

2023-2031  
**HOUSING ELEMENT UPDATE**

Community Workshop | April 20, 2022





# AGENDA

- Welcome and Introductions (10 min): 6:30 – 6:40pm
- Presentation (25 min): 6:40 – 7:05pm
  - ▶ Overview of the Housing Element
  - ▶ Regional Housing Needs Allocation
  - ▶ Recent Trends and Housing Needs in Oakley
  - ▶ Summary of Housing Capacity
  - ▶ Next Steps
- Small Group Discussions (40 min): 7:45pm
- Closing Remarks (15 min): 8:00pm



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# OVERVIEW OF THE HOUSING ELEMENT



# WHAT IS THE HOUSING ELEMENT?

- Required element of the General Plan
- Plan to meet housing needs of all community members and share of the regional housing need
- Updated every 8 years – State-mandated deadline:  
**January 31, 2023**
- Reviewed and certified by the Department of Housing and Community Development (HCD) for compliance with State law



# CONTENTS OF THE HOUSING ELEMENT



Analysis of existing and projected housing needs



Inventory of available sites for housing



Analysis of potential constraints on housing



Fair housing analysis (NEW)



Evaluation of previous housing element



Goals, policies, and implementation programs

## Required Policy Topics:

- ▶ Provide adequate housing sites
- ▶ Assist in development of affordable housing
- ▶ Remove governmental constraints
- ▶ Preserve existing affordable housing
- ▶ Affirmatively further fair housing
- ▶ Promote accessory dwelling units (ADUs) (NEW)



# FAIR HOUSING

New state laws (AB 686) expand the City's duty to affirmatively further fair housing (AFFH)

Housing Elements are required to:

- ▶ Identify fair housing issues
- ▶ Ensure lower-income housing sites have access to opportunity
- ▶ Include meaningful actions that address fair housing issues



Fair Housing Enforcement and Outreach Capacity



Segregation and Integration



Racially and Ethnically Concentrated Areas of Poverty and Affluence



Disparities in Access to Opportunity



Disproportionate Housing Needs and Displacement Risks

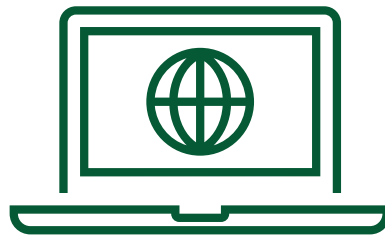




# TAKE OUR ONLINE SURVEY

**Open Today - April 20, 2022**

- ▶ Available online through **May 27, 2022**
- ▶ **English** - <http://qrco.de/oakley1>
- ▶ **Spanish** - <http://qrco.de/oakley2>



English



Spanish

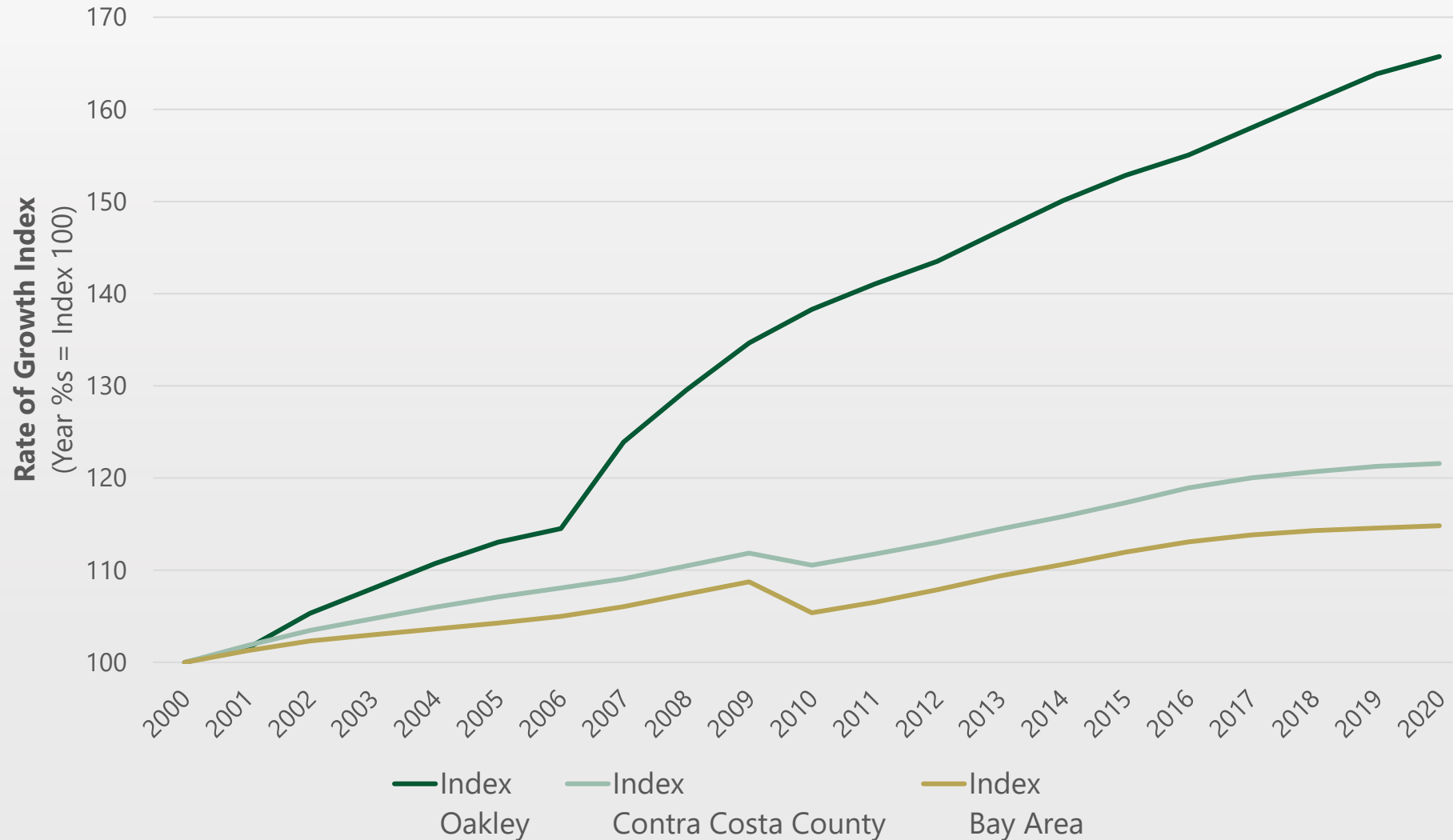




# 03

## RECENT TRENDS AND HOUSING NEEDS IN OAKLEY

# POPULATION GROWTH RATE SINCE 2000

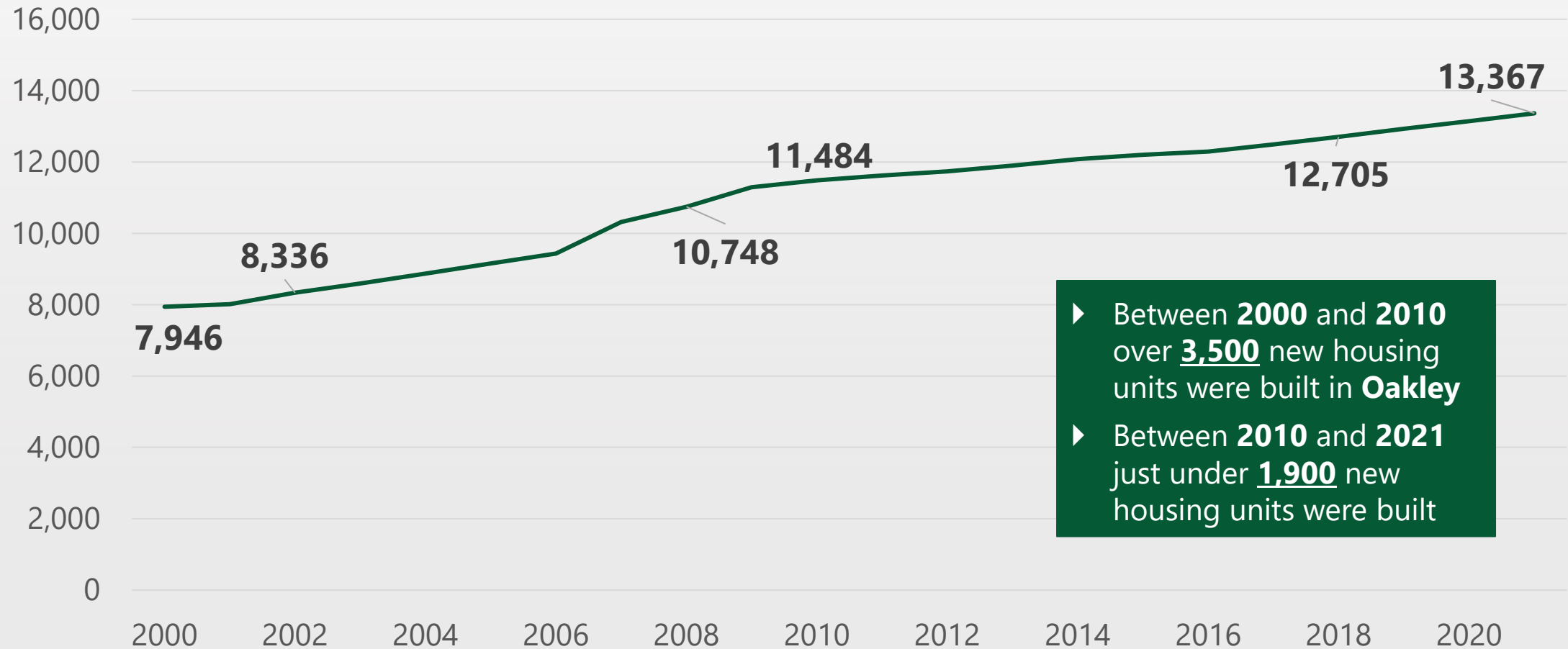


- ▶ **Oakley's Population** increased from:
  - ▶ **25,619** in 2000
  - ▶ **42,461** in 2020
- ▶ Oakley's Population has been growing at a much faster rate than Countywide and the Bay Area Region

Source: California Department of Finance, E-5 series

# HOUSING GROWTH SINCE 2000

## Total Housing Units in Oakley, 2000-2021

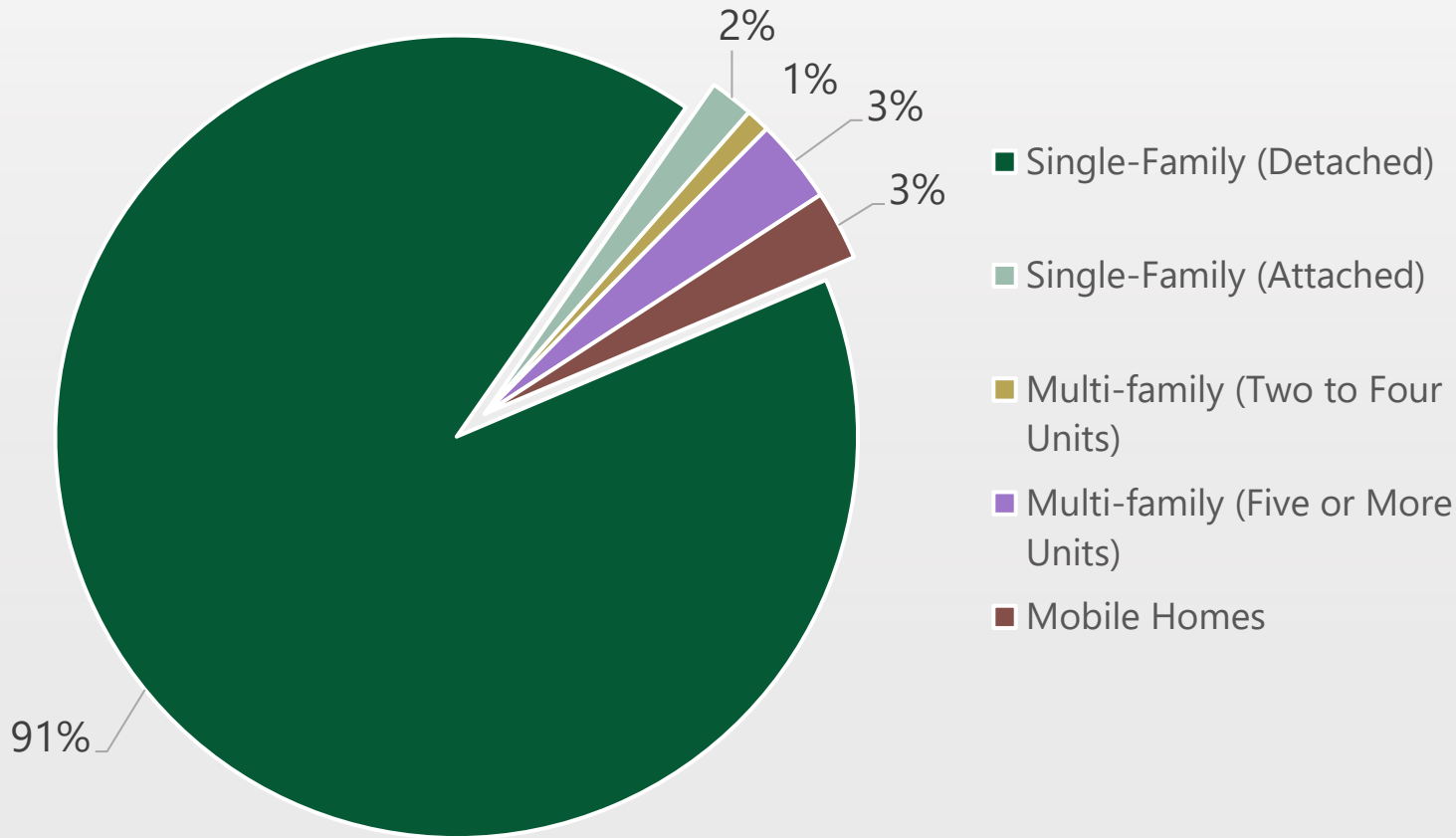


- ▶ Between **2000** and **2010** over **3,500** new housing units were built in **Oakley**
- ▶ Between **2010** and **2021** just under **1,900** new housing units were built



# HOUSING TRENDS IN OAKLEY

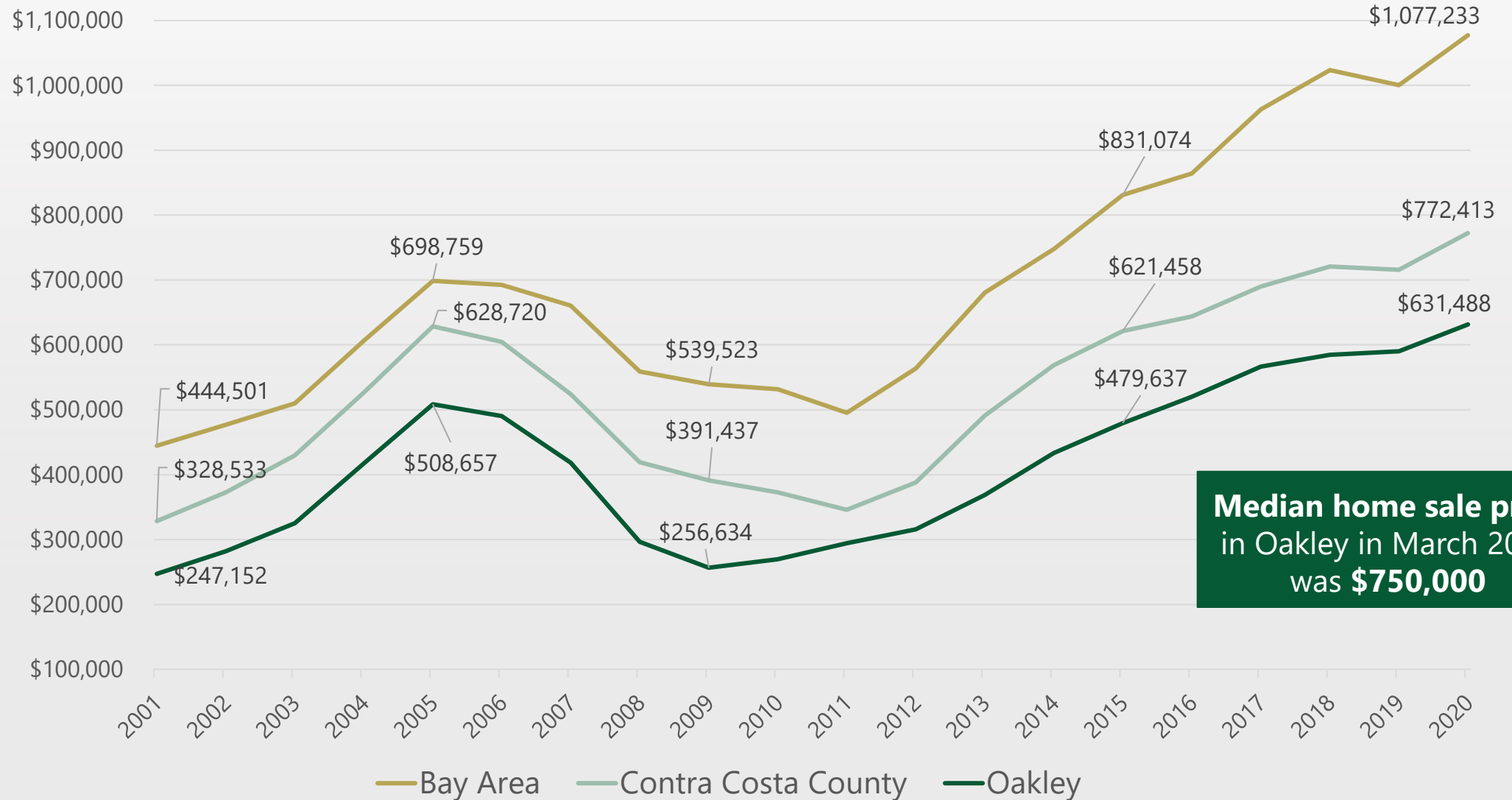
## Oakley Housing Stock 2021



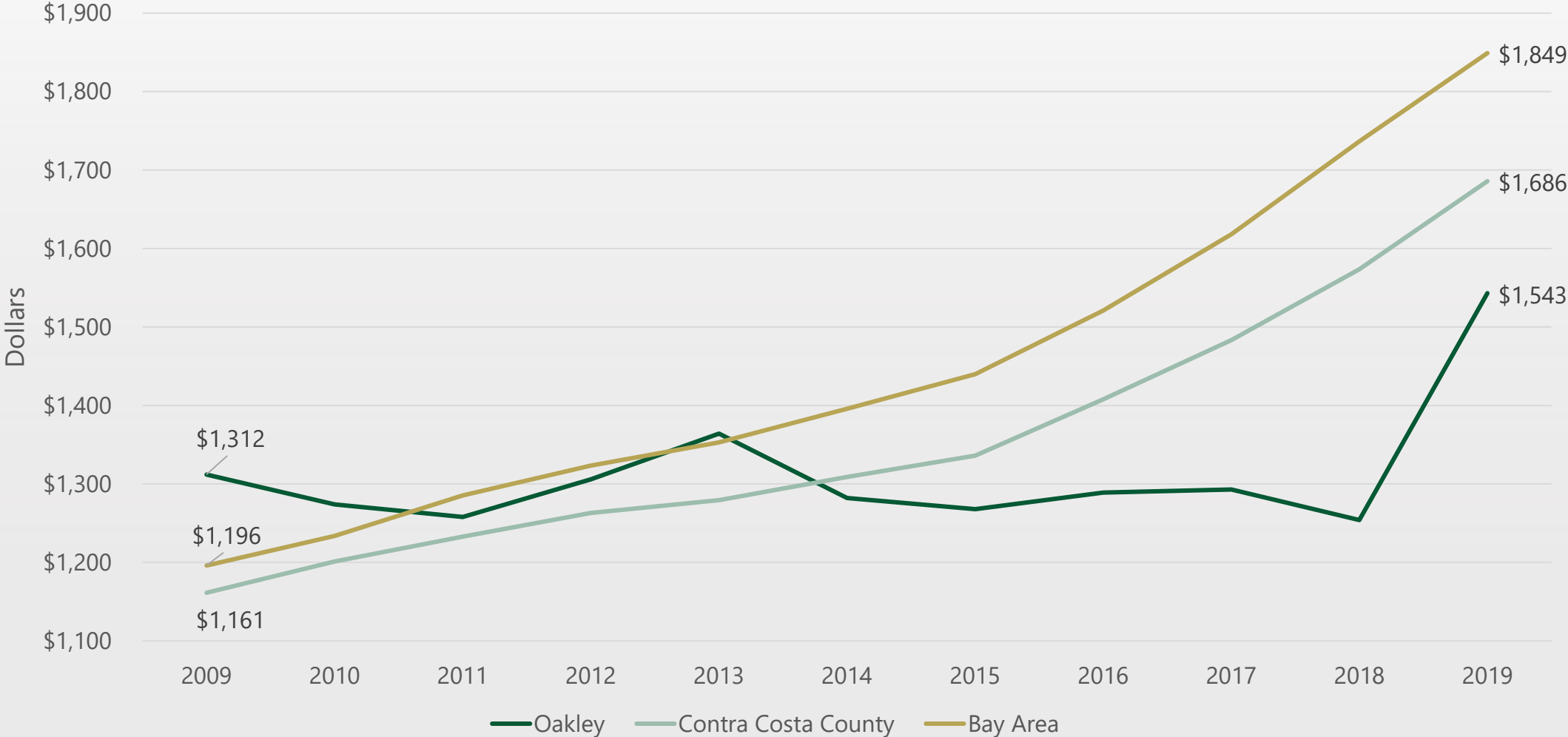
Source: California Department of Finance, E-5 series



# HOME VALUE TRENDS, 2001-2020



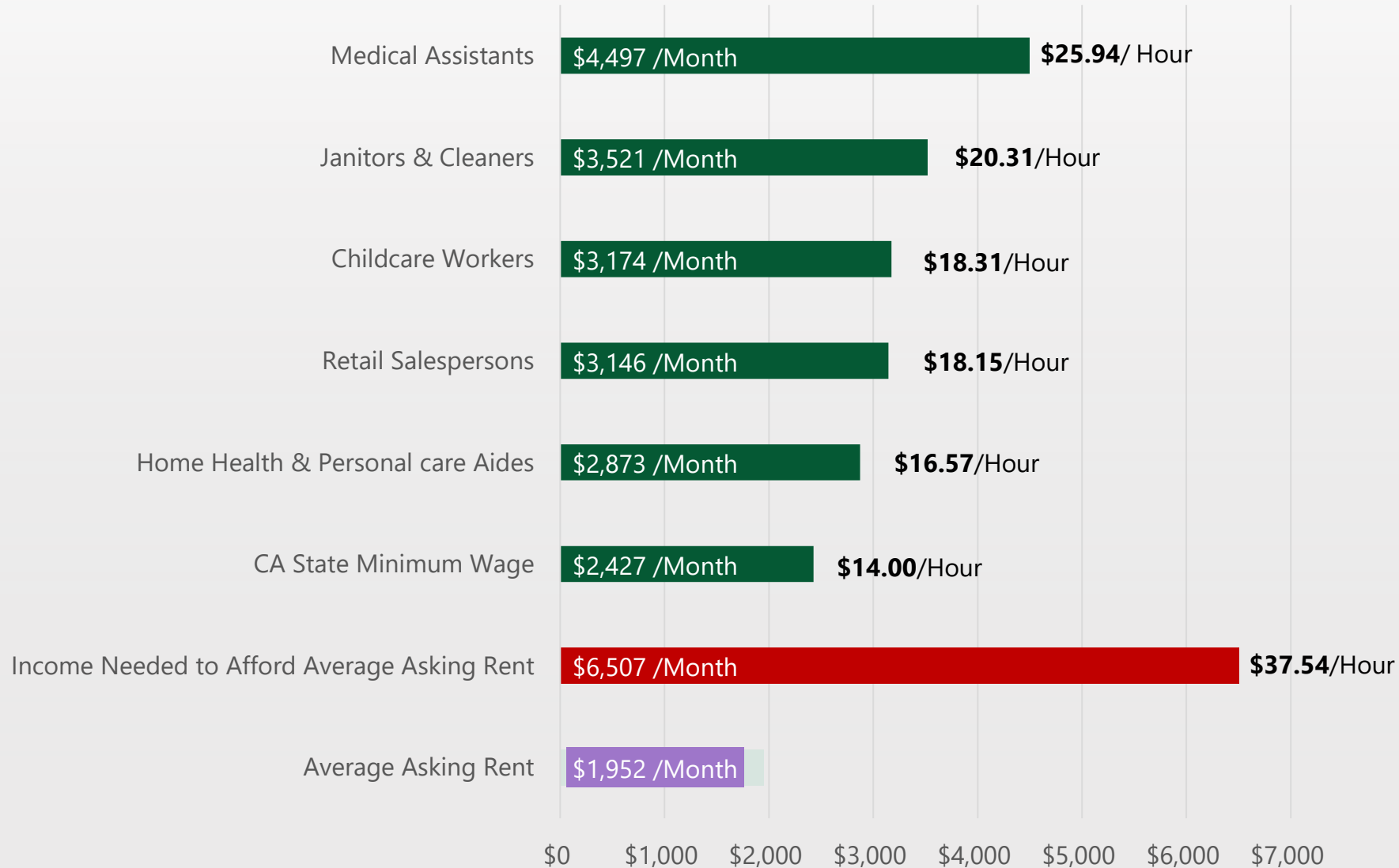
# MEDIAN RENT, 2009-2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056



# WHO CAN AFFORD TO RENT – CONTRA COSTA COUNTY (2021)



Renters need to earn \$37.54/hr or **2.5 times the minimum wage** to afford the average asking rent in Contra Costa County

# WHO NEEDS AFFORDABLE HOUSING?



***Childcare Providers***



***Service Workers***



***Baristas/Waiters/  
Waitresses***



***Seniors with Fixed  
Incomes***



***Teachers***



***Nurses***



***Firefighters***





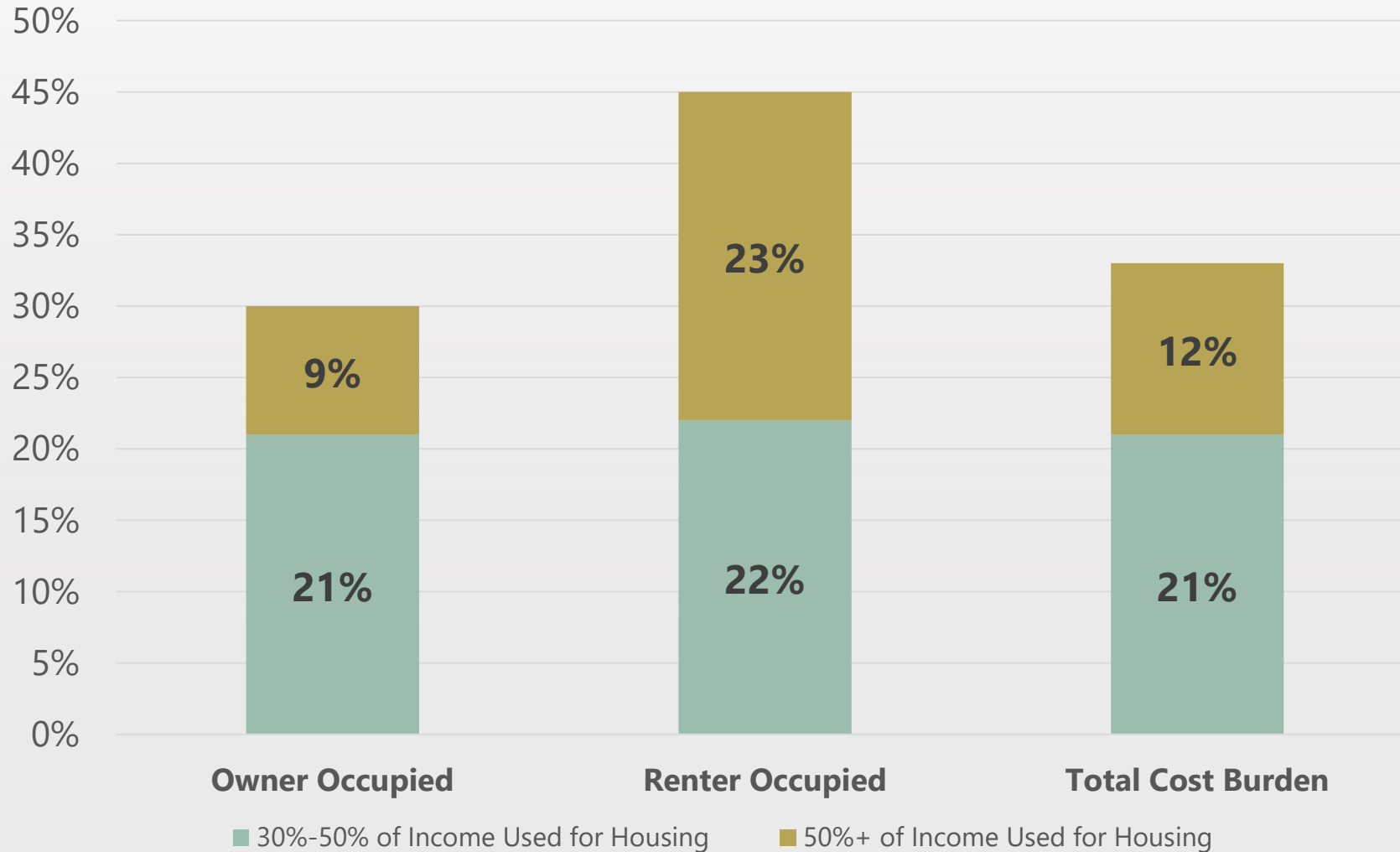
# INCOME LIMITS AND AFFORDABILITY – CONTRA COSTA COUNTY (2021)

Income Category	Percent of Area Median Income (AMI)	Annual Income (1-person household)	Annual Income (3-person household)
Extremely Low-Income	30%	\$28,800	\$37,000
Very Low-Income	50%	\$47,950	\$61,650
Low Income	80%	\$76,750	\$98,650
Median Income	100%	\$87,900	\$113,050
Moderate Income	120%	\$105,500	\$136,650

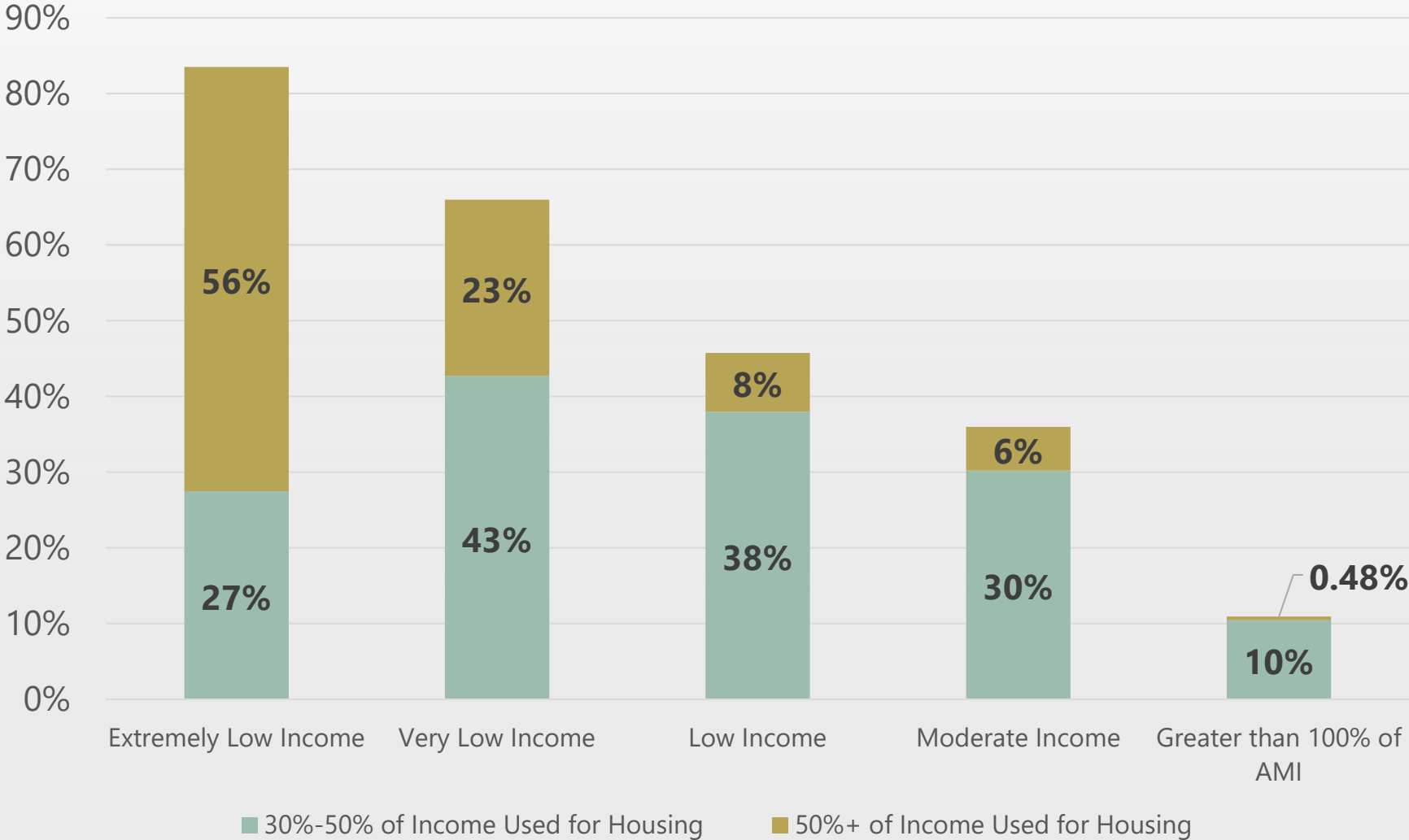
1-Person Household:  
**\$1,919**  
Affordable Monthly Rent/  
Mortgage

3-Person Household:  
**\$2,466**  
Affordable Monthly Rent/  
Mortgage

# COST BURDEN BY TENURE – OAKLEY (2017)



# COST BURDEN BY INCOME LEVEL – OAKLEY (2017)

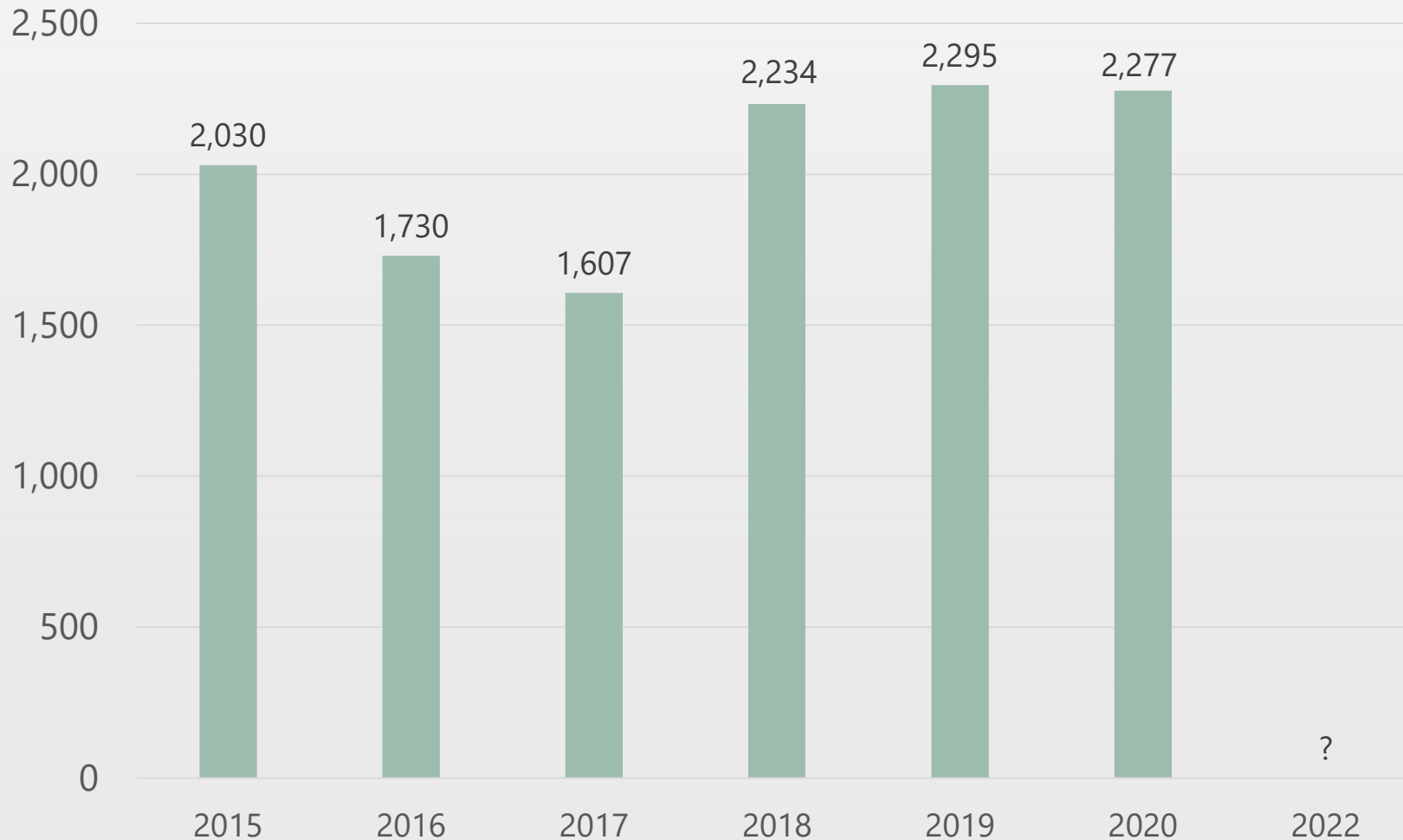


Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017.



# HOMELESSNESS

## Contra Costa County Homeless Population, 2015-2020



- January 2020 Point in Time Count found a total of **2,277** individuals in **Contra Costa County**
- **18% increase** in the unsheltered population since 2015
- **50 unsheltered** individuals in **Oakley**
- **2022 Point in Time Count** was **February 23-24**, results will be available soon

Source: Contra Costa Health Services, Point-In-Time Homeless Count Snapshots, 2015-2020



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# REGIONAL HOUSING NEEDS ALLOCATION



# REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

**State**  
↓  
**Region**  
↓  
**Cities & Counties**

**California**  
(Housing and Community Development)

**ABAG**  
(Association of Bay Area Governments)  
**Regional Housing Needs Determination (RHND)**  
411,176 units

**Local Jurisdictions**  
**Regional Housing Needs Allocation (RHNA)**  
*Every city and county must plan to accommodate its "fair share" of the regional housing need*  
**Oakley's**  
**2023-2031 RHNA = 1,058 units**

# RHNA BREAKDOWN

## HOUSING NEEDS BY INCOME LEVEL

Income Category	2015-2023 RHNA (Housing Units)	2023-2031 RHNA (Housing Units)	Percent Change
<b>Very Low Income</b> ( <50% of Median Income)	317	279	-12%
<b>Low Income</b> (51-80% of Median Income)	174	161	-7%
<b>Moderate Income</b> (81-120% of Median Income)	175	172	-2%
<b>Above Moderate Income</b> ( >120% of Median Income)	502	446	-11%
<b>TOTAL</b>	<b>1,168</b>	<b>1,058</b>	<b>-9%</b>

- Total “**lower income**” = **440** units
- **42%** of RHNA
- **220** Extremely Low-Income (ELI) units

- Total RHNA **9% less** than 2015 (**-110 units**)

Source: Association of Bay Area Governments, 2023-2031 Final RHNA Plan, May 2021.



# DENSITY & AFFORDABILITY

Housing Element requirements assume DENSITY = AFFORDABILITY

Above Moderate  
Income

Moderate  
Income

Lower  
Income



Large-lot Single  
Family Home



Townhome



Manufactured/Mobile Home



Multifamily Housing  
(30 units/acre)



Small-lot Single  
Family Home



Duplex & Triplex



Accessory Dwelling Unit (ADU)





# AFFORDABLE HOUSING OVERLAY DISTRICT (AHO)

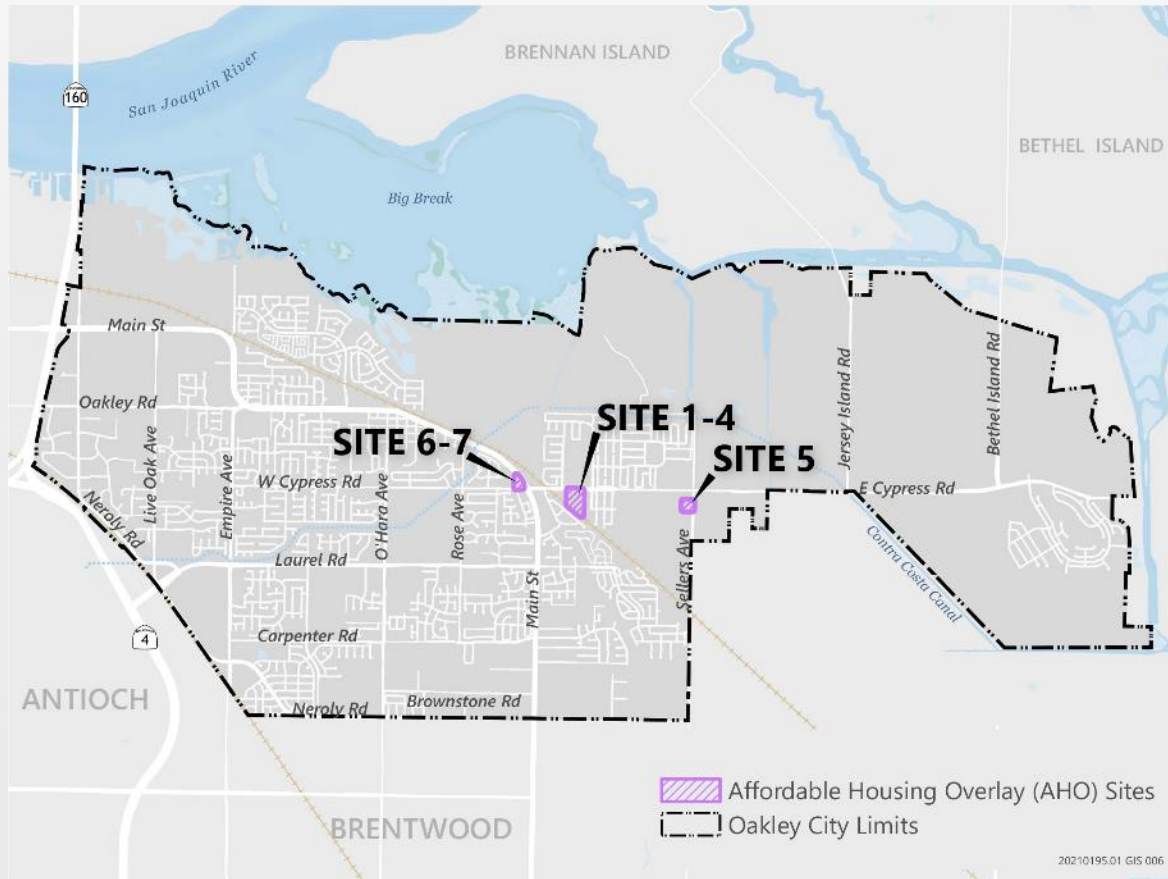
- Overlay zone applies on top of the base zoning and allows property owners to build at either the density allowed by the base zoning or build an affordable project at the AHO density of **24 dwelling units per acre**
  - ▶ NOTE: Consistent with Government Code Section 65583.2(c)(3)(B), zoning must allow **30 units/acre** (before applying State density bonus) to count toward lower-income RHNA
  - ▶ City will be amending AHO District to allow a max. density of 30 units/acre
- Currently, AHO can be applied to Commercial and Multi-Family Residential (C, M-9, M-12, M-17) zones
- Affordable units in an AHO development project are deed restricted for 30 years



# SUMMARY OF HOUSING CAPACITY

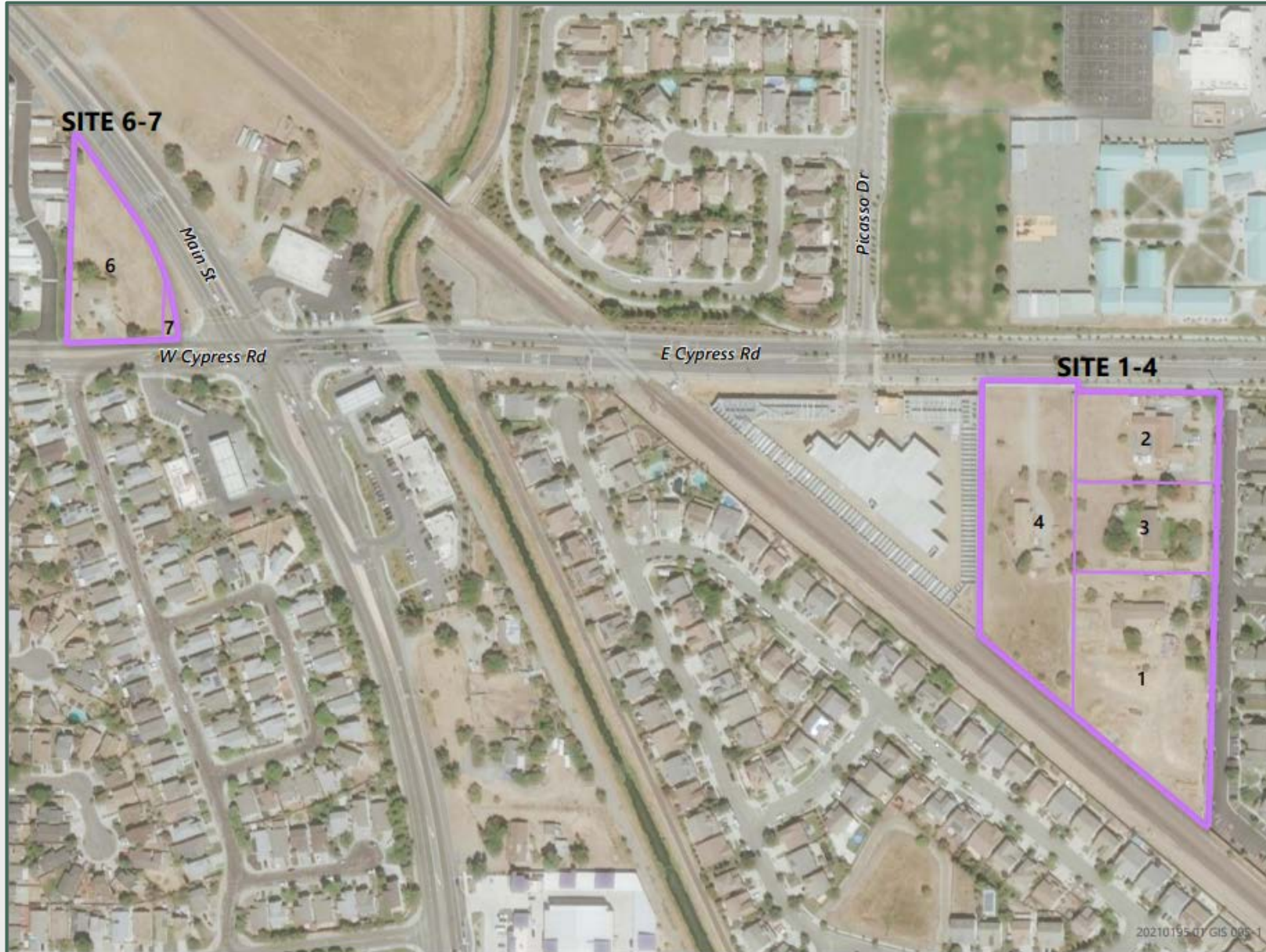


# CURRENT AHO SITES



AHO Site	APN	Size (Acres)	Base Zoning	General Plan
1	33012007	2.4	M-12	Residential High
2	33012008	1.12	M-12	Residential High
3	33012009	1.12	M-12	Residential High
4	33012012	2.39	M-12	Residential High
5	33180007	1.98	M-9	Residential Medium
6	35282058	1.15	C	Commercial
7	35282062	0.04	C	Commercial

# CURRENT AHO SITES 1-4, 6-7



AHO Site	Potential Units 24 units/acre
1	58
2	27
3	27
4	57
6 + 7	29
<b>Total Estimated Capacity</b>	<b>198</b>

# CURRENT AHO SITE 5



AHO Site	Potential Units 24 units/acre
5	48
<b>Total Estimated Capacity</b>	<b>48</b>

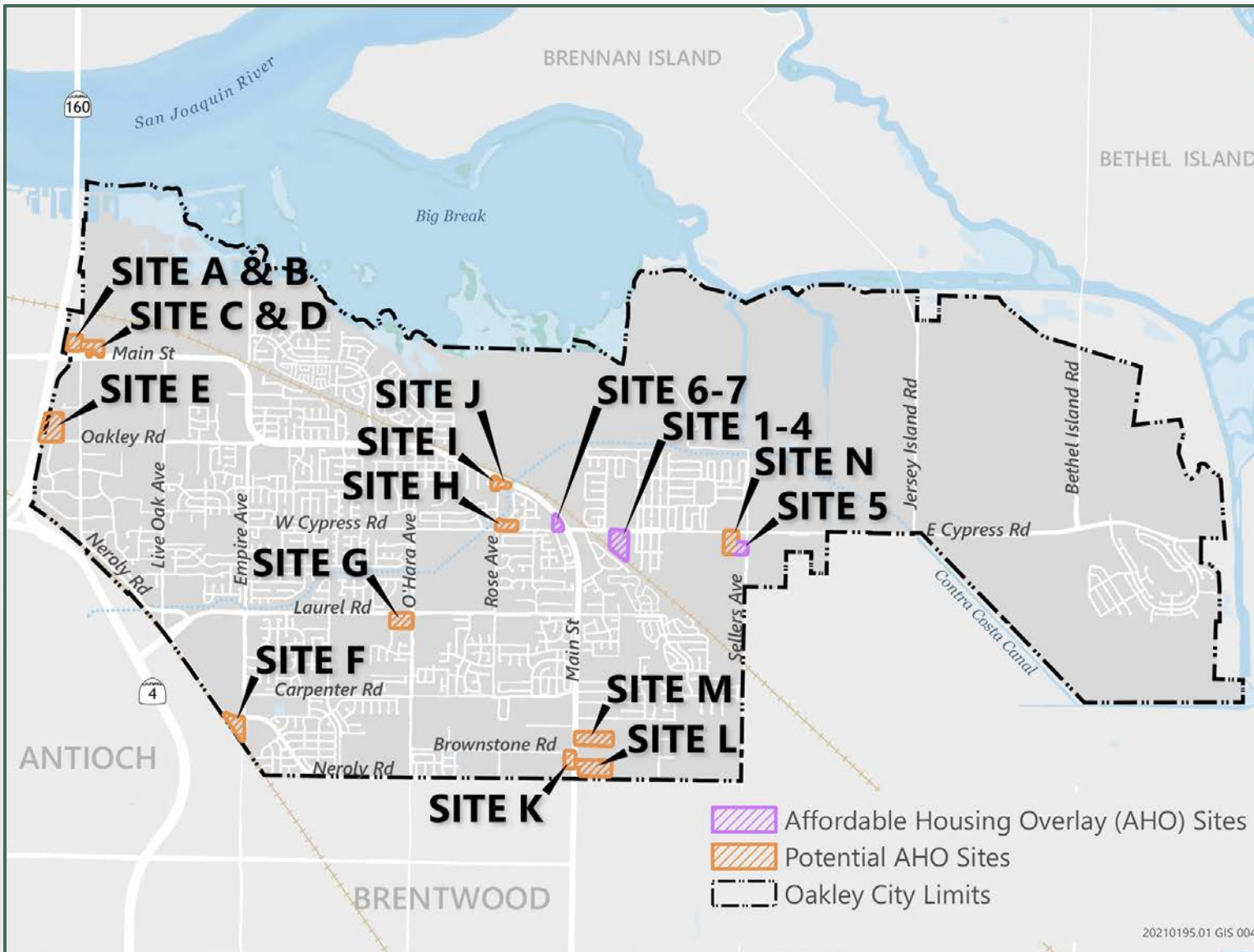
# CAPACITY ON CURRENT AHO SITES

AHO Site	Assessor's Parcel Number	Size (Acres)	Base Zoning	General Plan	Potential Units (at 24 units/acre)	25% Reduced Capacity for Non-Vacant Sites	25% Reduced Capacity for Underlying Zoning	Units Counted Toward RHNA
1	33012007	2.4	M-12	Residential High	58 units	-14 units	N/A	<b>44 units</b>
2	33012008	1.12	M-12	Residential High	27 units	-7 units	N/A	<b>20 units</b>
3	33012009	1.12	M-12	Residential High	27 units	-7 units	N/A	<b>20 units</b>
4	33012012	2.39	M-12	Residential High	57 units	-14 units	N/A	<b>43 units</b>
5	33180007	1.98	M-9	Residential Medium	48 units	-12 units	N/A	<b>36 units</b>
6+7	35282058, 35282062	1.19	C	Commercial	29 units	-7 units	-7 units	<b>15 units</b>
<b>Total Capacity on AHO Sites</b>					<b>244 units</b>			<b>178 units</b>

# PRELIMINARY SUMMARY OF HOUSING CAPACITY 2023-2031

	Lower Income	Moderate Income	Above Moderate Income	Total Units
2023-2031 RHNA (Target)	440	172	446	1,058
Pipeline Projects/ Entitled Units	0	0	5,327	5,327
Accessory Dwelling Unit Projection	10	5	1	16
Capacity on Vacant and Underutilized Sites	178	TBD	TBD	TBD
<b>Total Capacity</b>	<b>188</b>	TBD	TBD	TBD
Deficit	<b>252 units</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>
Deficit + 30% Buffer	<b>384 units</b>			

# AHO SITES + NEW POTENTIAL SITES



Target Number of Units  
for AHO Overlay:  
**252-384 units**

So far, staff has  
identified **14 potential sites**  
for consideration  
to rezone with the AHO.





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## SMALL GROUP DISCUSSION



# SMALL GROUP DISCUSSION – 45 MINUTES

What are the major housing issues in Oakley?

Are any of the potential sites not appropriate for housing?

Are there other sites or general areas we should consider?

# THANK YOU

Visit the project website for more information and project updates.  
<http://www.ci.oakley.ca.us/2023-2031-housing-element-update>

