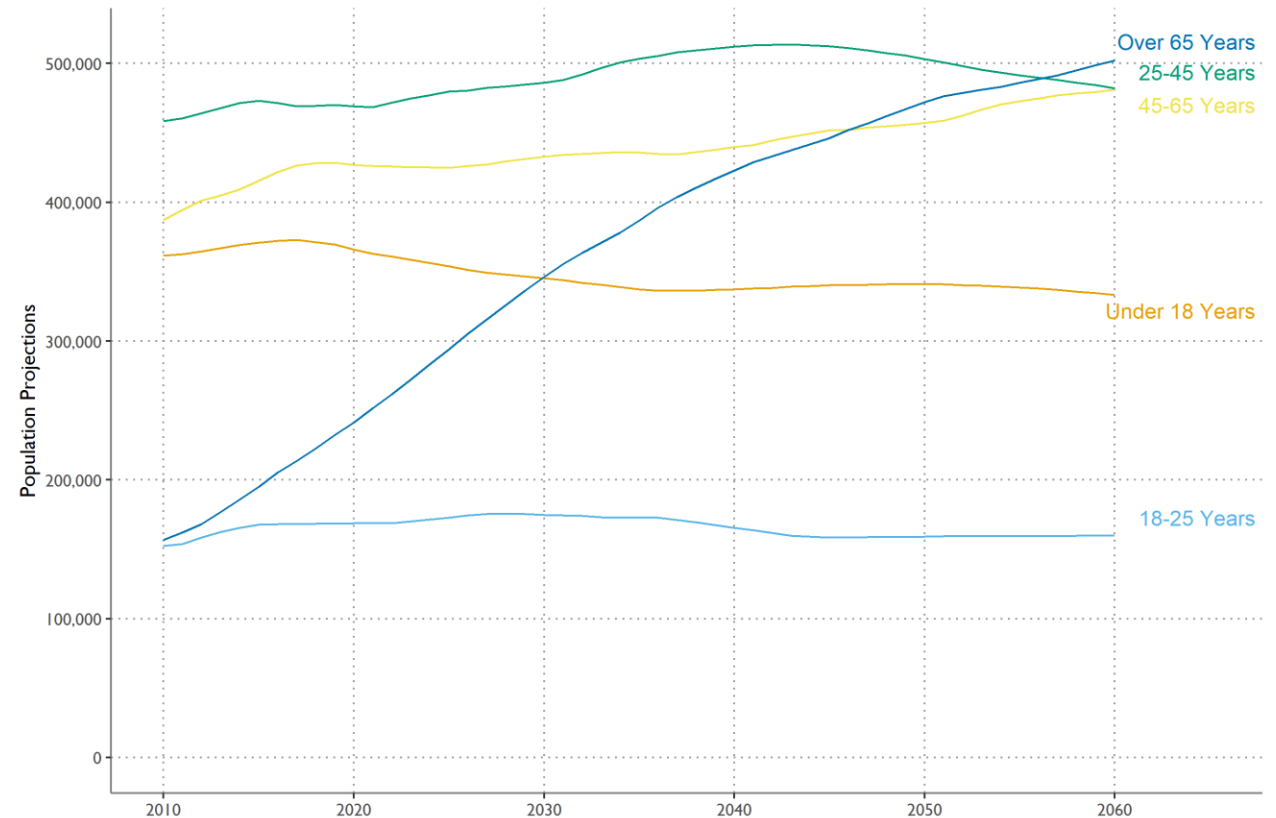
Appendices

- 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

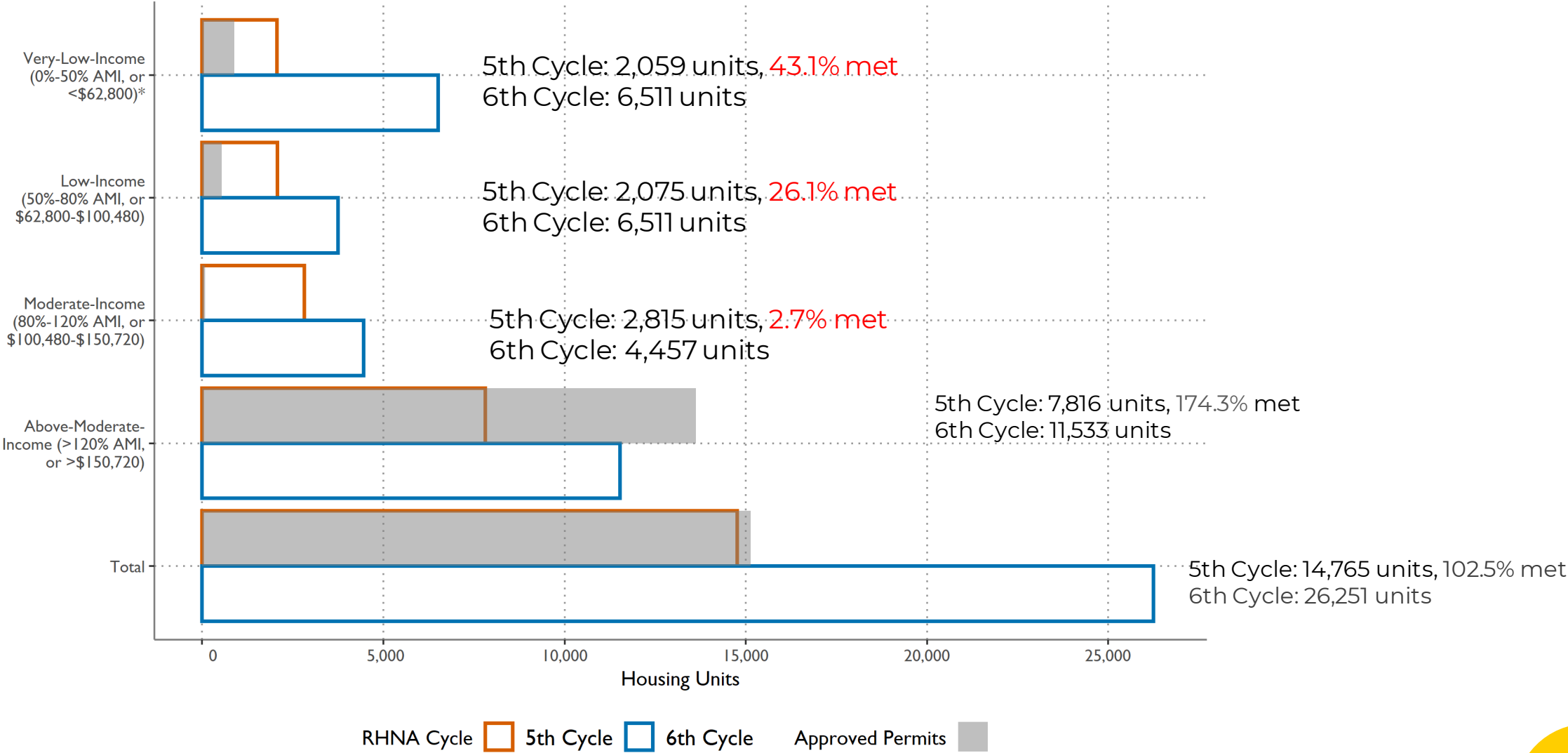
- **Affordability**
 - Lagging production rates of affordable housing, including moderate-income housing
 - Affordability gap for both renters and owners
- **Homelessness:** 4,071 unhoused individuals in 2019
- **Demographics:** Population over 65 will increase significantly in the future
- **Racial 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 th Cycle RHNA	6 th 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

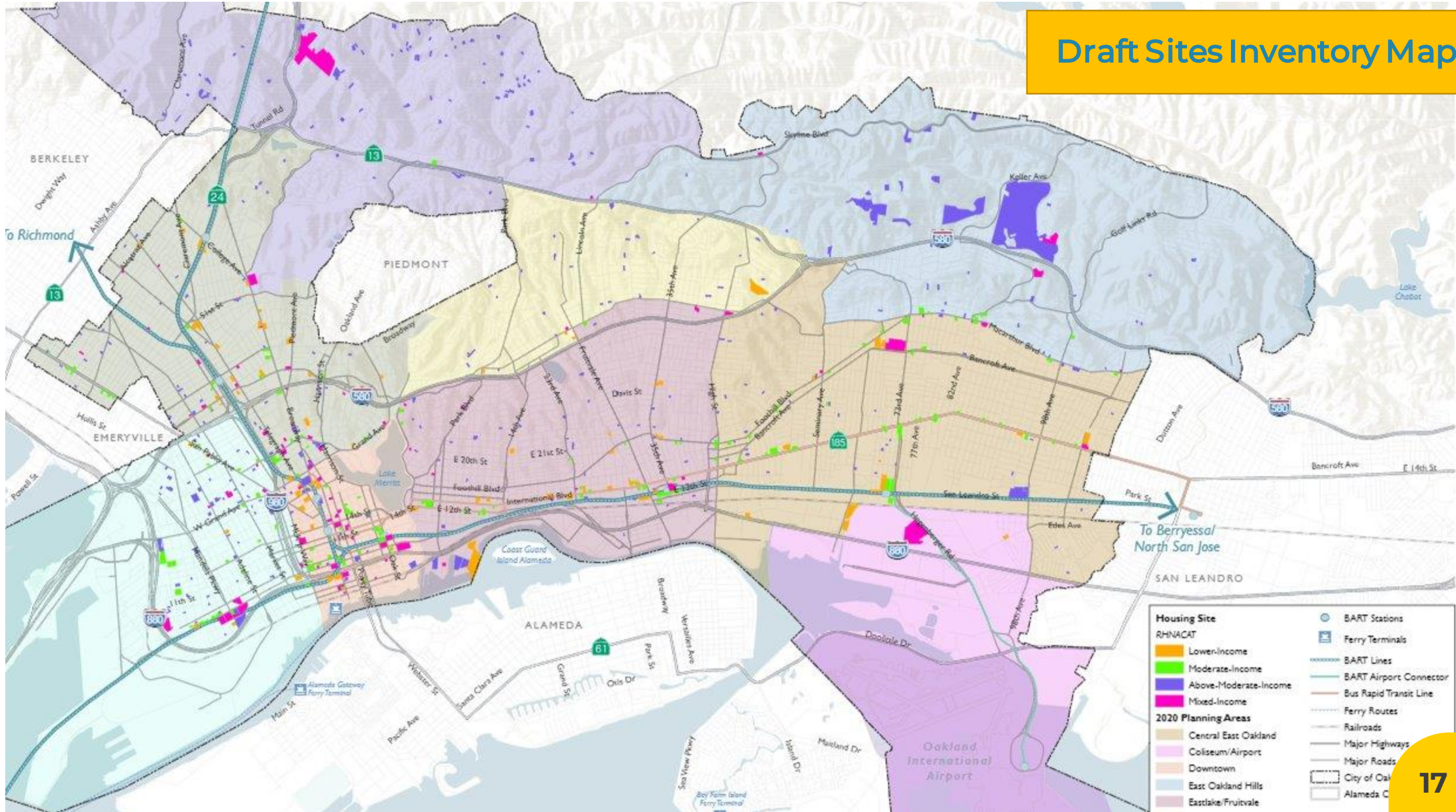


- Lot size



- How many units
can be built
(density)

Draft Sites Inventory Map



Sites Inventory Summary

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

	Residential Units				Total
	Very-Low-Income ^{1,2}	Low-Income ¹	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
Total Capacity		12,450	5,738	19,051	37,239
6th Cycle RHNA		10,261	4,457	11,533	26,251
<i>RHNA + 15% Buffer</i>		11,801	5,126	13,263	30,189
Surplus Over RHNA		2,189	1,281	7,518	10,988
		(121.3%)	(128.7%)	(165.2%)	(141.9%)

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. 1st 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