



CITY OF  
OAKLAND

HOUSING & COMMUNITY  
DEVELOPMENT

# ANNUAL IMPACT

# REPORT 2025



# TABLE OF CONTENTS

MESSAGE FROM THE DIRECTOR	1
DEPARTMENT OVERVIEW	2
HOUSING PRODUCTION	3
HOUSING PRESERVATION	6
HOUSING PROTECTION	8
LEARN MORE & HOW TO GET INVOLVED	11



# MESSAGE FROM THE DIRECTOR



**EMILY  
WEINSTEIN**

Director of Housing &  
Community Development Dept.

Dear Oakland Community,

I am honored to share the City of Oakland Housing and Community Development (HCD) Department's 2025 Annual Impact Report. Our mission remains steadfast: to ensure every Oaklander has access to safe, stable, and affordable housing, and to invest in our neighborhoods in ways that advance equity and opportunity.

In 2025, we made meaningful strides. More than 1,000 new affordable homes were under construction, and 603 new affordable units were completed — including 110 dedicated to formerly unhoused Oaklanders. These homes provide stability, dignity, and a foundation for the future.

Through our New Construction funding program, we awarded over \$60 million to build new affordable homes and confront Oakland's housing crisis head-on. Thanks to this year's commitment and previous funding awards, we expect more than 1,600 additional affordable homes to receive building permits and begin construction in 2026. This expanding pipeline reflects strong leadership, dedicated City staff, committed development partners and funders, and the support of Oakland voters who passed Measure U to invest in infrastructure and affordable housing.

In 2025, we also strengthened our housing preservation work. In partnership with the Housing Accelerator Fund, we advanced a new program that leverages the soft housing market to acquire properties, remove them from the speculative market, and ensure long-term affordability. Our homeownership programs supported 55 low-income households in rehabilitating their homes, promoting housing stability and creating opportunities for intergenerational wealth.

Our anti-displacement work — through the Rent Adjustment Program and our Community Development and Engagement teams — continued to make a meaningful impact. In 2025, we provided housing counseling to more than 3,800 tenants and landlords and hosted 27 multilingual events to expand education and access to essential housing resources. Through our targeted Homelessness Prevention Program, we partnered with community organizations to help more than 1,000 high-risk households remain housed with financial assistance and coordinated support.

HCD's work shows what is possible when we collaborate, align our resources, and move with urgency. It also reflects a promise: when Oaklanders invest in affordable housing, the City will deliver.

Thank you for your ongoing support.

In partnership, *Emily Weinstein*

Director, Housing and Community Development  
City of Oakland



# DEPARTMENT OVERVIEW

## MISSION

The City's **Housing and Community Development Department** is dedicated to improving Oakland's neighborhoods and to ensuring all Oaklanders have safe and affordable housing.

## VALUES



**Production**  
of new, deeply  
affordable housing



**Preservation**  
of existing affordable  
housing



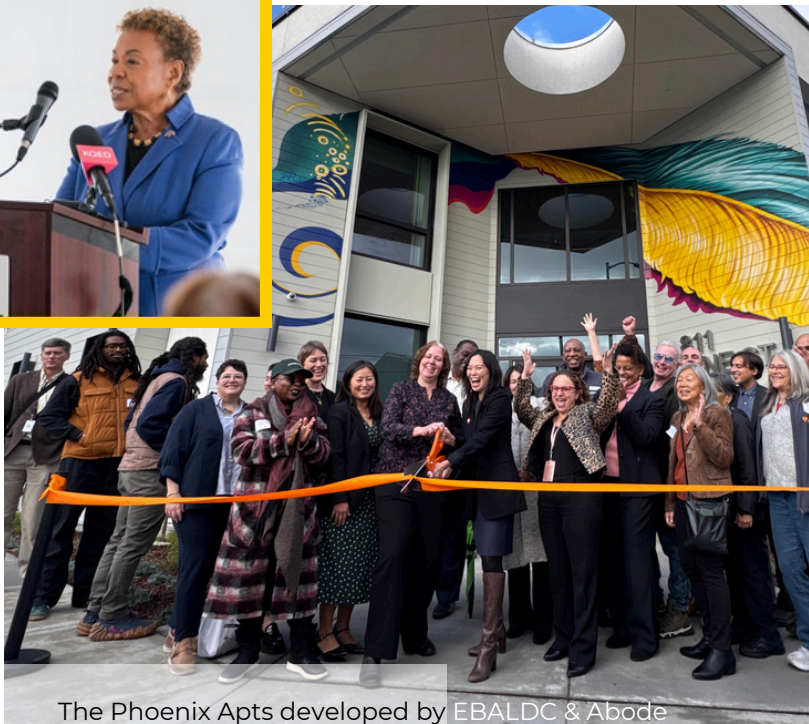
**Protection**  
of Oaklanders from  
displacement

# HOUSING PRODUCTION

Our production strategies include the creation of high-quality, affordable housing units and the allocation of vital capital, including leveraging voter-approved funds such as Measure U. The department allocates funds based on priorities set in its 2023-2027 strategic action plan for capital development.

Oakland HCD plays a vital role in addressing homelessness through the development of permanent supportive housing (PSH) units, offering long-term housing solutions combined with comprehensive supportive services.

The department also accelerates housing production through its new construction and rapid-response homeless housing programs, leveraging local funds alongside state and federal investments to maximize impact and expand affordable housing opportunities.



The Phoenix Apts developed by EBALDC & Abode

## Housing Production in 2025:



**\$63.5M**

awarded to new construction



**\$72M**

state funding won for Homekey & Rapid Response Homeless Housing (R2H2)



**+1,100**

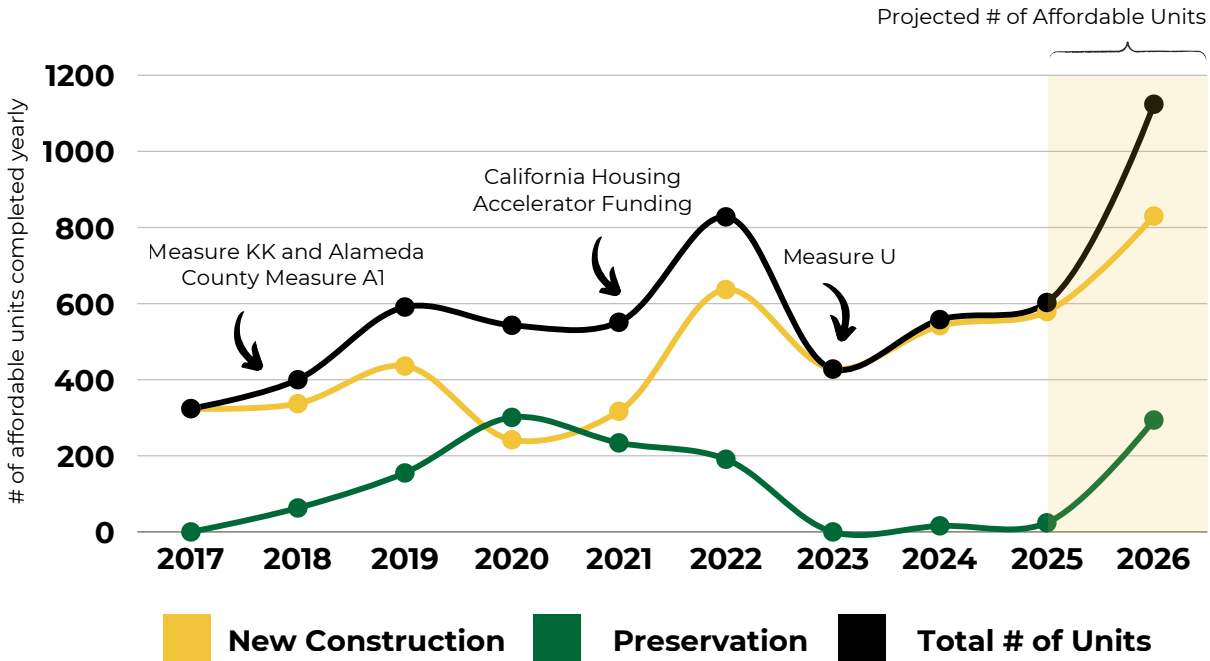
active affordable units under construction



*“Investments into deeply affordable housing are the core of our work”*

~ Emily Weinstein, Director of Oakland HCD

# Affordable Unit Completion Over Time



**Measure KK** approved in 2016, authorized \$600 million for housing preservation and rehabilitation.

**California Housing Accelerator Fund** was a \$1.75 billion program that provided bridge funds to fast-track affordable housing projects stalled due to delays in tax credits or bond allocations.

**Measure U** was passed in Nov 2022 by Oakland voters. Measure U raised \$850M of which \$350M is allocated to expanding and creating affordable housing, including for homeless residents.

## Overview of Completed New Construction in 2025:



**603**

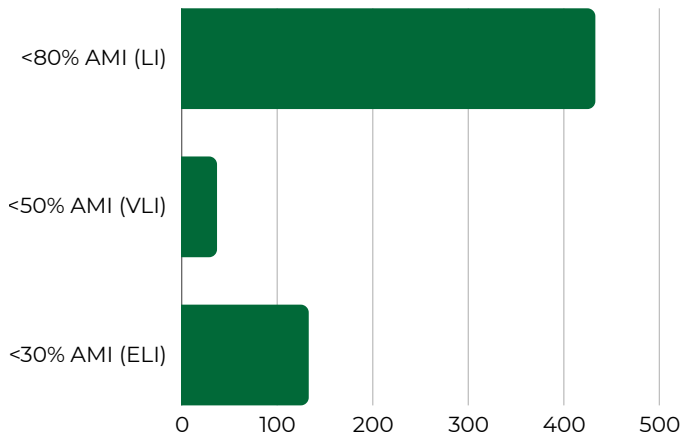
New Construction Affordable Units



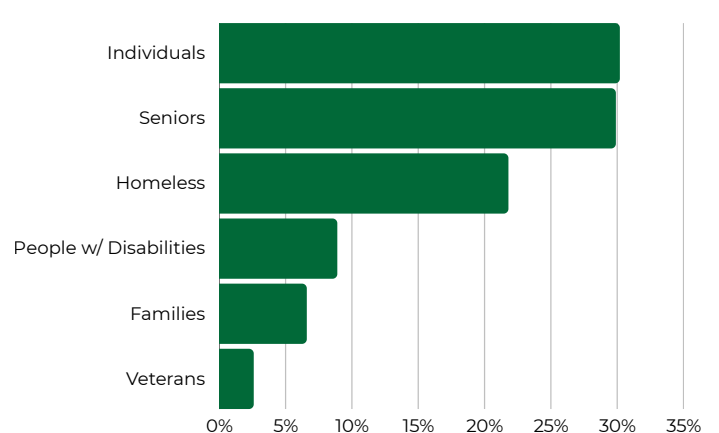
**110**

Permanent Supportive Housing (PSH)/Homeless Units

### 2025 New Units Completed by Area Median Income (AMI)



### 2025 New Units Funded by Target Resident Group



Visit our website to learn more about affordable housing & eligibility:

Website: <https://tinyurl.com/OaklandRentLimits>

# CITY HOMEKEY & RAPID RESPONSE HOMELESS HOUSING (R2H2) PROGRAM

Oakland HCD's R2H2 program is modeled after the State of California's Homekey program. These strategies provide funding for permanent or transitional housing for people experiencing or at risk of homelessness.



**The Maya Hotel**  
developed by Danco Communities

In August 2025, Oakland was awarded \$7.1 million in Homekey+ funds for The Maya Motel

- **23 permanent housing units** serving individuals experiencing homelessness
- City Council District 1

*"Through the Homekey+ program, we are able to connect our deserving veterans to housing stability and the critical services needed to help them maintain that newfound stability"* ~ Gustavo Velasquez, Director of State of California HCD



**Mark Twain Homes**  
developed by Memar Properties, Inc. (MPI)

In September 2025, Oakland was awarded \$33 million in Homekey+ funds for Mark Twain Homes

- **109 permanent housing units** serving individuals experiencing homelessness
- City Council District 5

*"This \$33 million Homekey+ award is a proud moment for Oakland – proof that our city leads with real solutions... and we will keep building on this momentum to make Oakland a city where everyone has a clean, safe place to call home"* ~ Mayor Barbara Lee



**34<sup>th</sup> & San Pablo**  
developed by EBLADC

In October 2025, Oakland was awarded \$6.5 million in Homekey+ funds for 34<sup>th</sup> and San Pablo

- **15 permanent supportive homes** in a mixed-income development.
- City Council District 3

*"We are honored to have received this award that will support the development of much-needed housing for people exiting homelessness"*  
~ Emily Weinstein, Director of Oakland HCD

# HOUSING PRESERVATION

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



## 48 Units

permanently preserved in 2025

## ACQUISITION & CONVERSION TO AFFORDABLE HOUSING (ACAH)

The ACAH Program funds affordable housing developers to acquire multifamily properties with affordable rents but no deed restrictions. The City provides low-interest financing, ensuring long-term affordability for at least 55 years. Since 2017, the program has awarded \$59.8 million to preserve 339 units, with set-aside funding for cooperatives and land trusts through competitive NOFAs.



**1534 29<sup>th</sup> Avenue**  
in partnership with St. Mary's Center



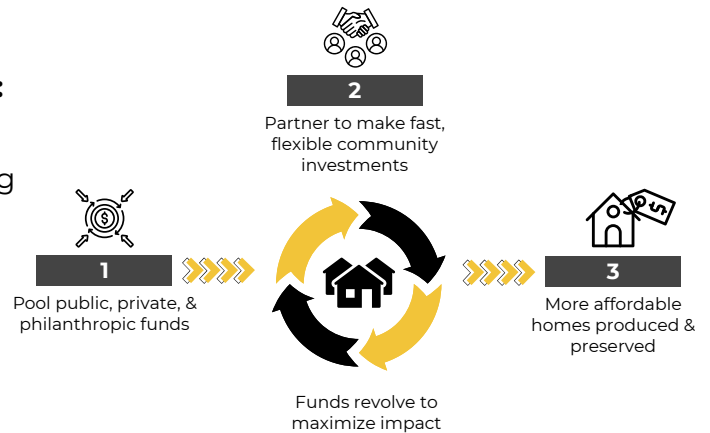
**1432 12<sup>th</sup> Avenue Cooperative**  
in partnership with the Bay Area  
Community Land Trust (BACLТ)

# HOUSING ACCELERATOR FUND (HAF)

In 2025, Oakland HCD partnered with the San Francisco Housing Accelerator Fund to streamline financing and strengthen the ACAH program. This partnership allows ACAH partners to quickly purchase buildings as they come to market, streamline a "one-stop financing" process for developers, and provide more loans quickly to combat speculative buying.

## The partnership's impact in addressing racial disparities in Oakland communities:

- Accelerate anti-displacement efforts in low-income neighborhoods experiencing gentrification by rapidly preserving affordable housing.
- Support for emerging developers and BIPOC contractors.

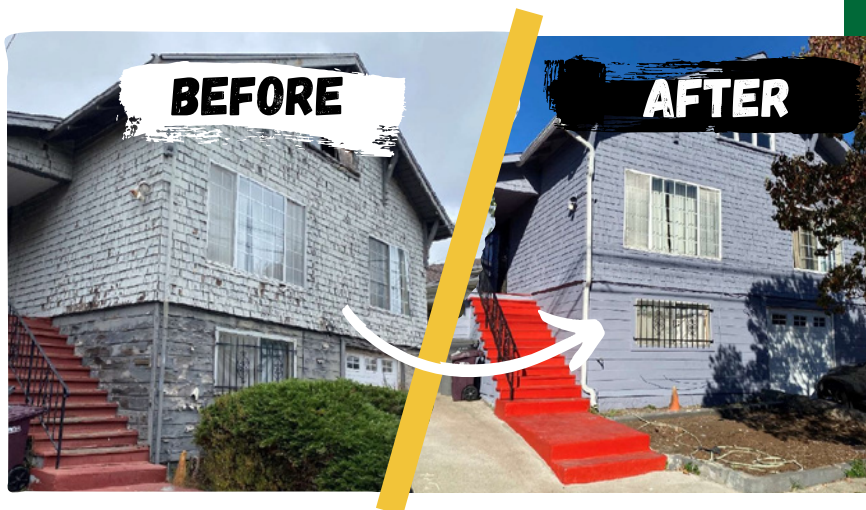



# RESIDENTIAL REHABILITATION PROJECTS

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

Our residential rehabilitation programs include:


- Access Improvement Program
- Emergency Home Repair Program
- Home Maintenance and Improvement Program
- Lead Safe Home Paint Program
- Minor Home Repair Program






## \$651,166

Invested in Residential Home Repair Projects




## 55

Projects Completed in FY2024-2025



## \$238,716

Invested in the Emergency Home Repair Program



## 87%

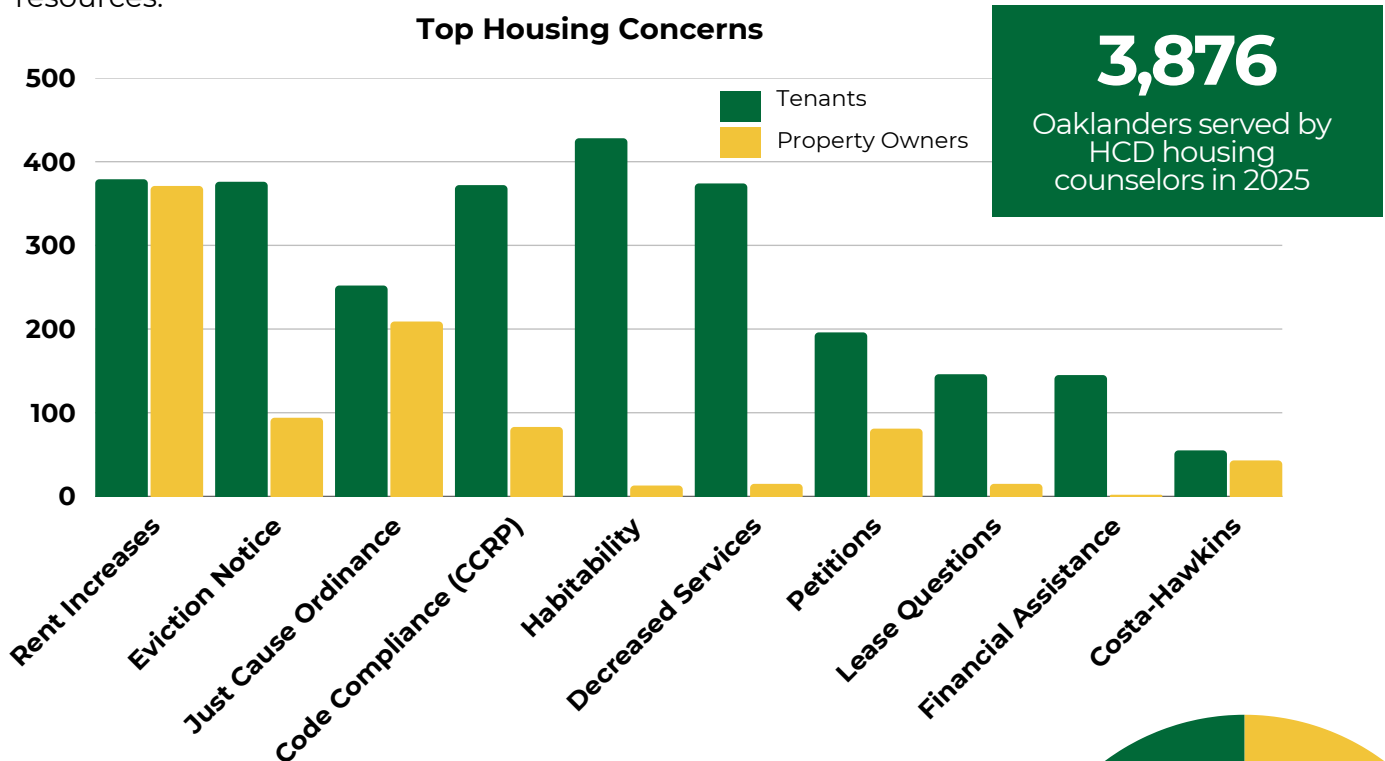
of participating contractors are BIPOC

# RESIDENT PROTECTION

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

## HOUSING COUNSELING

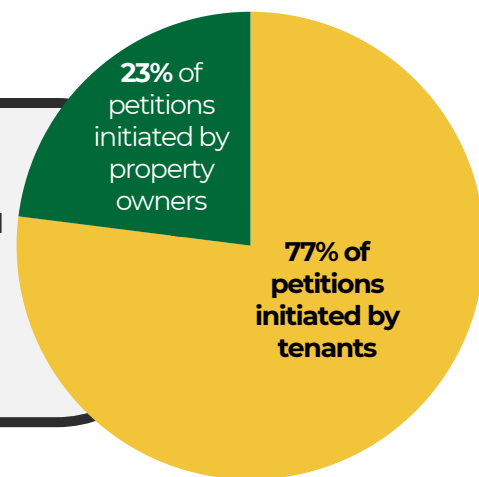
The Rent Adjustment Program (RAP) plays a key role in assisting the public with rent adjustment questions and concerns from property owners and tenants. RAP housing counselors offer guidance, provide detailed information, and make referrals to appropriate resources.



## RENT ADJUSTMENT HEARINGS

RAP staff conducts hearings and community mediations for property owners and tenants on rent and rental unit habitability concerns. Parties may petition for rent increases, decreases, exemptions for qualifying properties, and more.

In 2025, RAP had **299 cases scheduled for hearing and conducted 49 mediations.**



**Have a housing concern?**

Contact our RAP team at (510) 238-3721 or [RAP@oaklandca.gov](mailto:RAP@oaklandca.gov) or schedule a RAP appointment at <https://apps.oaklandca.gov/oakappsreactive/>

# RENT ADJUSTMENT PROGRAM (RAP) EDUCATIONAL WORKSHOPS



RAP plays a vital role in coordinating and administering a wide range of educational workshops aimed at raising public awareness about housing rights, recent legal updates, and the latest developments in the housing sector. These workshops are designed to inform and empower community members by providing them with up-to-date information on housing laws for small property owners, tenant rights, Oakland’s Rent Registry, and available housing resources.



## RENT REGISTRY

The Oakland City Council adopted a requirement to establish a rental unit registry for all units subject to the Rent Adjustment Program Fee, which went into effect on July 3, 2023. Owners are required to register their residential rental unit’s rent and tenancy information annually.



RAP staff assisted property owners to comply with their registration requirements, who reported on 67,602 residential rental units, reaching a nearly 70% compliance rate of the estimated 96,000 residential units subject to RAP within the first three years of the implementation of the city’s Rent Registry Ordinance.



**67,602**  
residential rental units registered on the Oakland’s Rent Registry



**70%**  
compliance rate within the first three years of Oakland’s Rent Registry Ordinance

# EVICTION DEFENSE

A community-based collaborative has been operating the Oakland Housing Secure (OHS) program since 2018. In 2025, OHS provided legal and other housing stabilization services to 636 tenant households facing eviction and other housing-related challenges.



**26**

Households received legal representation



**217**

Number of Oakland tenants that received housing related legal services



**284**

Households received housing stabilization planning

## HOMELESSNESS PREVENTION PROGRAM

In July 2023, Oakland HCD, in collaboration with community partners, launched the Homelessness Prevention Program (HPP), also known as Keep People Housed. This initiative was designed to support low-income tenants facing extreme housing instability by providing short-term financial assistance and resource coordination. The program aims to serve as a lifeline for those at high risk of homelessness. By leveraging outside resources and partnerships, Keep People Housed served over 1,000 households in 2025.



**97%**

of surveyed recipients said **they would have lost housing** without the program's support



**232**

Highest-risk households directly assisted with city resources



**\$3.1M**

Funded by the city in 2025 to support Oaklanders identified as high risk for homelessness

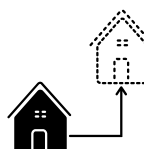
## CODE COMPLIANCE RELOCATION PROGRAM

In 2025, Oakland HCD's Code Compliance Relocation Program (CCRP) continued to support tenants temporarily displaced due to unsafe or uninhabitable housing conditions. Under Oakland Municipal Code (OMC) 15.60, property owners are required to provide relocation benefits to tenants who must be temporarily relocated in order to correct severe code violations. CCRP helps property owners and tenants navigate their rights and responsibilities, and may provide relocation payments directly to tenants in cases where the property owner is unable or unwilling to provide these payments.



**193**

Tenants and property owners are informed of their rights and responsibilities



**35**

Property owners provided temporary or permanent relocation assistance to eligible tenants



**15**

Households supported with relocation payments

# LEARN MORE & GET INVOLVED

## ADDRESSING OAKLAND'S HOUSING NEEDS

Based on the Association of Bay Area Government's (ABAG) projections of population growth and changing needs, Regional Housing Needs Allocation (RHNA) calls for **10,261 low-income units** (0-80% AMI) **to be developed between 2023 and 2031**. At an average city investment of \$200k per unit, the City will need **\$2 billion** to meet the goal.

## Approximately \$335 million

required **per year** over the next five years to meet Oakland's remaining unmet low-income RHNA goal.

## HOW TO GET INVOLVED:



- \* Learn more about housing in Oakland through the HCD's 2023-2027 Strategic Action Plan and 2023-2031 Housing Element.



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



- \* Explore Oakland HCD's new interactive data dashboards and view all City-supported affordable housing projects.



- \* Learn about the City's housing programs and support for tenants, landlords, and developers.

# CONTACT US



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