

Table 4-2
Actual Housing Production, January 2014 to March 2014 and Balance of Units to be Provided

	Total Units	Units by Affordability Category				
		Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Oakland's Regional Housing Needs Allocation	14,765	1,030	1,030	2,075	2,815	7,816
Group 1: Units Constructed 1/1/14 to 3/27/14 (Permits Issued after 1/1/14)	-					
C-1: Private Sector Market Rate (includes private sector affordable units)-complete	61					61
Group 1 Subtotal	61					61
Group 2: Units Receiving Planning Approvals	-					
C-2: Private Sector Market Rate units-approved	4,191					4,191
C-3: Publicly Subsidized Affordable-funded and in pre-development	229-231	33	133	33-35	14	4
Group 2 Subtotal	4,420-4,422	33	133	33-35	14	4,195
Group 3: Units Planned	-					
C-4: Publicly Subsidized Affordable-site acquisition	218		0	187	2	32
C-5: Private Sector Market Rate--in planning pre-development ¹	3,289					3,289
Group 3 Subtotal	3,507		0	187	2	3,321
Total Units C-1 to C-5 (completed, under construction, approved, pre-development):	7,990	33	133	222	16	7,577
Total Sites Needed Given RHNA Requirement -- Surplus/(Deficit):	(6,975)	(997)	(897)	(1,853)	(2,799)	(239)
Sites Needed to comply with Affordable Requirements -- Surplus/(Deficit):	(6,785)					
C-6: Opportunity Sites ² (Units with > 30 dua)	16,103					
C-6: Opportunity Sites (Units with < 30 dua)	59					

¹ Some of these 3,289 units will be affordable.

² As per AB 2348 (Mullin), Chapter 724, Statutes of 2004, this California law recognized that 30 dwelling units per acre in metropolitan jurisdictions is sufficient to accommodate housing for very low- and low-income populations. This is typically referred to as the "Mullin Densities." While local governments are not compelled to zone at these densities, HCD must accept them as appropriate when evaluating a jurisdiction's housing element to determine whether the jurisdiction has identified sufficient sites to accommodate its share of the regional housing need. (<http://www.hcd.ca.gov/hpd/hrc/plan/he/ab2348stat04ch724.pdf>)