



CITY OF OAKLAND

2015-2023 HOUSING ELEMENT

February 19, 2014 Director's Report



What is the Housing Element?

- One of seven mandated elements of the General Plan
- State determines projected housing needs by regions and allocates goals to area Council of Governments (regional planning entities—in our area it is Association of Bay Area Governments—ABAG)
- ABAG allocates portion of regional goals to jurisdictions in area counties “Regional Housing Needs Allocation” (RHNA)



Oakland's Regional Housing Needs Allocation

Oakland 2014-2022 RHNA by Area Median Income Categories	
Very Low (Up to 50 Percent of Area Median Income)	2,059
Low (Between 51 and 80 Percent of Area Median Income)	2,075
Moderate (Between 81 and 120 Percent of Area Median Income)	2,815
Above Moderate (Above 120 Percent of Area Median Income)	7,816
Total Units	14,765

What are the State of California Income Limit Definitions?

For a four-person household in 2013:

- Very Low Income (up to 50% of the Area Median Income) = \$44,600
- Low Income (80% of the Area Median Income) = \$64,400
- Area Median Income = \$89,200
- Moderate Income (120% of the Area Median Income) = \$107,050

The entire chart is available online (or call 238-3502 to have a copy sent to you):

<http://www2.oaklandnet.com/Government/o/hcd/s/Data/DOWD008693>

Oakland's RHNA compared to Bay Area & Alameda County

Berkeley:
2,959 units

Oakland:
14,765 units

San Leandro:
2,287 units

Alameda:
1,723 units

Hayward:
3,920 units

Union City:
1,106 units

Fremont:
5,455 units

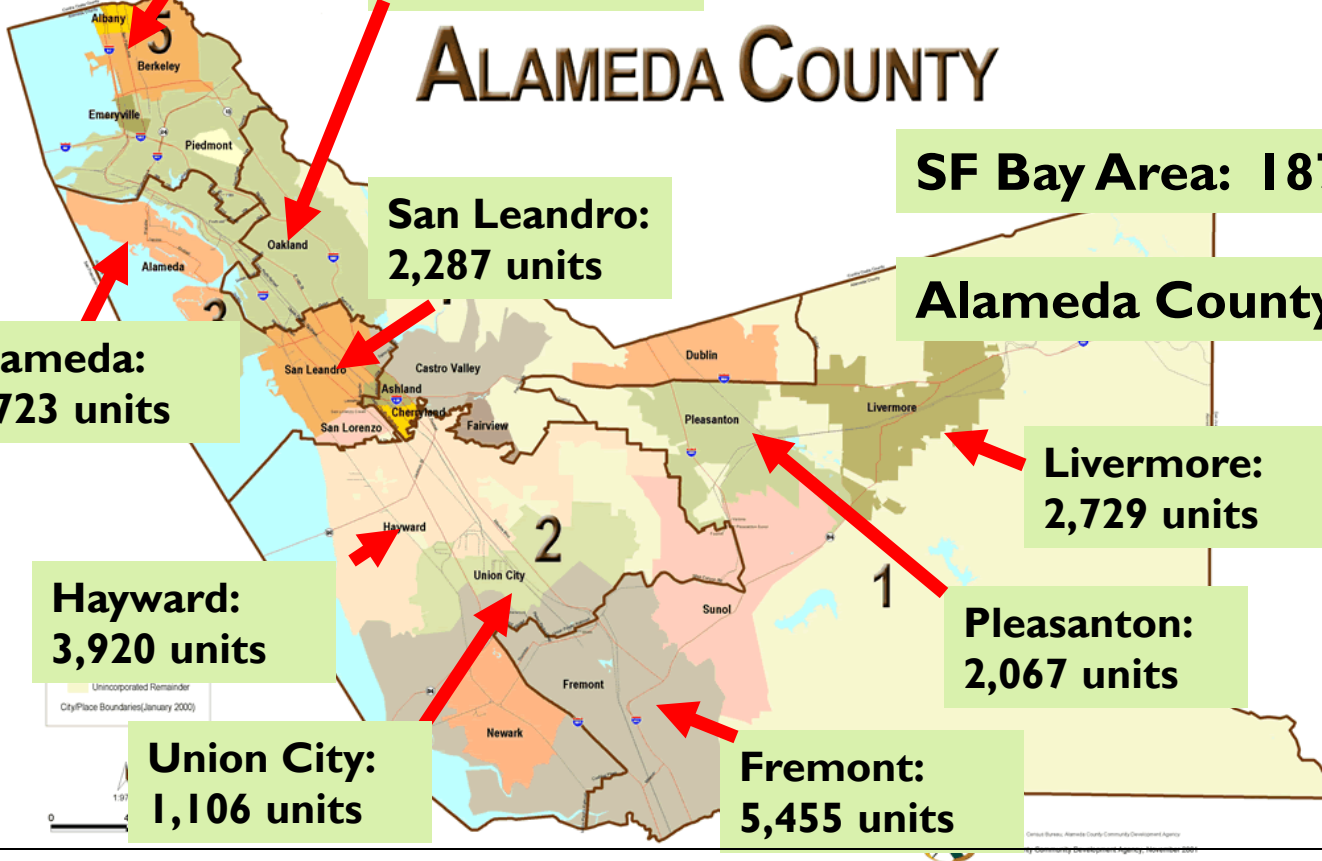
Livermore:
2,729 units

Pleasanton:
2,067 units

SF Bay Area: 187,990 units

Alameda County: 44,036 units

ALAMEDA COUNTY





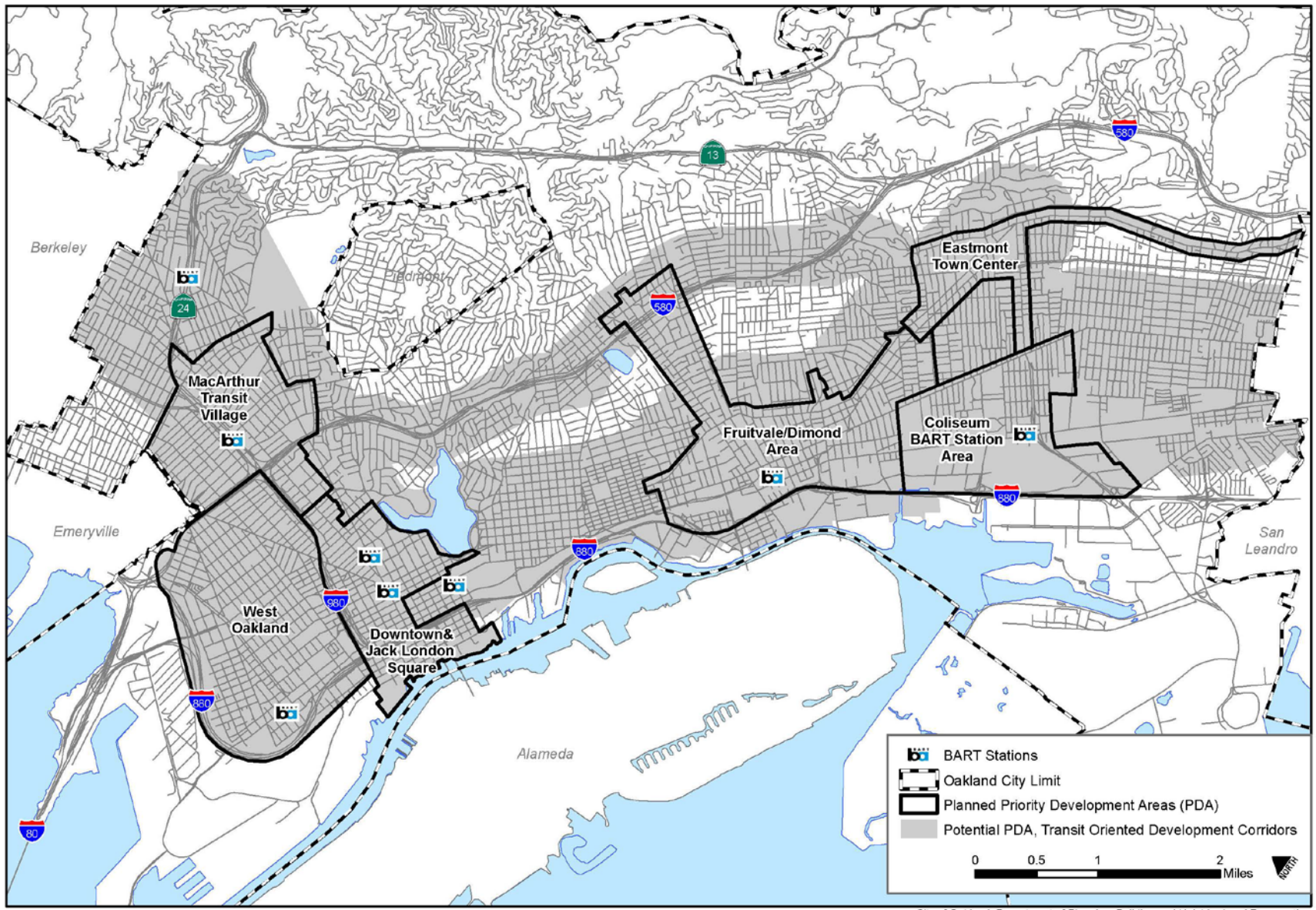
Recent Changes in CA State Law

- In 2008 SB 375 was adopted and strengthened coordination between regional housing and transportation planning:
 - Required Metropolitan Transportation Commission (MTC) to incorporate a Sustainable Communities Strategy (SCS) into the Regional Transportation Plan
 - To achieve greenhouse gas (GHG) emission reductions
 - Accommodate the RHNA planning as a means to achieve GHG emission reduction goals
 - Amended the RHNA schedule and strengthened rezoning requirements



Recent Changes in CA State Law (continued)

- Effort to meet overlapping objectives of SB 375 and Housing Element Law is ABAG's "Plan Bay Area" with the following objectives:
 - Increase supply, diversity and affordability of housing
 - Promote infill development and more efficient land use patterns
 - Promote intraregional relationship between jobs and housing
 - Protect environmental resources
 - Promote socioeconomic equity
- Plan Bay Area Framework: Priority Development Areas (PDAs)



City of Oakland, Department of Planning, Building and Neighborhood Preservation
October 2012



PRIORITY DEVELOPMENT AREAS

City of Oakland



Housing Element Contents

- CA Government Code details Housing Element contents:
 - Housing Needs Assessment
 - Demographics, Housing Trends, Special Needs Groups
 - Analysis of At-risk Affordable Housing
 - Constraints
 - Governmental, Market, Environmental
 - Resources
 - Financial and Administrative
 - Sites Inventory and Analysis
 - Housing Plan
 - Previous Accomplishments
 - Policies and Programs
- Review and certification by State
- Consequences for non-compliance



Characteristics of Oakland Households

- African American population declined by 22 percent; White population increased by 44 percent, Asian/Pacific Islander population by 9 percent, and the Hispanic/Latino population by 13 percent
- Decline in the average household and family size
- 59% of Oakland residents are renters, and 41% are homeowners
- Over half of the City's households are very low- and low-income



Housing Characteristics in Oakland

- Nearly half of Oakland's housing stock consists of single-family detached units
- The estimated median rent in 2012 for a one-bedroom was \$1,095 and \$1,350 for a two-bedroom
- Median home value of \$492,200
- Foreclosure prevention and mitigation initiative (community outreach and referral, homeowner and tenant counseling services, homeowner and tenant legal services)





Public Outreach

Social Media:
“Engage Oakland”



What would you like the City of Oakland to consider when selecting a permanent Police Chief?

My idea is...

Share 

Continue

Activity

ActivityTopic Details



Eileen M. added an idea in **Police Chief Recruitment!** Feb 12

Very careful selection!

I'd like a police chief who can formulate and implement a plan to shut down the type of activity shown in the video below.

0 ★

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0 Comments  Share 

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To comment, [Sign Up](#) or [Log In!](#)



Eddie D. added an idea in **Police Chief Recruitment!** Feb 4

A Record for Managing Lesser Crimes

The highest priority in law enforcement should always be crimes against persons. However, Oakland does not do enough to manage the root causes

Who's Listening



Jean Quan
Mayor



The Oakland City Council
<!-->



Deanna J. Santana
City Administrator

[View All Listeners](#)

Topic Reporting >

All Topics >

Public Outreach (continued)

- Housing Element project webpage where useful links, announcements and reports can be viewed

<http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK045364>

- Dedicated email account for receiving feedback

strategicplanning@oaklandnet.com

- Email communication via “GovDelivery” distribution system (see the “subscribe for updates” link on project webpage)
- Survey aimed at determining the greatest housing needs



Public Outreach (continued)

Informational reports presented at the following public meetings:

March 5 Commission on Aging

March 10 Mayor's Commission on Persons with
Disabilities

March 25 Community and Economic Development
Committee

Discussion Questions

What are the top housing issues in Oakland?

In terms of existing housing policies and programs, what are the strengths?

In terms of existing housing policies and programs, what are the weaknesses?