



HOUSING ELEMENT UPDATE 2015-23

What is the Housing Element?

The Housing Element is the part of Oakland's General Plan. It is an eight year blueprint for housing Oakland's residents at all economic levels, including low income and households with special needs. The plan provides update about the current demographics and housing statistics that serves as basis for policies and actions to address Oakland's housing needs.

Why update the Housing Element?

State law requires local governments to adequately plan to meet their existing and projected housing needs. Under state law, Per Senate Bill 375 (Steinberg), the planning period for the Housing Element is now eight years (the previous Housing Element was adopted in 2010). The contents are established by state law and must include measurable objectives. The Housing Element is subject to certification by the State of California.

Why is the Housing Element Update important?

An updated Element allows a City to access critical infrastructure funds from the California State Strategic Growth Bonds, as well as other state and federal funds. It provides a forum to define community goals for housing including the type of housing to be built and the priorities for spending housing dollars. It also provides an opportunity to incorporate ongoing housing policy discussions.

The Housing Element is an eight year **BLUEPRINT** for housing Oakland's residents

State law (Government Code Sections 65580-65589.8)

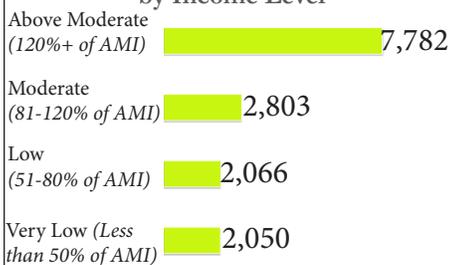
REQUIRES that every city and county in California adopt a Housing Element, subject to State approval, as part of its General Plan

The Housing Element Update covers the planning period from **2015 TO 2023**

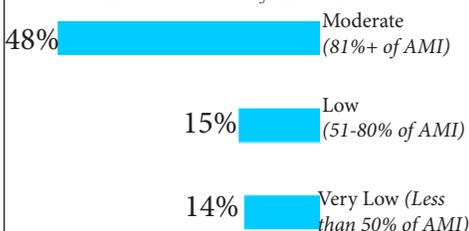
ABAG's allocation for Oakland is **14,765 HOUSING UNITS**

What is Oakland's fair share of RHNA?

ABAG's Allocation for Oakland by Income Level



Percentage of Oakland's Households by Income



Source: U.S. Department of Housing and Urban Development CHAS Data Book, based on 2006-2010 5-Year Average Data; AMI is Area Median Income

What is the RHNA and how much housing is Oakland Required to Plan for?

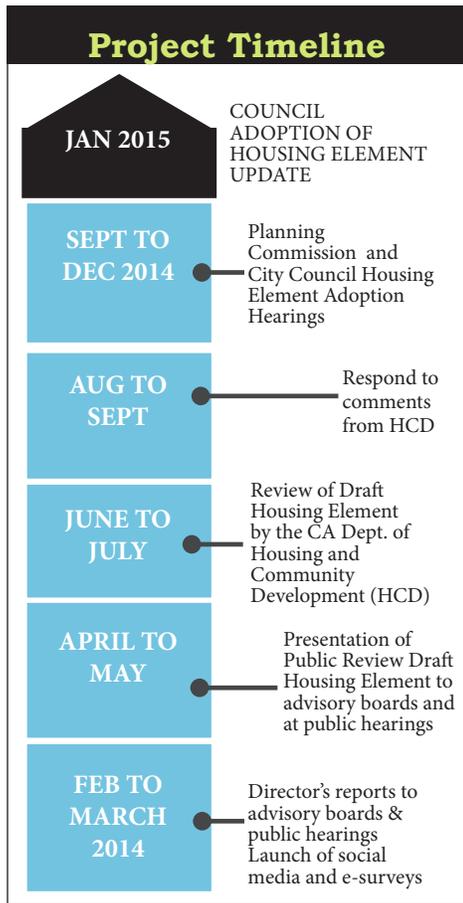
The Regional Housing Needs Allocation (RHNA) is a requirement that all California cities provide their fair share of the regional housing need for all income levels and special needs populations. RHNA "assignments" are determined by the Association of Bay Area Governments (ABAG).

The State of California has assigned 187,990 new housing units to the entire Bay Area. Oakland is required to plan for 14,765 new housing units between 2014 and 2022. Of this total, 2,059 should be affordable to very low-income households, 2,075 to low-income households, 2,815 to moderate-income households, and 7,816 to above moderate-income households. Although these units have been assigned to Oakland, all of these units may not be built because of market conditions and availability of subsidies.

What is included in the Housing Element?

The Housing Element will include the following:

- A review and assessment of the City's performance in implementing the previous Housing Element (adopted in 2010)
- An assessment of current and future housing needs
- An inventory of sites suitable for development of housing for all economic levels, sufficient to provide 14,765 units (based on the RHNA for the Bay Area)
- An inventory of financial and programmatic resources
- Analysis of governmental and non-governmental constraints to meeting those needs
- A statement of the City's goals, policies and quantified objectives for meeting its housing needs for the period 2015-2023



How is the Housing Element implemented?

Cities implement their housing elements through housing programs, daily decisions by staff and the Planning Commission and City Council about housing development, and regulatory tools such as zoning. Oakland operates a number of housing programs targeted to lower income homeowners and renters, and works with the non-profit community and service providers to facilitate the development, and preservation of housing options for all Oakland residents.

Become Involved! We want to hear from YOU!

The project timeline to the right depicts the overall process for completing the Housing Element Update including public meetings that will be held. The project website (see link below) contains details for all upcoming meetings. Please consider attending one of the meetings and voicing your opinion to the following questions:

1. What are the top housing issues in Oakland?
2. In terms of existing housing policies and programs, what are the strengths?
3. In terms of existing housing policies and programs, what are the weaknesses?

The City's existing policies and programs are contained in Ch. 7 of the 2007-2014 Housing Element. Visit the project webpage "Documents & Resources" section for Ch. 7 as an individual chapter.

Who can you contact for more information?

For more information on the Housing Element Update, or to make comment:

Send an email to strategicplanning@oaklandnet.com or leave a message at 238-7299

You can also visit our website:

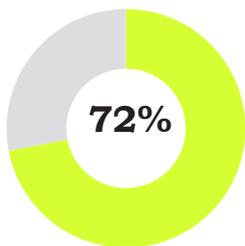
<http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK045364>

Oakland's Population & Housing

390,724 Residents
153,791 Households
36 years Median Age

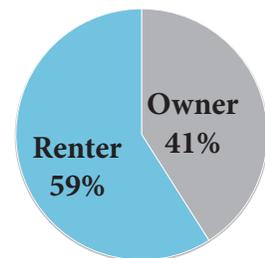
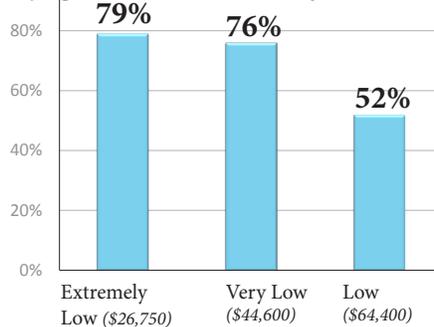
43,559 Seniors
28,796 Senior Households
23% of population age 55 yrs & above

11,000 residential properties foreclosed between 2006 & 2013
Almost **one in five** properties lost since the crisis began had been owned for more than 10 years



Median Household Income in 2011 was \$51,144; 72% of the County Median Household Income of \$70,821

Households Overpaying for Housing¹
(Paying more than 30% or more of their Income)



DECLINE

- Number of Family Households
- Number of Family Households with Children
- Average Household Size



- 23% of people reported disability
- Nearly half of the population 65 and older reported having a disability
- 1,564 is the estimated housing need for people with disabilities

- Increase in Market Rents & Home Prices in 2013
- Median Housing Price in 2013 was \$390,000 an 84% increase over the price in 2000.²
- Large variation in home sales price by zip code



¹Data not available for Moderate and above Moderate Income Households

²2013 price represents a 3% decrease from 2008 median sales price

Source: U.S. Census 2010, U.S. Department of Housing and Urban Development: CHAS Data Book, based on 2006-2010 5-Year Average Data.