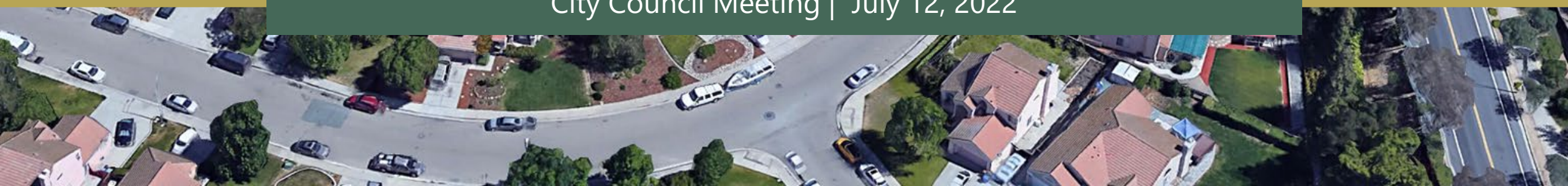




2023-2031
HOUSING ELEMENT UPDATE

City Council Meeting | July 12, 2022





PRESENTATION OVERVIEW

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



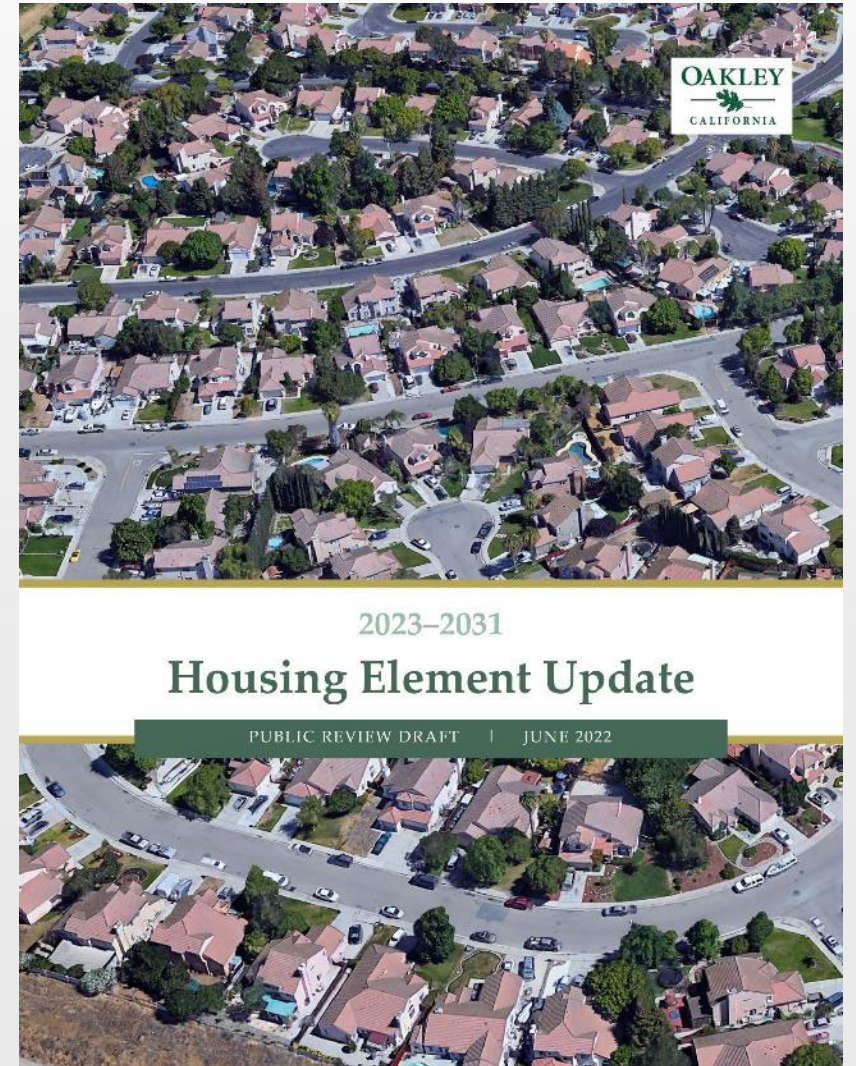
HOUSING ELEMENT ORGANIZATION

CHAPTERS

1. Introduction
2. Existing Needs Assessment
3. Sites Inventory
4. Fair Housing Assessment
5. Housing Programs and Financial Resources
6. Potential Housing Constraints
7. Evaluation of the Previous (2015-2023) Housing Element
8. Housing Plan

APPENDIX

- A. Public Engagement Materials



SUMMARY OF ENGAGEMENT

- **City Council Study Session** – March 22, 2022
- **Community Workshop** - April 20, 2022
 - ▶ Conducted in person
 - ▶ Spanish interpretation was available
- **Online Community Survey** – April 20 – May 27, 2022
 - ▶ Offered in English and Spanish
 - ▶ 227 responses total
- **Planning Commission Study Session** – June 7, 2022

**Engagement activities were advertised in press release publications, newsletters to the public, the City's social media outlets, and featured on the City's homepage.*





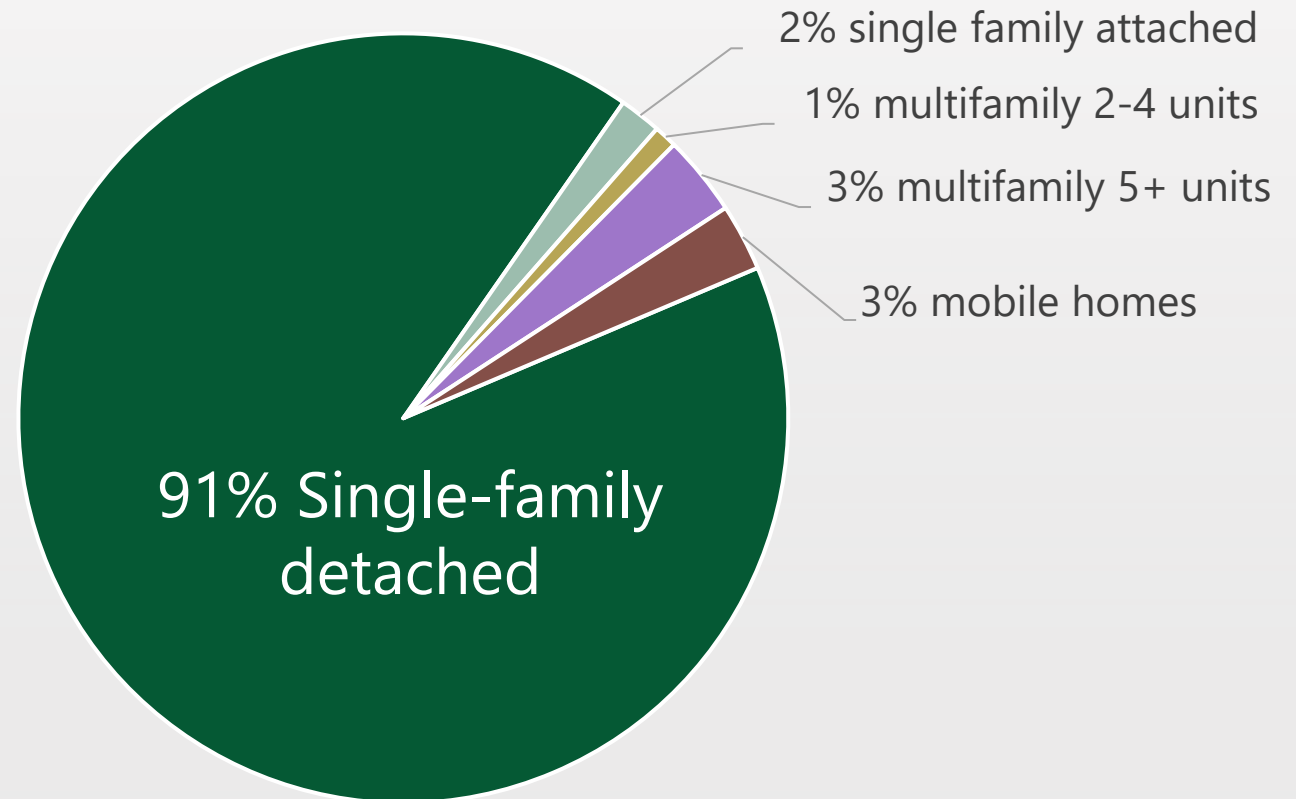
02

RECENT TRENDS AND HOUSING NEEDS IN OAKLEY

SNAPSHOT OF HOUSING TRENDS

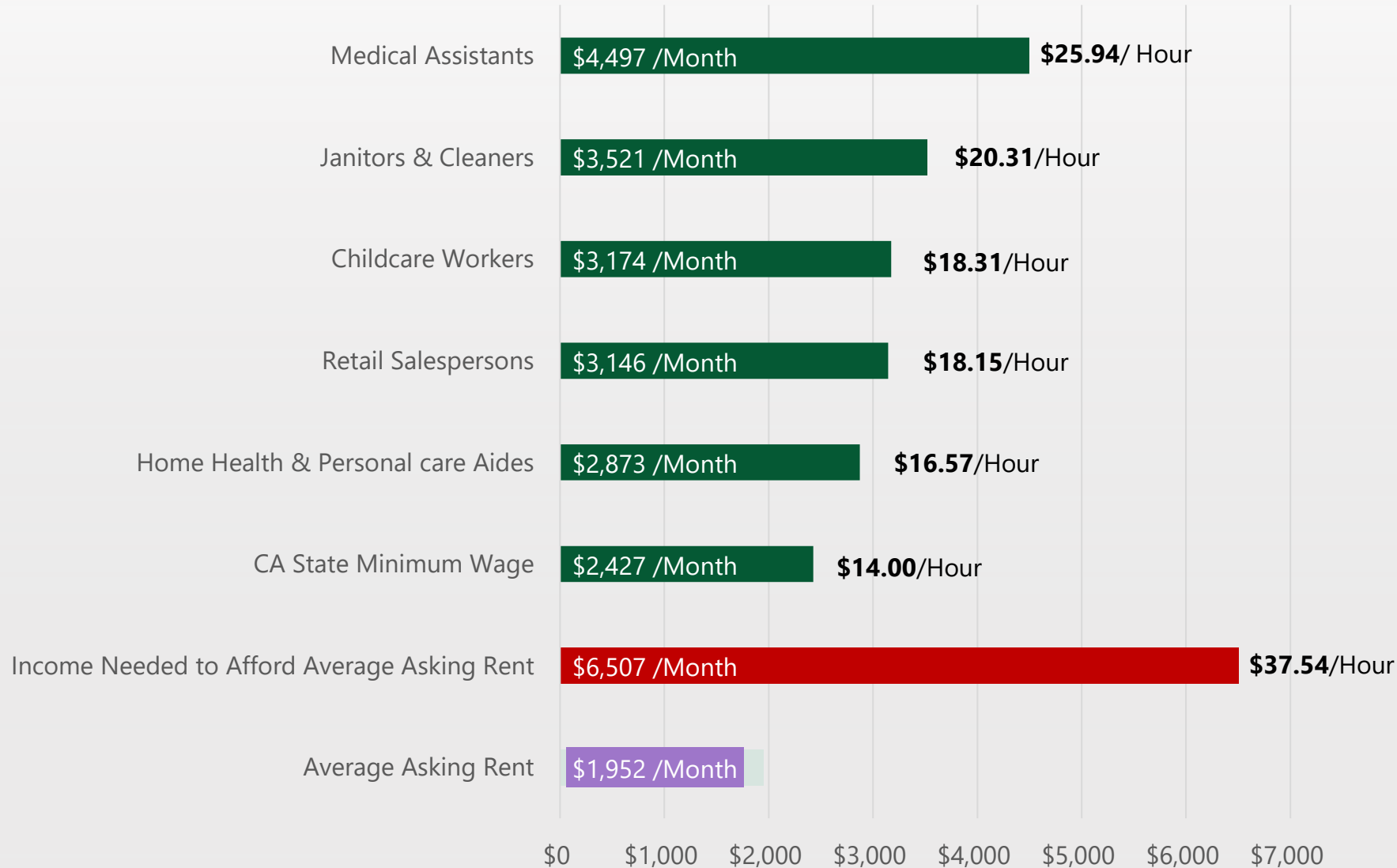
- ▶ Oakley's population has been growing at a much faster rate than Countywide and the Bay Area Region
- ▶ Between 2010 and 2021, about **1,900 new housing units** were built in the city
- ▶ Single family homes are the dominant housing type in Oakley
- ▶ Median home sale price in Oakley in **March 2022** was **\$750,000**

Oakley Housing Stock 2021



Source: California Department of Finance, E-5 series

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

▶ **Almost half of all renters in the city are cost burdened** by housing costs

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

3-Person VLI Household:
\$1,541
Affordable Monthly Rent/
Mortgage

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



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)
441,176 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" RHNA = **440** 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)

- Applies on top of the base zoning
- 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**
- Currently, AHO can be applied to Commercial and Multi-Family Residential (C, M-9, M-12, M-17) zones
- Staff is recommending the following revisions to the AHO:
 - ▶ **Increase max. density to 30 units/acre**
 - ▶ Expand the base zones to which the AHO can be applied
 - ▶ Require developments to include at least 20% affordable units to qualify

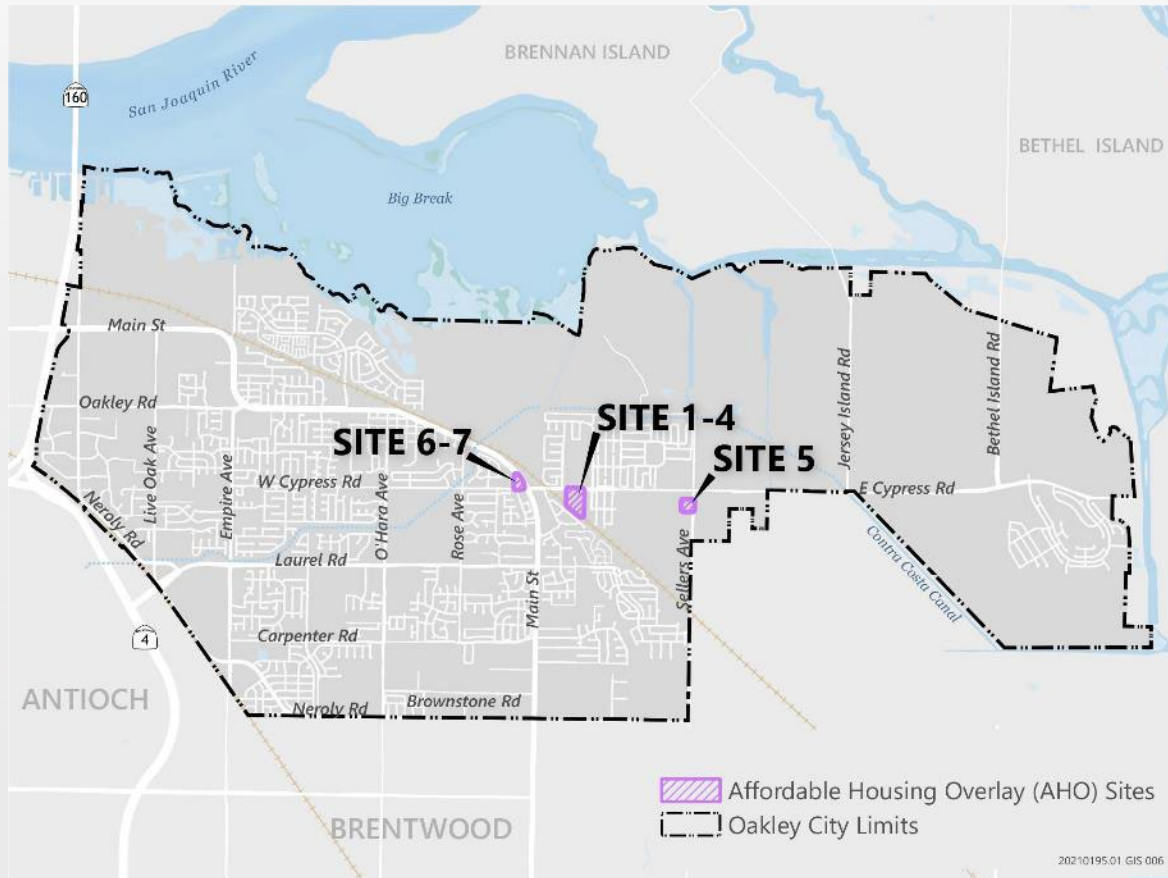


04

SUMMARY OF HOUSING CAPACITY



EXISTING AHO SITES



AHO Site	APN	Size (Acres)	Base Zoning	General Plan
1	033-012-007	2.4	M-12	Residential High
2	033-012-008	1.12	M-12	Residential High
3	033-012-009	1.12	M-12	Residential High
4	033-012-012	2.39	M-12	Residential High
5	033-180-007	1.98	M-9	Residential Medium
6 + 7	035-282-058, 035-282-062	1.19	C	Commercial

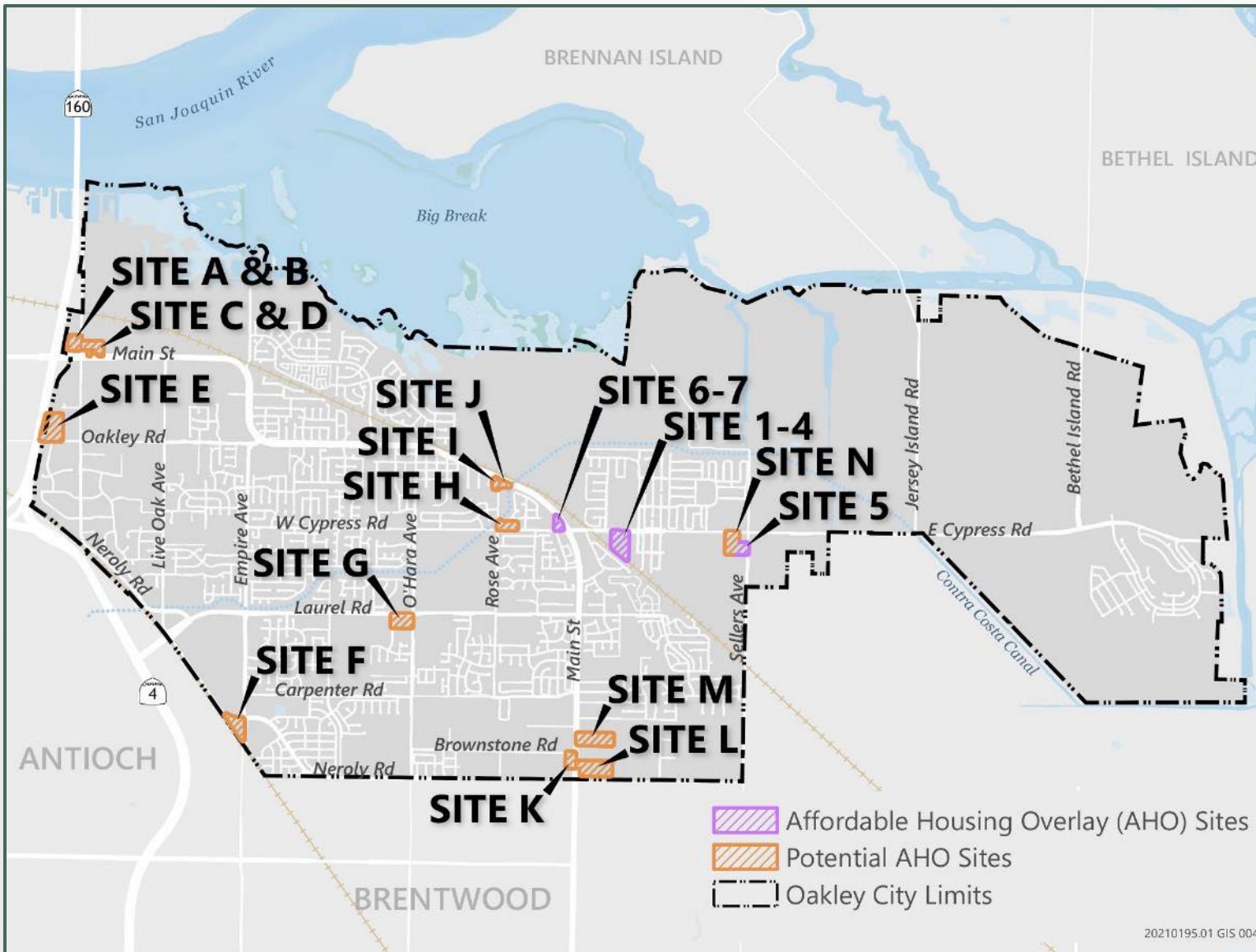
CAPACITY ON EXISTING AHO SITES

AHO Site	Site Name	APN	Size (Acres)	Vacant or Underutilized	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 Lower-Income RHNA
1	E. Cypress Rd. & Van Pelt Ln. Lot 1	033-012-007	2.4	Underutilized	M-12	Residential High	57 units	-14 units	N/A	43 units
2	E. Cypress Rd. & Van Pelt Ln. Lot 2	033-012-008	1.12	Underutilized	M-12	Residential High	26 units	-7 units	N/A	20 units
3	E. Cypress Rd. & Van Pelt Ln. Lot 3	033-012-009	1.12	Underutilized	M-12	Residential High	26 units	-7 units	N/A	20 units
4	E. Cypress Rd. & Van Pelt Ln. Lot 4	033-012-012	2.39	Underutilized	M-12	Residential High	57 units	-14 units	N/A	43 units
5	6381 Sellers Ave.	033-180-007	1.98	Underutilized	M-9	Residential Medium	47 units	-12 units	N/A	35 units
6+7	W. Cypress Rd. & Main St. Lot	035-282-058, 035-282-062	1.19	Underutilized	C	Commercial	28 units	-7 units	-7 units	14 units
Total Capacity on AHO Sites							241 units			174 units



NEW AHO SITE SELECTION PROCESS

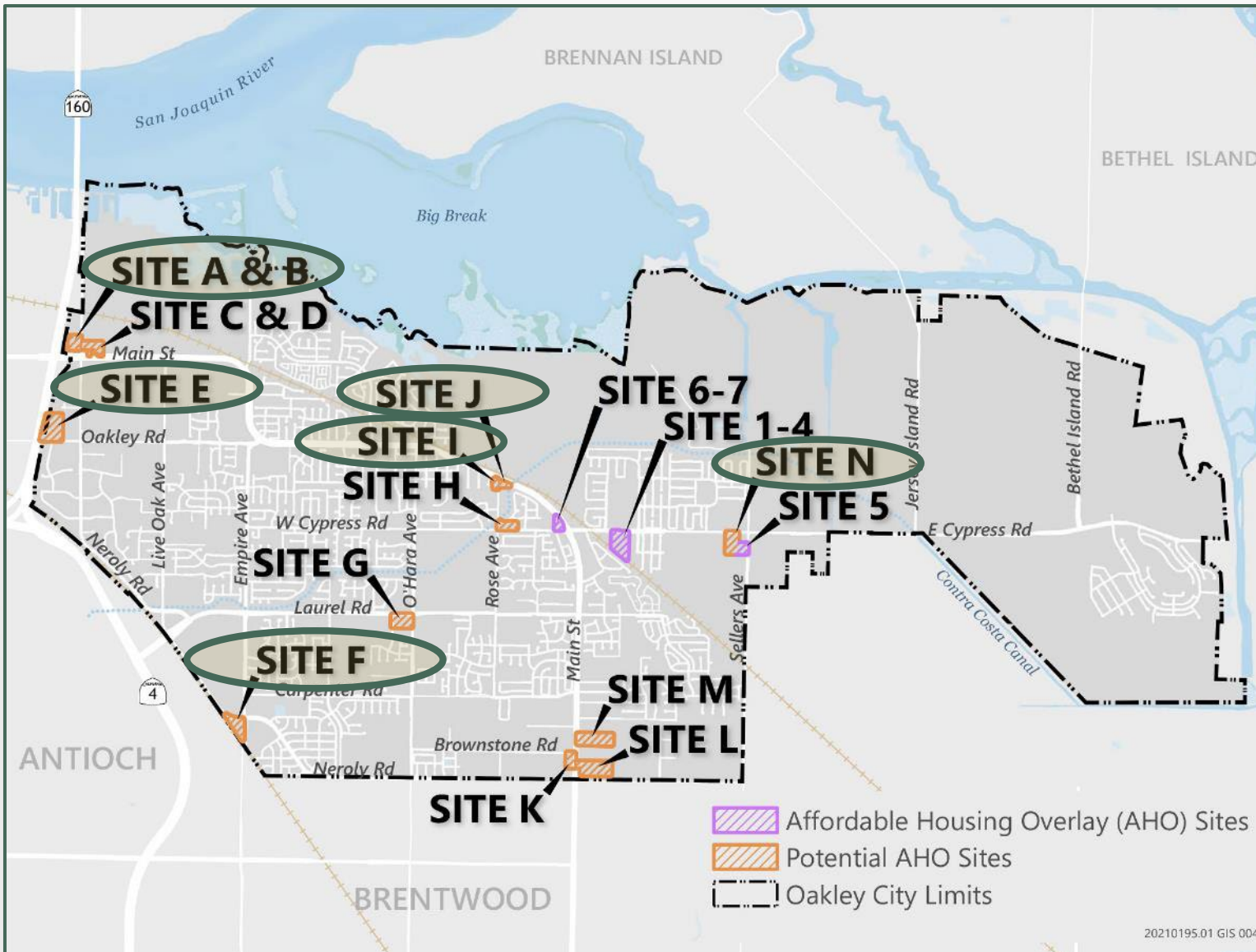
NEW AHO SITE SELECTION



Between January and March, staff and consultants identified **14 potential sites** for consideration to rezone with the AHO.

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

NEW AHO SITE SELECTION

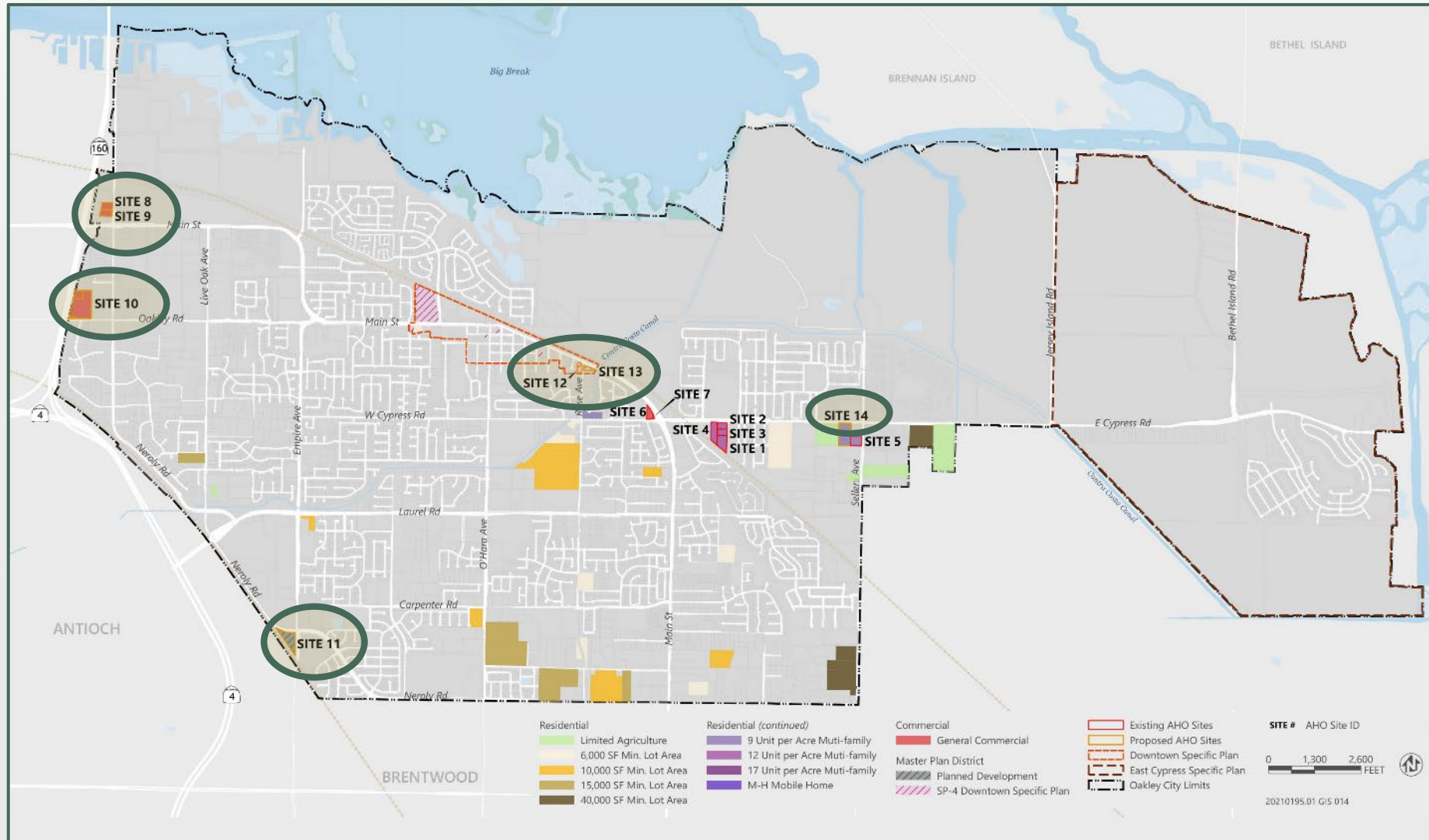


Based on feedback from community in April and May, staff narrowed it down to **7 sites (A, B, E, F, I, J, & N)** for consideration to rezone with the AHO.

Housing unit capacity on proposed AHO Overlay sites: **389 units**

PROPOSED AHO SITES FOR PUBLIC REVIEW

These 7 sites =
Proposed AHO Sites
8-14





PROPOSED AHO REZONE SITES

PROPOSED SITE 8: BRIDGEHEAD & MAIN LOT 1



Site 8 (previously Site A)	
Size	1.42
Address	Bridgehead Rd. & Main St. Lot 1
APN	051-052-108
Zoning	Commercial (C)
General Plan	Commercial
Max. Capacity (30 u/a)	42 units
Realistic Capacity	26 units

PROPOSED SITE 9: BRIDGEHEAD & MAIN LOT 2



Site 9 (previously Site B)	
Size	1.42
Address	Bridgehead Rd. & Main St. Lot 2
APN	051-052-106
Zoning	Commercial (C)
General Plan	Commercial
Max. Capacity at 30 u/a	42 units
Realistic Capacity	26 units

PROPOSED SITE 10: OAKLEY RD. & SR 160



Site 10 (previously Site E)	
Size	9.75
Address	Oakley Rd. & SR 160
APN	051-210-016, 051-210-022, 051-210-024
Zoning	Commercial (C)
General Plan	Commercial
Max. Capacity at 30 u/a	292 units
Realistic Capacity	176 units

PROPOSED SITE 11: 3300 NEROLY RD.



Site 11 (previously Site F)

Size	3.66
Address	3300 Neroly Rd.
APN	053-071-046
Zoning	Planned Unit Development (P-1)
General Plan	Residential High/Commercial
Max. Capacity at 30 u/a	109 units
Realistic Capacity	87 units

PROPOSED SITE 12: 4671 ROSE AVE.



Site 12 (previously Site I)	
Size	0.83
Address	4671 Rose Ave.
APN	035-182-015
Zoning	Downtown Specific Plan Support Area (SP-4)
General Plan	Commercial Downtown
Max. Capacity at 30 u/a	24 units
Realistic Capacity	14 units

PROPOSED SITE 13: S/E CORNER OF MAIN ST. & ROSE AVE.



Site 13 (previously Site J)	
Size	0.65
Address	S/E Corner of Main St. & Rose Ave.
APN	035-281-007
Zoning	Downtown Specific Plan Support Area (SP-4)
General Plan	Commercial Downtown
Max. Capacity at 30 u/a	19 units
Realistic Capacity	11 units

PROPOSED SITE 14: 901 E. CYPRESS RD.



Site 14 (previously Site N)	
Size	4.9 total (assumes 2.8 developable acres)
Address	901 E. Cypress Rd.
APN	033-180-015
Zoning	Multi-Family Residential (M-9)
General Plan	Residential Medium
Max. Capacity at 30 u/a	147 units (entire parcel)
Realistic Capacity	50 units

CAPACITY ON PROPOSED AHO SITES

AHO Site	Site Name	APN	Size (Acres)	Vacant or Underutilized	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 Lower-Income RHNA
8	Bridgehead & Main Lot 1	051-052-108	1.42	Vacant	C	Commercial	34 units	N/A	-9 units	26 units
9	Bridgehead & Main Lot 2	051-052-106	1.42	Vacant	C	Commercial	34 units	N/A	-9 units	26 units
10	Oakley Rd. & Sr-160	051-210-016, 051-210-022, 051-210-024	9.75	Vacant	C	Commercial	234 units	N/A	-59 units	176 units
11	3300 Neroly Rd.	053-071-046	3.66	Vacant	P-1	Residential High, Commercial	87 units	N/A	N/A	87 units
12	4671 Rose Ave.	035-182-015	0.83	Vacant	SP-4	Commercial Downtown	19 units	N/A	-5 units	14 units
13	S/E Corner of Main St. & Rose Ave.	035-281-007	0.65	Vacant	SP-4	Commercial Downtown	15 units	N/A	-4 units	11 units
14	901 E. Cypress Rd.	033-180-015	4.9/2.8*	Underutilized	M-9	Residential Medium	67 units	-17 units	N/A	50 units
Total Capacity on Proposed AHO Sites							490 units			389 units

*Site 14: Assumes 2.8 developable acres of total 4.9-acre site. Error in Table 3-2 in Public Review Draft does not accurately reflect that. Corrected here.

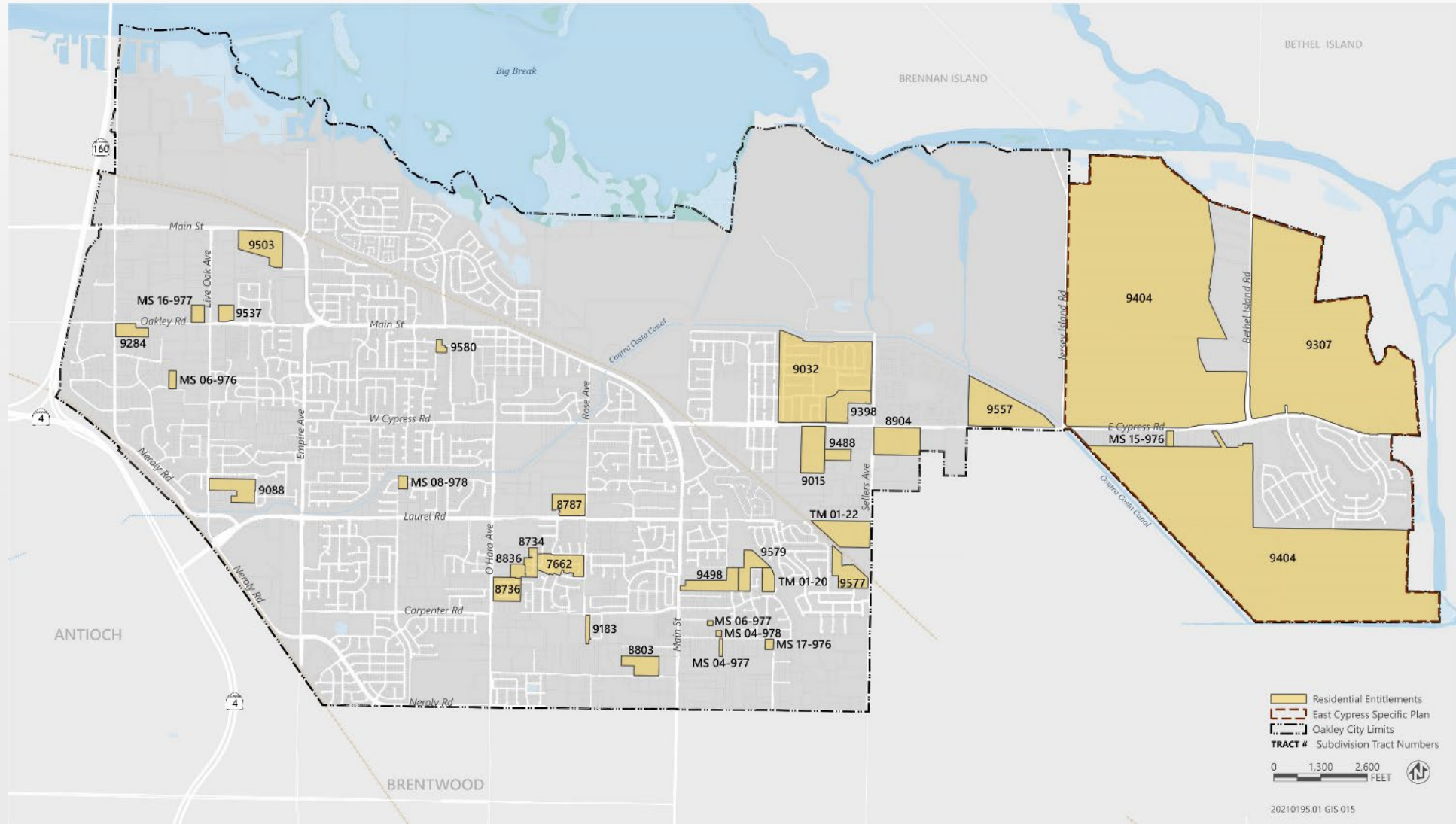
POTENTIAL AHO SITES

*Sites here are not included in the Housing Element sites inventory but could be analyzed in the CEQA document as potential future sites to address “no net loss.”

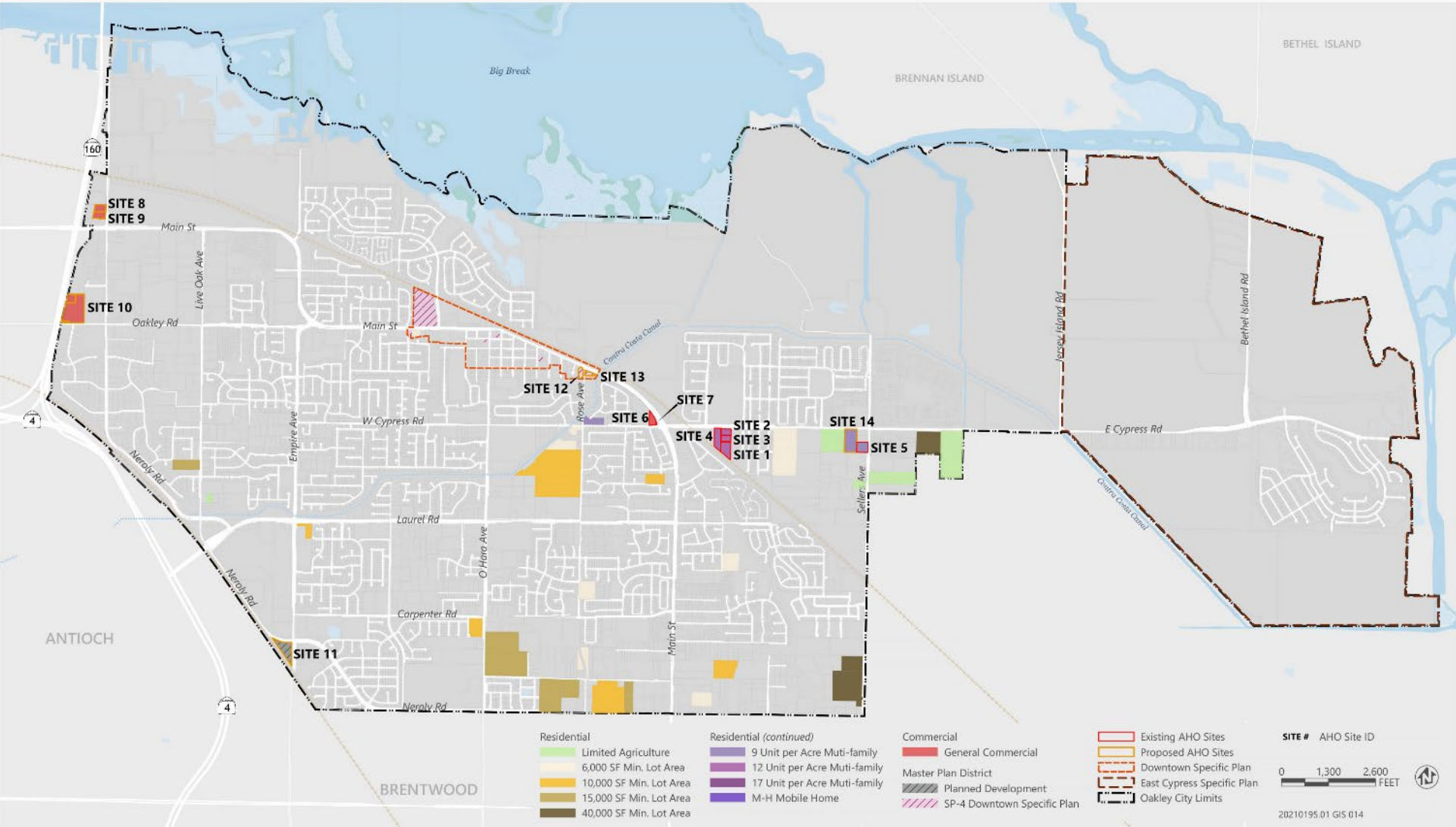


APN	Acres	Base Zoning	General Plan	Max. Capacity (housing units)
037-040-027	0.74	C	Commercial	22
037-040-026	2.48	C	Commercial	74
033-110-003	8.46	R-6, C	Residential Low/Medium, Commercial	253
033-100-004	7.65	R-6, C	Residential Low/Medium, Commercial	229
Total				578

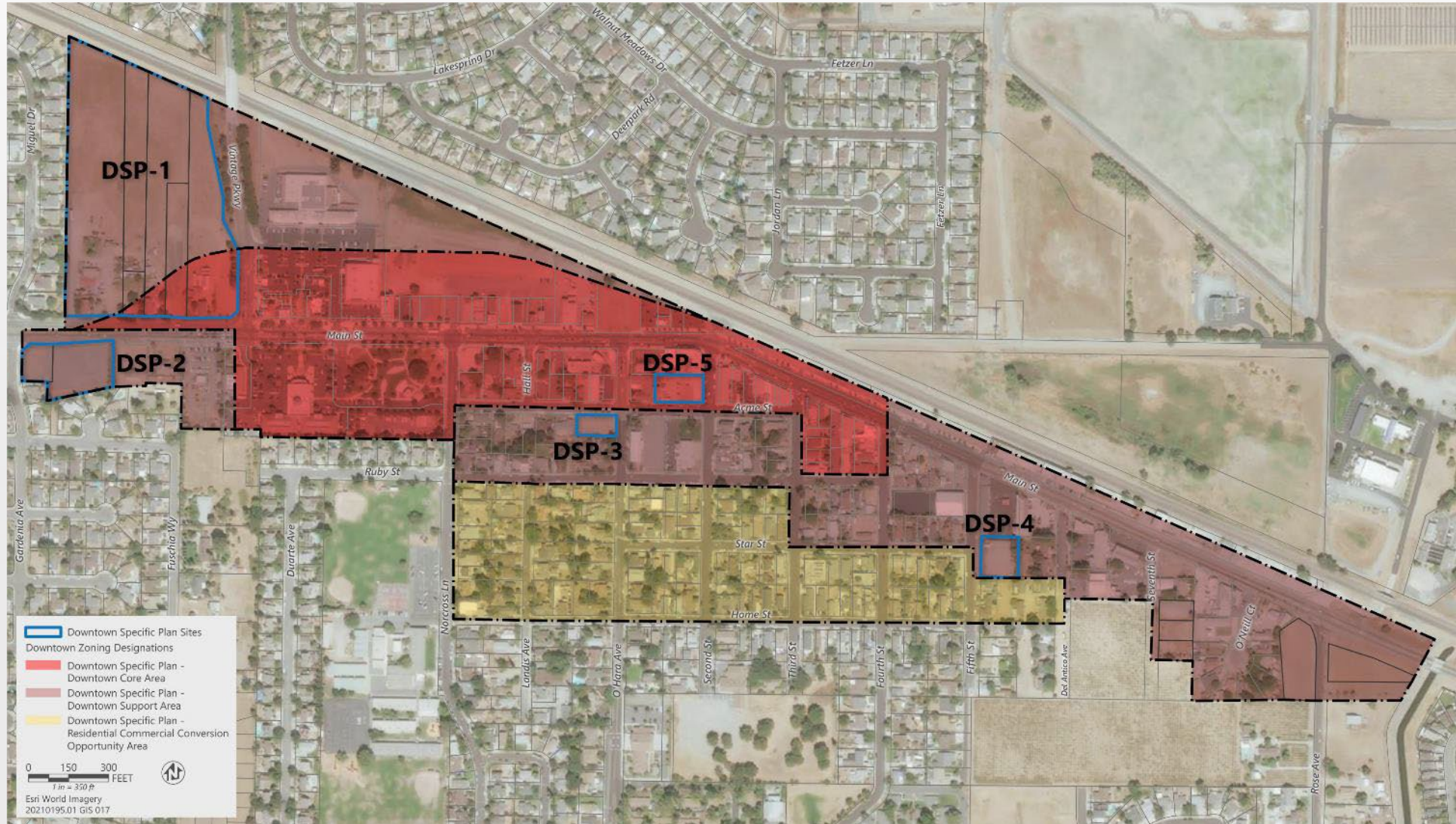
ENTITLED PROJECTS



SUMMARY OF HOUSING SITES INVENTORY



DOWNTOWN SITES



SUMMARY OF DOWNTOWN SITES

Site ID	APNs	Acres	Downtown Specific Plan (DSP) Subarea	Density Range	Realistic Density	Inventoried Units
DSP-1	037-150-026, 037-150-027, 037-150-028, 037-150-029, 037-150-030, 037-200-007	12.43 total (10.7 developable acres)	Downtown Support (DS)/ Downtown Core (DC)	Up to 24 u/a (DS) Up to 45 u/a (DC)	20 u/a	214
DSP-2	035-424-012, 035-424-016	1.38	Downtown Support (DS)	Up to 24 u/a	24 u/a	33
DSP-3	035-113-009	0.26	Downtown Support (DS)	Up to 24 u/a	24 u/a	6
DSP-4	035-171-016	0.49	Downtown Support (DS)	Up to 24 u/a	24 u/a	11
DSP-5	035-121-005	0.42	Downtown Core (DC)	Up to 45 u/a	24 u/a	10
Total						274 Total Units (111 Above Moderate, 163 Moderate)

SUMMARY OF HOUSING CAPACITY 2023-2031

	Lower	Moderate	Above Moderate	Total
Regional Housing Needs Allocation	440	172	446	1,058
Residential Entitlements	—	—	5,247	5,247
Existing AHO Sites	174	—	—	174
Proposed AHO Sites*	389	—	—	389
Downtown Specific Plan Sites	—	178	111	289
All Other Sites	—	16	776	792
Accessory Dwelling Unit (ADU) Projection	6	3	1	10
Total Capacity	569	197	6,134	6,901
Surplus(+)	+129	+25	+5,689	5,843



05

FAIR HOUSING ASSESSMENT



FAIR HOUSING

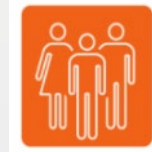
Assembly Bill 686 expand the City's duty to affirmatively further fair housing (AFFH)

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



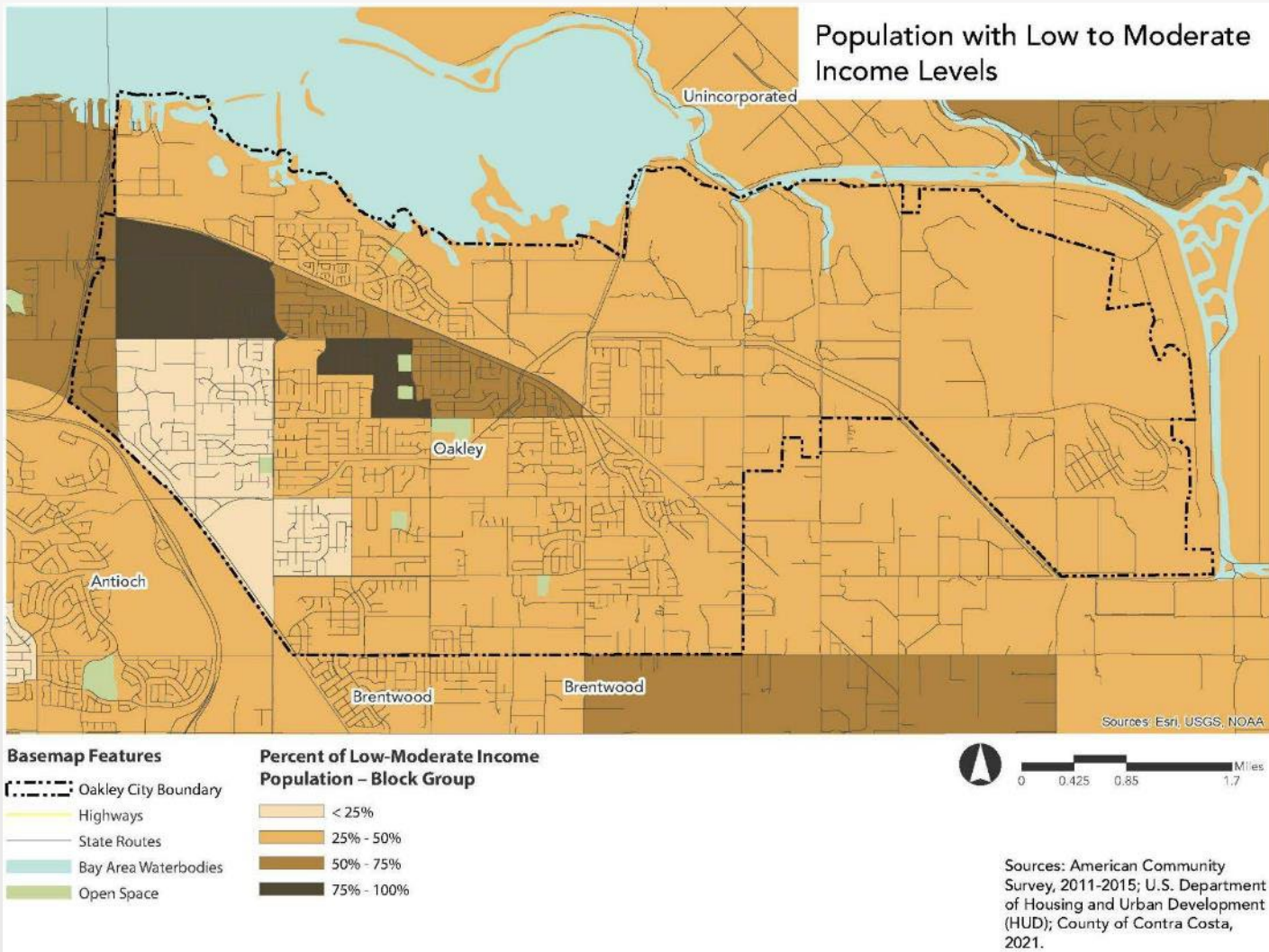
Disparities in Access to Opportunity



Disproportionate Housing Needs and Displacement Risks

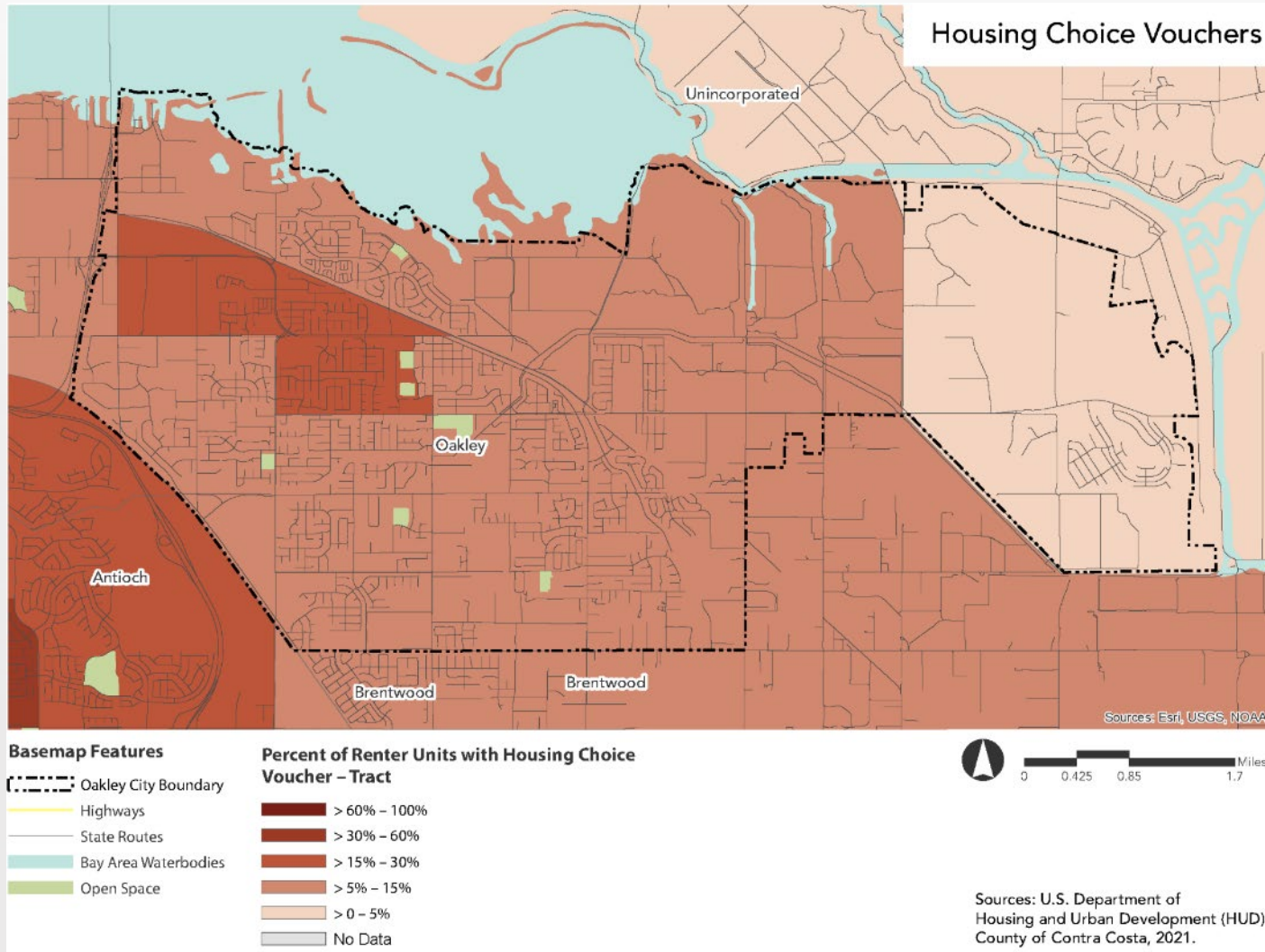


CONCENTRATED AREAS OF LOW-MODERATE INCOME HOUSEHOLDS



- ▶ Housing in Oakley is predominantly single-family homes serving moderate and above-moderate income households
- ▶ Concentration of publicly supported affordable housing near **downtown** and in **Carol Lane, Elm, and Sandy Lane neighborhoods.**

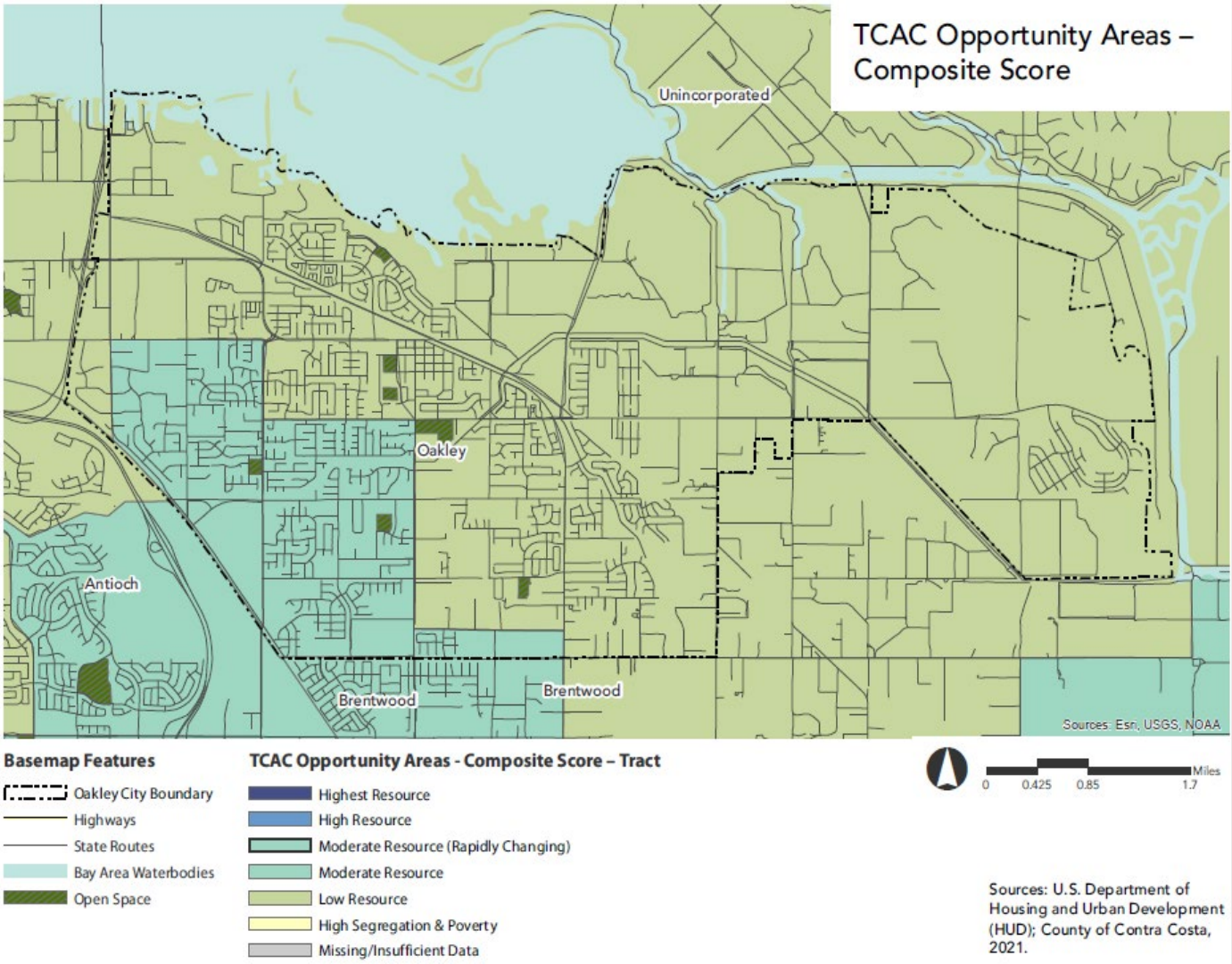
HOUSING CHOICE VOUCHERS (HCV)



- ▶ Source of income discrimination is a contributing factor to segregation throughout the County
- ▶ In Oakley, areas with the highest HCV use are areas with subsidized housing

ACCESS TO OPPORTUNITY

How can we ensure that there is equal access to opportunity throughout the City?



Map Legend

- City Limits
- Highest Resource
- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty

SUMMARY OF FAIR HOUSING ISSUES & CONTRIBUTING FACTORS

Summary of Identified Fair Housing Issues

- Concentration of renters and low-moderate income households
- Risk of displacement amidst rising housing costs
- Discriminatory practices by landlords

Priority Contributing Factors

- Increased housing demand and limited variety of housing types to meet a range of needs by income
- Concentration of existing affordable housing + shortage of housing that accepts Housing Choice Vouchers





06

HOUSING PLAN



GOALS & ACTIONS

Goal 1: Production of New Housing

- Action 1.1: Provision of Adequate Sites to Meet Remaining RHNA Need
- Action 1.2: Maintain an Inventory of Available Land
- Action 1.3: Encourage Development of New Affordable Rental Housing
- Action 1.4: Promote Accessory Dwelling Units
- Action 1.5: Objective Standards
- Action 1.6: Density Bonus Ordinance
- Action 1.7: Monitor Development Fees
- Action 1.8: Amendments to the Downtown Specific Plan



GOALS & ACTIONS

Goal 1: Production of New Housing

- **Action 1.1: Provision of Adequate Sites to Meet Remaining RHNA Need**
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- Action 1.5: Objective Standards
- Action 1.6: Density Bonus Ordinance
- Action 1.7: Monitor Development Fees
- **Action 1.8: Amendments to the Downtown Specific Plan**



GOALS & ACTIONS

Goal 2: Preservation and Conservation of Existing Housing Stock

- Action 2.1: Rehabilitation of Existing Housing Units
- Action 2.2: Code Enforcement
- Action 2.3: Infrastructure Investment Program
- Action 2.4: Monitor Assisted Housing Units



GOALS & ACTIONS

Goal 2: Preservation and Conservation of Existing Housing Stock

- Action 2.1: Rehabilitation of Existing Housing Units
- Action 2.2: Code Enforcement
- **Action 2.3: Infrastructure Investment Program**
- Action 2.4: Monitor Assisted Housing Units



GOALS & ACTIONS

Goal 3: Increase Access to Housing Opportunities

- Action 3.1: Increase Access to Homeownership
- Action 3.2: Promote Fair Housing
- Action 3.3: Housing Choice Voucher Program
- Action 3.4: Housing for Extremely-Low Income Households and Special Needs Groups
- Action 3.5: Reasonable Accommodation Procedures
- Action 3.6: Zoning Amendments for Special Needs Housing
- Action 3.7: Adequate Emergency Shelter Sites



GOALS & ACTIONS

Goal 3: Increase Access to Housing Opportunities

- Action 3.1: Increase Access to Homeownership
- Action 3.2: Promote Fair Housing
- **Action 3.3: Housing Choice Voucher Program**
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- Action 3.5: Reasonable Accommodation Procedures
- **Action 3.6: Zoning Amendments for Special Needs Housing**
- **Action 3.7: Adequate Emergency Shelter Sites**



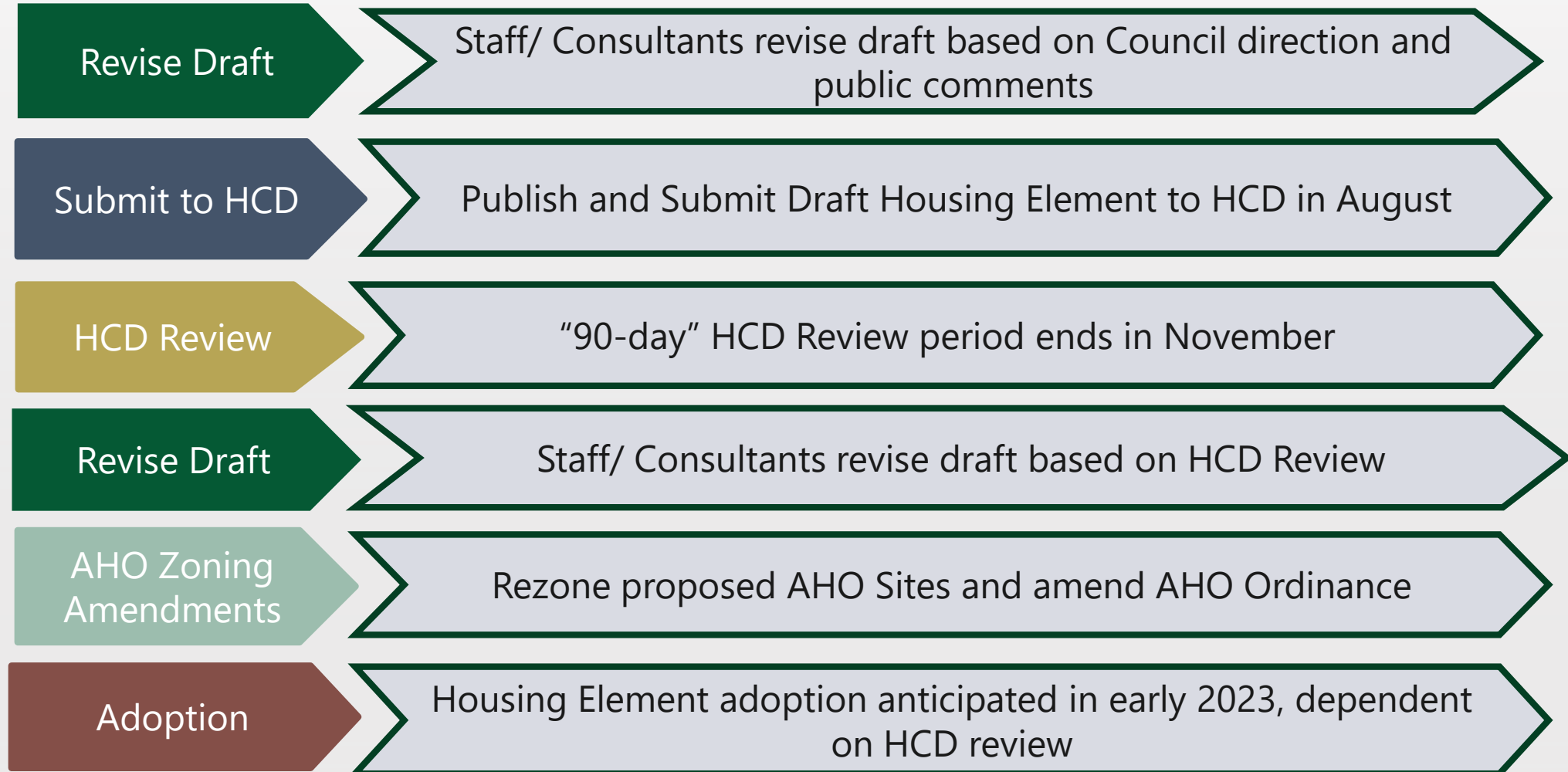


07

NEXT STEPS

NEXT STEPS

Public Comment period ends **Friday, August 5.**
The City will accept public comments throughout the HCD review process.



THANK YOU

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

