

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction LIVE OAK

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3				1	0						
(10) Total by Income Table A/A3			0	0	1	0					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	1	0	0	0	0	1	1
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	104	0	0	0	0	0	0	0	0	0	0	104
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	72	0	0	0	0	0	0	0	0	0	0	72
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		83	0	1	0	0	0	0	0	0	0	1	82
Above Moderate		190	0	0	0	0	0	0	0	0	-	0	190
Total RHNA by COG. Enter allocation number:		449											
Total Units ▶ ▶ ▶			0	1	0	0	0	0	0	0	0	1	448
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
A.1 - Provide Adequate Sites for Housing for All Income Levels	Accommodate the development of a minimum of 181 additional dwelling units, including 83 moderate income units, 4 low income units, 24 very low income units, and 70 extremely low income units, in Live Oak between 2013 and 2021 to meet the City's share of the RHNA, according to income level, by ensuring that adequate sites for such development area available.	Ongoing until 2021	In 2014, the City of Live Oak applied for a \$500,000 CalHome grant for a First Time Home Buyer Assistance Program and a Housing Rehabilitation Program. The City was not awarded the grant. The City also applied for and was awarded a \$4.5 million HOME funds grant to pay a portion of the construction cost of a low-income senior housing project (Maple Park II). The capacity of the sites identified in the Housing Element to accommodate the RHNA for lower income households has remained the same.
A.3 - Special Housing Needs	Ensure adequate sites for special housing types by continuing zoning practices that currently allow these uses within the City.	Amend Zoning Ordinance by March 2014, then Ongoing	In 2015, City staff will begin processing a Zoning Code Amendment that includes transitional housing and employee housing (6 or fewer) allowed by right in the R-1 and R-2 zoning districts.
A.7 - Design Review	To clarify the design review process to provide certainty for development and facilitate higher-density housing	Monitor annually from 2013-2012	The City evaluates the design review process on an annual basis and has not found that the process is an impediment to higher-density housing development. City staff offers pre-application meetings to developers in order

	development.		to minimize processing time and to explain the steps of the design review process.
B.2 - Large Unit Multi-Family Development	Create a greater number of affordable housing units, primarily rental units, which can accommodate larger families.	Current and ongoing, 2013-2021, through pre-application meetings	The City did not have a proposal in 2014 for any large unit multi-family development. The City encourages developers to use the Development Agreement process to make this type of housing feasible.
B.3 - Financing Programs and Agreements	Increase financing options for affordable housing projects.	Identify consortiums within 12 months of HE adoption	In 2014, the City of Live Oak applied for a \$500,000 CalHome grant to fund a First Time Homebuyers Program and to fund a Housing Rehabilitation Program. The City was not awarded the CalHome grant. The City continues to look for financing options and consortiums with other public agencies in the area.
B.5 - Community Reinvestment	Increase funding options for affordable housing projects.	Meet with representatives of local lending institutions by 12 months of HE adopt.	In 2014, the City did not meet with representatives of local lending institutions, because the City did not have any project-specific funding requests.
B.6 - Joint Effort with Sutter County and Non-Profit Organizations	Improve collaboration among public and private agencies that provide housing and supportive services to lower-income households.	Initial meetings within 12 months of HE adoption and then annually meet	In 2014, the City of Live Oak secured a \$4.5 million HOME fund grant to help with the construction costs of a low-income senior housing project being developed by the Housing Authority and CHIP. The City works closely with the Housing Authority and non-profit housing providers on any potential development of vacant properties.
B.7 - Impact Fees	Reduce the cost of development impact fees in order to provide incentive to the Housing Authority and other housing developers to build affordable housing. Provide at least \$175,000 in fee credits as a funding support for Phase II of the Maple Park development.	Within 18 months of the adoption of the Housing Element	In 2014, the City provided \$175,000 fee credits as a funding support for Phase II of the Maple Park development.
B.8 - Service Provision	To make applicants and service providers aware of state law requirements for serving affordable housing.	Current and ongoing, 2013-2021	City staff will prioritize service for affordable housing. At this time, the City has not contracted out any services. If the City ever contracts out services, the City will provide a copy of the Housing Element to the water and wastewater service provider.
B.9 - Extremely Low-Income Households	To increase the supply of housing for	Current and	In 2014, the City continued to seek funding for programs that would add

	extremely low-income households.	ongoing, 2013-2021	subsidy to existing subsidized projects to increase the number of units provided for extremely low-income households. No funding for extremely low-income housing was awarded to the City in 2014.
C.1 - Housing Survey	Monitor the City's housing stock to help target which properties need to be rehabilitated.	Every five years after the last survey, last updated in 2012	The City last updated the housing survey in 2012. The next housing survey will be slated for 2017.
C.3 - Code Enforcement and Abatement	Correction of the most serious code violations.	Current and ongoing, through 2021	The City operates an active Code Enforcement Program. In 2014, there were several residential code enforcement actions, but none on dwellings that were so substandard as to represent an imminent threat to health and safety. The City applied for CalHome funding for a Housing Rehabilitation Program, but did not receive any in 2014.
D.1 - Monitoring and Preservation of At-Risk Housing	Preservation of affordable rental housing units.	Contact property owners of publicly assisted rental housing before expiration	The City does not have any publicly assisted rental housing that is set to expire in the next year. The City is proactively tracking the expiration dates of the affordable housing covenants in order to implement a preservation strategy with the owners.
E.1 - Fair Housing Program	Resolution or referral of fair housing complaints to the appropriate agency.	Within 6 months of HE adoption, the City shall provide public information	The City provides information and referral services (including a point of contact) for equal housing opportunities at City Hall. No fair housing complaints have been brought to the City in 2014.
F.1 - Implement State Energy Conservation Standards	Compliance with minimum energy efficiency standards.	Current and on-going, 2013-2021	The Building Department requires building plans to demonstrate compliance with state energy conservation requirements before a building permit will be issued.
A.4 - Second Units	Educate residents about second units and how they can help the City meet its affordable housing obligation.	18 months of HE adoption	In 2014, City staff began developing a brochure educating residents about second units. The finalized brochure will be distributed in 2015.
A.6 - Homeless Services	Accommodate any future needs for housing that can support those without permanent residences, including the homeless.	Meet with partner organizations within 18 months of HE adoption	The City of Live Oak is receptive to working with partner organizations to address future housing needs of those without permanent residences. The City will begin conversations with partner organizations to see how the City can assist in addressing homelessness in the region.

B.1 - Density Bonuses and Other Incentives	Provide developers with incentives to encourage the construction of housing that is affordable to all income levels and meets the needs of special housing groups.	Ongoing as projects qualify for density bonuses are proposed	The City of Live Oak follows the State Density Bonus Law for development. In 2014, the City issued a building permit for a development project with a density bonus of 35 percent.
B.4 - Pursue Funding Under State and Federal Programs	Assist the Housing Authority in seeking funding to provide affordable housing to meet the City's affordable housing obligations.	Ongoing, 2013-2021, as well as annual contact with affordable housing providers	In 2014, the City of Live Oak applied for and was granted a \$4.5 million HOME fund grant to assist in the construction of a low-income senior housing project that is being developed by the Housing Authority and CHIP. The City annually contacts the Housing Authority to discuss projects.
C.4 - Rehabilitation of Substandard Dwelling Units	Rehabilitate 25 dwelling units that do not conform to City code and are a risk to personal and public health.	Current and ongoing, through 2021	The City did apply for CalHome funding for a Housing Rehabilitation Program, but did not secure any funding in 2014. The City did not assist with rehabilitation of any dwelling units in 2014.
D.2 - Housing Replacement Relocation Assistance	Avoidance of permanent displacement and replacement of housing demolished as a result of code enforcement and implementation of housing rehabilitation program.	Current and ongoing, 2013-2021	The City has not had any condemnations or required vacation of dwelling units in 2014. The City will continue to seek funding for the Housing Rehabilitation Program and funding to pay for any relocation expenses of low-income residents displaced by the Program or due to housing condemnation.
E.2 - Public Information and Education	Inform the public about fair housing laws.	Provide public information on fair housing law within 6 months of HE adoption	The City provides public information on fair housing laws in English and Spanish at City Hall. Fair housing information is available at all public hearings including City Council meetings.
F.2 - Energy Conservation Assistance for Low-Income Households	Weatherization and energy efficiency improvement of between 25 and 30 dwelling units.	Current and on-going, 2013-2021	The City applied for a CalHome grant to fund a Housing Rehabilitation Program, but did not receive any funding in 2014. The City will promote weatherization and energy efficiency home improvement options in the Housing Rehabilitation Program when funds are secured.
A.2 - Identify Opportunity Sites for Infill Development	Provide for sites that could accommodate 100 units. Provide public access to GIS systems identifying vacant and underutilized sites that could potentially be used for infill development.	12 months of HE adoption	Through Sutter County, the City's GIS is continuously updated to assist staff in identifying vacant parcels and opportunities for infill development. The City has maintained a list of sites that can accommodate 100 units.
C.2 - Voluntary Inspections	Increase the rate of compliance with City code requirements and participation in housing rehabilitation programs.	Current and ongoing, 2013-2021	In 2014, the City performed approximately ten voluntary inspections on residential properties. The City also applied for CalHome funds for a Housing Rehabilitation Program, but did not receive any funding.

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General Comments: