



*City of Oakland  
Affordable Housing  
Strategies and Programs*

Community and Economic Development Agency  
Presentation to the Blue Ribbon Commission  
March 1, 2007

# *Household Income*

- 2000 median household income is \$40,055
- Over half of all Oakland households qualified as very low or low income in 2000
- 37% qualified as very low income
- 2000 poverty rate is 19.4%
  
- Median Income - Owners: \$63,950; Renters: \$29,278
- More than 2/3 of renters are very low or low income

Source: HUD, 2000 Census

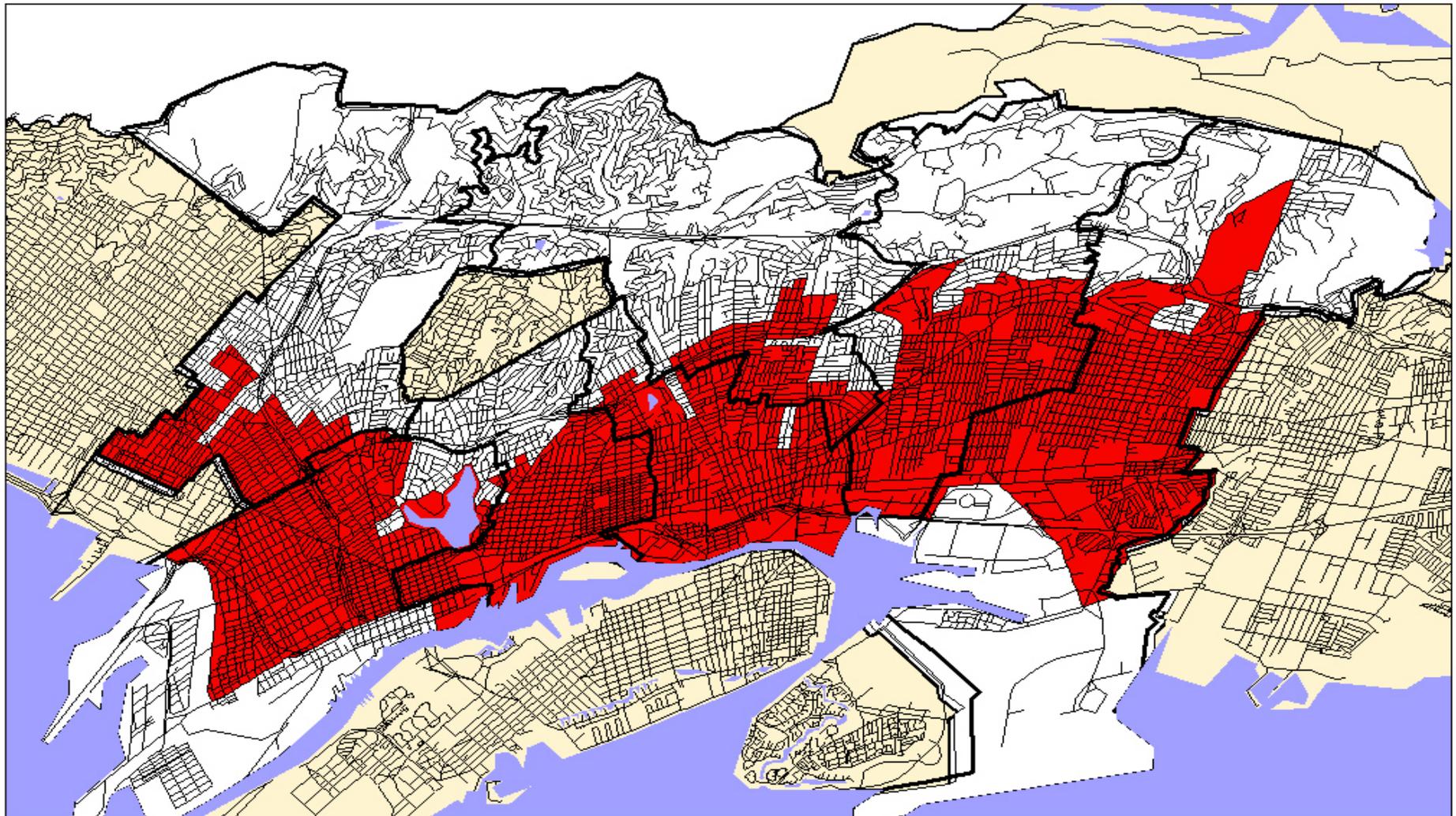
## *Low and Moderate Income*

- Defined by U.S. Department of Housing and Urban Development (HUD), based on median income for East Bay

Income Level	% of HH's	Household Size (number of persons)					
		1	2	3	4	5	6
<i>Extremely Low &lt;30% AMI</i>	23%	\$17,600	\$20,100	\$22,650	\$25,150	\$27,150	\$29,150
<i>Very Low 30-50% AMI</i>	15%	\$29,350	\$33,500	\$37,700	\$41,900	\$45,250	\$48,600
<i>Low 50-80% AMI</i>	15%	\$46,350	\$53,000	\$59,600	\$66,250	\$71,550	\$76,850
<i>Moderate 80-120% AMI</i>	17%	\$70,440	\$80,400	\$90,480	\$100,560	\$108,600	\$116,640
<i>Median Income</i>		\$58,700	\$67,000	\$75,400	\$83,800	\$90,500	\$97,200

Source: HUD figures for 2006

## Low and Moderate Income Block Groups by Council District Oakland, 2000



Source: 1990 and 2000 Census; US Dept of Housing and Urban Development

Prepared by Jeffrey Levin, City of Oakland/CEDA-HCD

# *Housing Stock*

- 157,508 units
- 50% in single-family dwellings
- 25% in buildings of 10 or more units
- 42% owner-occupied, 58% rental
- Only 12.5% of rentals are 3+ bedrooms
- 65% of all units built before 1960
- Significant rehab needs; lead paint issues

Source: 2000 Census

## *Market Conditions*

- Housing costs exceed ability to pay (30% of household income)
- Fair Market Rent for a two-bedroom apartment is \$1,238. This requires an income of at least \$49,000
- To purchase a \$400,000 house with a 3% downpayment, a family would need \$12,000 for the downpayment, and an income of over \$90,000 (30 yr. mortgage, 6.0% interest, 40% of income for all housing costs)

# *Assisted Housing Inventory*

- Public Housing: 3,308 units
- Older subsidized: 3,693 units
- City-subsidized: 4,228 units
- TOTAL UNITS: 11,229 units
  
- Section 8 vouchers: 11,142 families

# *Housing Element Policies*

- Provide Adequate Sites
- Assist Development for Low/Mod Households
- Remove Regulatory Constraints
- Conserve and Improve Older Housing Stock
- Preserve Existing Affordable Rental Housing
- Promote Equal Opportunity
- Promote Sustainable Development
- Increase Public Access to Information

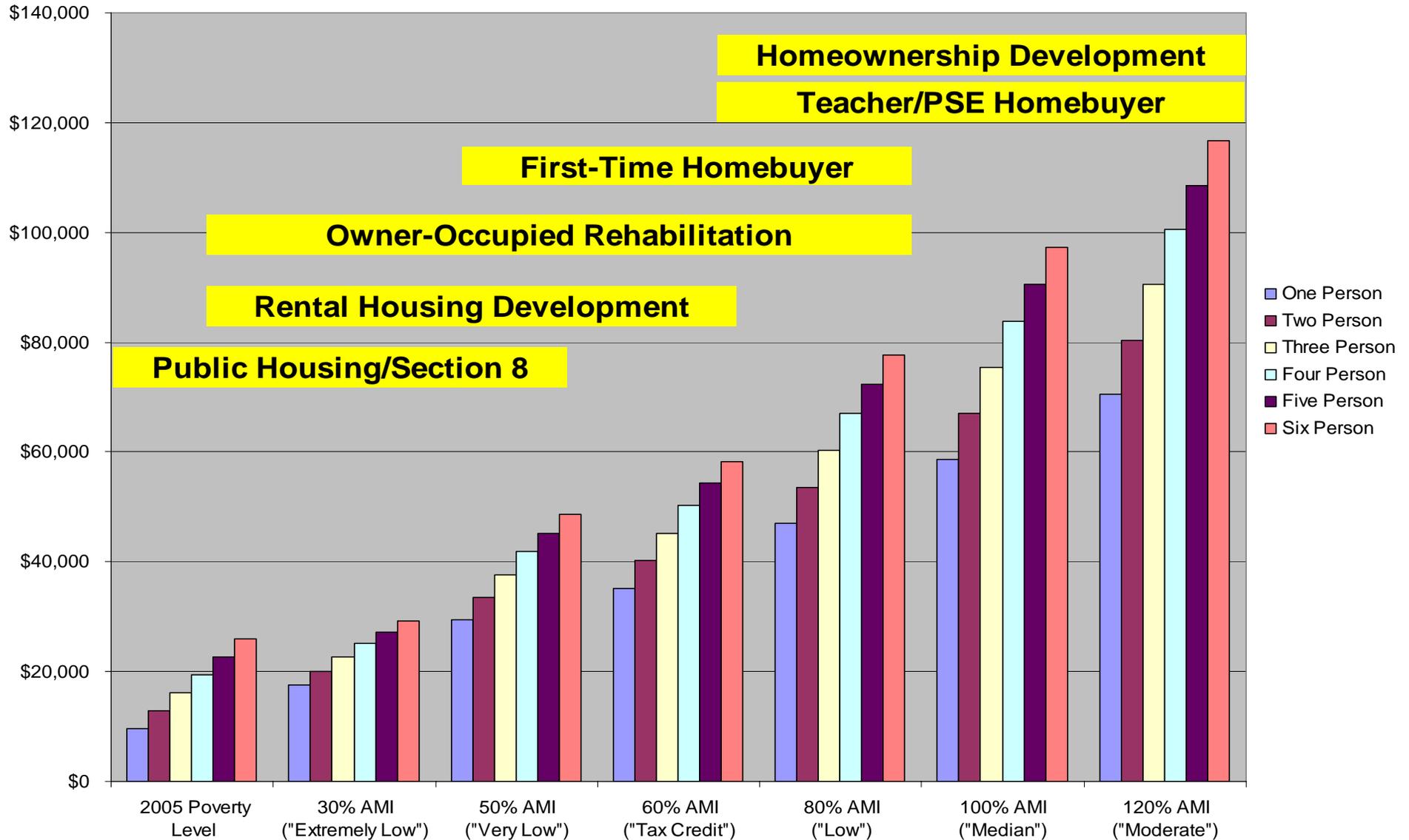
# *Consolidated Plan Strategies*

- Develop New Affordable Rental Housing
- Preserve Existing Affordable Rental Housing
- Expand Supply of Ownership Housing
- Promote Homeownership Opportunities
- Improve Existing Housing Stock
- Provide Rental Assistance to ELI and VLI
- Develop Supportive Housing
- Remove Impediments to Fair Housing



# Housing and Community Development

## The Affordable Housing Continuum



# *Funding Sources*

- CDBG (housing share): \$5m per year
- HOME: \$4m per year
- Redevelopment: \$20 -25m per year
- Bonds: \$40m in 2000  
\$55m in 2006
- Housing Trust Fund not yet funded

## *Programs*

- Housing Development
- Housing Rehabilitation
- Homeownership Assistance
- Rent Adjustment
  
- Land Use and Zoning Regulation
- Public Housing and Rental Assistance (OHA)

# *Housing Development*

- Funded with HOME and Redevelopment Low/Mod funds
- 400+ units completed FY05-07
- \$64 million awarded FY05-07
- 30 projects/1,452 units underway
- Leveraging \$3 for every \$1 invested
- High level of funding from Prop 46

# *Housing Rehabilitation*

### FY 2005-07 Accomplishments

- Funded with CDBG and HOME
- Major rehab of 33 homes; 20 underway
- Lead-based paint mitigated in 96 homes; 57 underway
- Accessibility improvements to 19 homes; 6 underway
- Minor repair to 271 homes

# *Homebuyer Assistance*

- Funded with Low/Mod and HOME
- 100+ families assisted FY2005-07
- Homebuyer education for 1,000 families
- Leveraging of State and other funds

# *Rent Adjustment*

- Funded by annual service fee
- Rent Adjustment Ordinance
- Just Cause for Eviction Ordinance
- Ellis Act Tenant Protection Ordinance
- Nearly 1,000 petitions and 200 appeals processed in FY05-07