

OAKLAND HOUSING DASHBOARD

City of Oakland Housing & Community Development (HCD)
Activity Snapshot

HCD Mission

HCD is dedicated to improving Oakland's neighborhoods and to making sure all Oaklanders have safe and affordable housing

July 2021



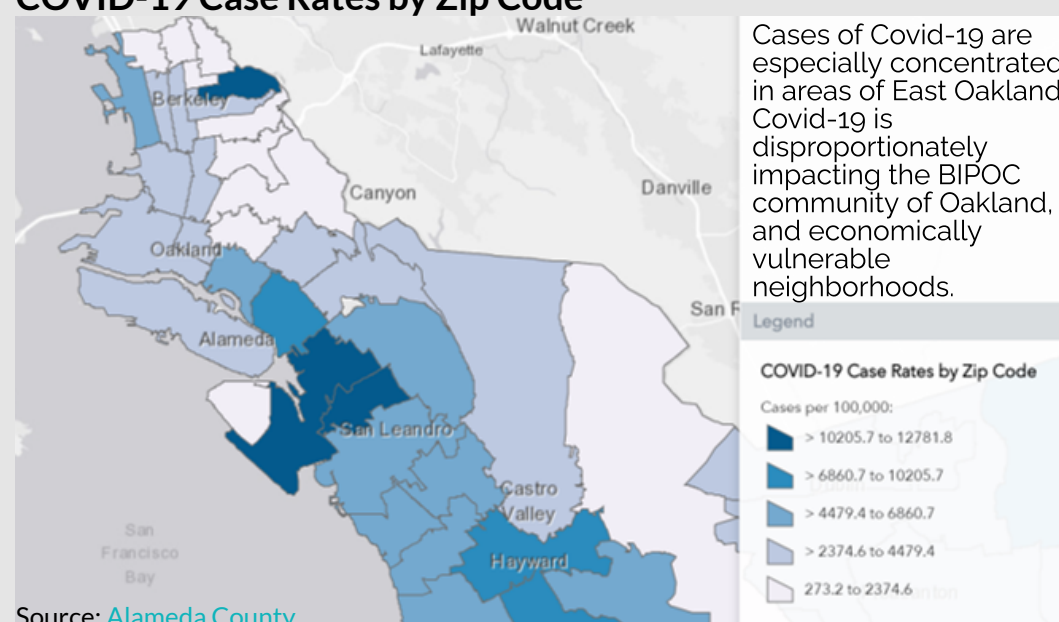
What we are facing

Oakland is facing multiple extraordinary challenges: the COVID-19 pandemic, gentrification and displacement, and high rates of unemployment and homelessness.

The City is committed to the production, protection, and preservation of affordable housing, with a particular focus on the delivery of homeless housing. Together, we will meet this crisis and continue the production and preservation of affordable housing, with protections for all Oakland residents.

Increased Challenges Due to Covid-19 Pandemic

COVID-19 Case Rates by Zip Code



Approximately one-third of tenant respondents reported an inability to pay rent due to the pandemic according to the [Property Owner Covid-19 Impact survey](#).

The City has partnered with Stanford University Changing Cities Research Lab to study [Residential and Neighborhood Instability in Oakland](#) and with the Housing Initiative at Penn to [provide data analytics and to inform our rent relief efforts](#).

Compounding crises are especially concentrated in East Oakland

Oakland neighborhoods with the highest Covid cases are also the most vulnerable renters with higher rates of crowding. In the City's first "pulse survey" of renters and landlords, more respondents in East Oakland reported that they were unable to pay rent than other Oakland neighborhoods.

Rising Homelessness

Oakland Homeless Census Population



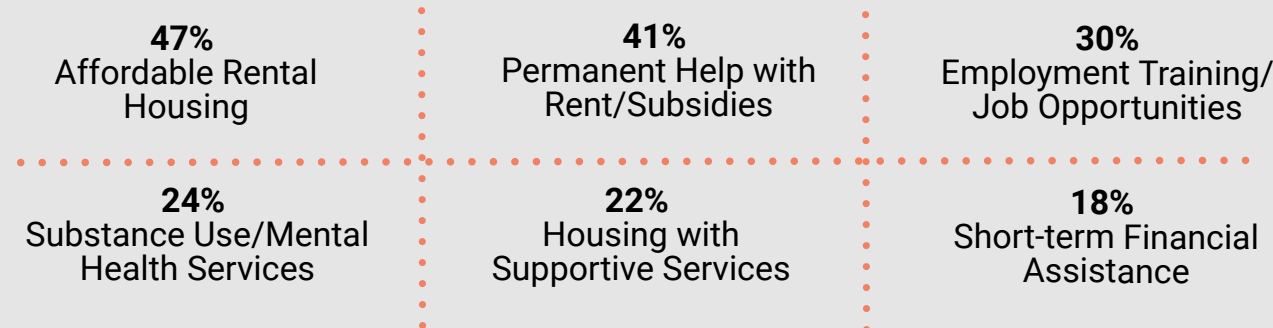
Oakland has seen a vast increase in homelessness over the last few years.

The Oakland Point In Time Survey showed that in 2019 there were 4,071 individuals who were homeless in Oakland.

Renters and unhoused residents need help. Homelessness is a complex issue that requires a multi-disciplinary approach. Oakland HCD works closely with the Department of Human Services to help get Oaklanders housed.

How New Money Should Be Spent on Homelessness

Top 6 Responses to Survey of Unhoused Residents



Source: [Oakland 2019 Homeless Count & Survey](#)

Oakland HCD's Response

Protection



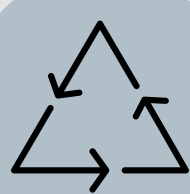
Strengthen Renter Protections
Issue Rent Relief

Production



Leverage Every Dollar to Produce More Affordable Units
Deepen Affordability

Preservation



Support Community Organizations
Acquire Homeless Housing
Promote Affordable Homeownership



Protection: Meeting the Crisis, Keeping Oaklanders Housed

Keep Oakland Housed: City Emergency Renter Covid-19 Relief Program

The City's [Keep Oakland Housed \(KOH\) Covid-19 Relief Program](#) provides direct emergency financial assistance to address renter and homeowner needs and prevent homelessness.

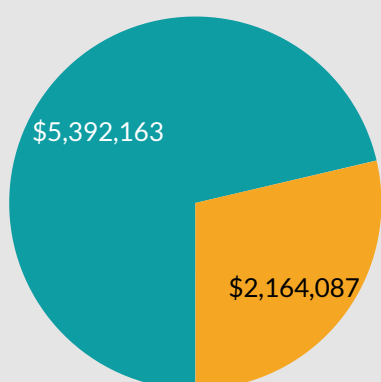
Applications were prioritized based on need and severity of COVID-19 impact, targeting the following: 1) previous homelessness, 2) extremely low income (30% of AMI and below), and 3) living in a zip code identified as having experienced high rates of the COVID-19 infection.

See more on [Oakland CARES Act: Keep Oakland Housed Outcomes](#).

Emergency Renter Covid-19 Relief Program, as of July 19, 2021

Approved vs. Remaining Funds Out of \$7,556,250 Total

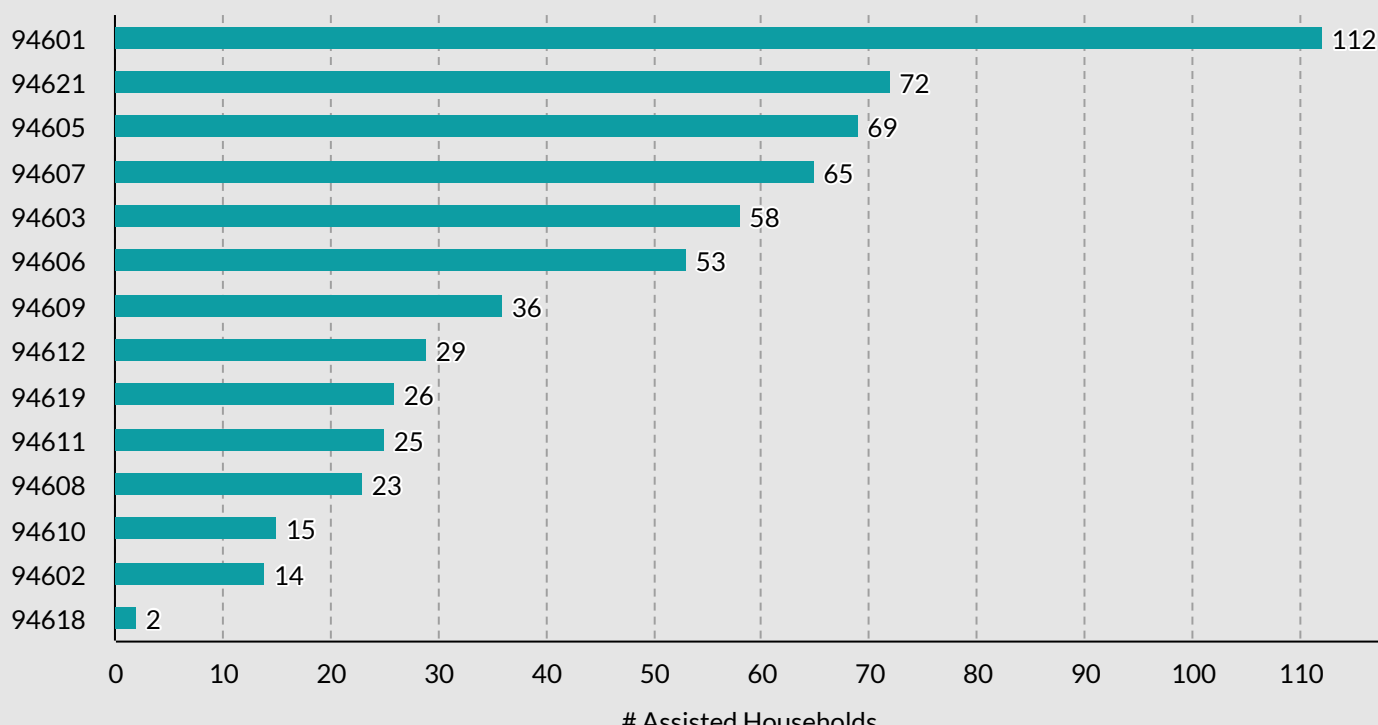
■ Amount Approved (71.36%) ■ Amount Remaining (28.64%)



601
Total Households Assisted

\$9,062
Average Household Assistance

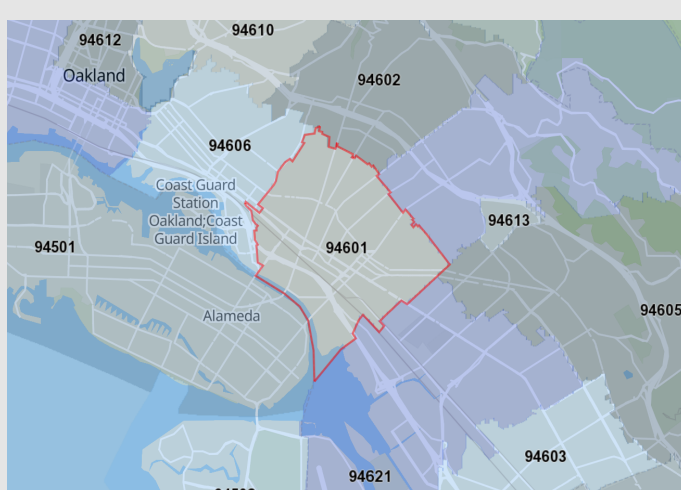
Zip Codes of Assisted Households as of 7/19/21



Meeting the Crisis of East Oakland:

Over 50% of the Covid-19 rent relief funds have been deployed to East Oakland.

These communities experienced a high concentration of Covid-19 cases and reported difficulty in making rent payments in the City's renter and landlord survey.

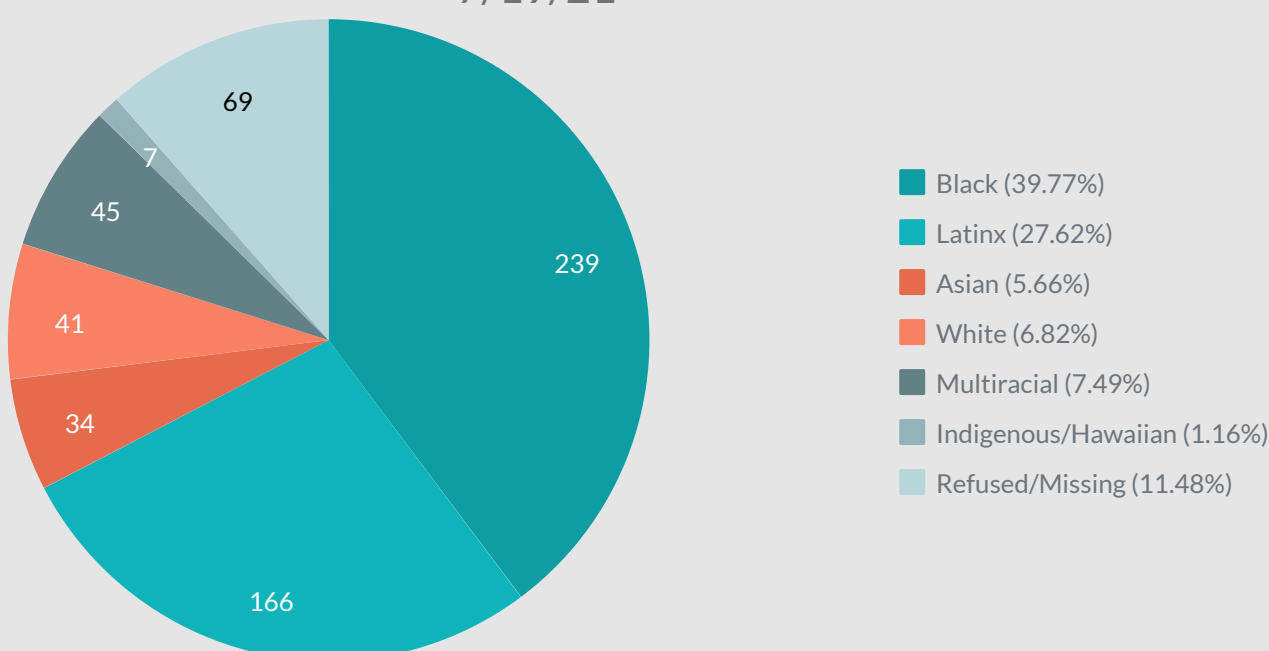


Race & Ethnicity of Assisted Households

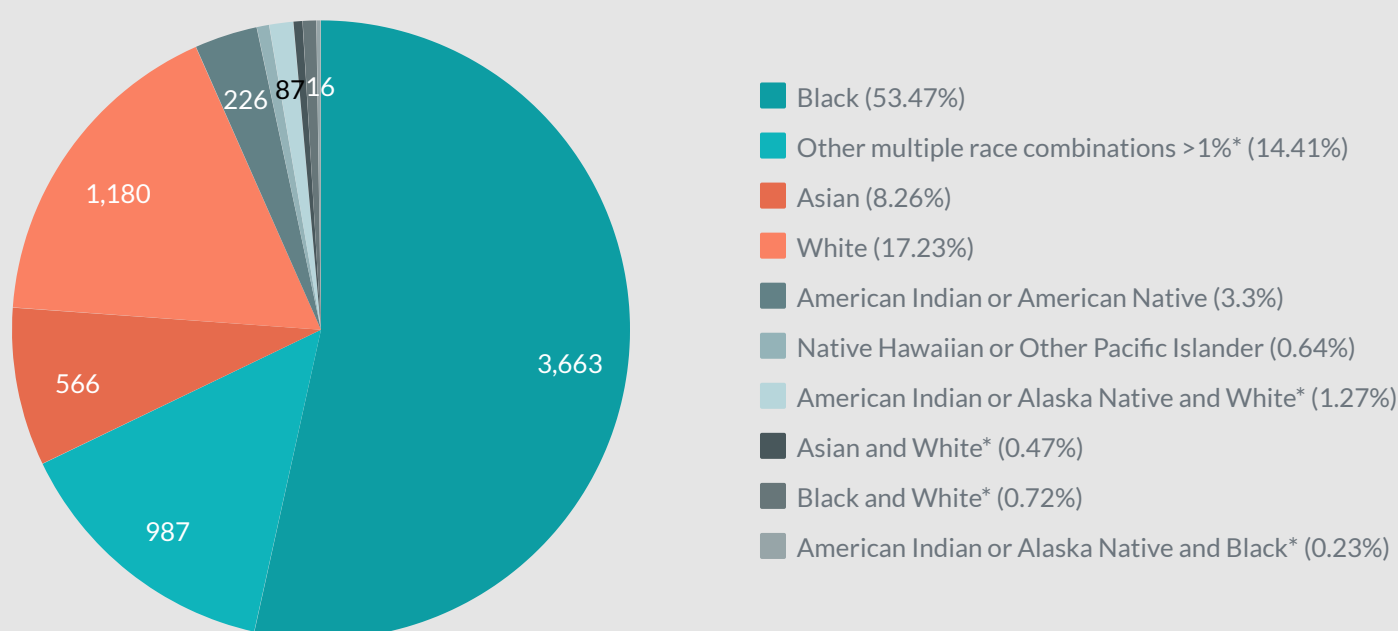
Out of the households receiving emergency rent relief, nearly 40% identify as Black and over 27% identify as Latinx.

In 2019-2020, HCD's CDBG and HOME programs assisted over 6,800 families, with the majority identifying as Black (53%) and not Hispanic (74%).

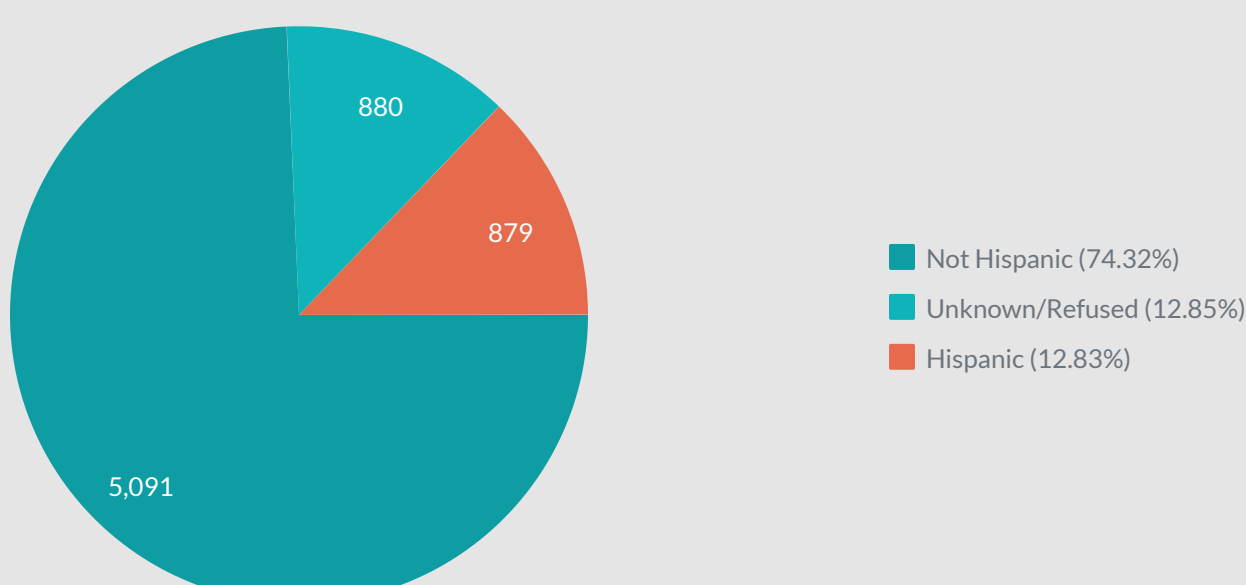
Emergency Rent Relief Assisted Households by Race/Ethnicity as of 7/19/21



CDBG & HOME Assisted Households by Race (2019-2020 CAPER)



CDBG & HOME Assisted Households by Ethnicity (2019-2020 CAPER)



Keep Oakland Housed, 2018-2020



4,931
Total number of households served



\$2,527,130
Total for legal services provided to households



\$9,064,728
Total emergency financial assistance provided to households



Average amount of emergency financial assistance per household

BEFORE COVID-19
\$2,149
July 1-Dec 31, 2019

DURING COVID-19
\$2,568
Jan-June 30, 2020

\$3,309
July 1-Dec 31, 2020

Nearly **two thirds** of program participants identified as **female**



Nearly **two thirds** of program participants were **Black**



One third of program participants had **children** under age 18



[Keep Oakland Housed Report](#)

Rent Adjustment Program (RAP)

This program fosters fair housing for a diverse population of renters and enforces the Rent Adjustment Ordinance set out by the City of Oakland. See more on [RAP Reports and Data](#).

Eviction Moratorium

The moratorium on evictions and rent increases has been extended through the local emergency. See more on [Emergency Moratorium on Residential Rent Increases and Evictions](#).

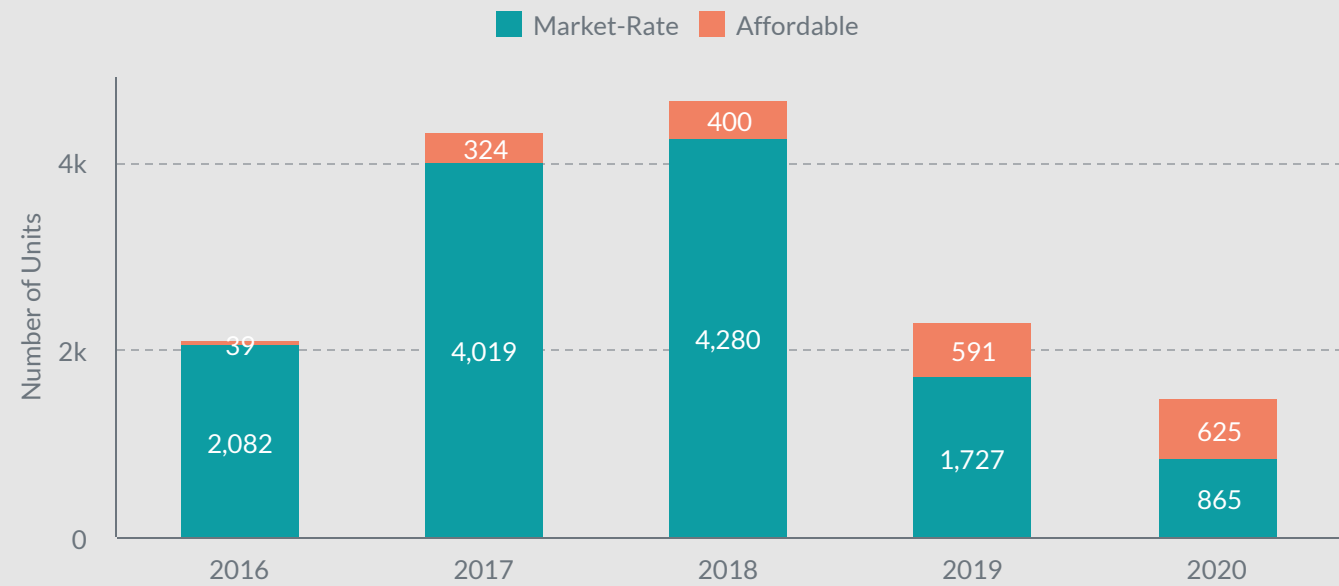


Production & Preservation

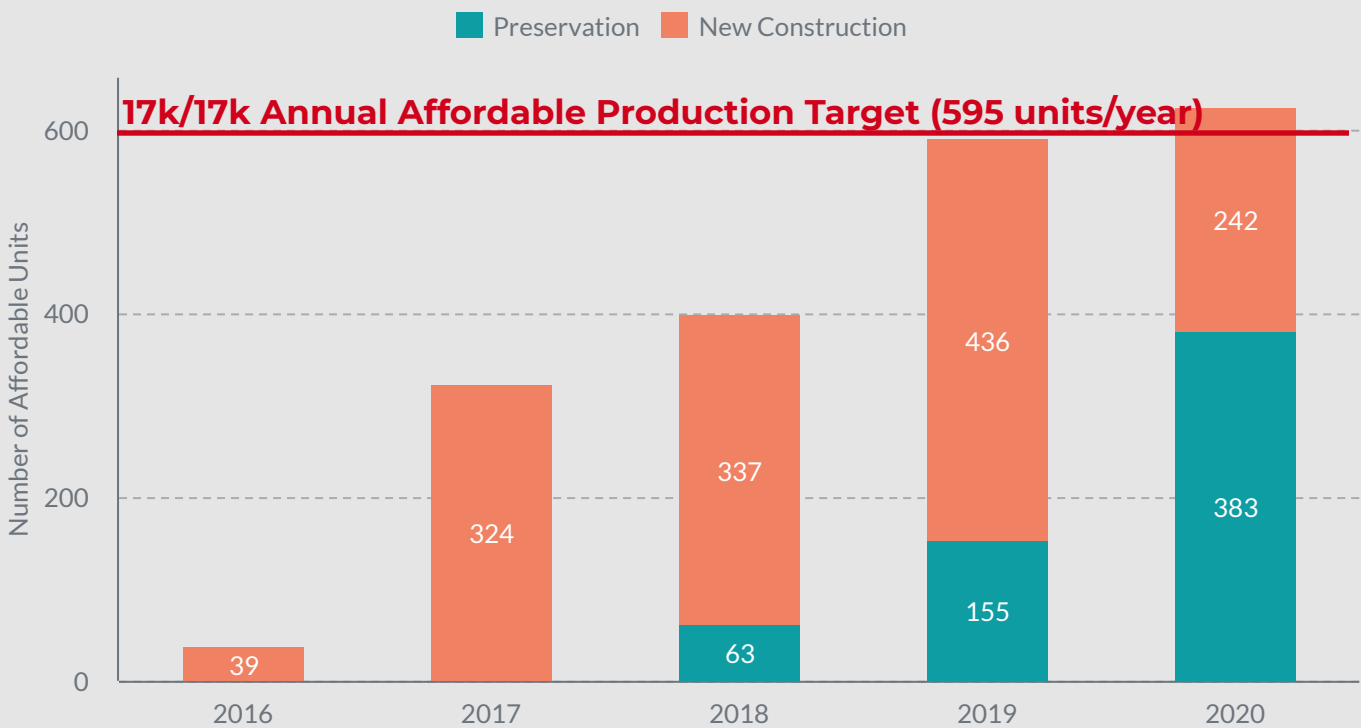
Oakland has ramped up its Production and Preservation of affordable housing in recent years. Production and Preservation are collectively referred to as Production, comprised of both new construction and preservation.

The data below is by calendar year and reflects affordable units that the City regulates. New construction units are counted at issuance of building permits. Preservation consists of both the rehabilitation and/or extended affordability of existing affordable housing, as well as the acquisition and conversion of market rate properties to affordable housing. Please note that the [Regional Housing Needs Allocation](#) does not count affordable preservation except when converting from a non-residential use (e.g. converting a motel to permanent affordable housing).

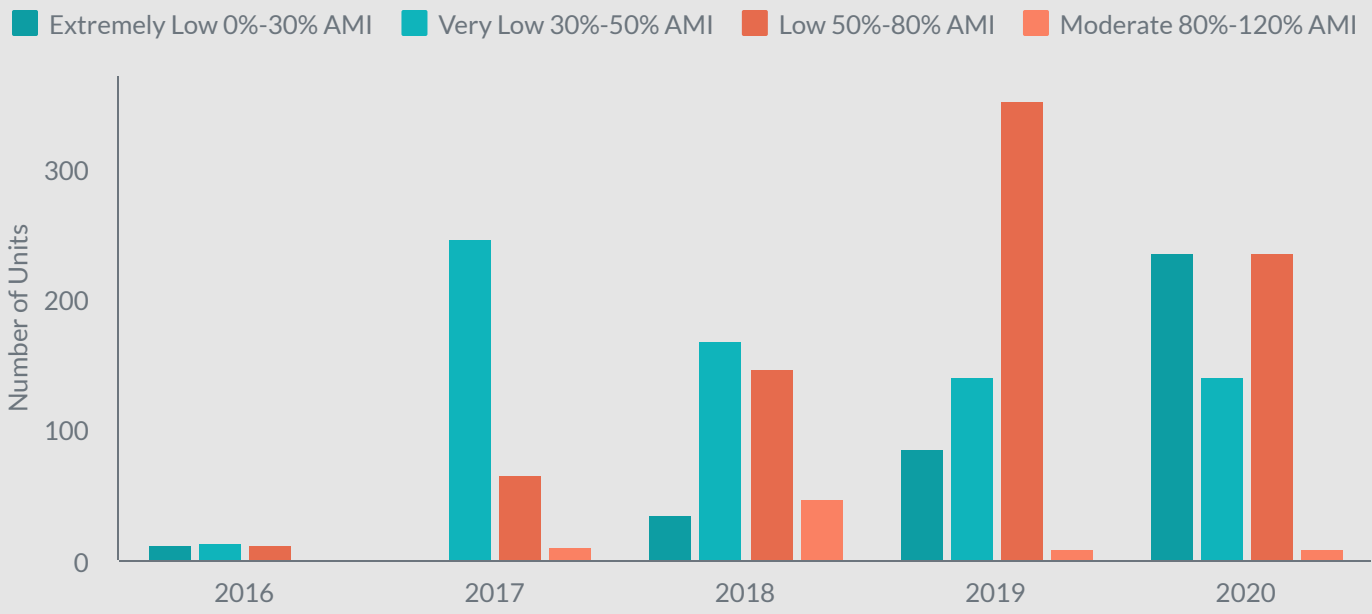
Total Annual Housing Production



Annual Affordable Housing Production



Affordable Housing Production by Income



Homekey for Homeless Housing

In 2020, the City of Oakland secured \$22.4 million in State Homekey funds to purchase and rehabilitate 162 units in a motel, dorm building, and 15 single family homes for Oakland residents experiencing homelessness. Alameda County also secured \$14.5 million in Homekey funds for 238 units in two Oakland hotels.

The City is seeking sponsor qualifications for the next round of Homekey in 2021. [Sign up for Oakland Homekey Updates](#).



400 homeless units created in Oakland through Homekey



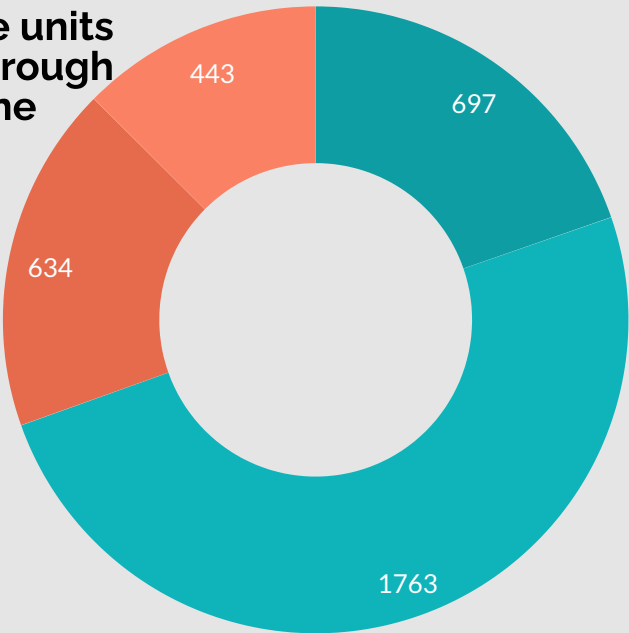
Over 450 people housed within 6 to 9 months of acquisition



Affordable Housing Pipeline Snapshot, December 2020

- Application Submitted/ Approved (19.71%)
- Application Approved (49.84%)
- Building Permit Filed (17.92%)
- Permit Issued (12.52%)

3,537 affordable units coming through the pipeline



First time Homebuyer Mortgage Assistance Program



22 Homes Purchased (2019-2021)

Oakland HCD offers valuable Homeownership Programs such as the First time Home Buyer Mortgage Assistance Program (MAP). Through these programs, 22 individuals & families were able to purchase homes.