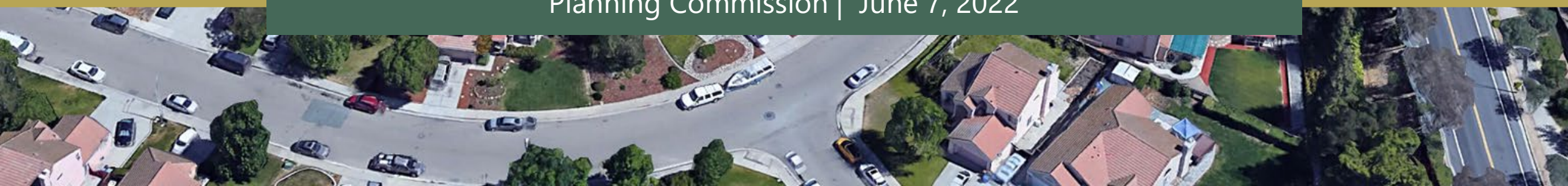




2023-2031
HOUSING ELEMENT UPDATE

Planning Commission | June 7, 2022





AGENDA

- Overview of the Housing Element
- Recent Trends and Housing Needs
- Regional Housing Needs Allocation
- Summary of Housing Capacity
- Next Steps



01

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

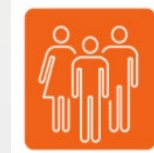
New state laws (AB 686) expand the City's duty to affirmatively further fair housing (AFFH)

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



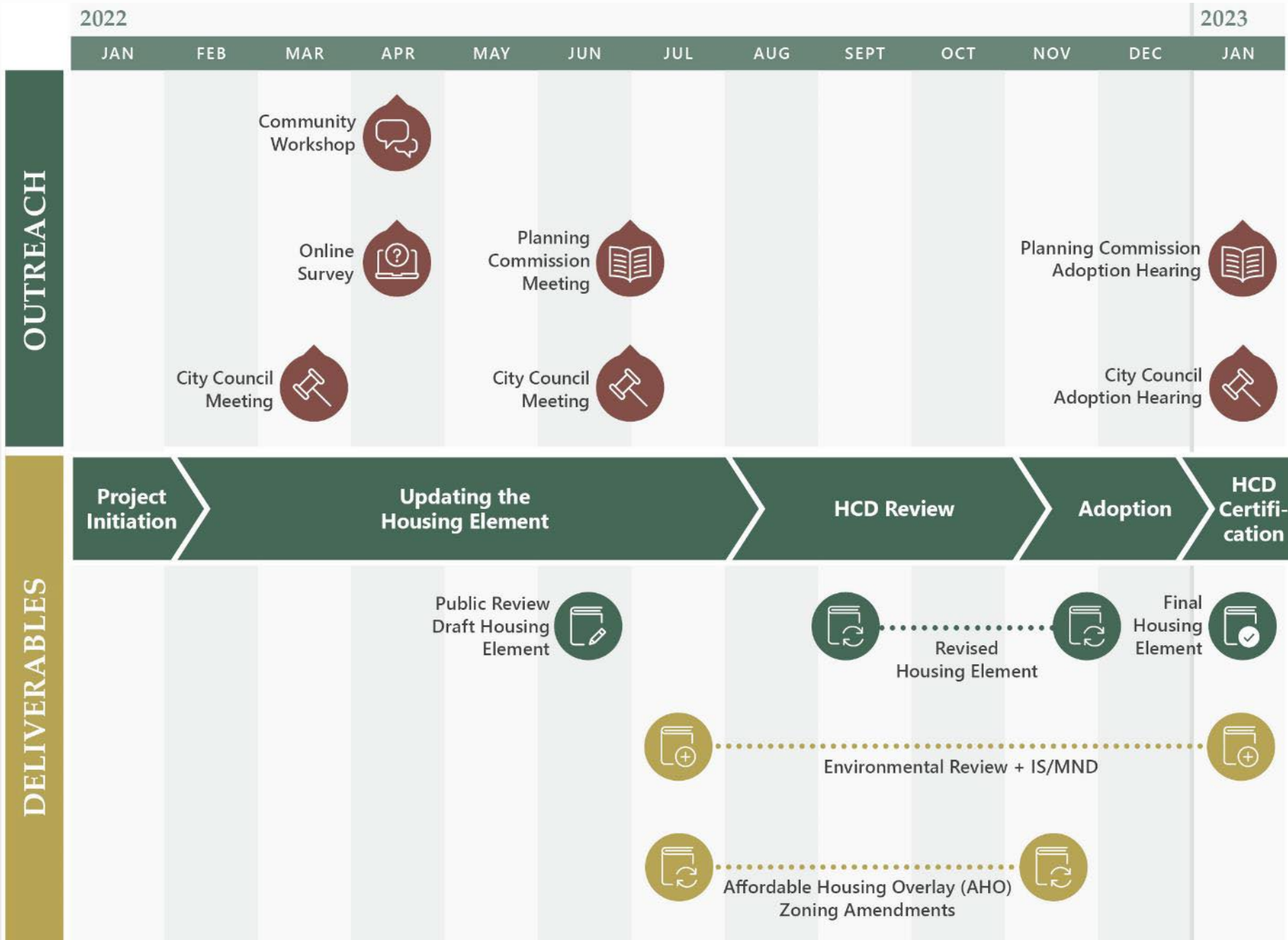
Disparities in Access to Opportunity



Disproportionate Housing Needs and Displacement Risks



PROJECT SCHEDULE



COMMUNITY ENGAGEMENT

- **Community Workshop - April 20, 2022**

- ▶ Conducted in person
- ▶ Spanish interpretation was available



- **Online Survey – April 20 – May 27, 2022**

- ▶ Offered in English and Spanish
- ▶ 227 responses total

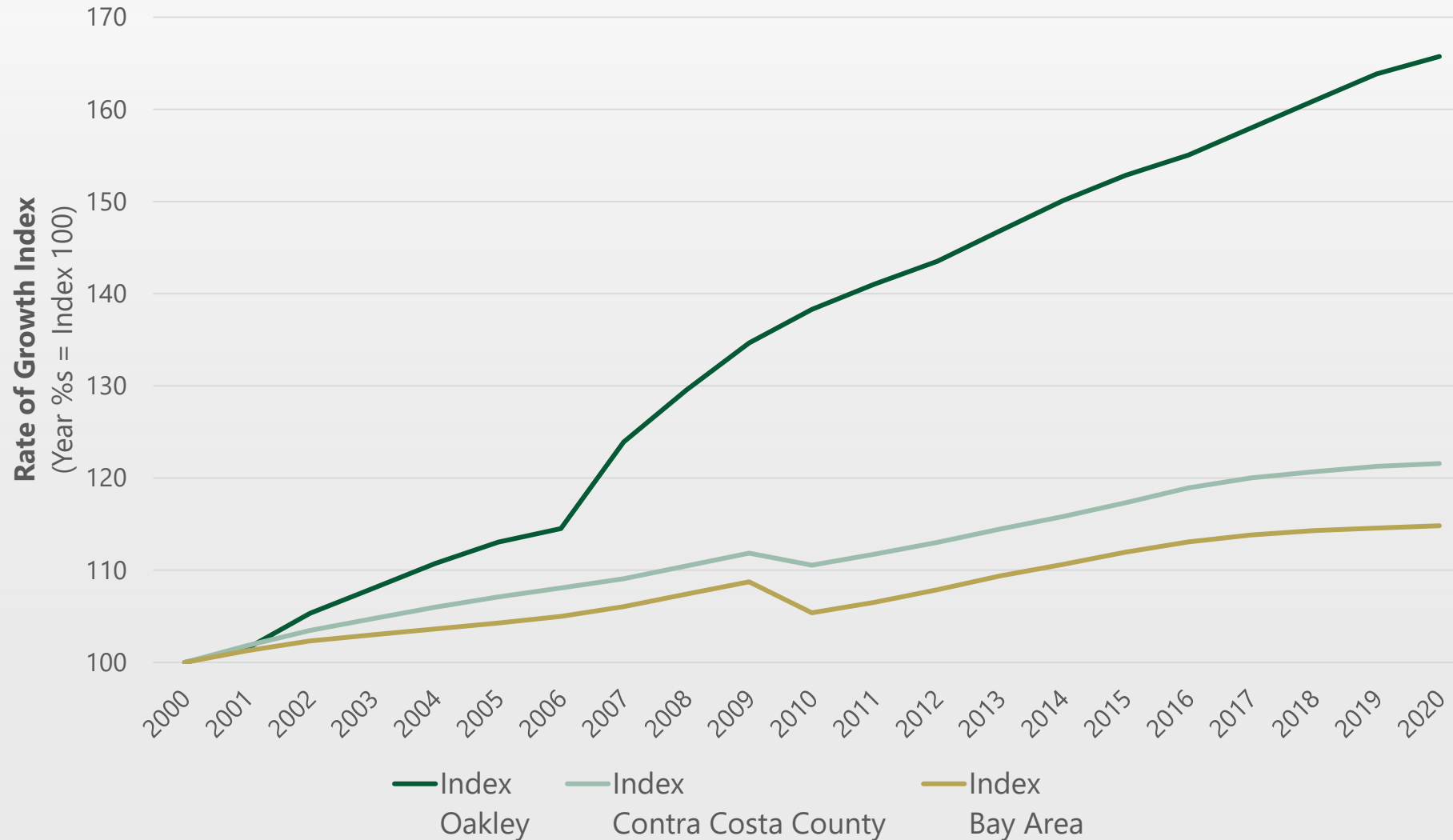




02

RECENT TRENDS AND HOUSING NEEDS IN OAKLEY

POPULATION GROWTH RATE SINCE 2000



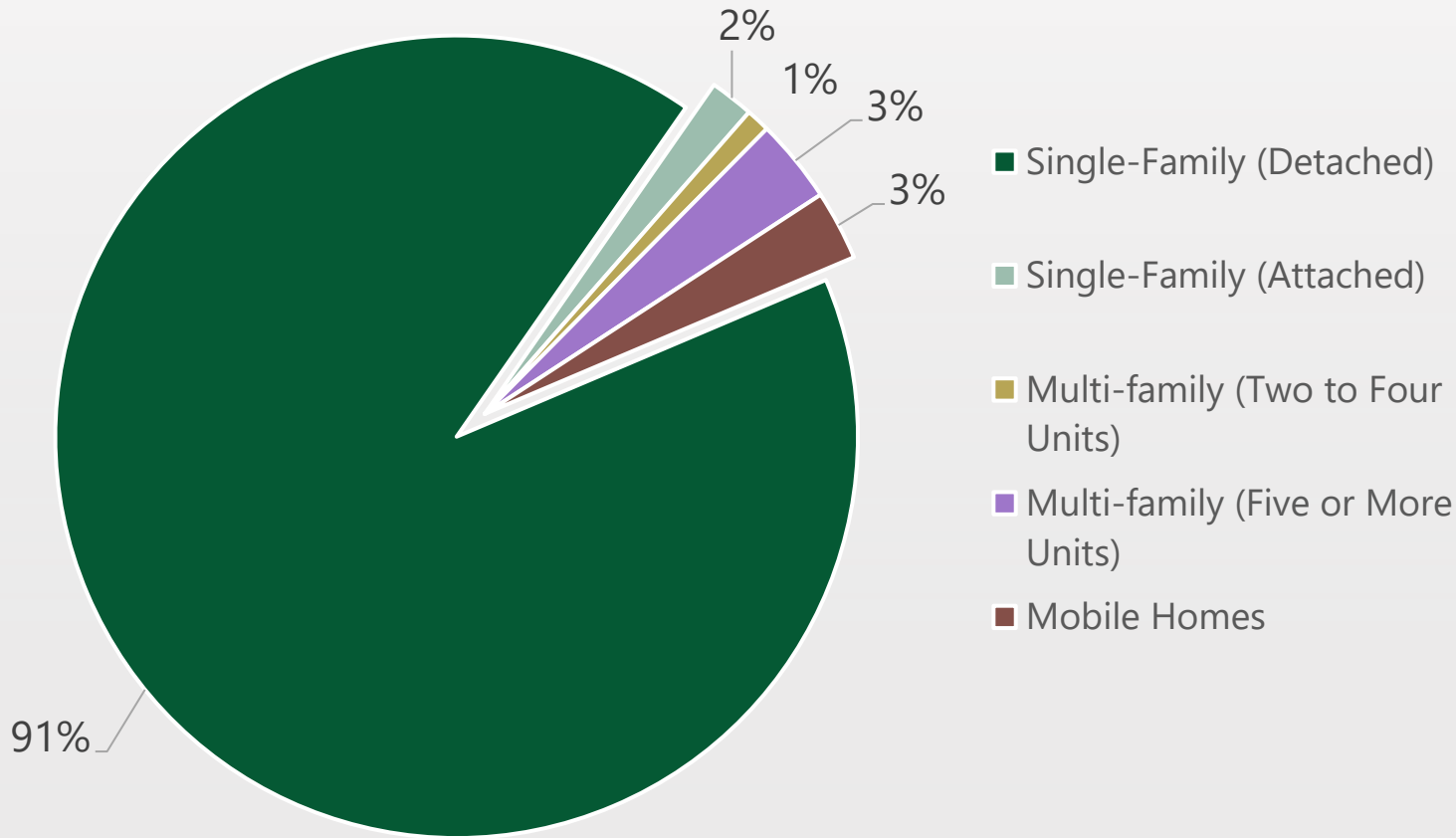
- ▶ **Oakley's Population** increased from:
 - ▶ **25,619** in 2000
 - ▶ **42,461** in 2020
- ▶ Oakley's Population has been growing at a much faster rate than Countywide and the Bay Area Region

Source: California Department of Finance, E-5 series



HOUSING TRENDS IN OAKLEY

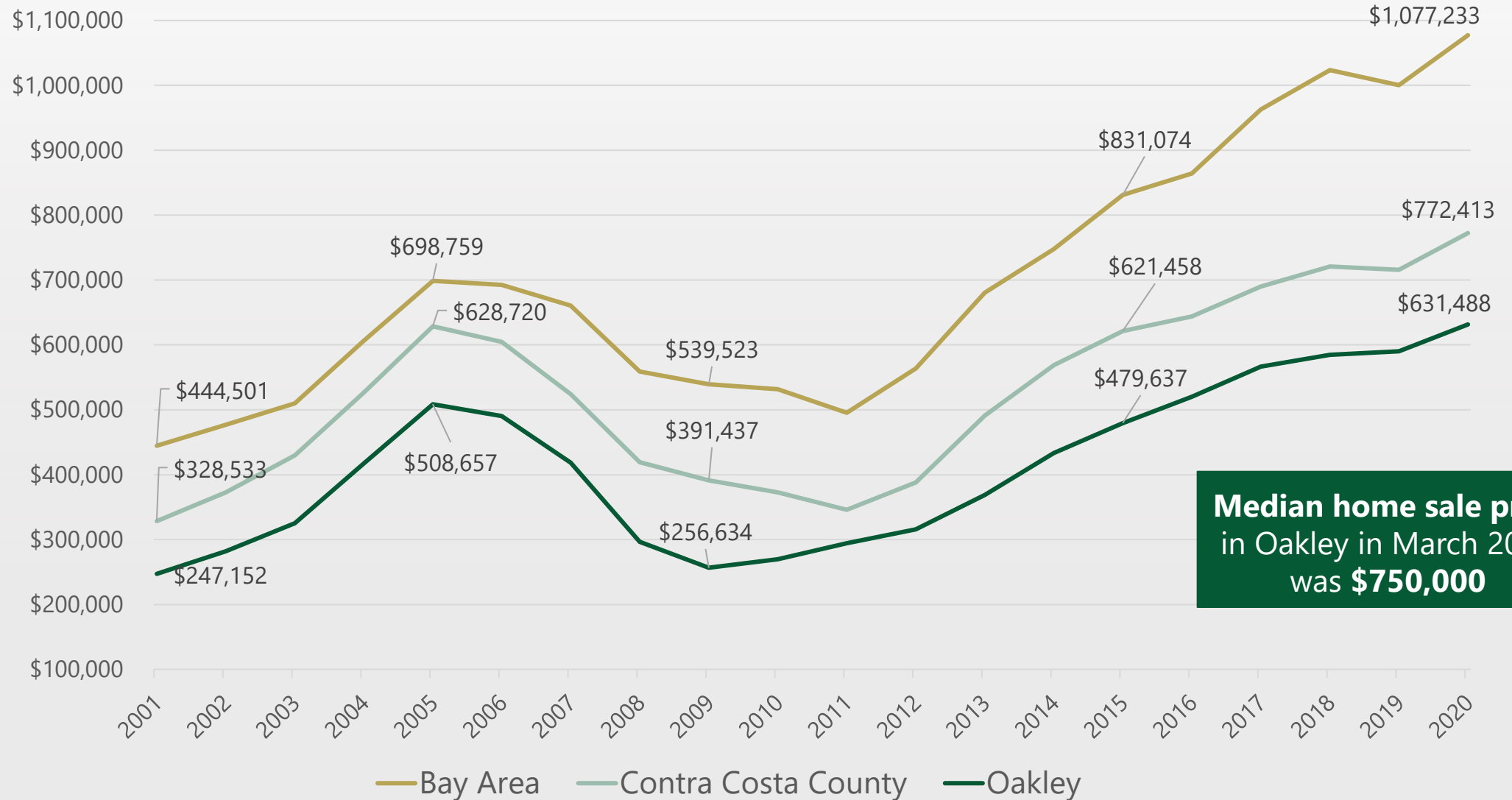
Oakley Housing Stock 2021



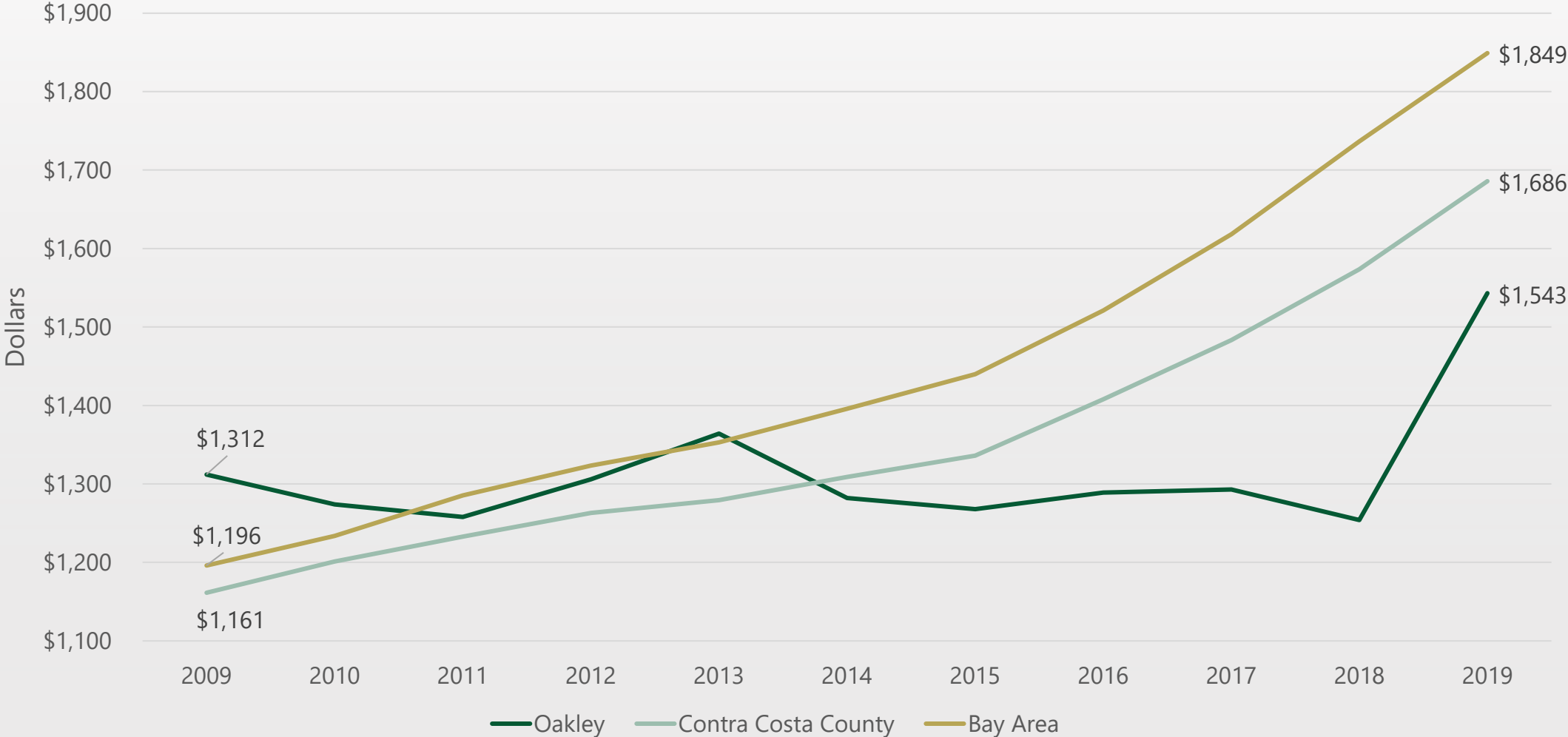
Source: California Department of Finance, E-5 series



HOME VALUE TRENDS, 2001-2020



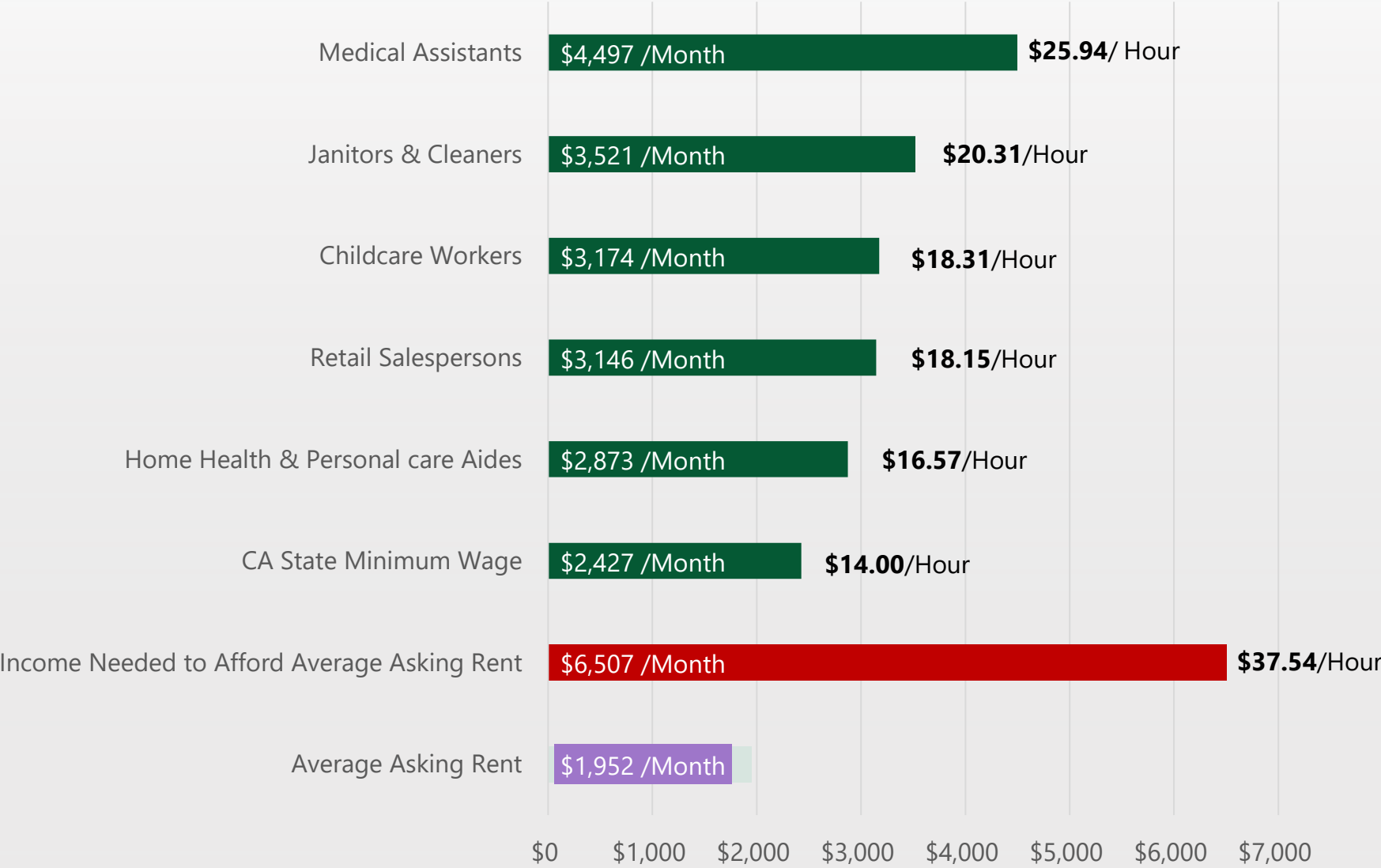
MEDIAN RENT, 2009-2019



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

Source: California Housing Partnership, Contra Costa County 2021 Affordable Housing Needs Report

WHO NEEDS AFFORDABLE HOUSING?



Childcare Providers



Service Workers



***Baristas/Waiters/
Waitresses***



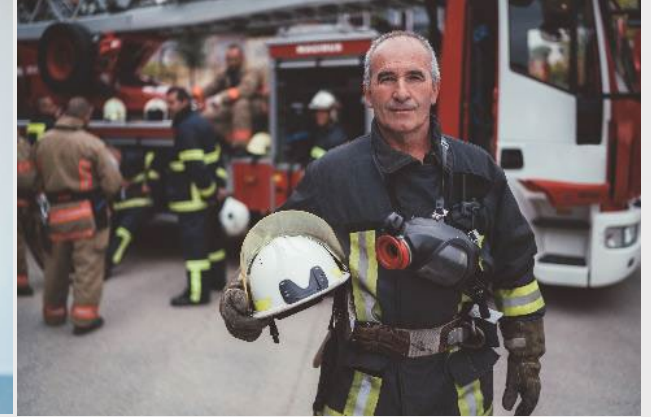
***Seniors with Fixed
Incomes***



Teachers



Nurses



Firefighters



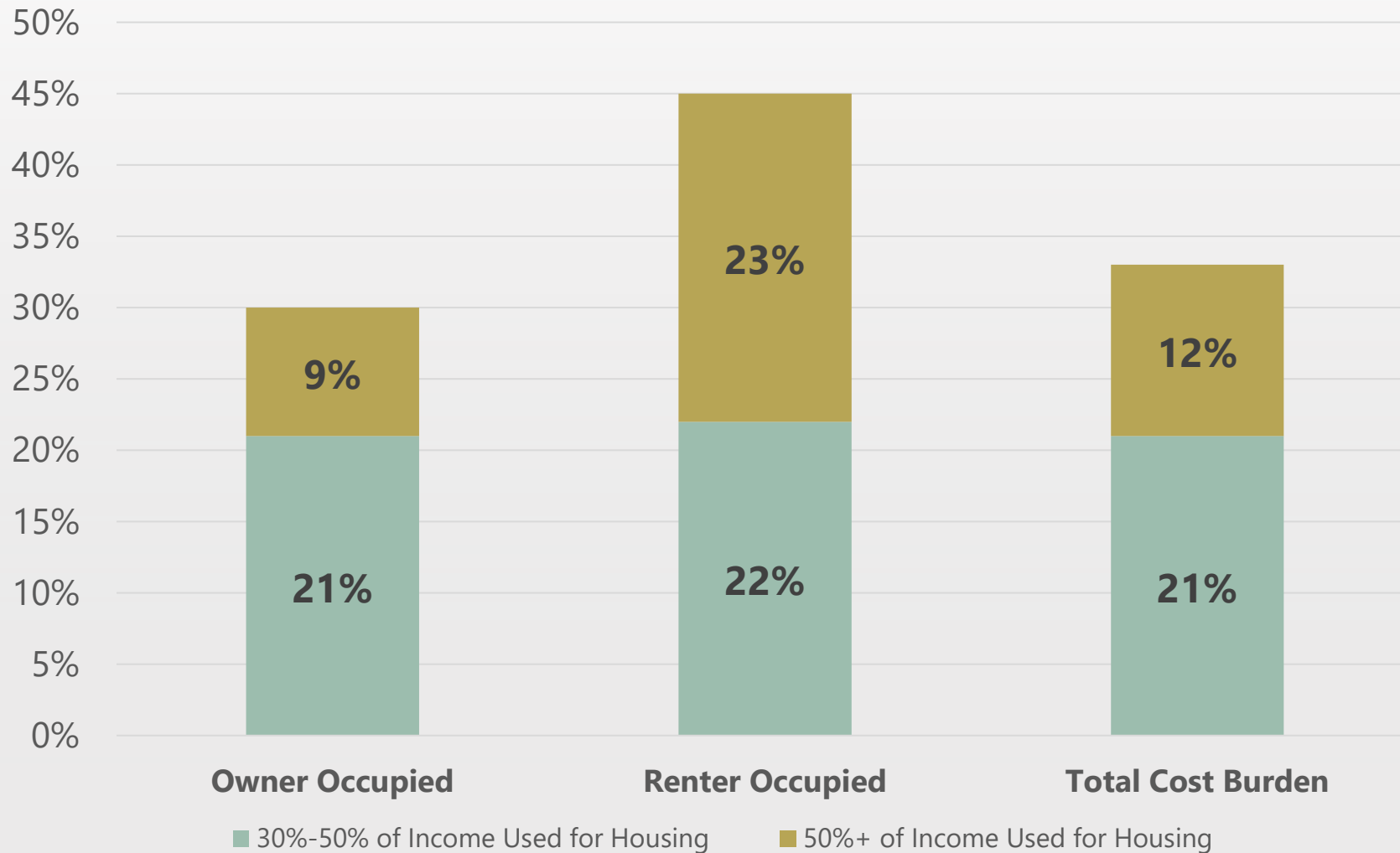
INCOME LIMITS AND AFFORDABILITY – CONTRA COSTA COUNTY (2021)

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

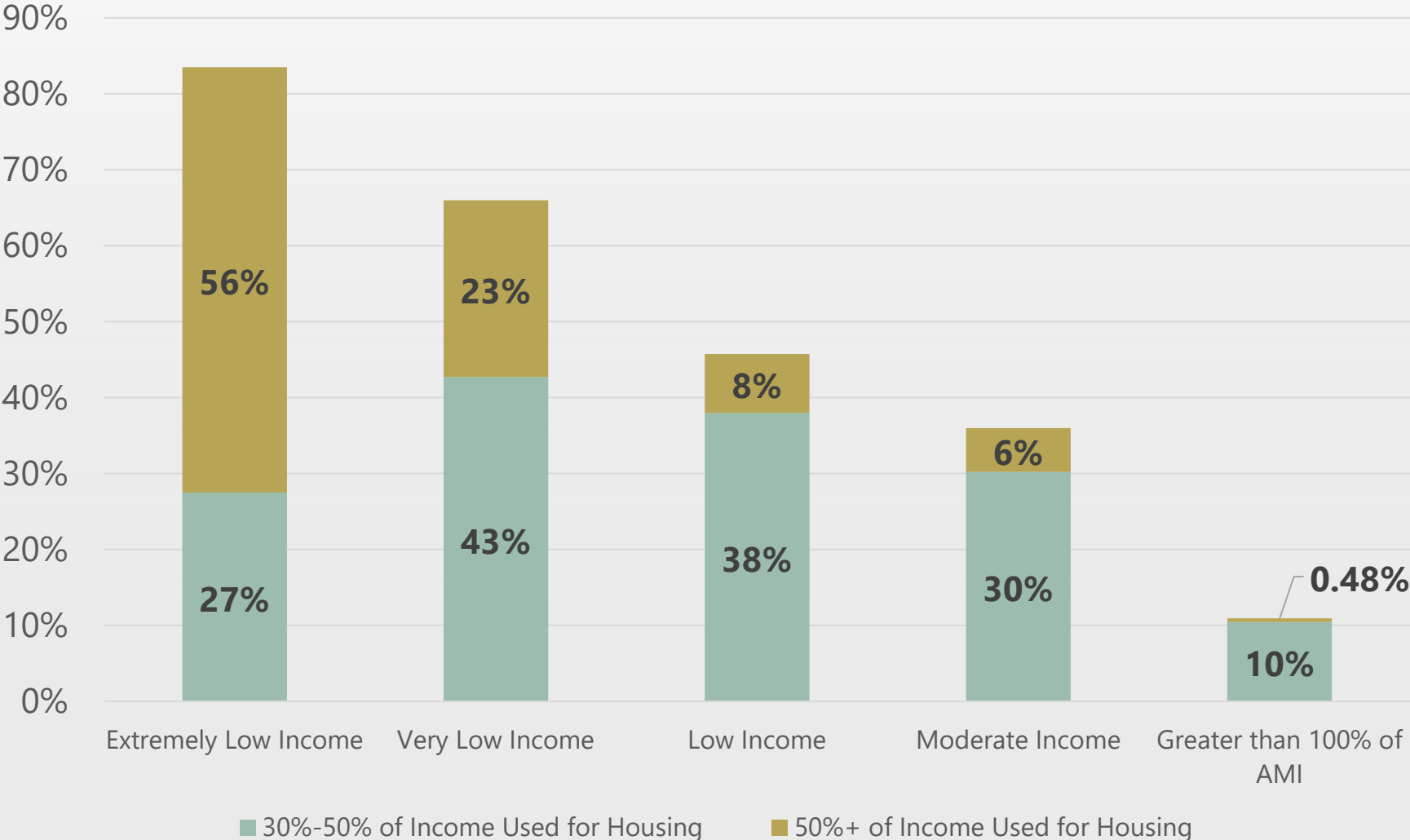
1-Person Household:
\$1,919
Affordable Monthly Rent/
Mortgage

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.





03

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
Very Low Income (<50% of Median Income)	317	279	-12%
Low Income (51-80% of Median Income)	174	161	-7%
Moderate Income (81-120% of Median Income)	175	172	-2%
Above Moderate Income (>120% of Median Income)	502	446	-11%
TOTAL	1,168	1,058	-9%

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

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



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

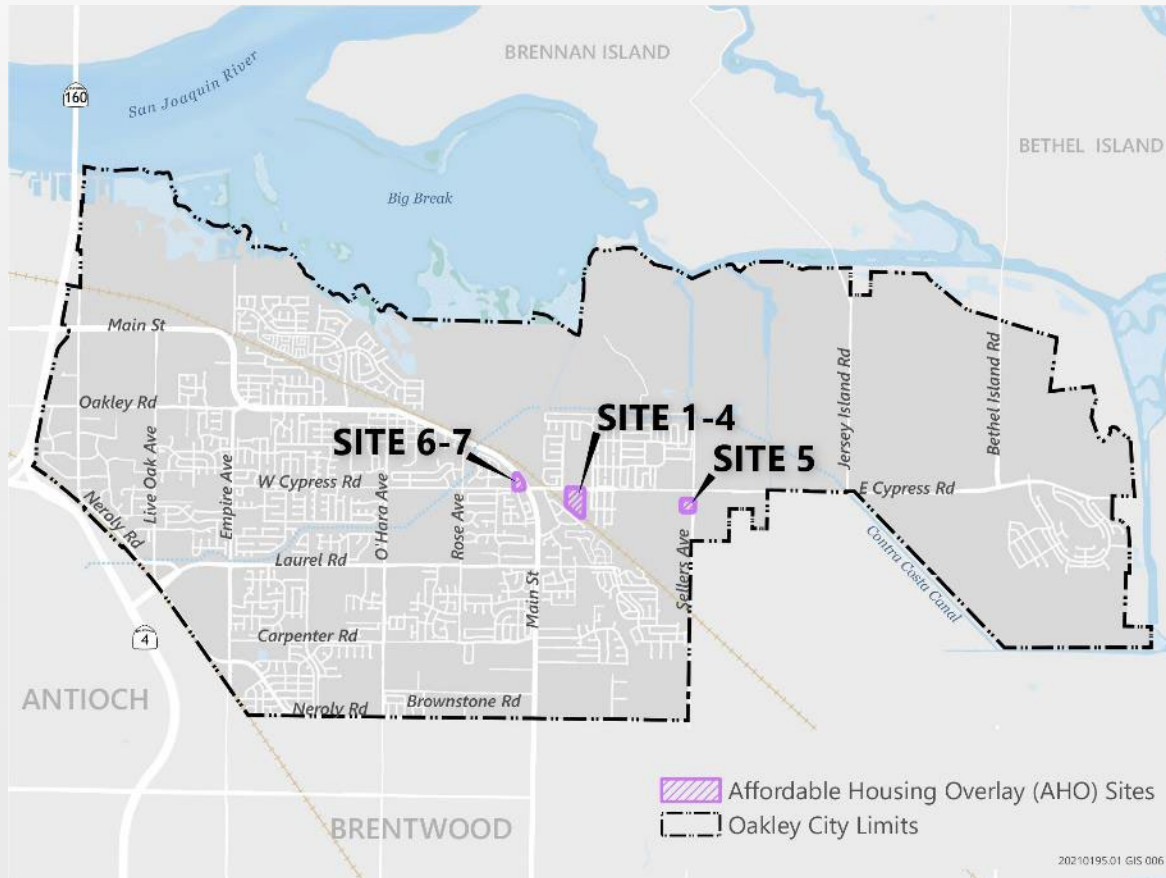


04

SUMMARY OF HOUSING CAPACITY



CURRENT AHO SITES

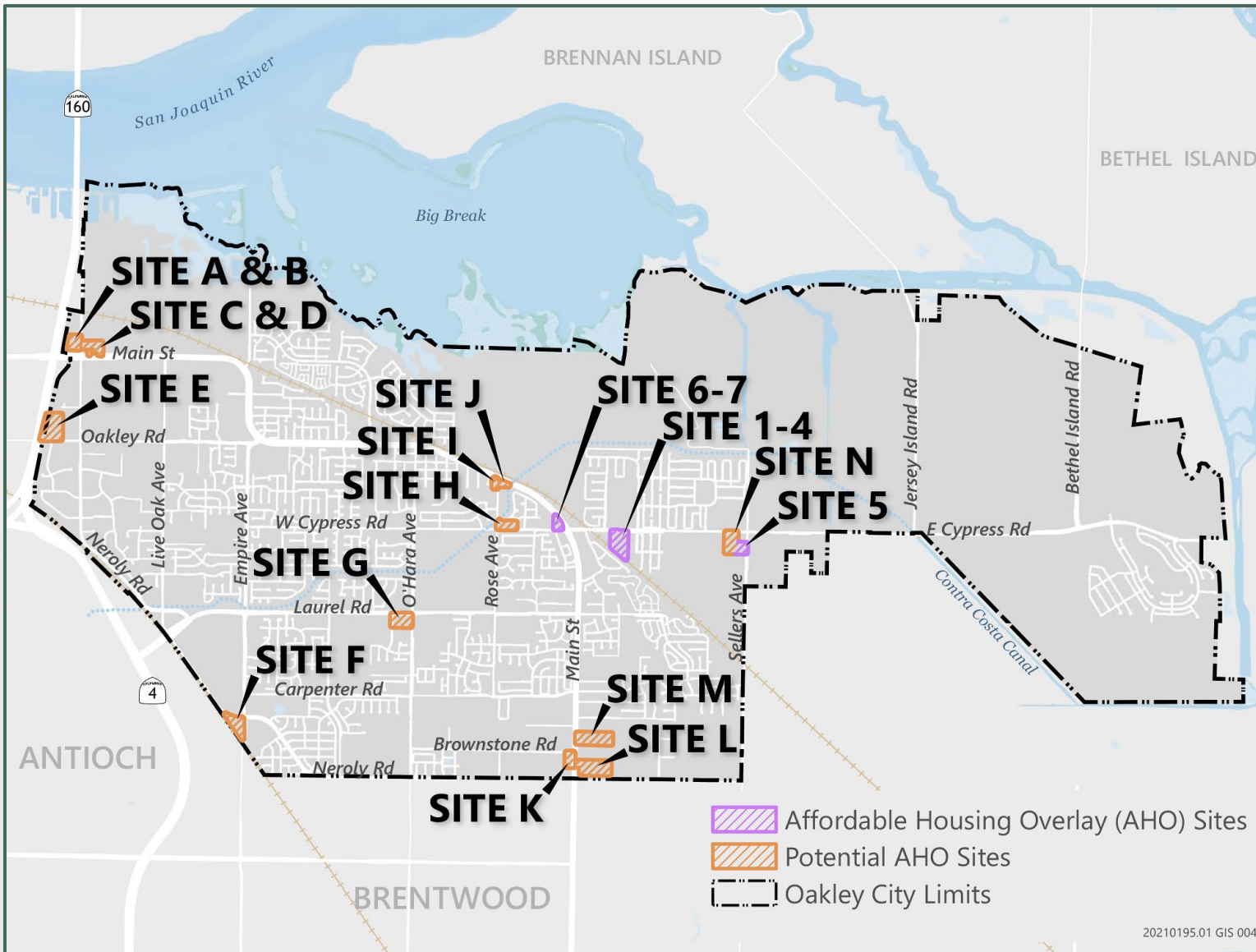


AHO Site	APN	Size (Acres)	Base Zoning	General Plan
1	33012007	2.4	M-12	Residential High
2	33012008	1.12	M-12	Residential High
3	33012009	1.12	M-12	Residential High
4	33012012	2.39	M-12	Residential High
5	33180007	1.98	M-9	Residential Medium
6	35282058	1.15	C	Commercial
7	35282062	0.04	C	Commercial

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	57 units	-14 units	N/A	43 units
2	33012008	1.12	M-12	Residential High	26 units	-7 units	N/A	20 units
3	33012009	1.12	M-12	Residential High	26 units	-7 units	N/A	20 units
4	33012012	2.39	M-12	Residential High	57 units	-14 units	N/A	43 units
5	33180007	1.98	M-9	Residential Medium	47 units	-12 units	N/A	35 units
6+7	35282058, 35282062	1.19	C	Commercial	28 units	-7 units	-7 units	14 units
Total Capacity on AHO Sites					241 units			174 units

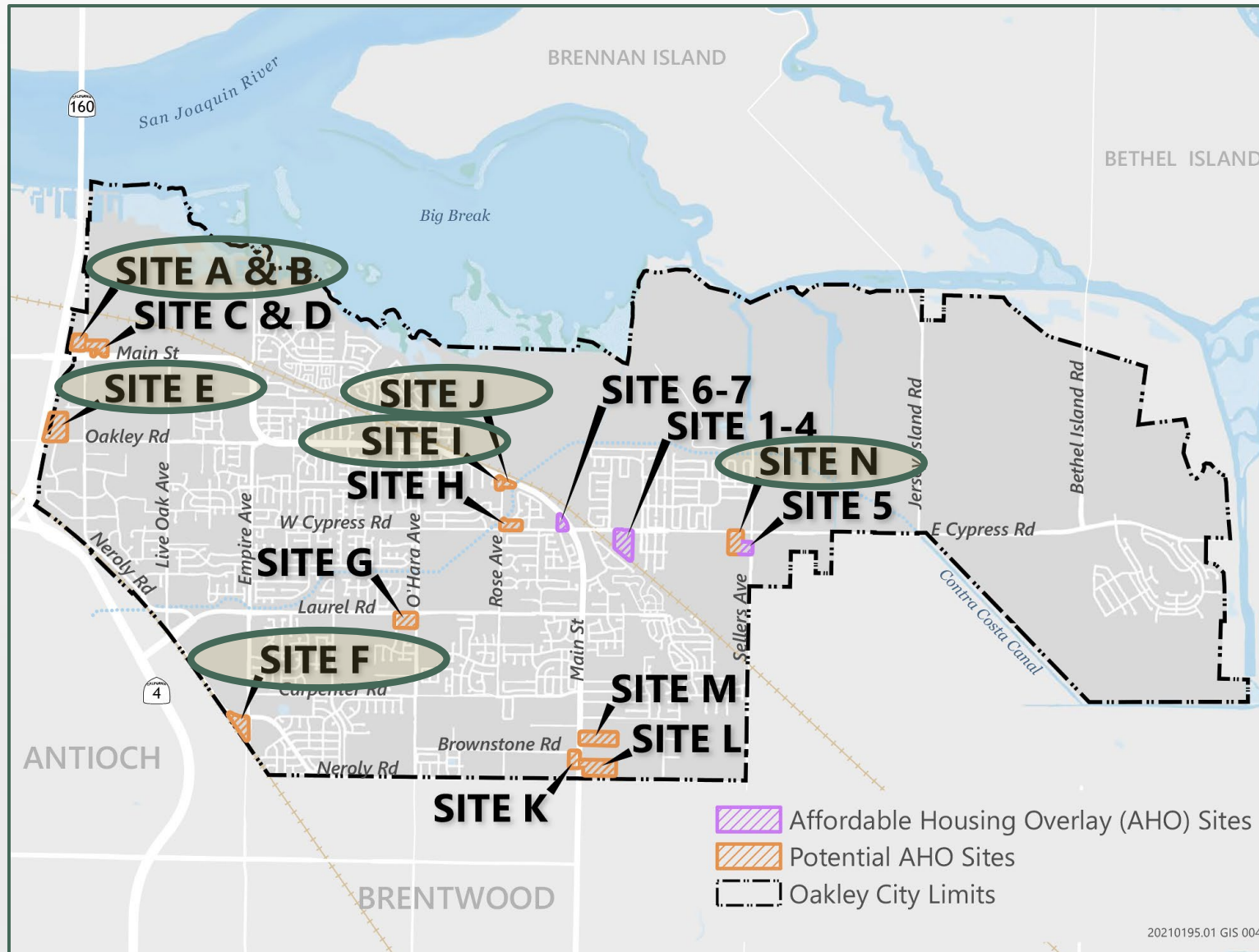
AHO SITES + NEW SITES



Staff and Consultants identified **14 potential sites** for consideration to rezone with the AHO

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

PROPOSED AHO SITES



After workshop with the community and further deliberation, staff and consultants narrowed it down to **7 Proposed AHO Sites (Sites A, B, E, F, I, J, & N)** for consideration to rezone with the AHO.

Proposed Number of Units for AHO Overlay:
427 units

CAPACITY ON PROPOSED AHO SITES

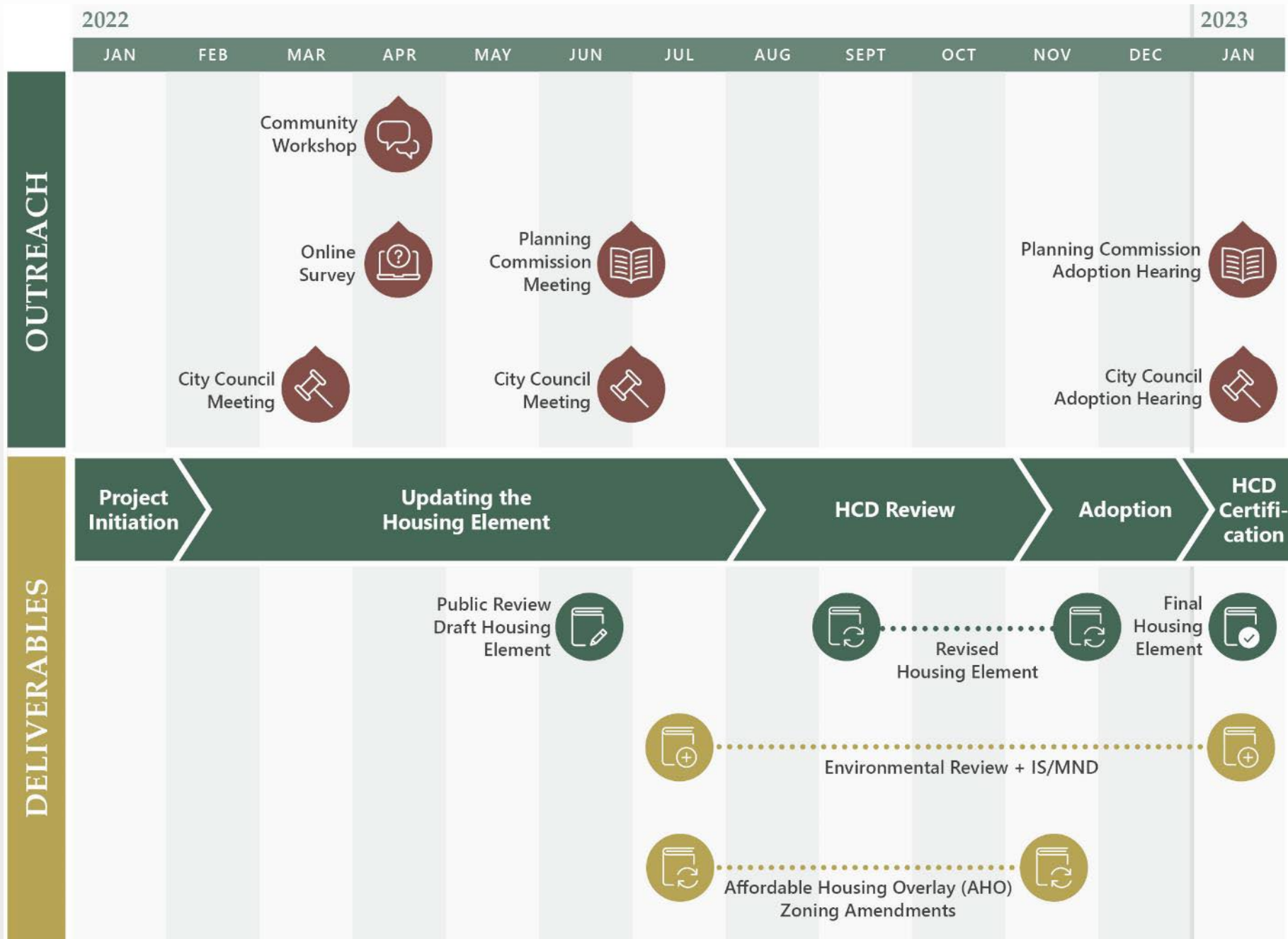
AHO Site	Assessor's Parcel Number	Size (Acres)	Base Zoning	General Plan	Potential Units (at 24 units/acre)	25% Reduced Capacity for Non-Vacant Sites	25% Reduced Capacity for Underlying Zoning	Units Counted Toward RHNA
A	051-052-108	1.42	C	Commercial	34 units	N/A	-9 units	26 units
B	051-052-106	1.42	C	Commercial	34 units	N/A	-9 units	26 units
E	051-210-016 051-210-022 051-210-024	9.75	C	Commercial	234 units	N/A	-59 units	176 units
F	053-071-046	3.66	P-1	Residential High, Commercial	87 units	N/A	N/A	87 units
I	035-182-015	0.83	SP-4	Commercial Downtown	19 units	N/A	-5 units	14 units
J	035-281-007	0.65	SP-4	Commercial Downtown	15 units	N/A	-4 units	11 units
N	033-180-015	4.9	M-9	Residential Medium	117 units	-29 units	N/A	88 units
Total Capacity on AHO Sites					540 units			427 units

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	-	-	5,327	5,327
Accessory Dwelling Unit Projection	6	3	1	10
Existing AHO Sites	174	-	-	174
Proposed AHO Sites	427	-	-	376
Downtown Sites	-	155	144	298
All Other Sites	-	16	815	831
Summary of Capacity	607	174	6,287	7,016
Surplus/(Deficit)	167	2	5,481	



NEXT STEPS



THANK YOU

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



