

Agenda

- Community outreach process to date
- Why Update the Housing Element? and PDA Planning
- Adoption Timeline
- 2007-14 Housing Element Accomplishments
- Regional Housing Needs Allocation for Oakland
- Affordable Housing Development: Resources and Constraints
- Focused Policy Discussion

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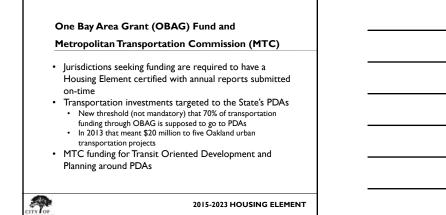
Community Outreach Process to Date

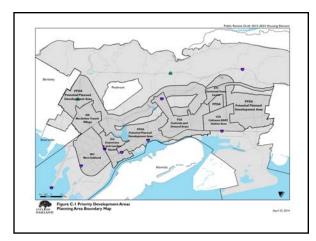
- Commission on Aging
- Commission on Persons with Disabilities
- Planning Commission and CED Committee (informational report)
- Planning Commission and CED Committee (first draft)
- Engage Oakland (social media; web presence since March, 2014)
- Systematic review of housing-related comments received as part of Specific Planning processes

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Adoption Timeline

- June 16, 2014 Public Comments Due to the City
- July 3, 2014 Submit Draft Housing Element to CA State Housing & Community Development Department for 60 day review
- October Early November 2014 Final Housing Element Presented to the Planning Commission & CED Committee
- Mid-November 2014 City Council Meeting to Adopt Final Housing Element

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Housing Element Accomplishments

Density Bonus Ordinance Adopted

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- Reasonable Accommodations (policy to be adopted 7/15)
- Zoning for Emergency Shelters (policy to be adopted 7/15)

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State Identified Affordability Categories	2007-2014 RHNA	Building Permits Issued 2007-December, 2013
Very Low (up to 50% AMI)	1,900	1,257
Low (51-80% AMI)	2,098	385
Moderate (81-120% AMI)	3,142	22
Above Moderate (> 120% AMI)	7,489	2,033
Total	14,629	3,697

y Low (Up to 50 Percent of Area Median Income) 2,059 / (Between 51 and 80 Percent of Area Median Income) 2,075 derate (Between 81 and 120 Percent of Area Median Income) 2,815
derate (Between 81 and 120 Percent of Area Median Income) 2,815
ove Moderate (Above 120 Percent of Area Median Income) 7,816
Total Units 14,765



		Units by Affordability Category					
	Total Units	Extreme ly Low	Very Low	Low	Moderat e	Above Moderat e	
Dakland's Regional Housing Needs Allocation	14.765	1.030	1.030	2.075	2.815	7.816	
Group 1: Units Constructed 1/1/14 to 3/27/14							
(Permits Issued after 1/1/14)	-						
C-1: Private Sector Market Rate							
(includes private sector affordable units)-complete	61					61	
Group 1 Subtotal	61					61	
Group 2: Units Receiving Planning Approvals	-						
C-2: Private Sector Market Rate units-approved	4,191					4,191	
	229-						
	231					4	
C-3: Publicly Subsidized Affordable-funded and in pre-development		33	133	33-35	14		
	4,420-						
Group 2 Subtotal	4,422	33	133	33-35	14	4,195	
Group 3: Units Planned							
C-4: Publicly Subsidized Affordable-site acquisition	218		0	187	2	32	
C-5: Private Sector Market Ratein planning pre-development ¹	3.289		0	107	2	3.289	
Group 3 Subtotal	3,203		0	187	2	3.321	
Total Units C-1 to C-5 (completed, under construction, approved.	0,001		, in the second s		-	0,021	
pre-development):	7.990	33	133	222	16	7.577	
Total Sites Needed Given RHNA Requirement Surplus/(Deficit):	(6.975)	(997)	(897)	(1.853)	(2,799)	(239)	
Sites Needed to comply with Affordable Requirements	(,	,	(,,,,,)	(,000)	(,)	(200	
Surplus/(Deficit):	(6,785)						
C-6: Opportunity Sites ² (Units with > 30 dua)	16,103						
C-6: Opportunity Sites (Units with < 30 dua)	59						



Affordable Housing Development: Resources

- Funds distributed to the City as a taxing entity under the Redevelopment dissolution "boomerang funds" property tax revenue to the City of Oakland. Starting in 2015, 25% of these funds will be deposited into the Affordable Housing Trust Fund.
- Federal HOME funds = ~\$2.2 mm
- Federal CDBG funds = ~\$7mm
 - \$3.2 million for housing activities

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Affordable Housing Development: Constraints

Financing for Affordable Housing Development:

- What is the current status of lending for affordable housing starts in Oakland? Do you have any general comments or specific anecdotes?
- Are there neighborhoods where it is easier/harder to obtain financing? If so, what are those neighborhoods?
- Any comments on tax credit rates? Perm loan interest rates? Any comments on the types of lenders e.g. larger institutions, small niche?

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