

Oakland 2045 Housing Element: Workshop #1

Oakland's Housing
Element and
Housing Locations



OAKLAND2045
GENERAL PLAN

10 February 2022

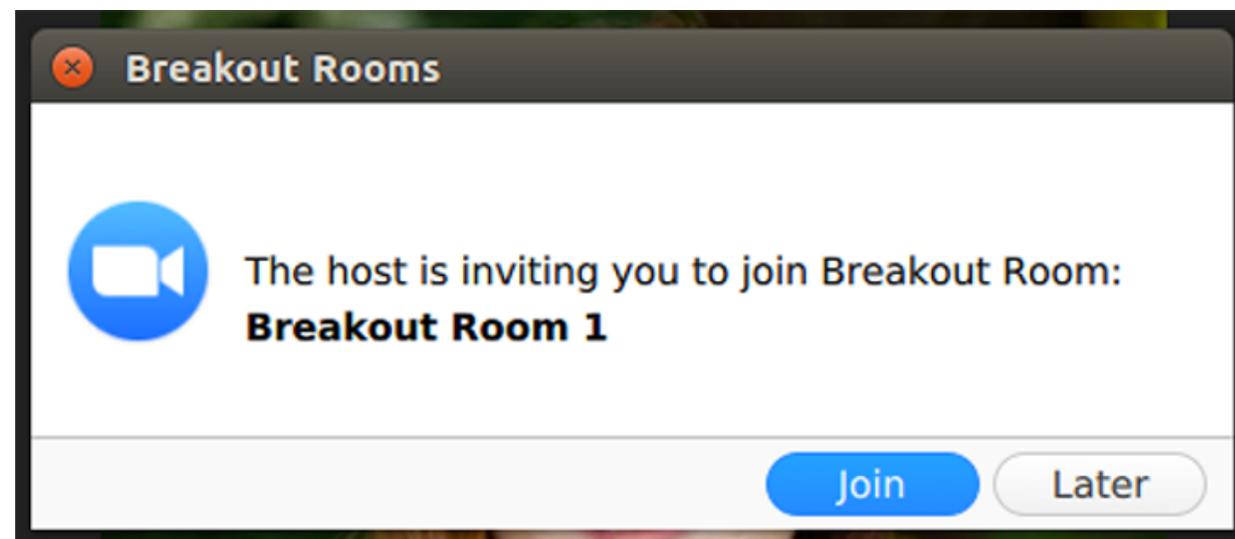
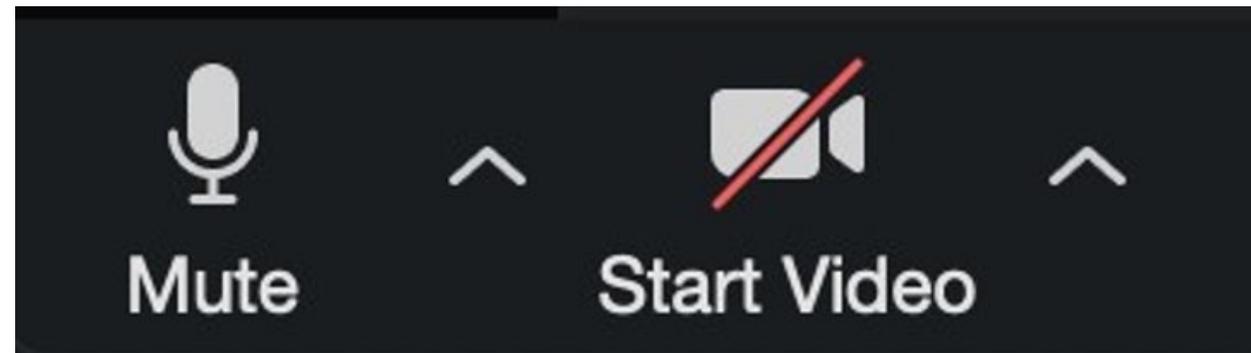
Agenda

- Welcome! (6:00-6:10pm)
- General Plan Update (6:10-6:20pm)
- Housing Element Overview (6:20-6:45pm)
 - Sites Inventory
- Quick Q&A (6:50-7:00pm)
- Small Group Discussions (7:00-7:40pm)
- Report back (7:40-7:55pm)
- Next steps (7:55-8:00pm)



ZOOM PROTOCOL

1. Please be respectful. There will be zero tolerance for inappropriate behavior or language
 2. Please mute yourself if you are not actively speaking
 3. Discussion will be in breakout rooms. Look for the invite to move to your room. If there are any problems, you can “Ask For Help” by clicking on the button at the bottom of your screen
- La traducción en español está disponible en una sala de grupos. Por favor “levante la mano” (marque *9 por teléfono.)
 - 翻译将在分组讨论室进行。如果需要翻译，请举手。如果您正在使用电话，请按 *9



If on phone:
*6 to unmute
*9 to raise hand

OVERVIEW

What is a General Plan?



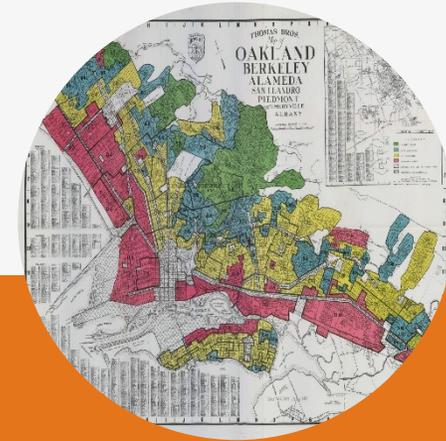
"Constitution" for development and conservation.

Establishes citywide vision and supporting goals, policies, and implementation measures.



Opportunity to look back to identify past challenges and accomplishments.

Provides consistent direction for future development.



Opportunity to Reduce Racial Inequities & Promote Inclusive Engagement

Engage our community in the planning and decision-making process.

HOW DOES THE GENERAL PLAN AFFECT OAKLAND?

- Development and use of property (zoning)
- Location and types of housing
- Number and types of jobs
- How people get around
- Number and quality of parks
- Risks from hazards
- Nurture cultural and natural resources



Elements required to be updated by early 2023



HOUSING
Adopted 2014



SAFETY
Adopted 2004
(Last amended 2021)



**ENVIRONMENTAL
JUSTICE**
****New Requirement****
May be stand-alone or
integrated



**INDUSTRIAL LANDS
POLICY**
****New****

Other required elements



**OPEN SPACE,
CONSERVATION &
RECREATION (OSCAR)**

Adopted 1996



NOISE
Adopted 2005



**LAND USE
& TRANSPORTATION**

Adopted 1998
Includes Estuary Policy
Plan for areas below
Interstate 880
(Adopted 1999)

Optional elements



INFRASTRUCTURE AND FACILITIES ELEMENT

****New Element****

Overarching goals and policies for city infrastructure over the long term.

Reflects capital improvements identified in the LUTE, OSCAR, Safety, and other General Plan elements.



HISTORIC PRESERVATION ELEMENT

Adopted 1994

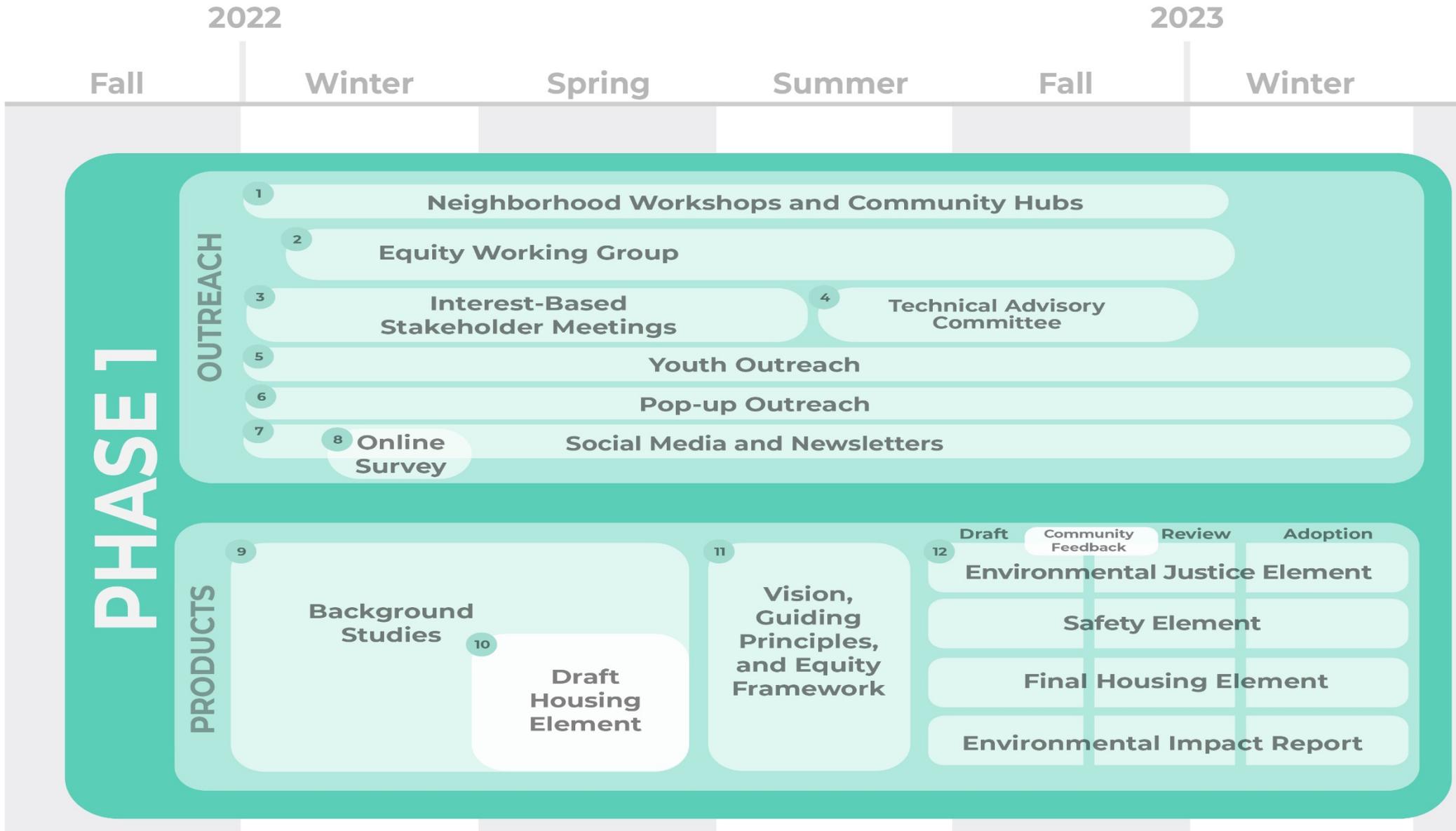
Amended 1998



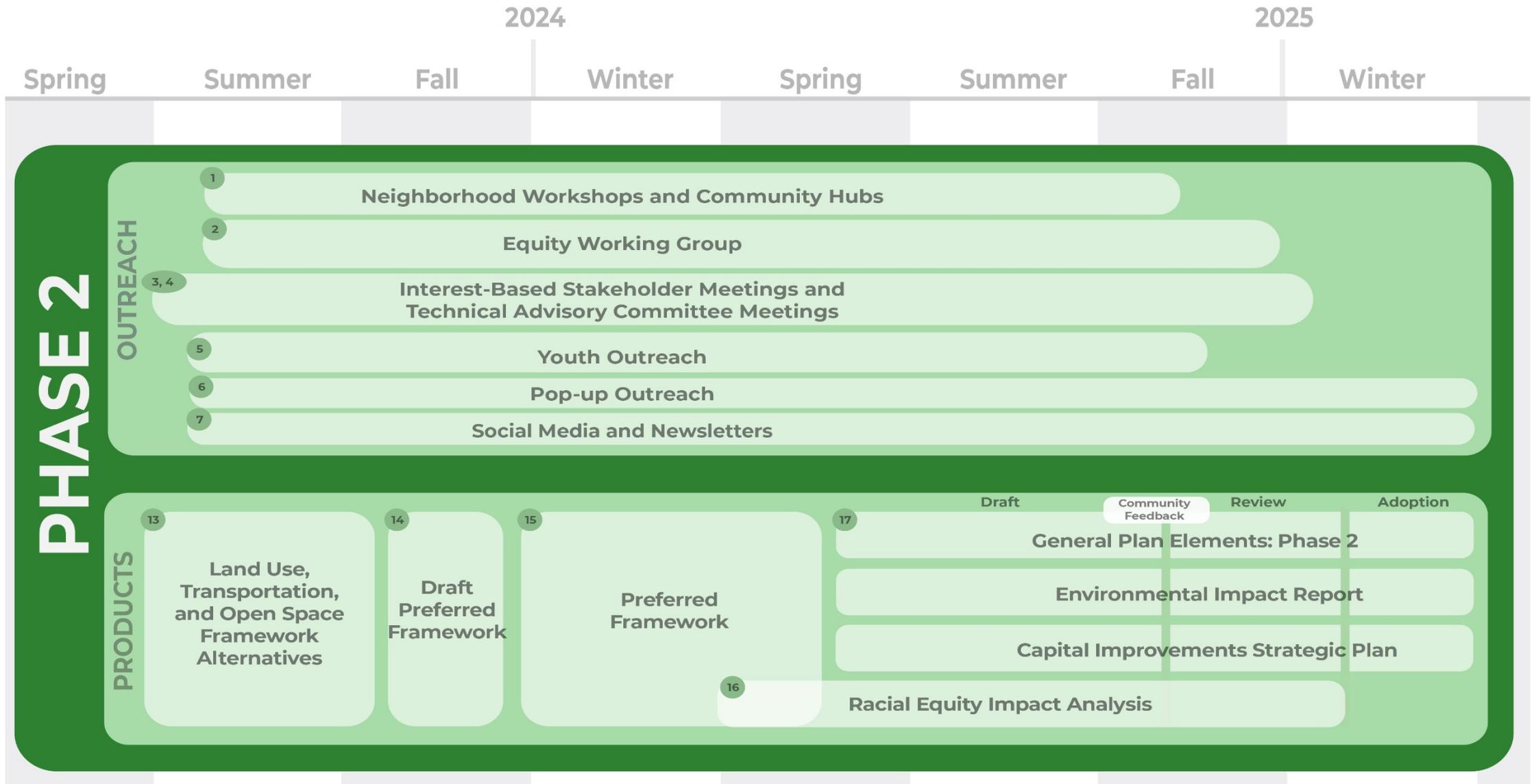
SCENIC HIGHWAYS ELEMENT

Adopted 1974

General Plan Update Phase 1

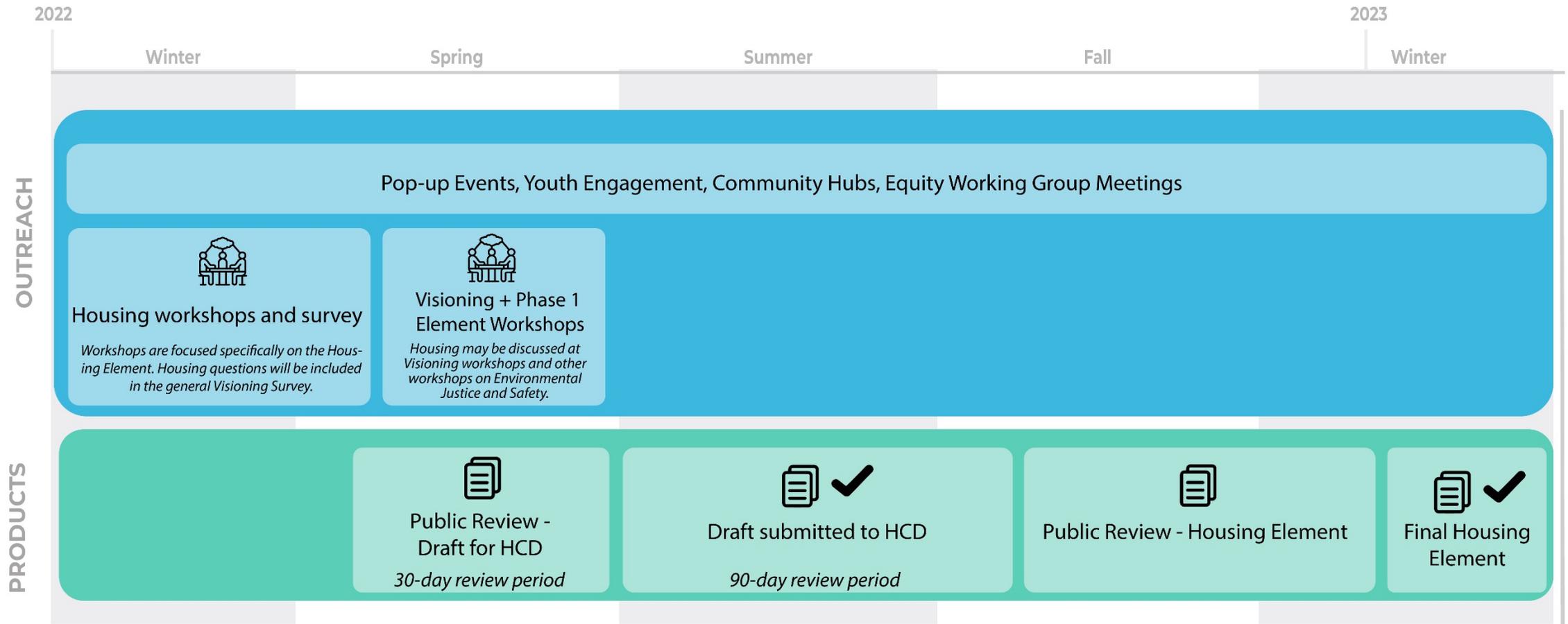


General Plan Update Phase 2

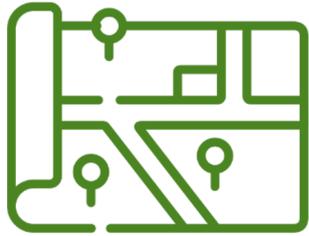


OAKLAND 2045

Housing Element Timeline



Housing Element Workshops



Workshop 1: Overview and Housing Locations

*What's this all about?
Where should housing
go? Why?*



Workshop 2: Housing Programs and Inclusive Neighborhoods

*What are Oakland's housing
needs?
What are the best ways to
add more housing, and
more diverse housing?
What are other ideas for
solutions?*



Workshop 3: Preserving Affordable Housing, Protecting Tenants, and Anti- Displacement

*How can we ensure
Oaklanders can live and
remain in their
communities?*



Workshop 4: Giving feedback on draft Housing Element

*Does this reflect what we
heard? Did we miss
anything?*

Where else where my housing concerns be addressed?

Is my home in a safe and clean area?



Environmental Justice, Safety elements and Industrial Lands policy

How far away is my school or job from my home?



Land Use and Transportation Element

Do I have what I need in my neighborhood?



Environmental Justice, Land Use and Transportation, and Infrastructure and Facilities elements

How do I get to and from my house?



Land Use and Transportation Element



- Town Halls- late Feb
- Visioning Workshops (March)
- Phase I Workshops (April)- will cover environmental justice, housing, and safety, as well as how they overlap
- Neighborhood pop-ups and cultural hub events

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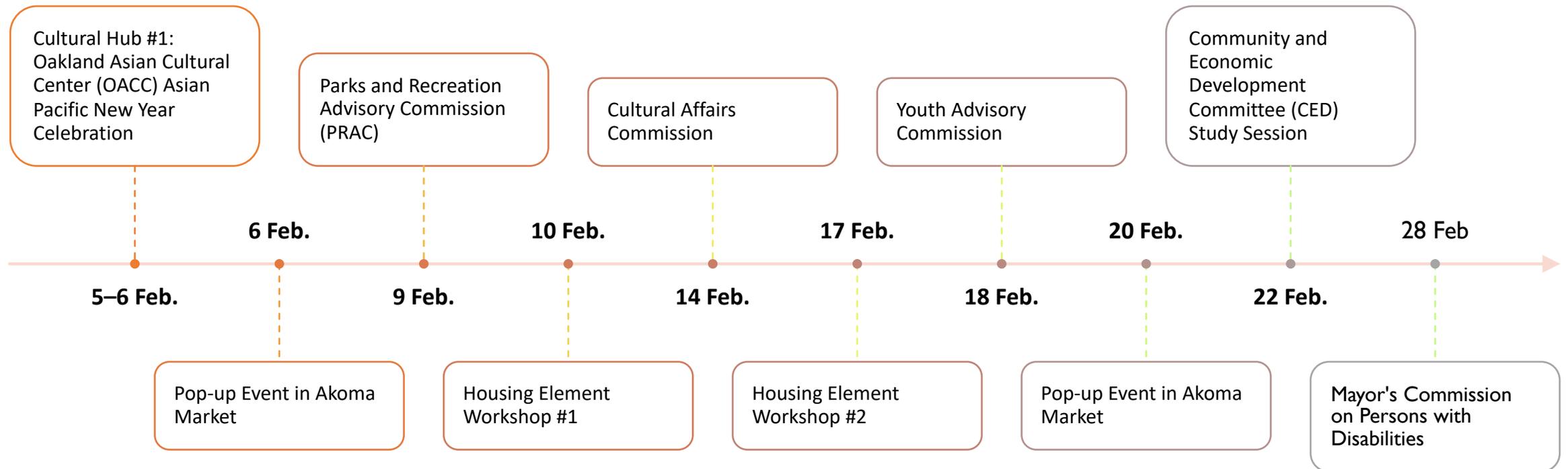
Community Engagement

Community Engagement



- Outreach and community engagement planned in your neighborhood
 - Pop-up events
 - Cultural hubs
 - Youth engagement

Community Events in February



FOR EVENT DETAILS
VISIT OUR WEBSITE: [BIT.LY/OAKLANDGPU](https://bit.ly/OaklandGPU)

Tell us about yourself!

Visit: <https://bit.ly/oaksites>

Or, go to **www.menti.com** and use the code **6771 8633**



You are also free to add comments to the chat.

Go to www.menti.com and use the code 6771 8633

What brings you to this workshop?

Go to www.menti.com and use the code 6771 8633

What neighborhood do you live, work, or have a business in?

Go to www.menti.com and use the code 6771 8633

What do you love about the neighborhood?

Housing Element Update

What is a Housing Element?



- City's blueprint for housing Oaklanders, at all economic levels including low income and households with special needs.
- Subject to state approval
- Covers 8 years (2023-2031)
- Must meet the City's projected need
 - Regional Housing Need Allocation (RHNA)

2023-2031 Future Housing Need

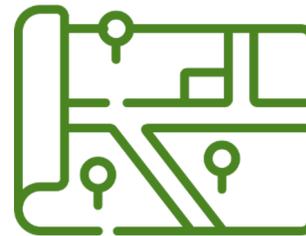
Income Group	5th Cycle RHNA (2015-2023)		How much progress was made? (permits issued)		6th Cycle RHNA (2023-2031)	
	Number	Percent	Number	Percent of 5 th Cycle RHNA	Number	Percent
Extremely-Low-Income (>30% AMI, or \$37,680) ¹	1,030	7.0%	888	43%	3,256	12.4%
Very-Low-Income (30%-50% AMI, or \$37,680-\$62,800) ¹	1,029	7.0%			3,255	12.4%
Low-Income (50%-80% AMI, or \$62,800-\$100,480)	2,075	14.0%	541	26%	3,750	14.3%
Moderate-Income (80%-120% AMI, or \$100,480-\$150,720)	2,815	19.1%	77	3%	4,457	17.0%
Above-Moderate-Income (>120% AMI, >\$150,720)	7,816	52.9%	13,626	174%	11,533	43.9%
Total	14,765	100.0%	15,122	102%	26,251	100.0%

1. Extremely-low-income housing need is assumed to be 50 percent of total very-low-income housing need.

2. AMI – Area Median Income. Per HCD, the 2021 AMI for Alameda County was \$125,600.

Housing Element Content

- Background Analysis
 - What the City has accomplished
 - Housing needs and trends
 - Fair housing choice
 - Resources and Opportunities
 - Housing Barriers
- Housing Sites Inventory (where housing will go)
- Housing Action Plan (what the City will do)



Adequate sites

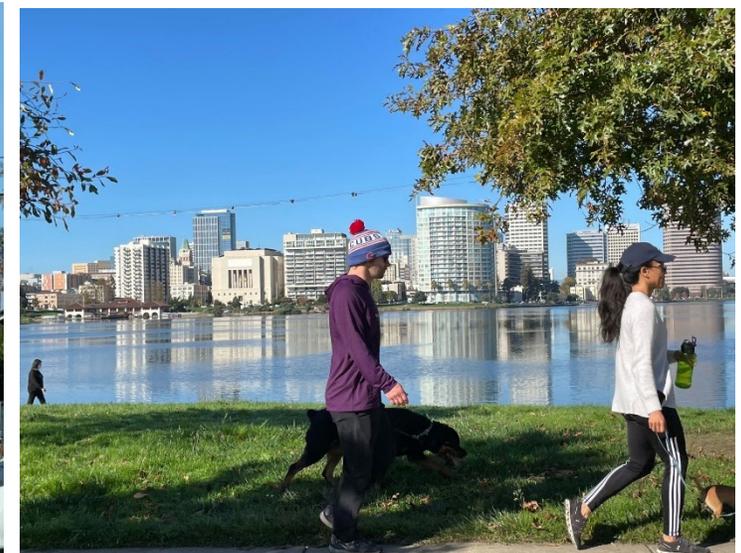
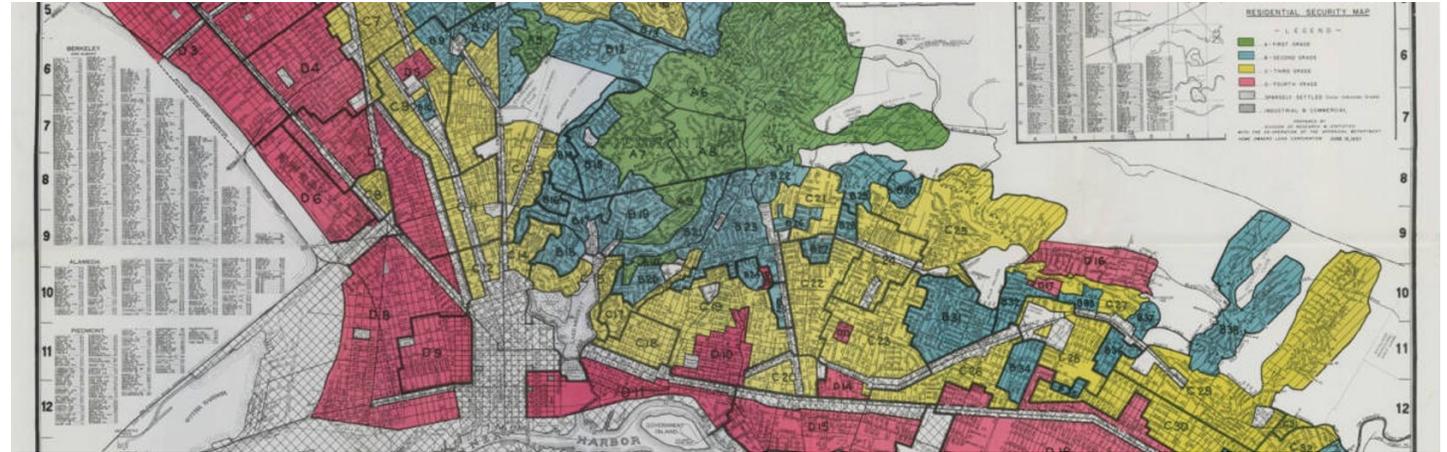
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Strategies and Actions

Looking Forward

- Race and equity as a crucial lens for planning
- Acknowledging the legacy of colonialism, redlining, and the long-lasting effects of past exclusionary planning practices in creating racial inequities
- Planning for environmental and social resilience
- City's role as one piece of the housing puzzle



Housing Location Considerations



- Safety (constraints)



- Accessing neighborhood needs



- Improving access to opportunity and addressing equity



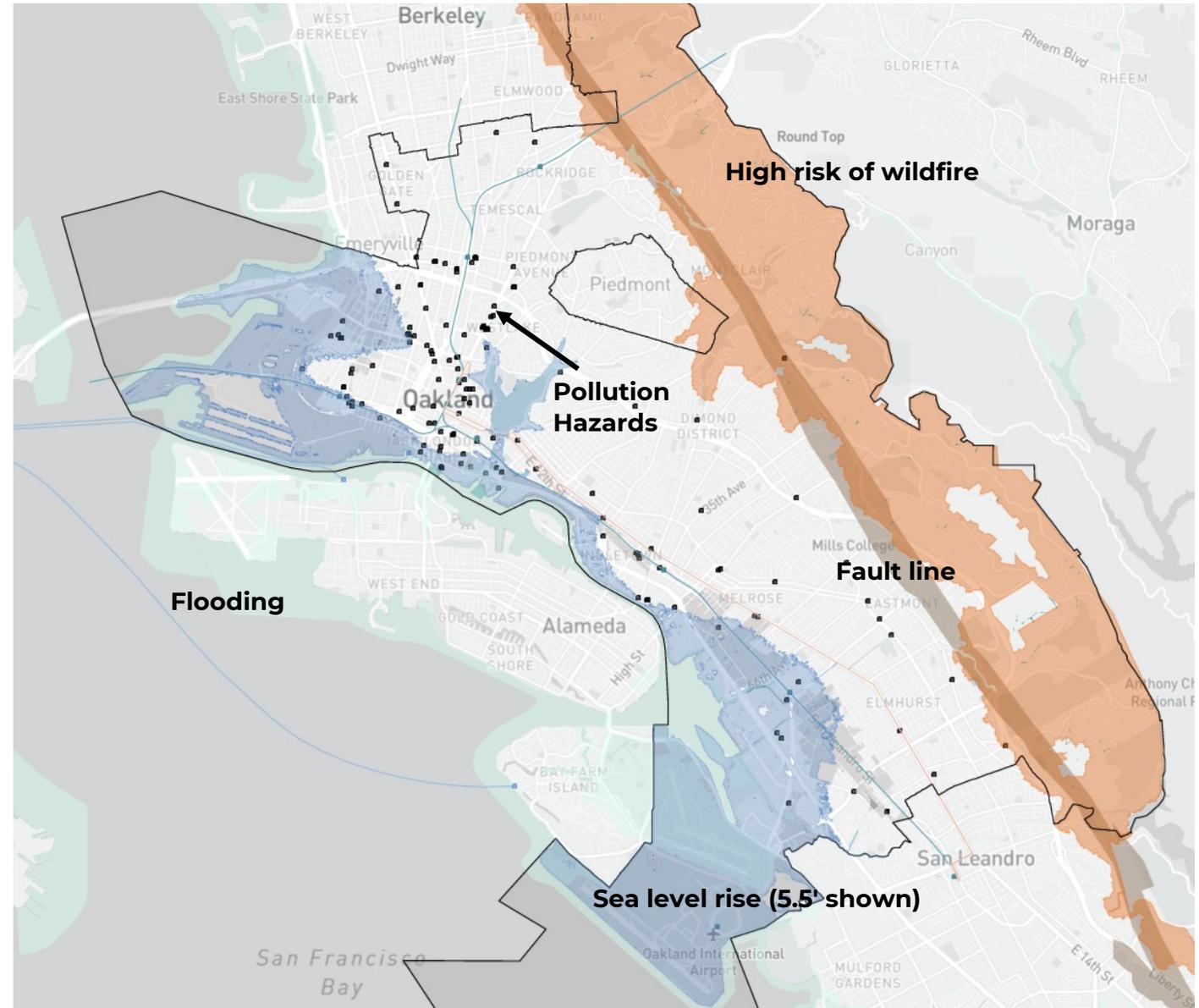
- Lot size



- How many units can be built (density)

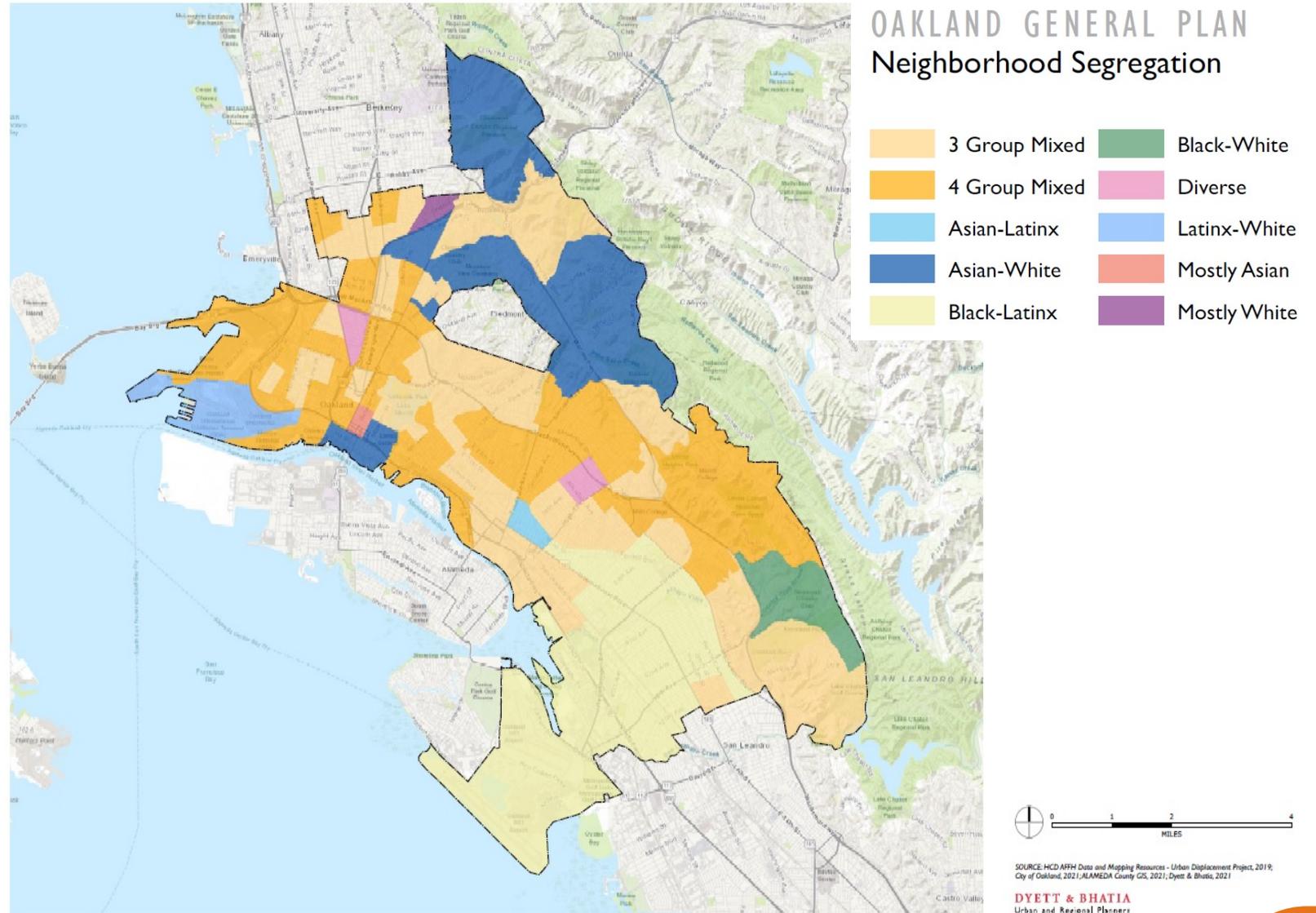
CONSTRAINTS

- Wildfire
- Earthquake fault lines
- Sea level rise and flooding
- Pollution hazards
- Air quality and environmental justice concerns



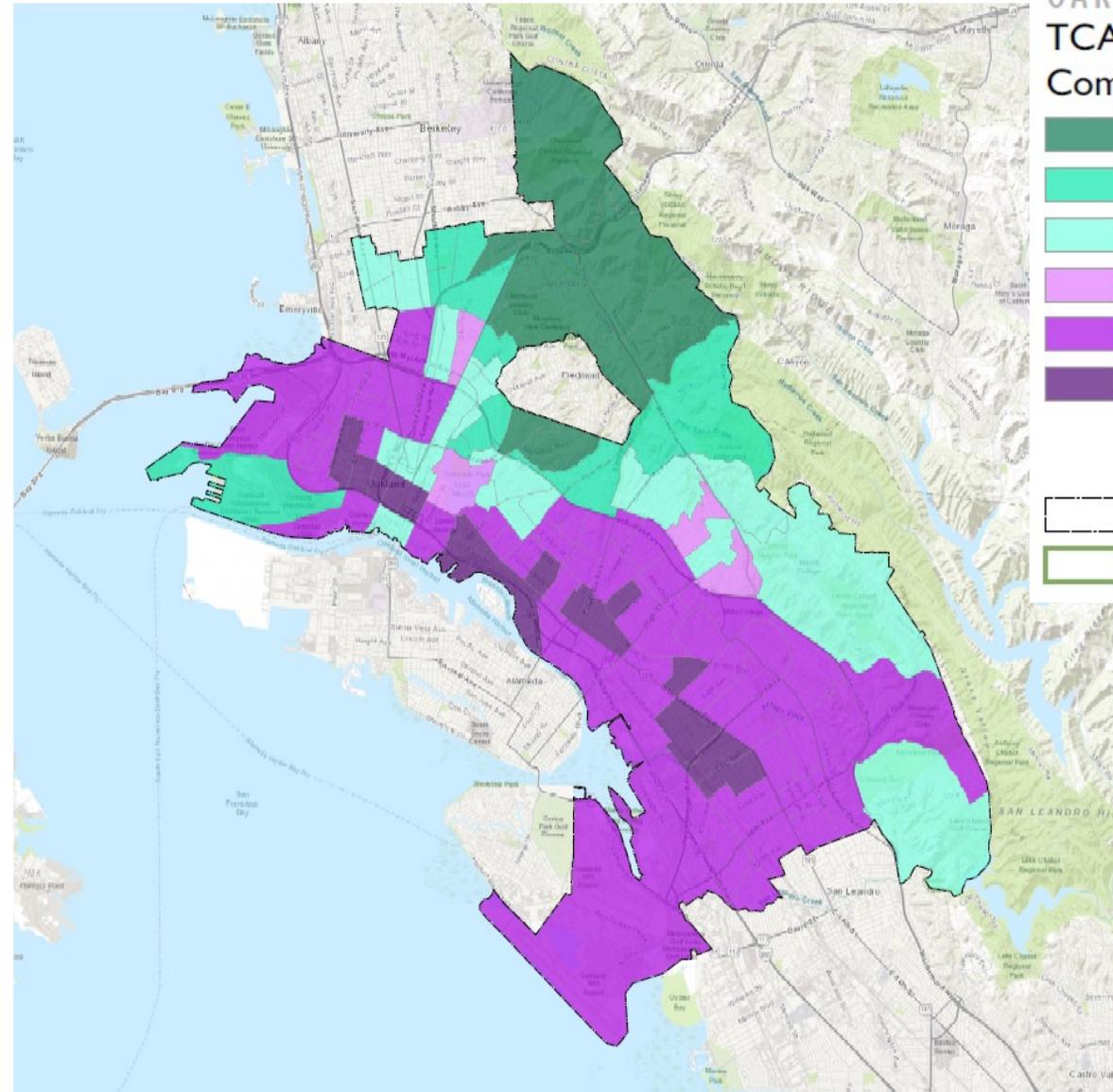
SEGREGATION BY RACE/ETHNICITY

- Most tracts identified by the Urban Displacement Project (UDP) are a mix of three or four races/ethnicities.
- Across the city, only two tracts are considered diverse (a mix of five races/ethnicities) according to UDP methodology.



ACCESS TO OPPORTUNITY

- Access to positive economic, educational and environmental outcomes for low-income residents (defined by California Fair Housing Task Force)
- Most tracts are Low Resource, and they surround High Segregation and Poverty tracts
- Oakland is only place in Alameda County with High Segregation and Poverty tracts
- Highest Resource areas clustered in north corner near hills



OAKLAND GENERAL PLAN TCAC Opportunity Areas – Composite Score

- Highest Resource
- High Resource
- Moderate Resource
- Moderate Resource (Rapidly Changing)
- Low Resource
- High Segregation & Poverty
- City Limits
- Sphere of Influence



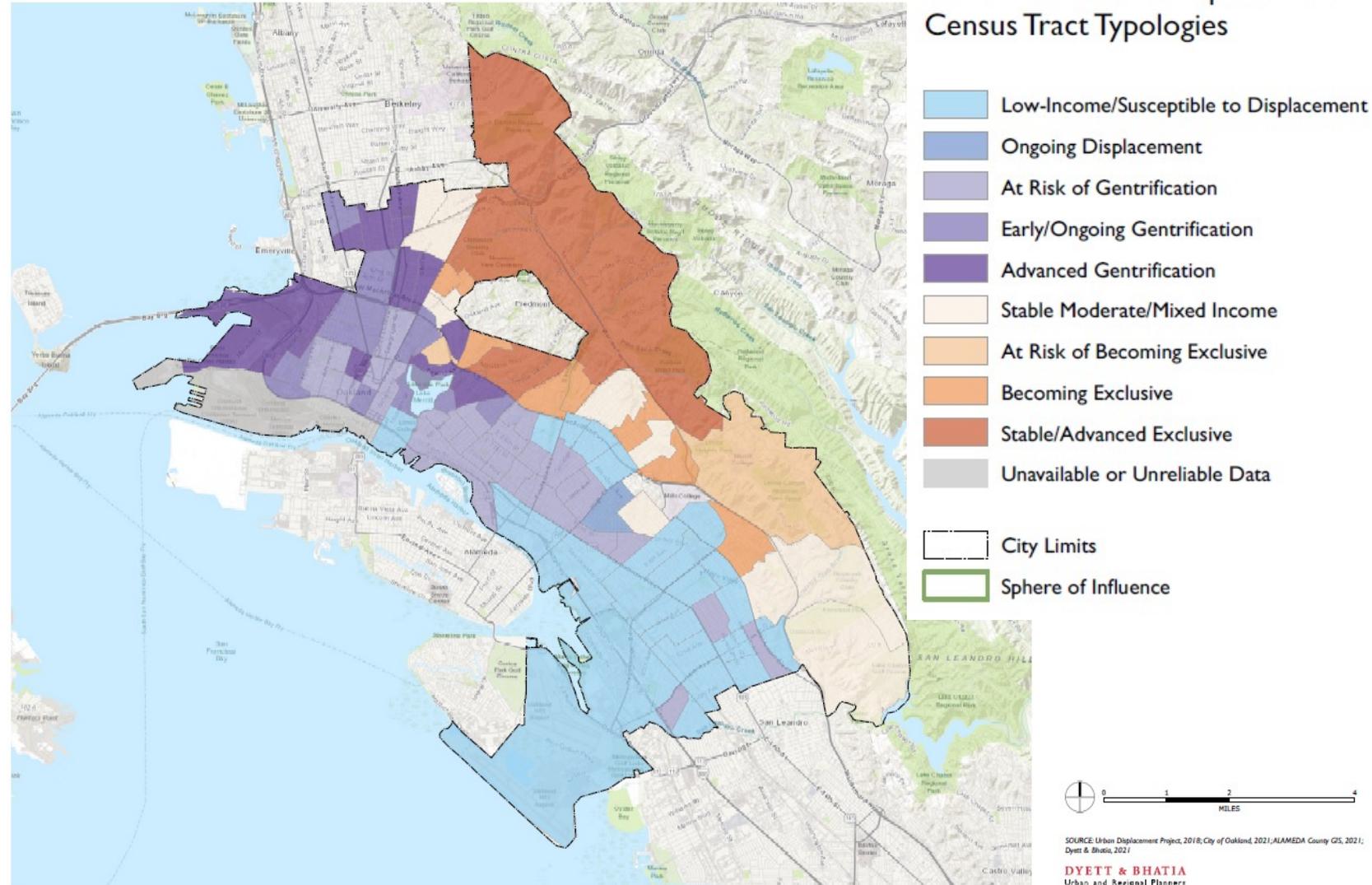
SOURCE: HCD AFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

DYETT & BHATIA
Urban and Regional Planners

GENTRIFICATION AND DISPLACEMENT TYPES

- Nearly half of all households in Oakland live in tracts at risk of or experiencing gentrification
- Almost a quarter live in tracts susceptible to or experiencing displacement

OAKLAND GENERAL PLAN Gentrification and Displacement Census Tract Typologies



The background of the slide is a vibrant yellow color, overlaid with a complex pattern of white, curved, parallel lines that create a sense of movement and depth. These lines are arranged in various directions, some following the curve of the page's shape, while others are more vertical or horizontal. The overall effect is a dynamic and modern aesthetic.

Planning for Housing in Oakland: Where Should it Go?

Potential Housing Locations



Pipeline Projects



Accessory Dwelling Units



Publicly owned or leased sites



Vacant sites



Nonvacant sites that could be developed with residential use



Nonvacant sites that could be rezoned for residential, or more residential

Potential Housing Locations

1. Identify likely housing locations (we are here)
2. Identify how many more housing units we need to plan for
3. Identify potential new housing locations
4. Analyze and evaluate new housing locations



Interactive Map

Tell us where housing should go! Interactive map available on website tomorrow

Working Draft: Potential Housing Locations Map

This map represents a starting place for discussion, and we are looking for input on: (1) where additional sites should be located, and (2) if some of the sites on the map are not appropriate for housing.

Using the buttons below, you can leave your comments on the map:

Draw areas on the map where you think housing should go!

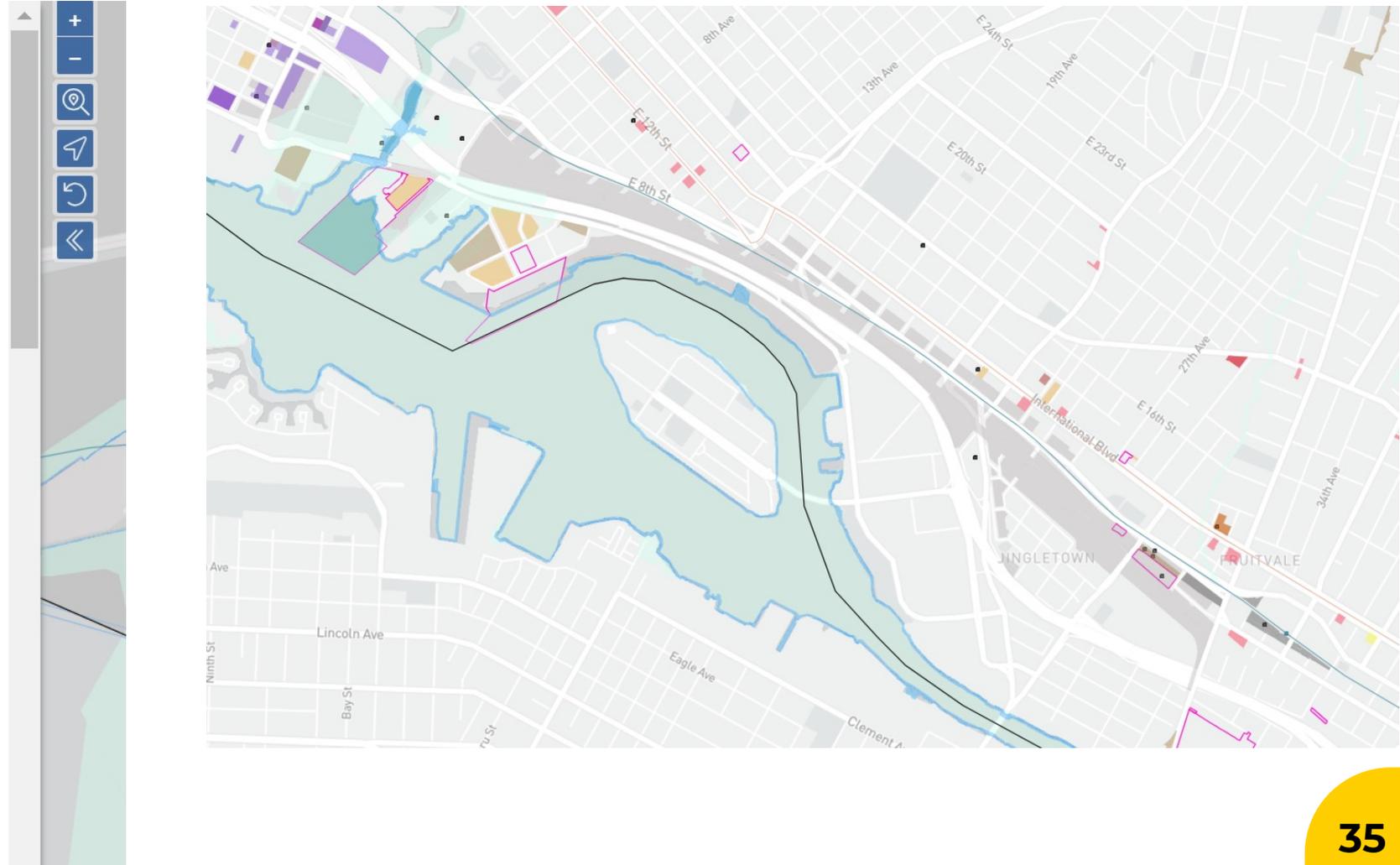


Drop a pin on specific locations (can be sites shown, or anywhere on the map), and tell us why that location may or may not be a good location for housing!



You can toggle between layers, as well as the background (map or aerial) and zoom in and out, like using Google Maps.

Potential sites layers: A working draft of housing locations. More housing locations may be added, and some sites may be removed as analysis is conducted (including those that may be within a constrained area). Read more about the layers below.



Questions?

Please raise your hand or put in the chat!

Discussion

Small Group Discussion

- Respect others' opinions!
- Breakout group discussion for 40 min
- Facilitators will take notes
- Facilitators will report back
- Please try to keep report-back to ~2 minutes

Small Group Discussion

1. What are the housing issues you care about in Oakland?
2. What do you see as some of the opportunities for planning new housing in Oakland? *(examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)*
3. What do you think some of the issues or challenges will be in these areas?
4. What type of housing does Oakland need more of? Where do you think it should go? Why?

Exit Poll

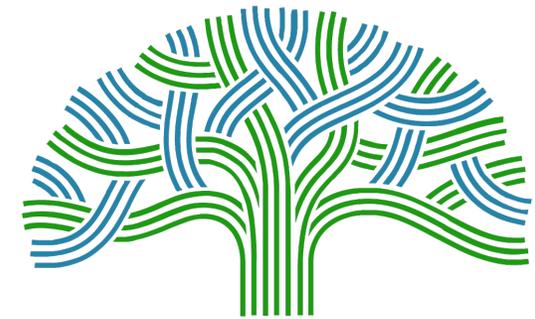
Take a minute to answer a few other questions about yourself, what topics you want to see at future workshops, and how we can improve outreach moving forward!

<https://bit.ly/oaklandfeedback>

Upcoming

1. Housing Workshop #2: **Feb 17**
2. Youth Advisory Commission: **Feb 18**
3. Akoma Market Pop-up: **Feb 20**
4. Community and Economic Development Committee (CED) Study Session: **Feb 22**
5. Mayor's Commission on Persons with Disabilities: **Feb 28**
6. Town Halls: **late Feb/early March (dates to be announced)**
7. Housing Workshop #3: **March (date to be announced)**
8. Housing Workshop #4: **April (date to be announced)**

Visit www.oaklandca.gov/topics/general-plan-update for future dates!



OAKLAND 2045
GENERAL PLAN

Visit the general Plan Update website for more information and to sign-up for regular updates:

www.oaklandca.gov/topics/general-plan-update