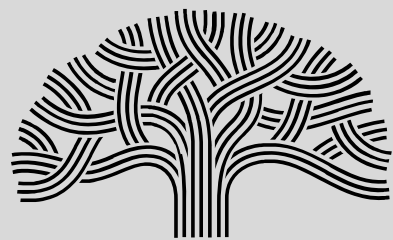


# 2024 General Plan & Housing Element Annual Progress Report (APR)

**Timothy Green** , Planner III  
Planning & Building Department

**Emily Weinstein** , Director  
Housing and Community Development Department



**CITY OF  
OAKLAND**



# Purpose and Need

- The **purpose of the General Plan and Housing Element APRs** is to document implementation and updates to the City's General Plan, and to assess the City's progress toward implementing housing programs and meeting its Regional Housing Needs Allocation (RHNA) during the 2023-2031 housing element cycle.
- The General Plan and Housing Element APRs are required pursuant to the **California law**, Section 65400 and 65700 of the California Government Code.
- The General Plan and Housing Element APRs must be submitted to the California Office of Planning and Research (OPR) and to the California Department of Housing and Community Development (HCD) by **April 1st** of each year, using forms and definitions adopted by OPR and HCD.



In accordance with **Action 5.2.11 of the Adopted 2023-2031 Oakland Housing Element**, the City is bringing this informational report before the **Planning Commission** today. Public hearings on this report were previously conducted before the **Community and Economic Development Committee** and **City Council**. Another hearing will be conducted before the **Zoning Update Committee** next week.





# 2024 GENERAL PLAN ANNUAL PROGRESS REPORT



# General Plan Update: Phase 2



## LAND USE AND TRANSPORTATION

*(Last updated  
1998)*



## OPEN SPACE, CONSERVATION, AND RECREATION

*(Last updated  
1996)*



## INFRASTRUCTURE AND CAPITAL FACILITIES

***\*NEW\****



## NOISE

*(Last updated  
2005)*

# Implementing Major Planning Initiatives

- **Land Use and Transportation Element (LUTE)**

- Downtown Oakland Specific Plan (adopted July 2024)
- Equitable Climate Action Plan (adopted July 2020)
- Coliseum Area Specific Plan (adopted April 2015)
- Broadway Valdez District Specific Plan (adopted June 2014)
- West Oakland Specific Plan (adopted June 2014)
- Lake Merritt Station Area Plan (adopted December 2014)
- Central Estuary Area Plan (adopted April 2013)

- **Safety Element**

- Vegetation Management Plan (adopted May 2024)
- Local Hazard Mitigation Plan (adopted June 2021)

- **Open Space, Conservation, and Recreation (OSCAR) Element**

- Urban Forest Master Plan (adopted December 2024)

# Approved or Ongoing Projects

## (Propose Amending the General Plan)

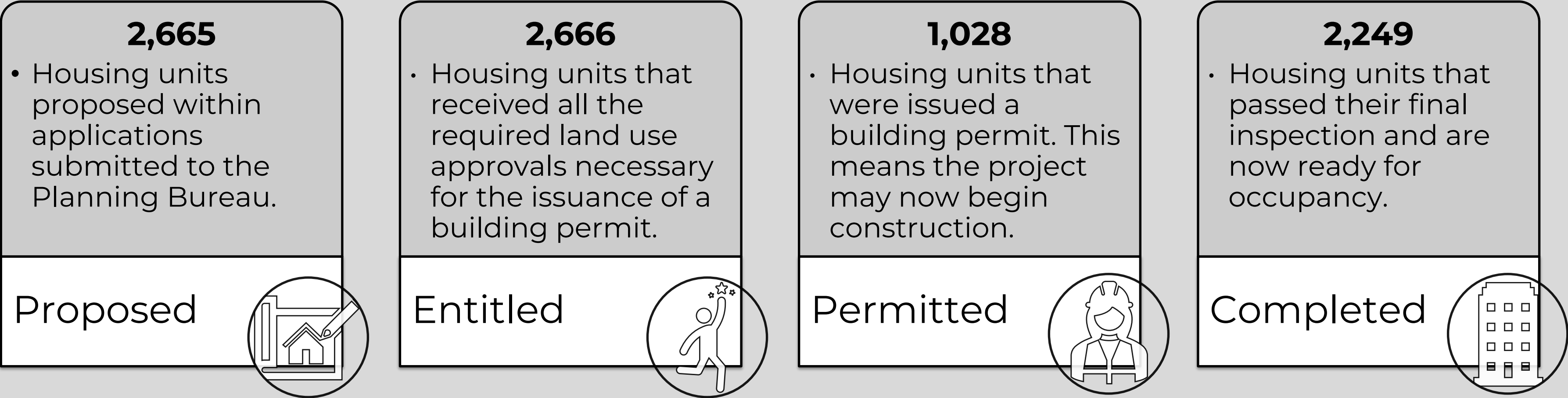
1. Brooklyn Basin
2. Brooklyn Basin Parcel N
3. Downtown Oakland Specific Plan
4. Former California College of the Arts Campus
5. Lake Merritt BART TOD
6. Oak Knoll Mixed Use Community

# 2024 HOUSING ELEMENT ANNUAL PROGRESS REPORT





# 2024 Production of New Housing Units At A Glance



# HOUSING AFFORDABILITY IN CONTEXT

Basic Definitions



The 2024 **Area Median Income (AMI)** for a four-person household in Alameda County is \$155,700.

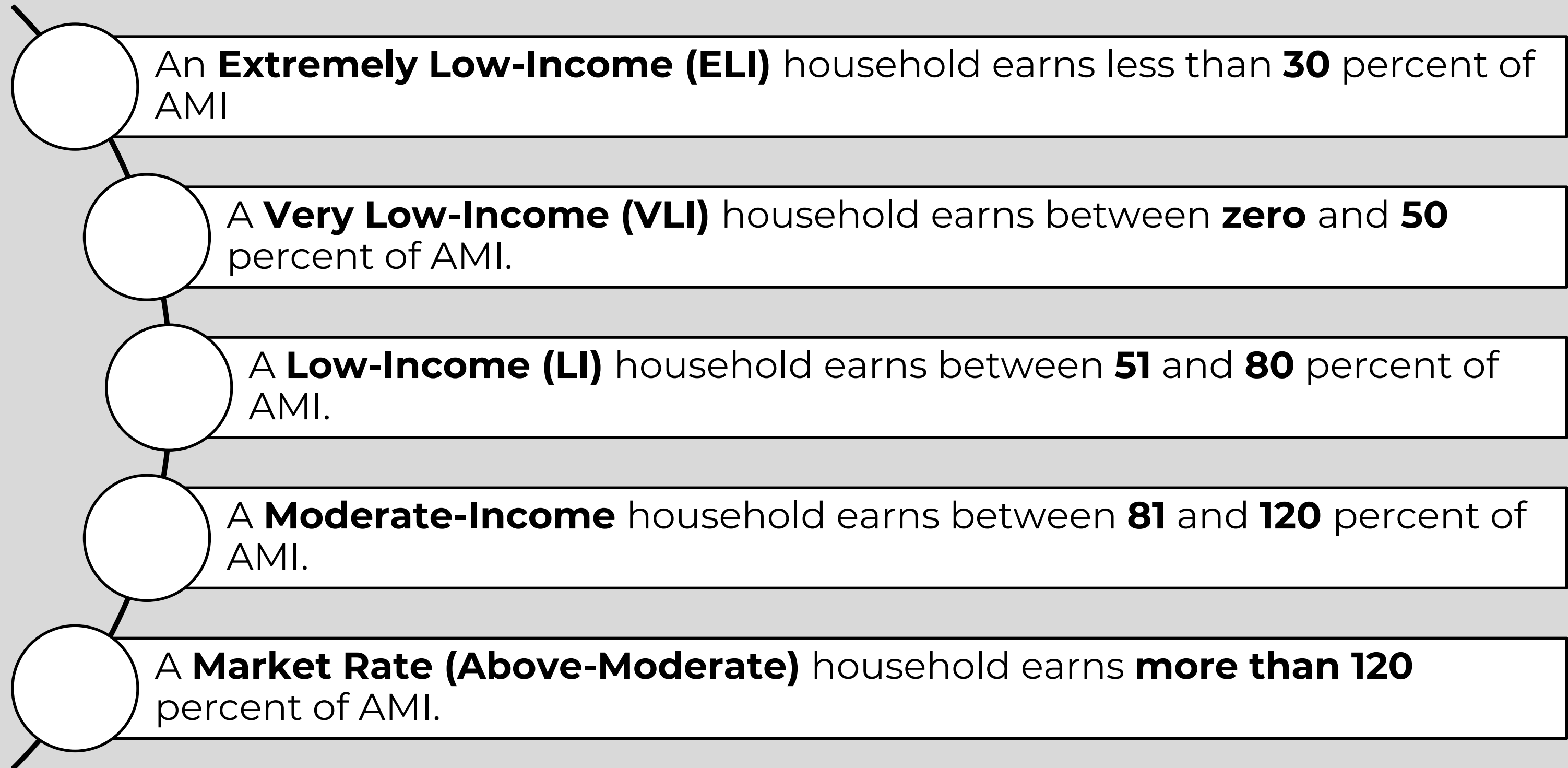
**Sources:** 1) California Department of Housing and Community Development Department. "State Income Limits for 2024. <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2024.pdf>



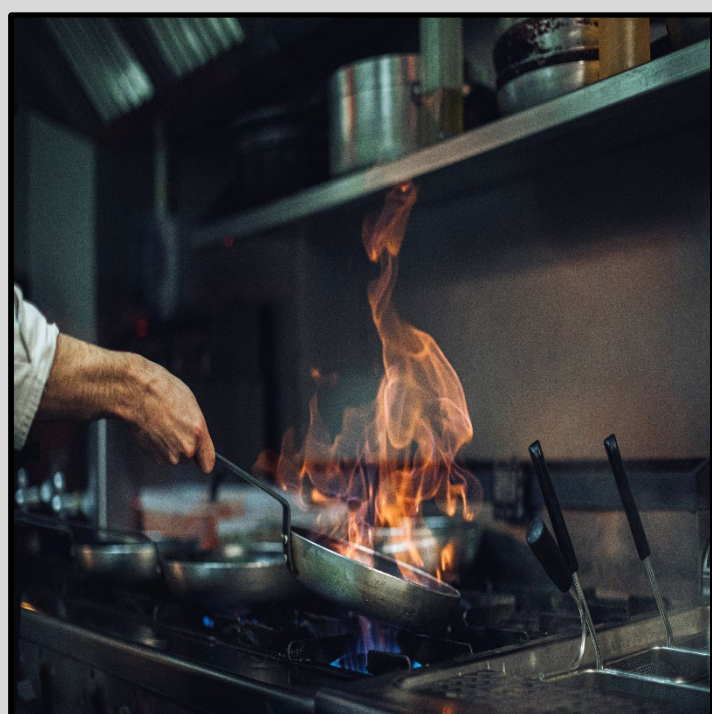
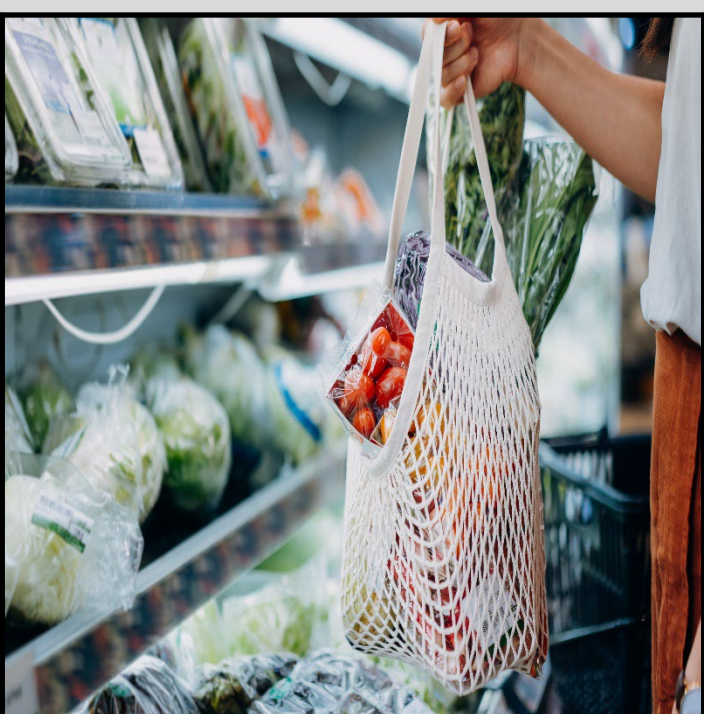
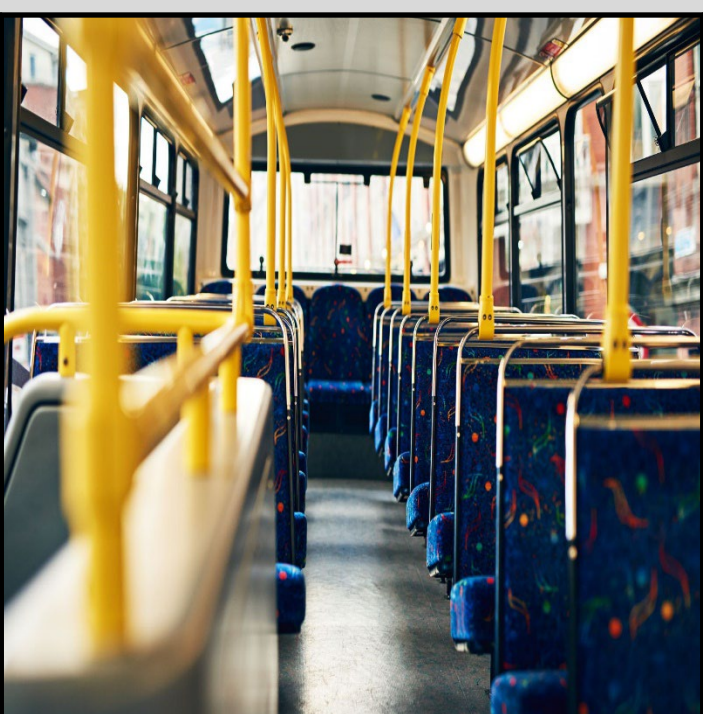


The **AMI** is the midpoint of an area's income distribution. This means **half of all families** in an area earn more than the median and **half earn less** than the median.

# Household Affordability Categories

\*As defined by the California Department of Housing and Community Development



# Today, if a Four -Person Household in Alameda County Earns an Annual Income of...

				
<b>ELI Household</b> Earns less than \$46,701	<b>VLI Household</b> Earns between \$46,701 and \$77,850	<b>LI Household</b> Earns between \$77,851 and \$120,800	<b>Moderate-Income Household</b> Earns between \$120,801 and \$186,850	<b>Market Rate (Above-Moderate)</b> Earns more than \$186,850

**Sources:** 1) California Department of Housing and Community Development Department. "State Income Limits for 2024."  
<https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2024.pdf>



# PROGRESS TOWARD MEETING OAKLAND'S REGIONAL HOUSING NEEDS ALLOCATION (RNHA)

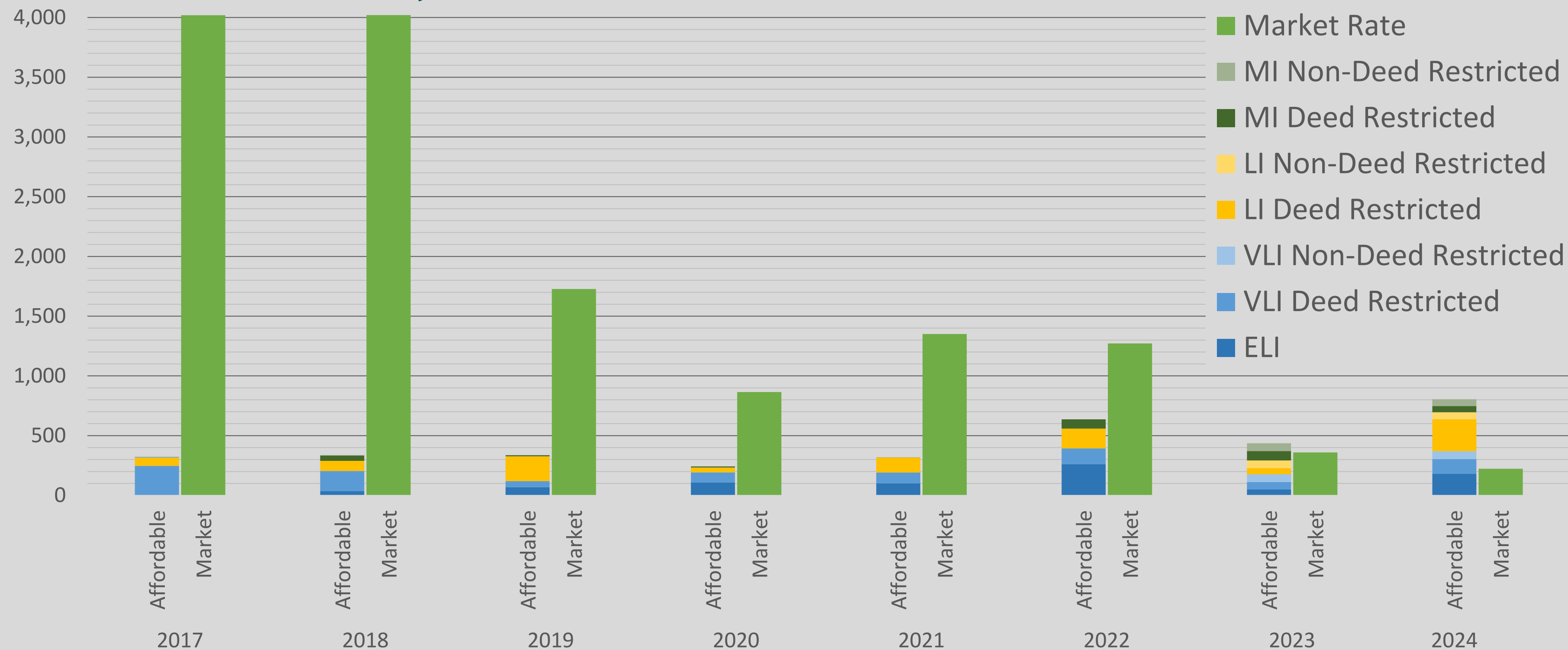


# Progress on Meeting Oakland's Regional Housing Needs Allocation (RHNA)

		Number of Permitted Units by Affordability											
Income Level	RHNA	2022*	2023	2024	2025	2026	2027	2028	2029	2030	Total Units	RHNA Due	% of RHNA Met by Total Units
Very Low	6,511	288	174	370							832	5,679	13%
Low	3,750	137	113	326							576	3,174	15%
Moderate	4,457	78	141	109							328	4,129	7%
Affordable Subtotal	14,718	503	428	805							1,736	12,982	12%
Market	11,533	588	355	223							1,166	10,367	10%
Total	26,251	1,091	783	1,028							2,902	23,349	11%

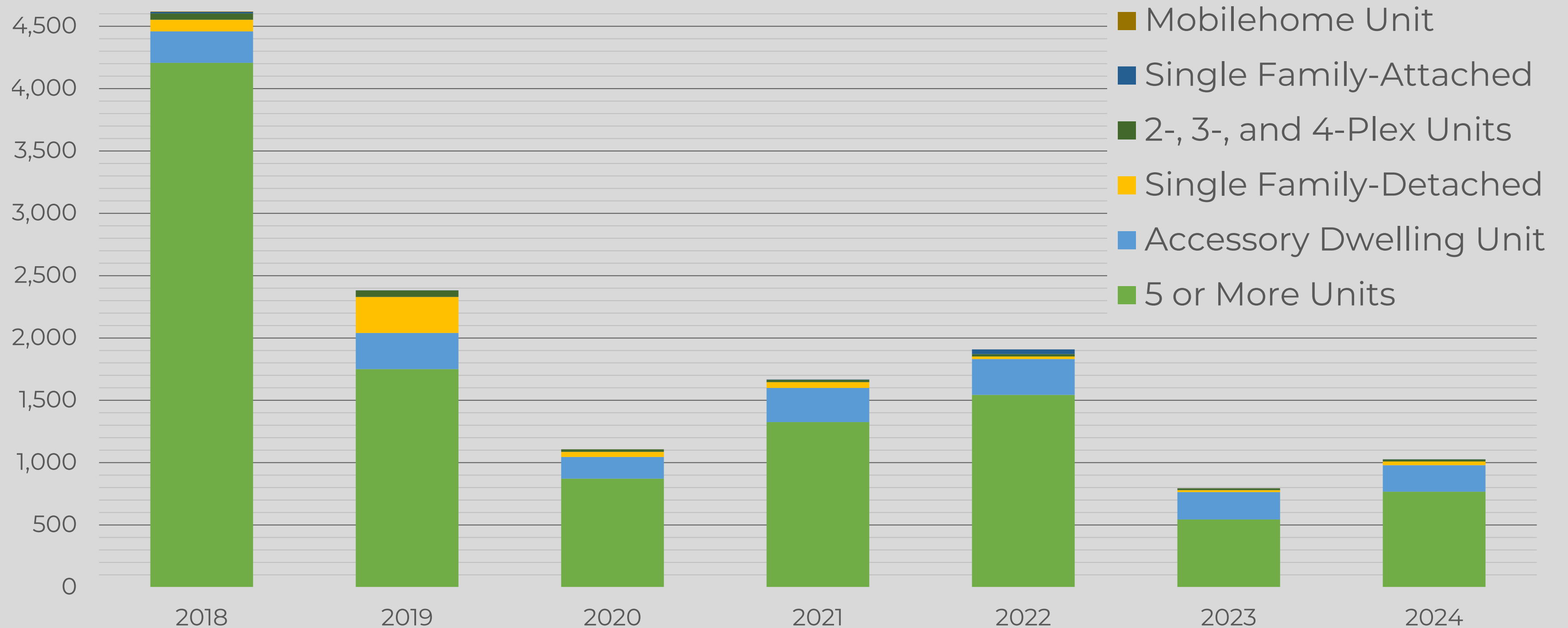
\* The unit counts under 2022 reflect units permitted between June 30, 2022 and January 30, 2023, which were credited towards the 6<sup>th</sup> Cycle RHNA.

# New Housing Units Permitted by Affordability, 2017-2024

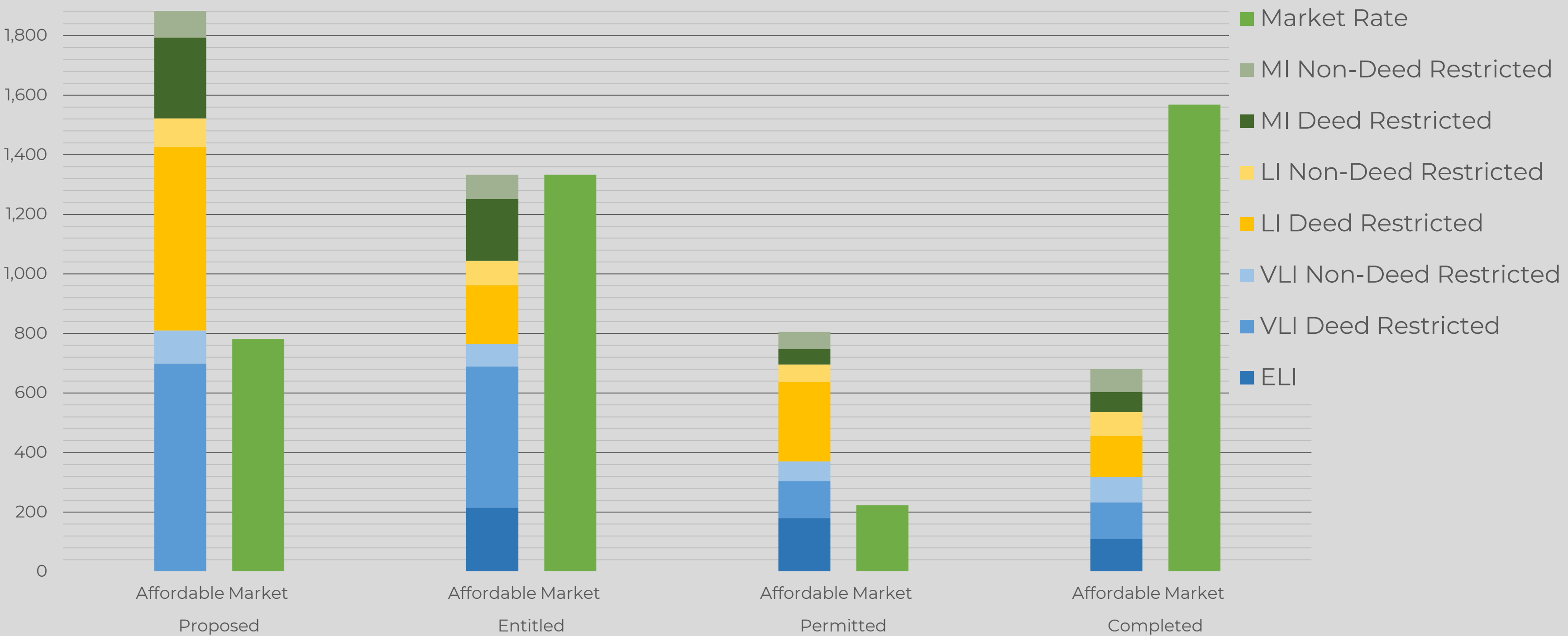




# New Housing Units Permitted by Unit Type, 2018-2024



# New Market Rate & Affordable Units by Phase of Production, 2024

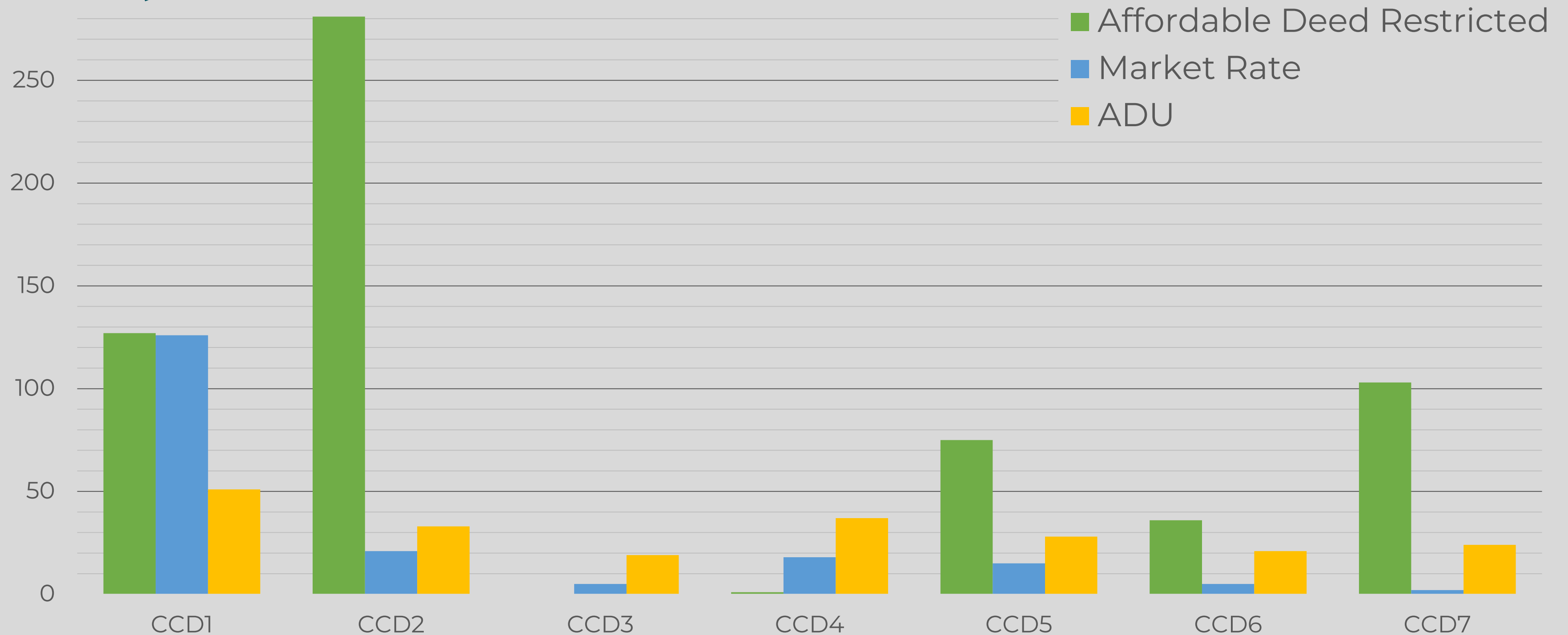


# GEOGRAPHICAL DISTRIBUTION OF PERMITTED UNITS



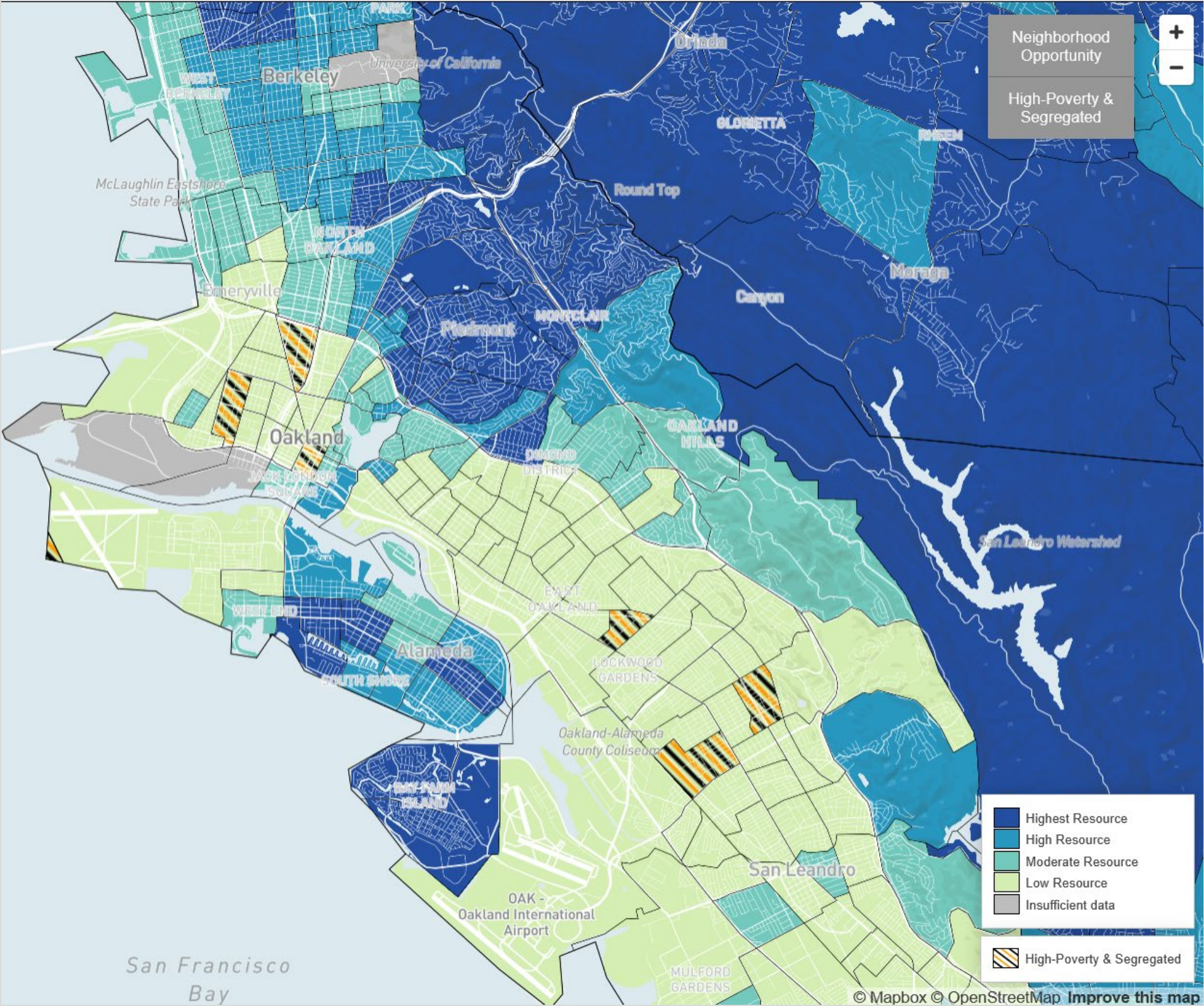


# New Housing Units Permitted by City Council District, 2024



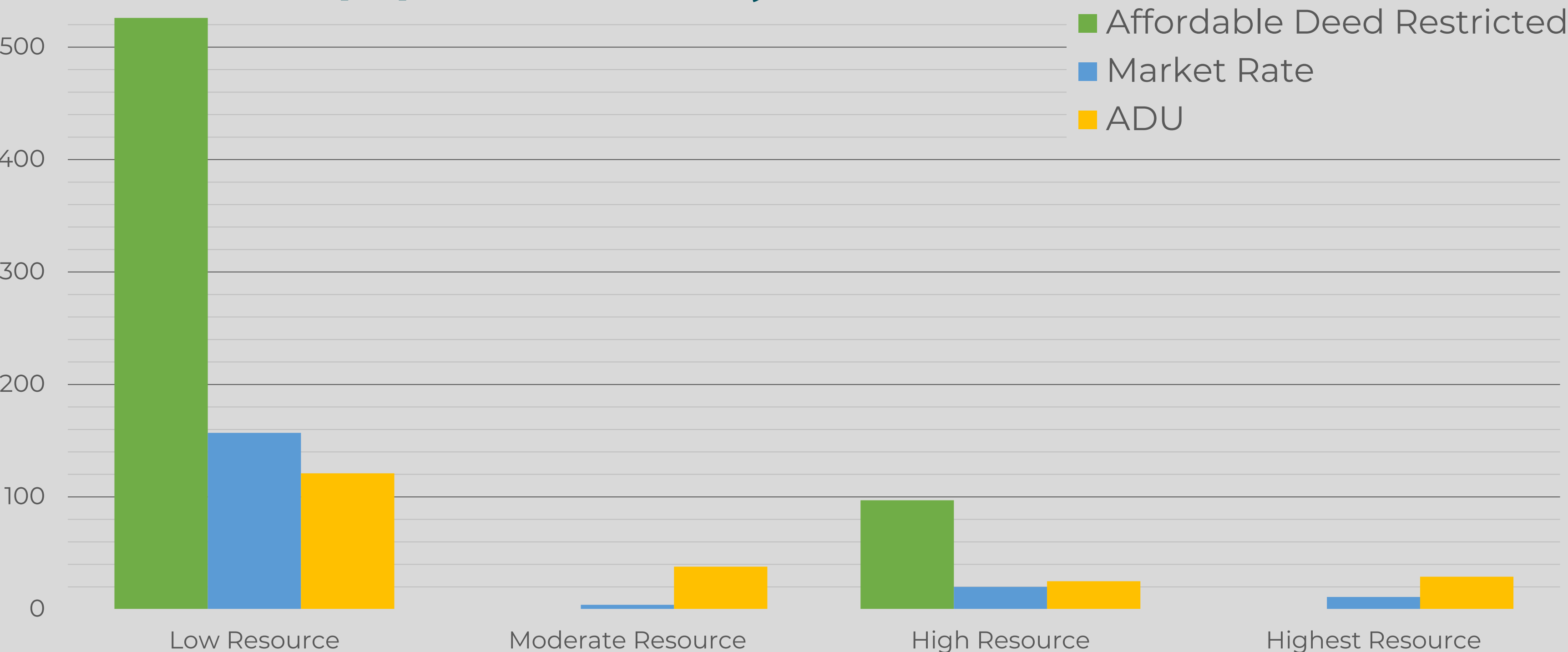


# TCAC Opportunity Areas, 2024





# New Housing Units Permitted by TCAC Opportunity Area, 2024





# MODERATE- INCOME DEED RESTRICTED UNITS



# Moderate-Income Projects, 2024

Address	Record ID	Very Low-Income	Low-Income	Moderate-Income	Market Rate	Total Units
Entitled						
2511 Church St.	PLN24078	47		65	1	113
5200 Broadway	PLN20141-PUDF01			45	403	448
1510 Webster St.	PLN20107-R02	13		43		56
220 Alice St.	PLN22117			30	130	160
4655 Steele St.	PLN24099		44	11	1	56
707 Washington St.	PLN22169			11	27	38
4127 MLK Way	PLN23046			2	9	11
4035 Park Blvd.*	PLN23019			1	7	8
Total Entitled		60	44	208	578	890
Permitted						
820 W. MacArthur Blvd.	B2302677			51	115	166
4035 Park Blvd.*	RBC2401256-63			1	7	8
Total Permitted				52	122	174
Completed						
685 9 <sup>th</sup> St.	B2200276			35	82	117
233 Broadway	B2200316			13	117	130
1888 MLK Way	B1901911			9	79	88
Total Completed				57	278	516



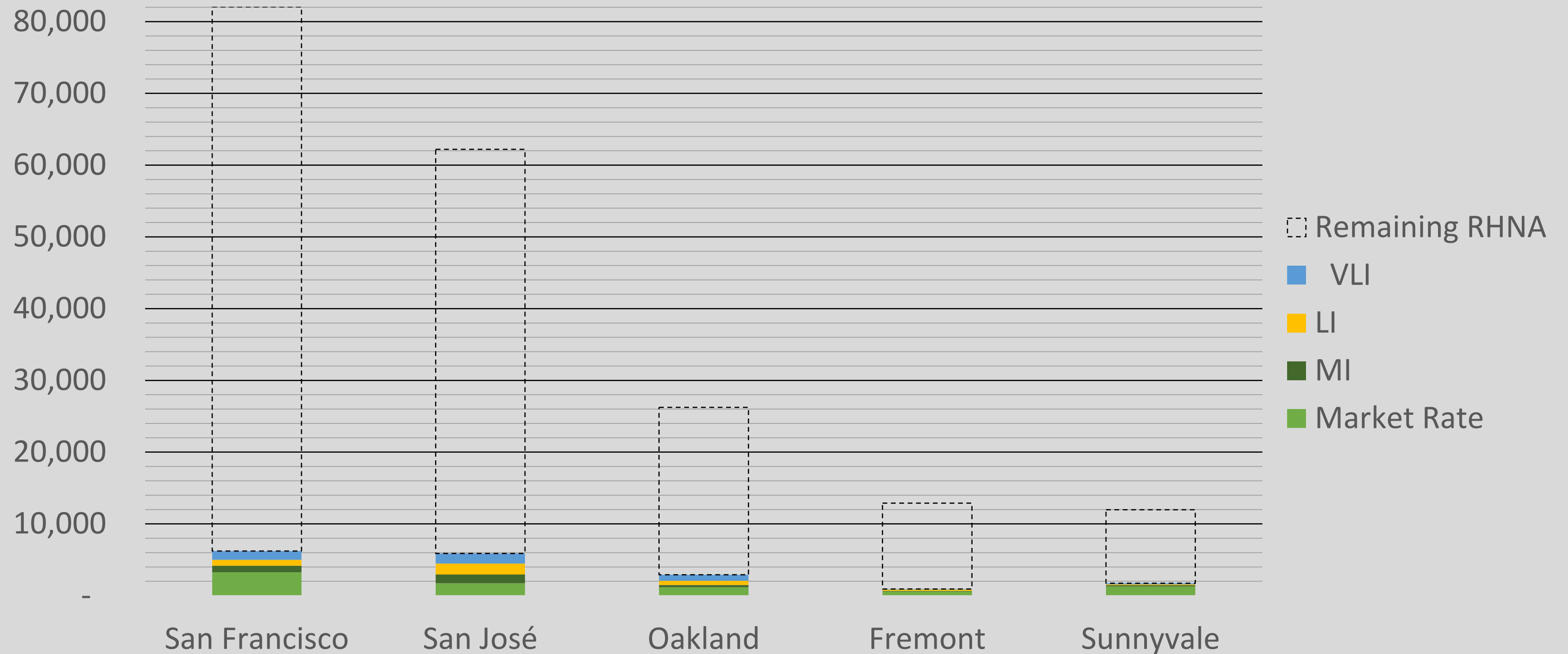
ArtHaus Ninth, 685 9<sup>th</sup> Street (Source: Riaz Capital)

# RHNA PROGRESS RELATIVE TO PEER CITIES



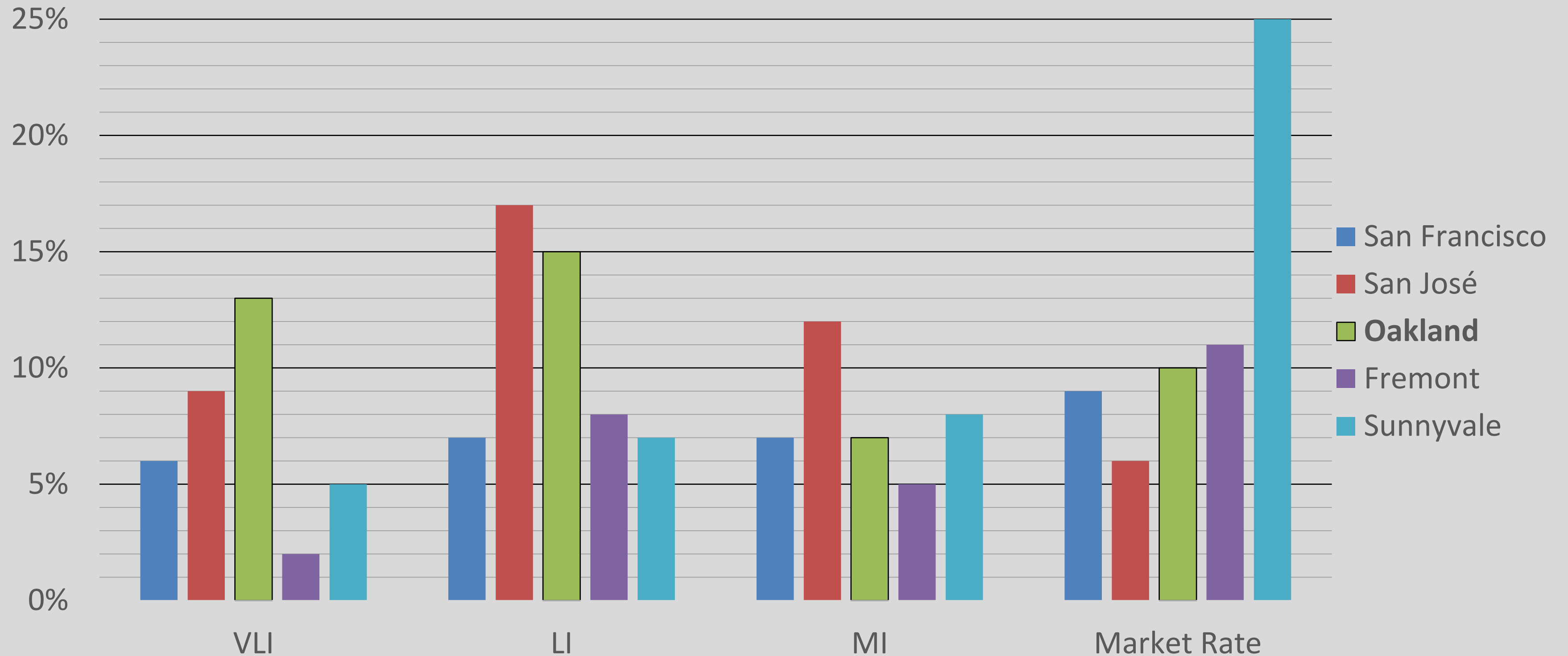


# 6<sup>th</sup> Cycle RHNA Progress in Peer Cities





# 6<sup>th</sup> Cycle RHNA Progress by Affordability in Peer Cities



# ACCESSORY DWELLING UNITS ( ADU s)

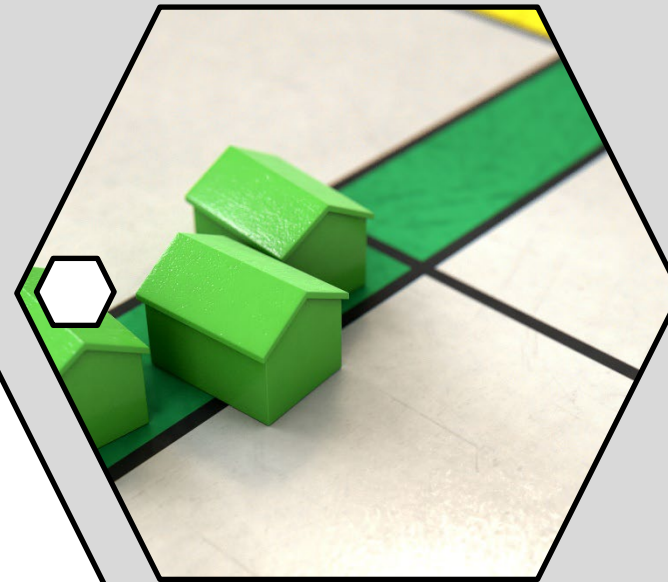


# Production of Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) in 2024

An **Accessory Dwelling Unit (ADU)** – also called granny flats or in-law units – are attached or detached residential units that may be added to a single-family home or multi-family building. You can use an ADU to house friends or family, lease to a rent-paying tenant.



Completed  
**253**



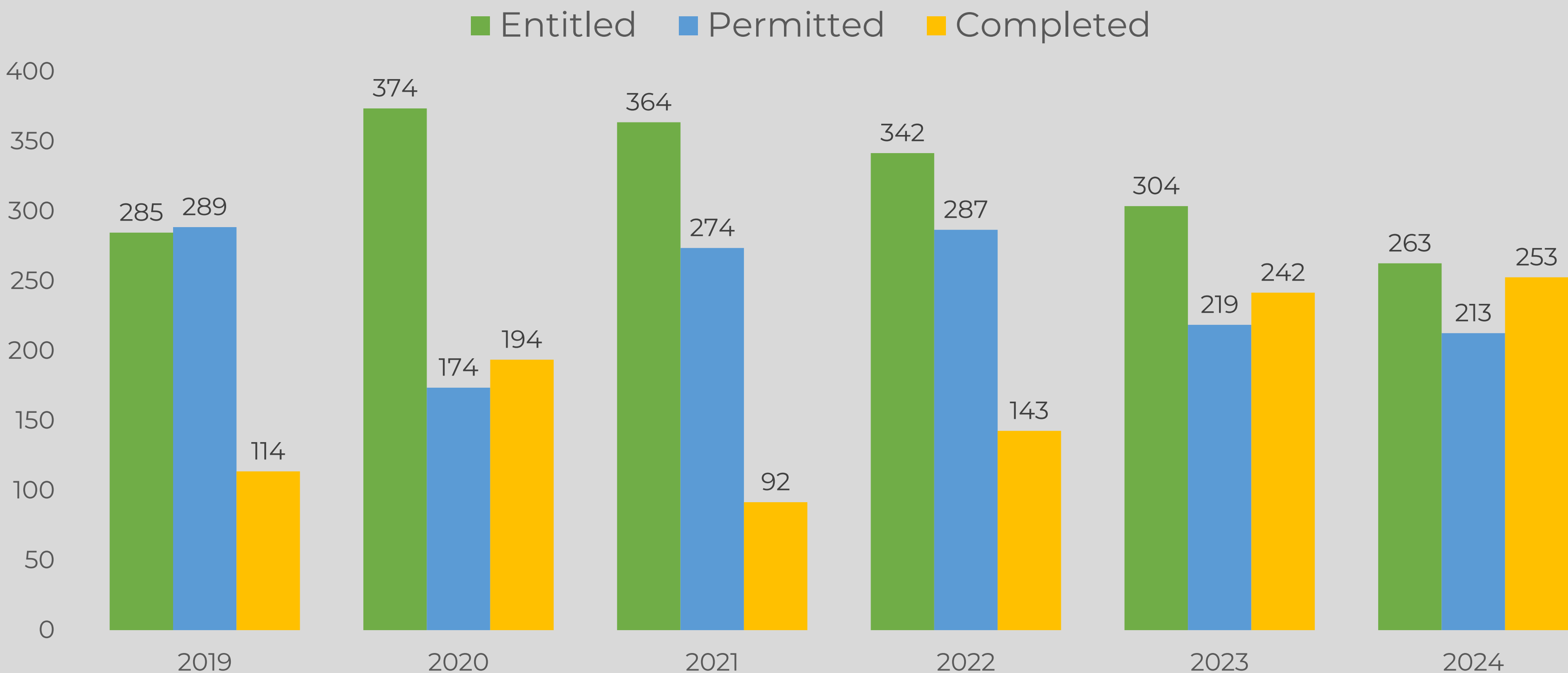
Permitted  
**213**

Entitled  
**263**

A **Junior Accessory Dwelling Unit (JADU)** – is a small dwelling unit (500 square feet or less) created by converting existing living space (e.g., bedroom, office) within a single-family residence (including an attached garage).



# Trends in the Production of ADU & JADU, 2019-2024

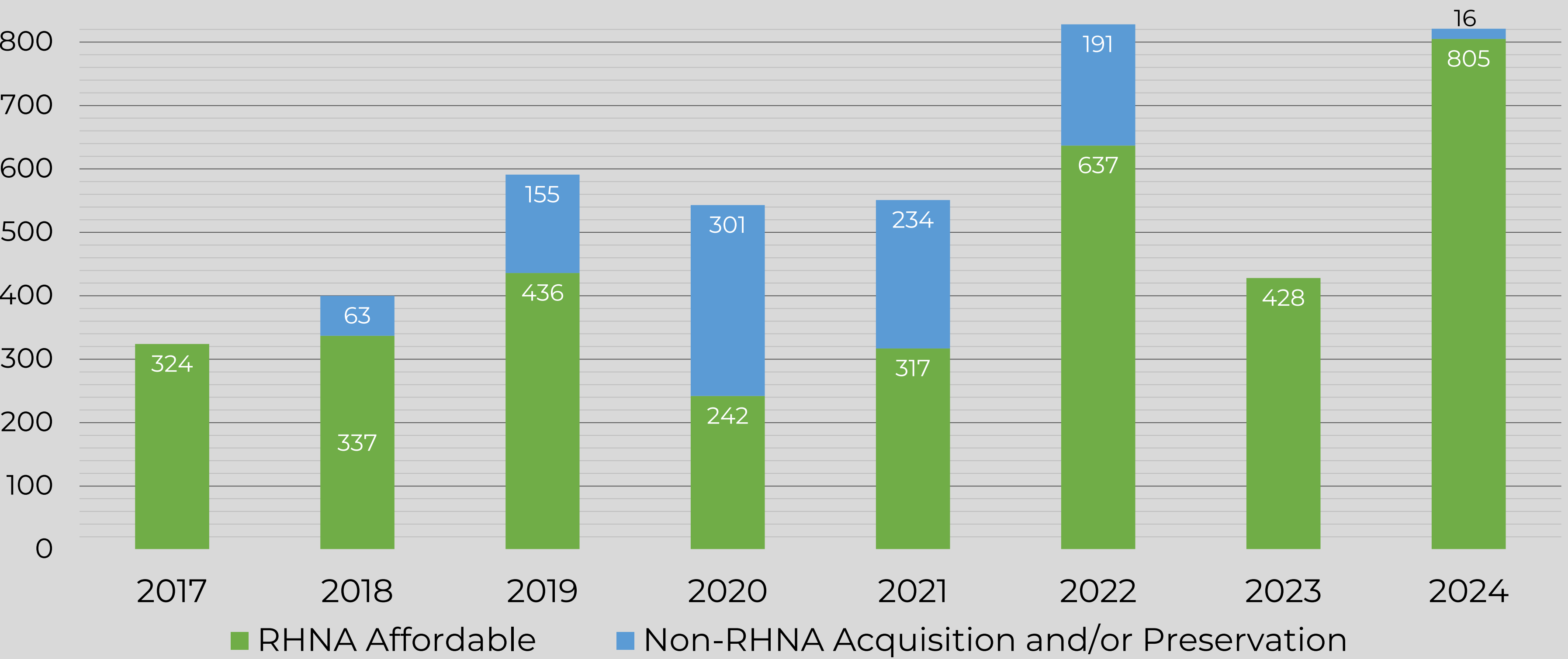




# HOUSING PRESERVATION



# Permitted Affordable Housing Production and Preservation Progress, 2017-2024



# HOUSING ACTION PLAN PROGRESS



# 2025 Housing Action Plan Progress

- **1.1.11** Enforce the tenant right to return and protections from coercive buyouts.
- **2.2.5** Extend local replacement unit provisions.
- **3.2.6** Monitor affordability of permitted ADUs.
- **3.3.7** Study the targeted implementation of an inclusionary housing requirement.
- **3.3.12** Continue the Acquisition and Conversion to Affordable Housing (ACAH) Program.
- **3.4.8** Implement Objective Design Standards.
- **5.2.11** Provide accountability measures for housing programs, including annual monitoring.



# KEY ISSUES AND FOCUS AREAS FOR 2025 AND BEYOND

A Look Forward



# 2025 HCD Priorities

- **Measure U Implementation** – As proposed in the 2025-2027 budget, continued Measure U investment will help fund pipeline projects from the New Construction Notice of Funding Availability, Acquisition and Conversion to Affordable Housing Program (ACAH), and the Rapid Response Homeless Housing (R2H2) program.
- **Homelessness Strategic Action Plan Development**– In collaboration with the Human Services Department, City Administrator's Office, and county-level partners, work towards developing a new Homelessness Strategic Action Plan that assesses and prioritizes City's homelessness investments and reduces funding overlaps with the work of county-level partners.

# 2025 HCD Priorities

- **Anti-Displacement Strategic Action Plan** - Build upon the homelessness prevention pilot program to prevent homelessness and displacement through tenant-based interventions.
- **Workforce Housing Strategy** - Expand rental and homeownership opportunities for residents earning 50-120% of Area Median Income.
- Stay tuned! More information will be presented to Council about the above items as part of the Housing Programs Progress Report coming to the next CED committee.

# 2025 PBD Priorities

- **Streamlining Code Approval** - Streamline Design Review processes by creating a new ministerial track to use Objective Design Standards (ODS) for by-right approval of additional residential project types.
- **Impact Fees** – Adopt various impact fee changes including calculation formulas, zone boundaries, and payment timing.
- **General Plan Update** – Phase II launched in 2024. Work continues on the effort, with adoption anticipated for late 2026.



# ADU AFFORDABILITY SURVEY



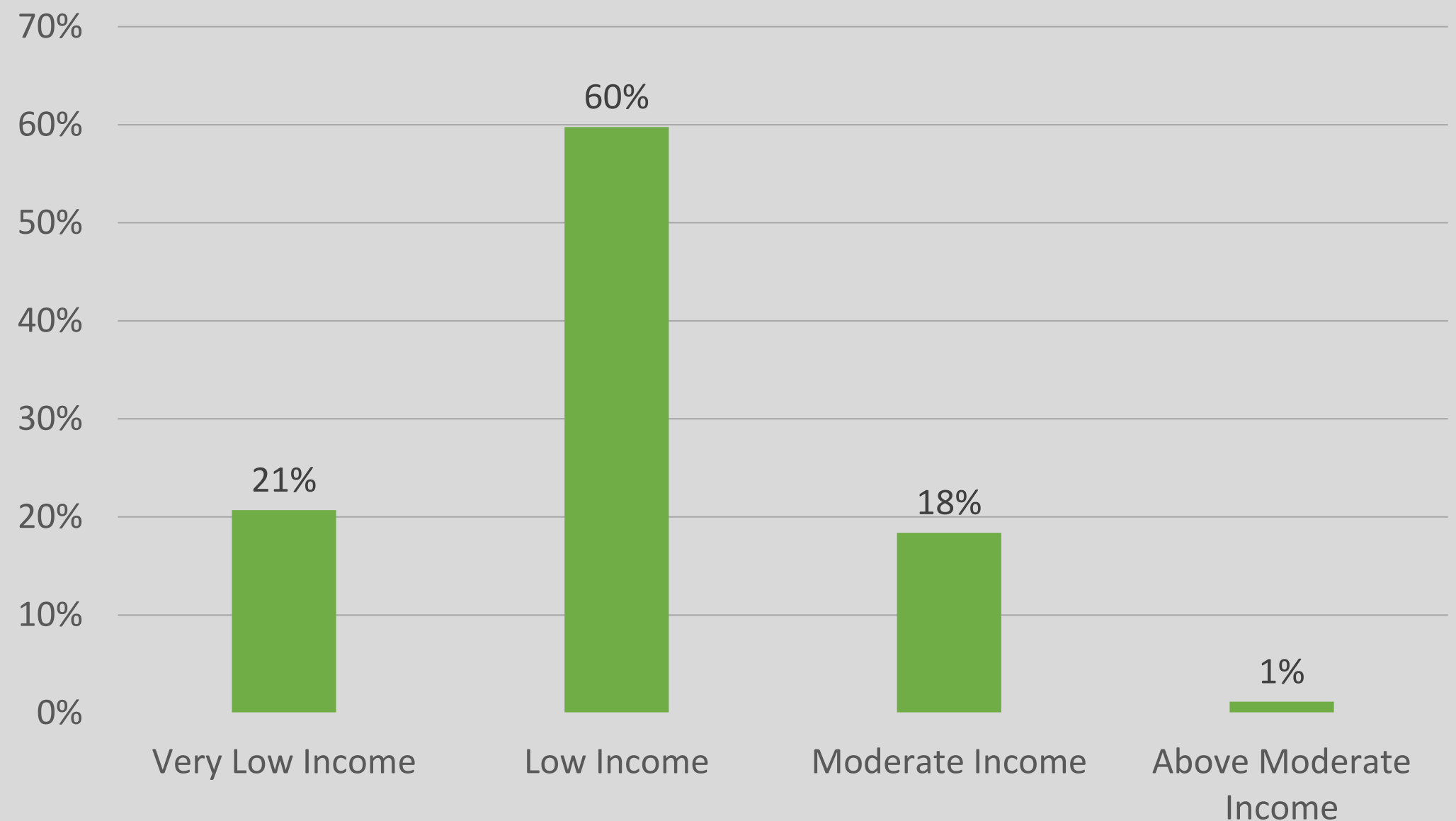
# ADU Affordability Survey

- **Housing Element Action 3.2.6:** Monitor Affordability of Permitted ADUs
- The Strategic Planning Division conducted a survey of property owners to better understand the affordability levels of ADUs built between 2018 and 2023.
  - The survey received 128 responses – an 11% survey response rate - and represents a total of 142 ADUs/JADUs
- Due to the low response rate, the Strategic Planning Division will run a supplemental survey by the end of 2025
- Insights on affordability of ADUs will inform future reporting on the Housing Element APR

# ADU Affordability Survey Initial Insights

- Respondents did not share the monthly rent for about 40% of the units that were reported on through the survey.
- 79% of the ADUs/JADUs for which rents were shared are affordable to low- and very low-income households, **exceeding the 70% target established by the Housing Element.**

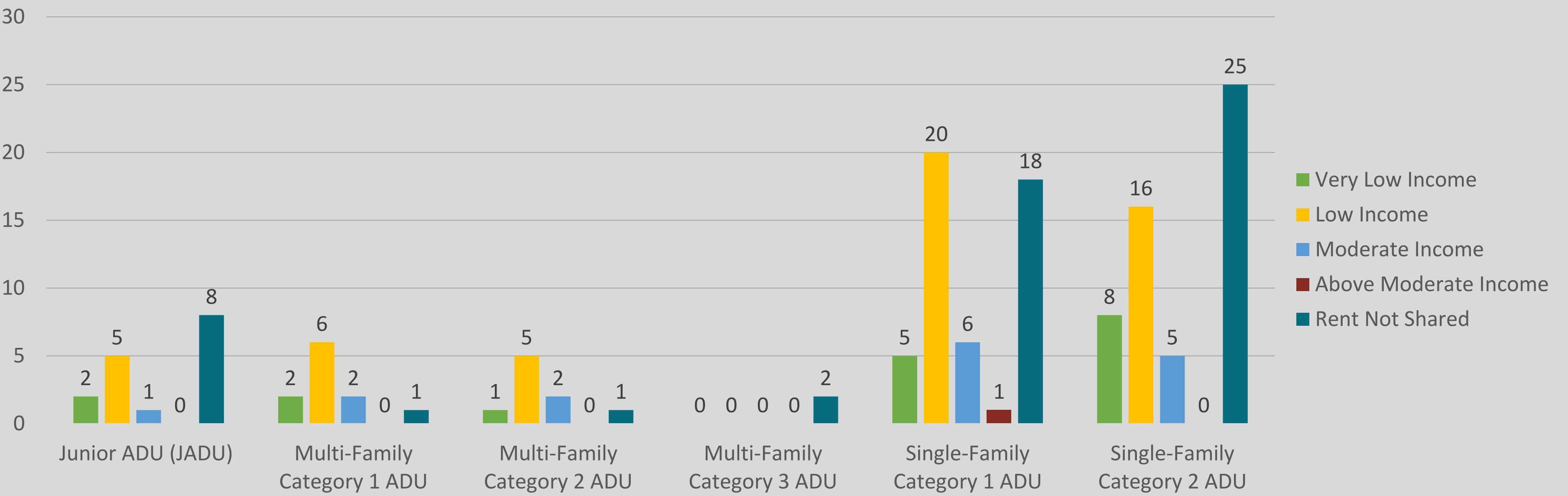
Affordability Levels of ADUs (percentage of units with reported rents)



# ADU Affordability Survey Initial Insights

- Single-Family Category 1 and 2 ADUs were the most common type of ADU constructed between 2018 and 2023.

Affordability Levels of ADUs (percentage of units with reported rents)

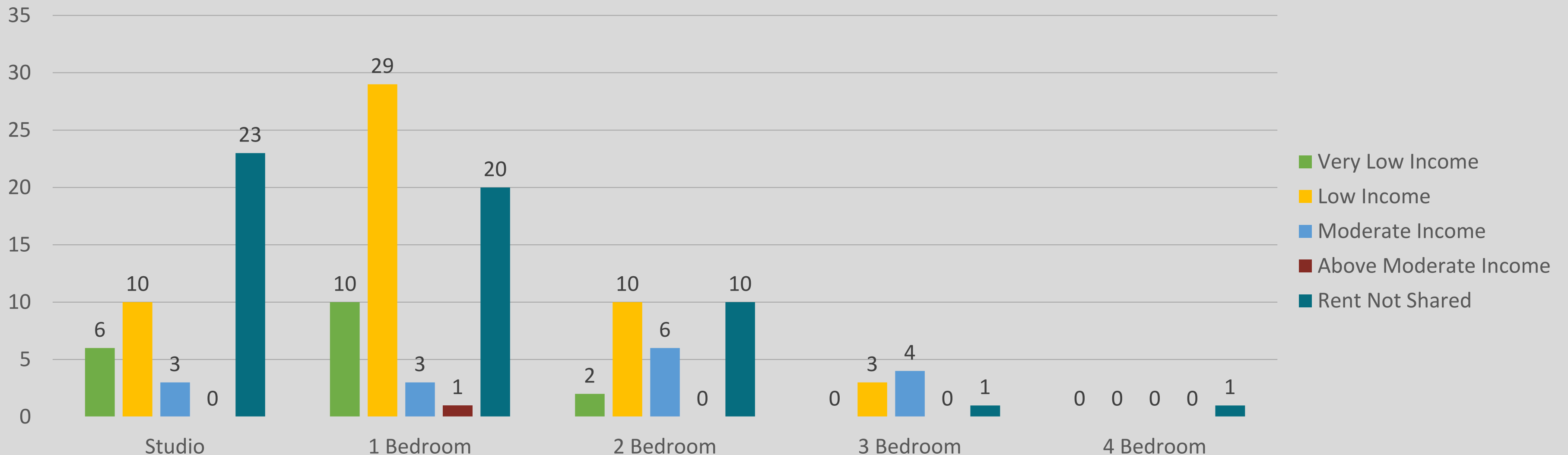




# ADU Affordability Survey Initial Insights

- One-Bedroom units provide the most units affordable to very low-income and low-income households. Two-bedroom ADUs provided the most units affordable to moderate-income households.

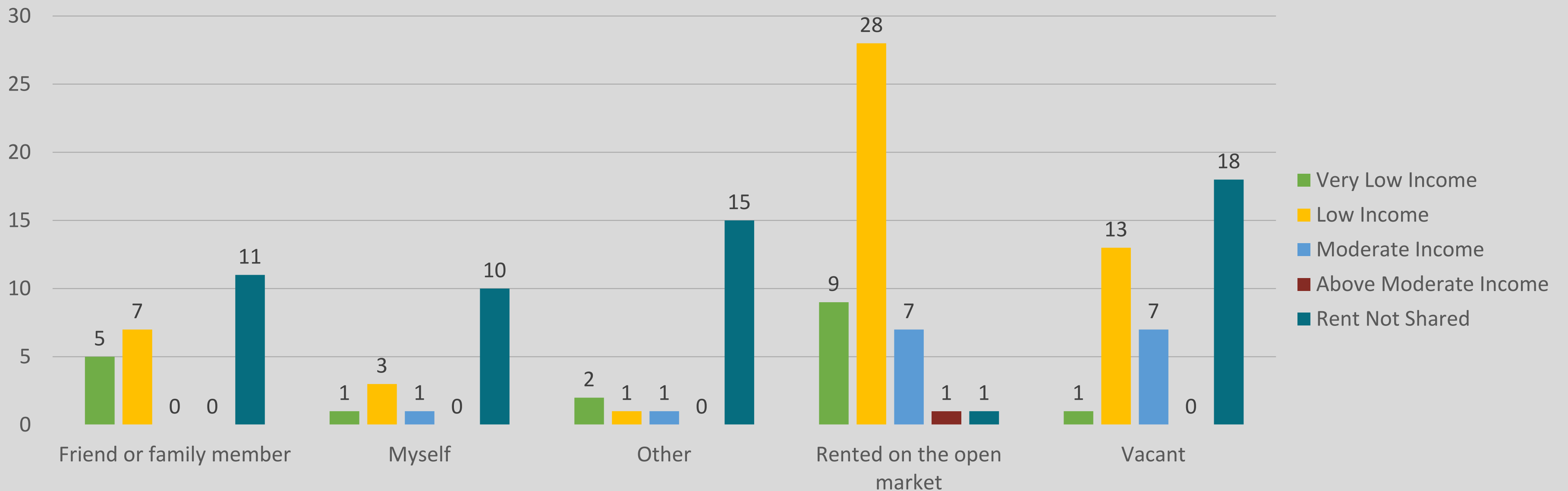
Affordability of Units Based on Size of ADU



# ADU Affordability Survey Initial Insights

- Units affordable to lower income households are rented both through the open market and through the personal networks of ADU owners.

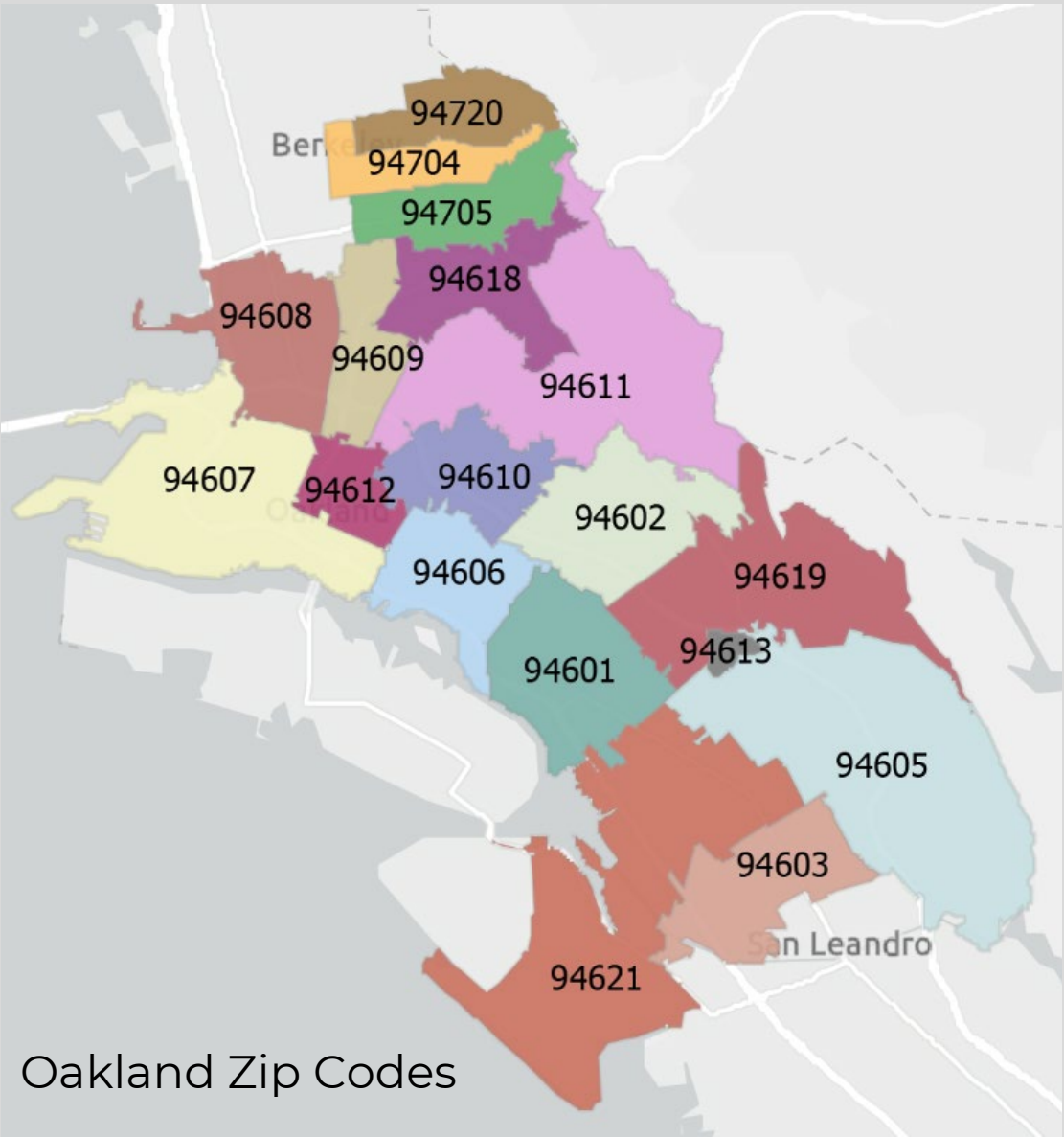
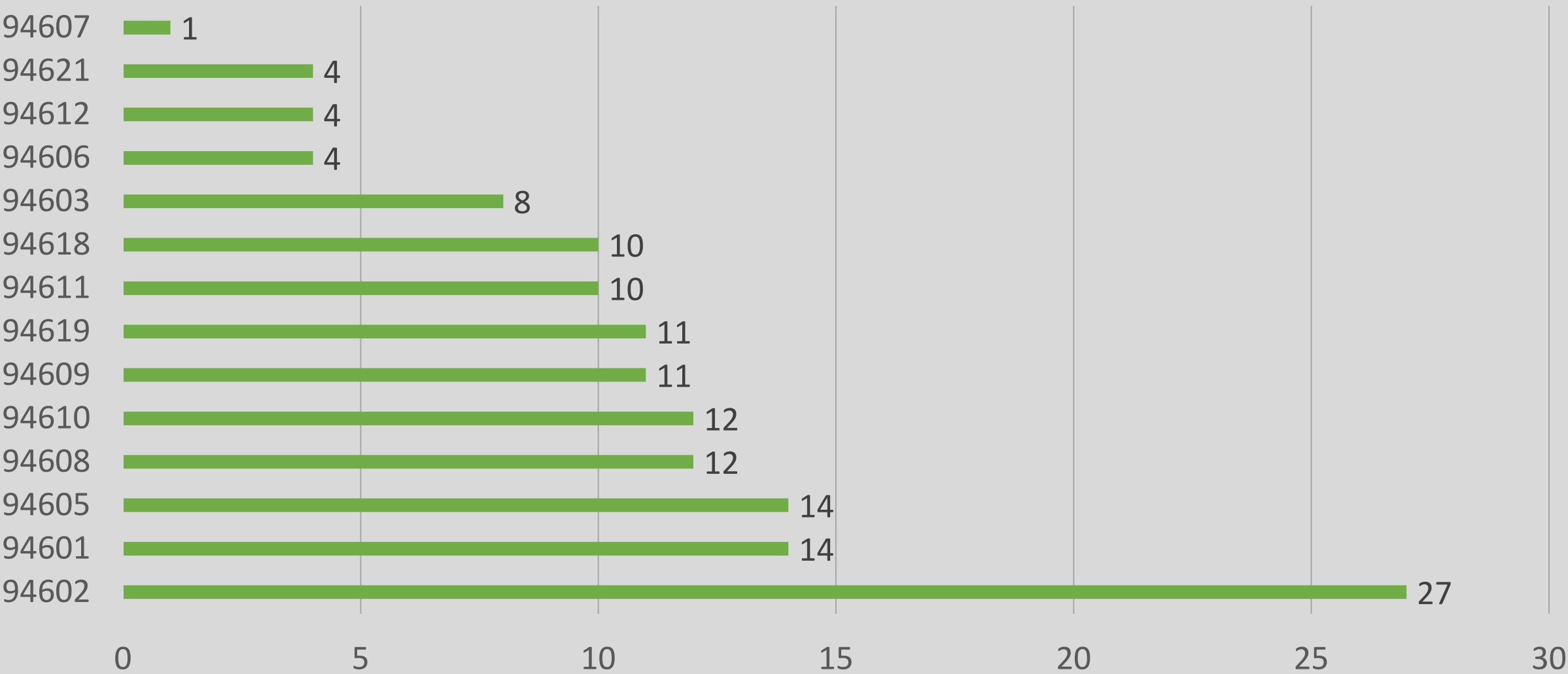
Affordability of Units Based on Use



# ADU Affordability Survey Initial Insights

- ADUs affordable to very low- and low-income households are concentrated in the 94602 zip code (Dimond). This zip code also had the highest concentration of ADUs reported through the survey.

Total Units per Zip Code



# ADU Affordability Survey Next Steps

- Priorities for supplemental survey:
  - Increase overall survey response rate
  - Gain more clarity on actual rents charged to tenants/occupants of ADUs/JADUs
  - Increase response rate among multi-family ADU owners
  - Gain more clarity on vacancy/occupancy of units
- The supplemental survey will be fielded by the end of 2025.



# LEARN MORE

To view the complete **2024 General Plan & Housing Element Annual Progress Reports (APR)** please visit:

[bit.ly/OaklandAPR](https://bit.ly/OaklandAPR)