



# 2022 Impact Report:

## Housing & Community Development Department

### Department Mission

HCD is dedicated to improving neighborhoods and ensuring all Oaklanders have safe and affordable housing.

### Introduction

This dashboard provides a snapshot of HCD's work in calendar year 2022. By making this work transparent and accessible, we hope to highlight the department's impact on Oakland.

The Housing & Community Development Department addresses Oakland's housing challenges by providing funding and strategy around the "3 Ps":



**Protection**  
of Oaklanders  
from  
displacement



**Production**  
of new, deeply  
affordable  
housing



**Preservation**  
of existing  
affordable  
housing

### HCD Racial Equity Approach

HCD's **racial equity approach** is three-pronged:

**1)** Disaggregate data by race and ethnicity whenever possible

**2)** Target resources to Oakland's residents most impacted by racial disparities

**3)** Identify and remove barriers for Oaklanders who are Black, Indigenous, and People of Color (BIPOC)



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# Protection

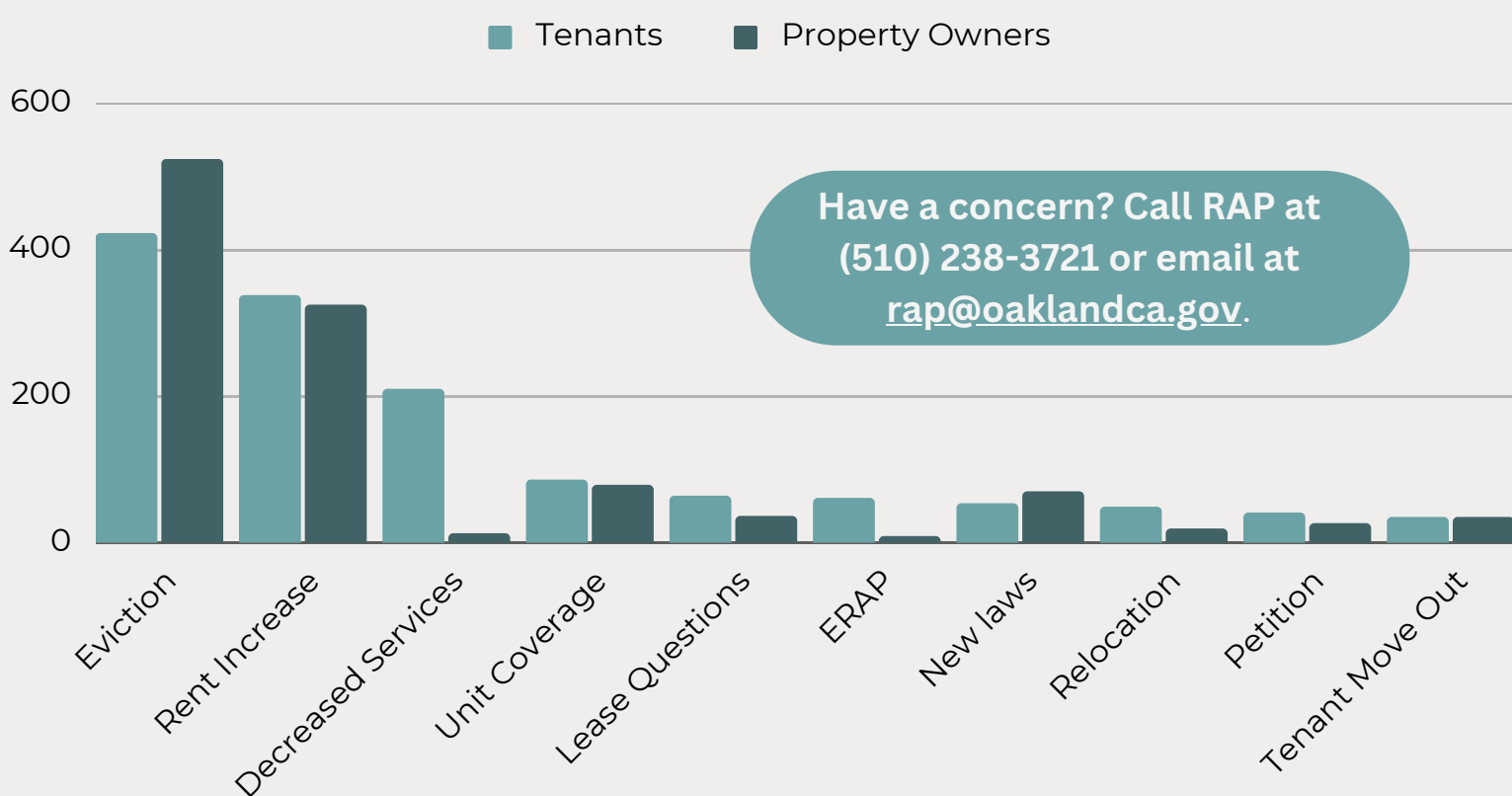


**Protection strategies aim to stem displacement and ensure that low-income residents have the information, resources, and support needed to remain in their homes in accordance with local and state laws.**

## Housing Counseling

HCD's Rent Adjustment Program (RAP) housing counselors connect with members of the public about housing issues and provide information and referrals. RAP counselors received **2,488 total calls and emails in 2022.**

## Common Housing Concerns



## RAP Educational Workshops

HCD coordinates and administers workshops to educate the public on housing rights, changes in the law, and provide current information and relevant resources. In 2022, RAP:

offered **10 workshops** with **749 registrants**

### Workshop topics:

|                    |                                               |
|--------------------|-----------------------------------------------|
| Tenant's Rights*   | Rent Control & Evictions*<br>(Owner & Tenant) |
| Security Deposits* | Small Property Owners*                        |

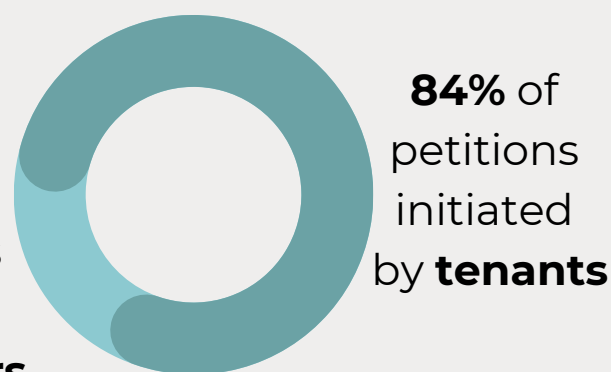
\*Offered multiple times and/or in multiple languages

## Rent Adjustment Hearings

RAP staff conduct hearings and mediations for property owners and tenants around rent concerns. Parties may petition for rent increases, decreases, exemptions for qualifying properties, and more.

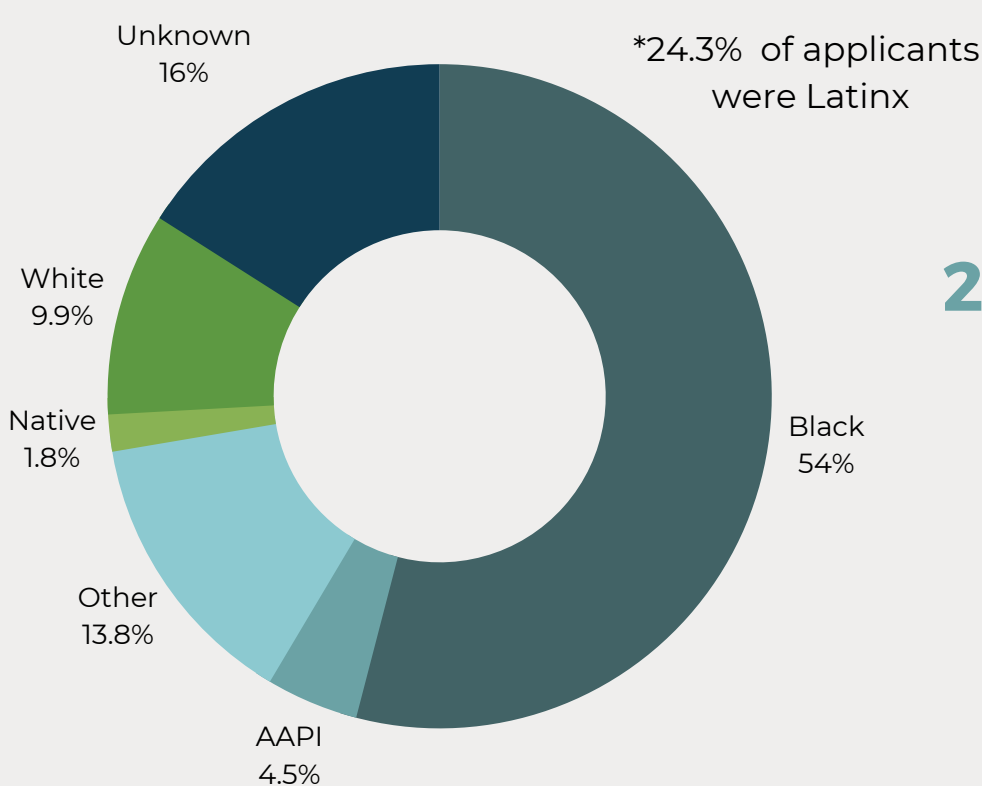
In 2022, **RAP completed 330 hearings and six mediations.**

**16%** of petitions initiated by **property owners**



## Emergency Rental Assistance Program

ERAP provided resources to households during the pandemic to prevent displacement. Over the course of the program from 2021 - 2022, Oakland HCD administered over \$37 Million in total funds to 3,428 applicants. Below are the 2022 service figures.



**\$25,460,775**  
total funds administered to  
**2,216 applicants**  
for an average of  
**\$11,510**  
per applicant  
**81.5%**  
applicants served  
between 0-30% of AMI

# Production

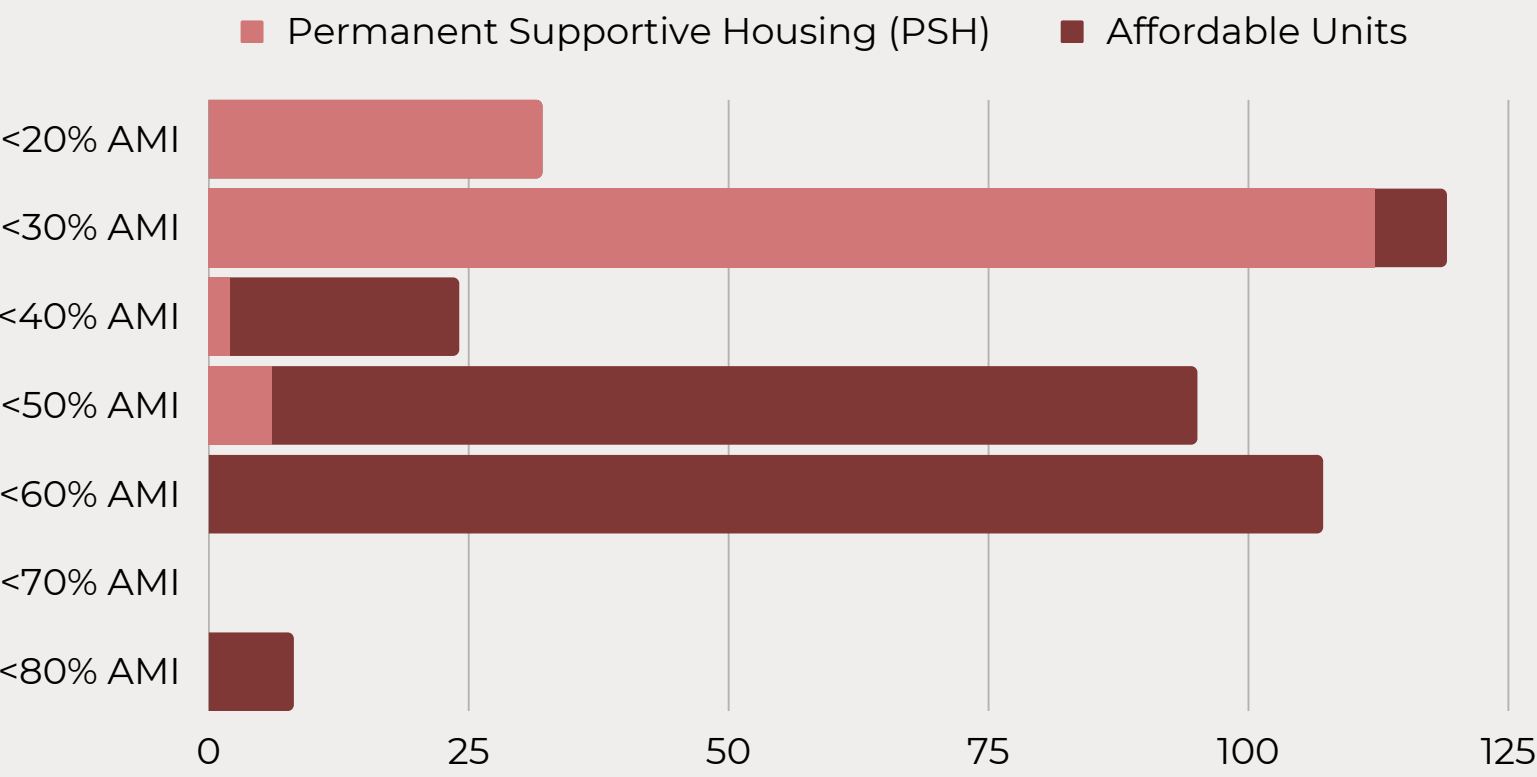


Production strategies include new construction of affordable housing, financing for first-time homebuyers, and the provision of capital for development.

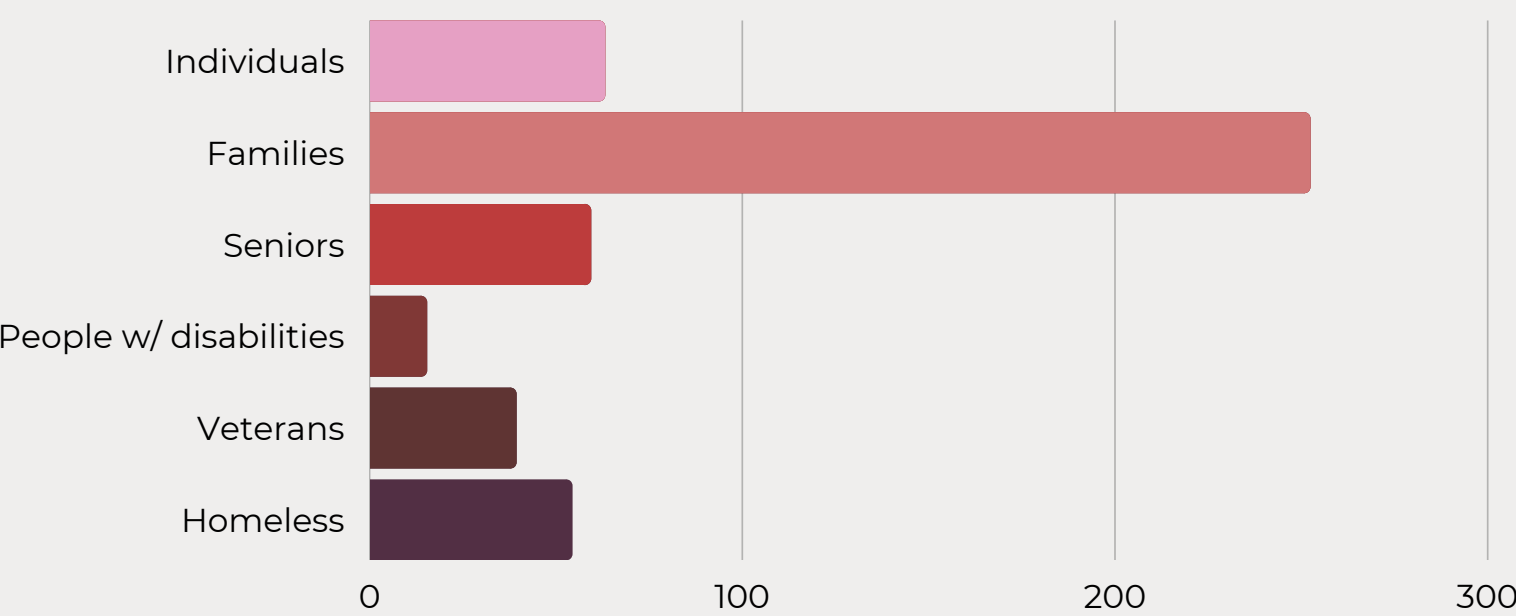
## New Affordable Housing Investments

In 2022, HCD invested over **\$37 Million** in city funds to build **401 units** for an average subsidy of **\$112,811 / unit**

## 2022 New Units by Area Median Income (AMI) (at time of loan closing)



## 2022 Units Funded by Target Resident Group (at time of loan closing)



## BIPOC and Emerging Developers

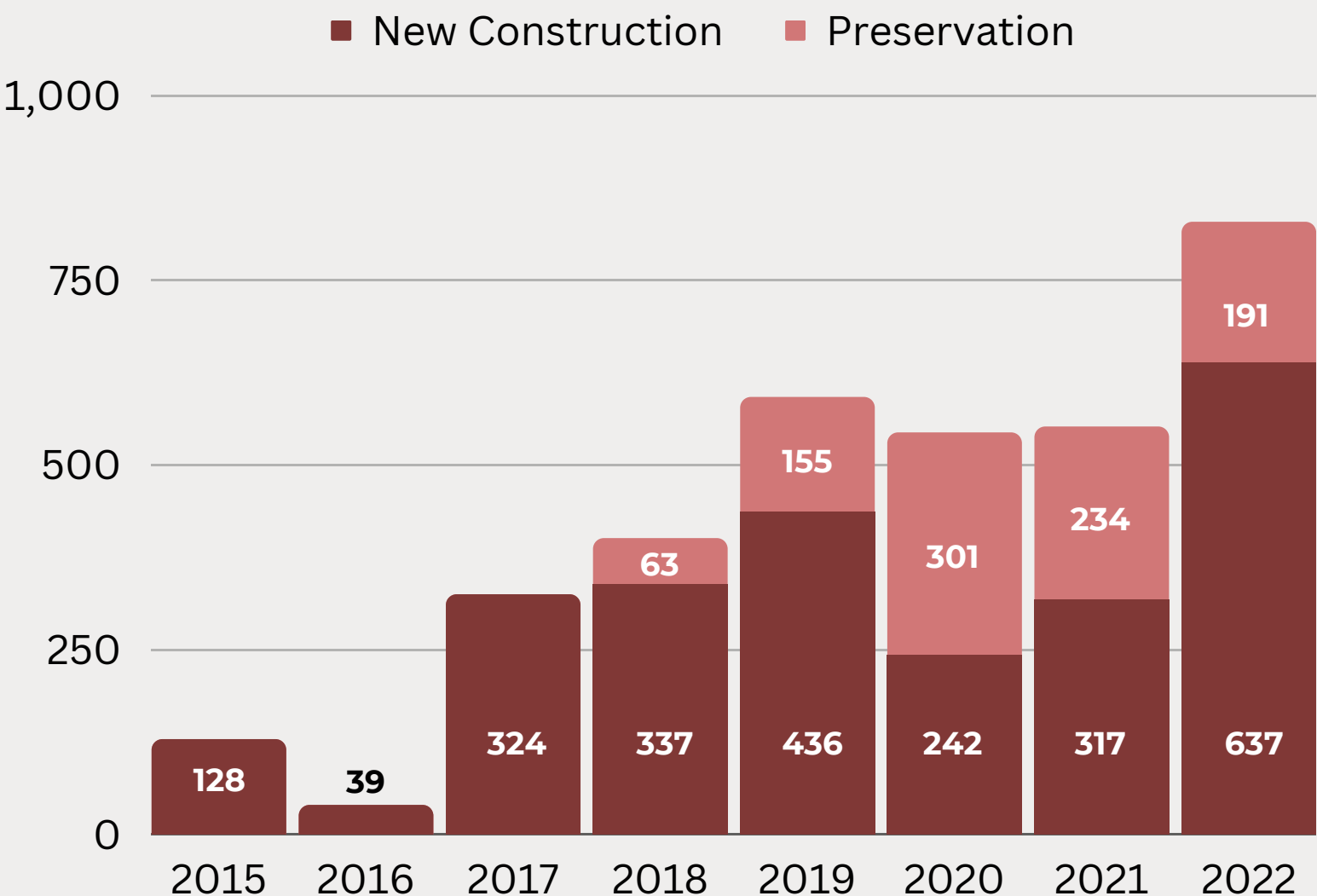
HCD's affordable housing programs seek to support BIPOC-led and emerging developers to increase their participation in contracting opportunities. In 2022,

**50%**  
of awardees were  
**BIPOC-led developers**

**33%**  
of awardees were  
**emerging developers\***

*\*defined as a developer with fewer than five years of experience and/or fewer than five completed projects in the last ten years*

## Affordable Unit Development Over Time (by date of construction completion)





Preservation maintains quality housing for renters and homeowners through rehabilitation strategies that ensure ongoing affordability and habitability.

## Residential Rehabilitation Projects

Through its Residential Lending Services (RLS) team, HCD provides grants and loans to low-income homeowners to correct housing code deficiencies, address health and safety risks, and accessibility needs.

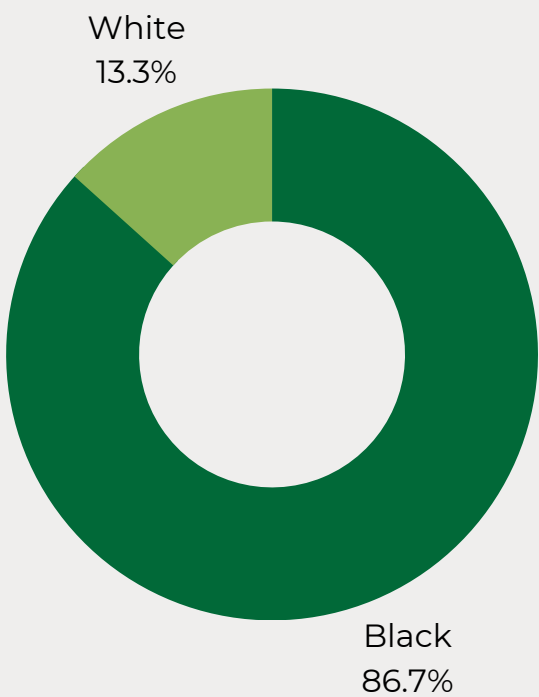
\$644,000

invested in rehab projects

44 projects

completed in FY22-23

### Program Recipients by Race



### Recipient Demographics:

100%

over the age of 62

26.7%

had a disability

100%

low income (<50% AMI)

2/3

extremely low income (<30% AMI)

## Project Spotlight: Lead Safe Homes Program



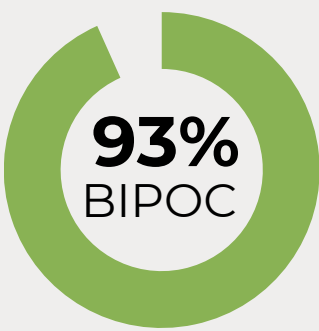
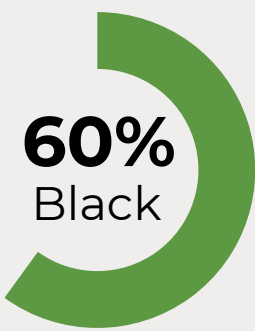
BEFORE



AFTER

## Supporting BIPOC Contractors

RLS' programs also serve the city's equity goals by supporting BIPOC contractors. The demographic breakdown of 2022 project contractors is as follows:



## Earthquake Safety

HCD provides grants to property owners to prepare their buildings for the ever-present threat of earthquakes. In 2022, the Earthquake Safe Homes Program funded retrofits for 1-4 unit owner-occupied properties.

| # of Units Retrofitted | Value of Grants Distributed |
|------------------------|-----------------------------|
| 37                     | \$747,424                   |

## Acquisition & Conversion to Affordable Housing (ACAH)

The ACAH program provides loans to acquire and rehabilitate market-rate rental properties, and then convert them to long-term affordable housing through recorded affordability restrictions. HCD released ACAH funding rounds in 2021 and 2023.

# Learn More & Get Involved

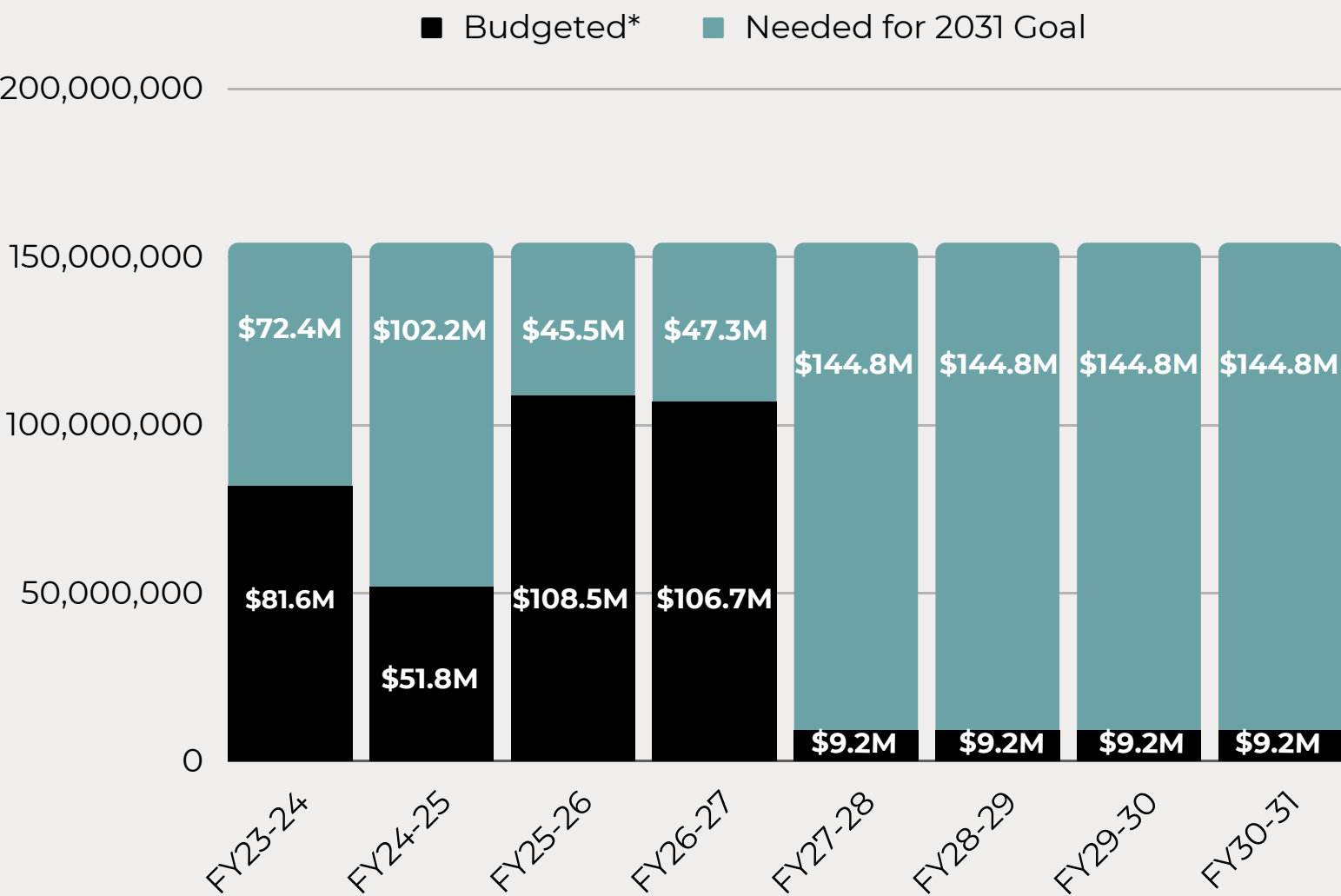
## Addressing Oakland's Housing Needs

HCD invests resources to further affordability and racial equity in Oakland through the 3Ps of housing. Based on the Association of Bay Area Government's (ABAG) projections of Oakland's needs, RHNA calls for **10,261 low-income units to be developed between 2023 and 2031**. At an average city capital subsidy of \$120k per unit, the City will need **\$1.23 billion** to meet the goal.

**\$154 million**

required **per-year** to meet the low-income RHNA goal

With the passage of Measure U in 2022, Oakland secured **\$350 million** to build affordable housing. These funds will help significantly, but additional subsidies are still needed.



\*New construction only.

## How to Get Involved:



Advocate at the **regional and state levels** for legislative action on housing



Build an **Accessory Dwelling Unit** (ADU) in Oakland to increase the housing supply



Read HCD's 2023-2027 **Strategic Action Plan** to address the affordable housing crisis



Learn more about housing in Oakland through the **2023-2031 Housing Element**

## For more information:

Email [housingassistance@oaklandca.gov](mailto:housingassistance@oaklandca.gov)

Call **+1(510) 238 - 6182**

Visit [www.oaklandca.gov/departments/departments-of-housing-and-community-development](http://www.oaklandca.gov/departments/departments-of-housing-and-community-development)



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