Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Live Oak

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Reporting Period by Calendar Year: from 1-1-10 to 12-31-11

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

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

HOUSING POLICY
DEVELOPMENT, HCD

DEC 23 2011

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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 ► ►					58	0	58				
(10) Total by income Table A/A3 ► ►					58						
(11) Total **Extremely Low-Income** Units*											

* 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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet 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		1		1	Dwelling was rehabilitated using CDBG rehab funds, in accordance with program guidelines
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	1	0	1	

* Note: This field is voluntary

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**	58					58	0
No. of Units Permitted for **Above Moderate**						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.			2006	2007	2008	2009	2010	2011	2012	2013		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	140						44				44	96
	Non-deed restricted												
Low	Deed Restricted	104						11				11	93
	Non-deed restricted												
Moderate	Deed Restricted	141											94
	Non-deed restricted						28	19				47	
Above Moderate		240	235	87	24							346	-106
Total RHNA by COG. Enter allocation number:		625	235	87	24		28	74				448	177
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly 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 174 additional dwelling units to meet the City's share of the RHNA	Ongoing	The City is constantly working towards this goal, and has recently annexed properties into the City that will be considered as potentials for this goal
A.2 Identify Opportunity Sites for Infill Development	Provide for sites that could accommodate 100 units. Prepare a report detailing vacant and underutilized sites.	12 months	Incomplete, due to staffing constraints the infill sites have not been indentified and compiled into a report.
A.3 Special Housing Needs	Ensure adequate sites for special housing types	12 months	With recent annexations, additional sites have been identified that may fulfill the needs for special housing types.
A.4 Second Units	Educate residents about second units and how they can help the City meet its affordable houding obilgation	12-18 months	Incomplete, due to staffing constraints we have been unable to prepare any information to distribute, or be able hold any meetings or educational events to teach the residents about second units.
A.6 Emergency Shelters, Transitional and Supportive Housing	Accommodate any future needs for housing that can support those without permanent residence, including the homeless	12-18 months	We have been in contact with local religious and public service organizations regarding the current and proposed needs in order to stragegize solutioins.
A.7 Design Review	Clarify the design review process	12-18 months	Completed
B.1 Density Bonuses and Other Incentives	Provide developers with incentives to encourage affordable housing and special housing groups	ongoing	Our Zoning Code was updated in 2010, and we continually work with developers.
B.2 Large Unit Multi-Family Development	Create a greater number of affordable units, primarily rental units to accommodate larger families.	ongoing	We have worked with the Housing Authority on their current construction project in Live Oak to add larger units based upon their historical need and projections of future need.
B.3 Financing Programs and Agreements	Increase financing options for affordable housing projects	12 months	We applied for and received grant funds to assist in the current reconstructon project with the Housing Authority, and we continually apply for grant funding for the City.
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 obligations	ongoing	We continually apply for grant funding for our housing programs, and have maintained a steady supply of funds available for our residents.

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B.5 Community Reinvestment	Increase funding options for affordable housing projects	12 months	We have offered fee credits and deferrals to affordable projects.
B.6 Joint Effort with Sutter County and Non-Profit Organizations	Improve collaboration among agencies that provide housing and support services	12 months	We work with the Housing Authority and other non-profit organizations including Community Housing Investment Partnership, and Sutter Community Affordably Housing
B.7 Impact Fees	Reduce the cost of impact fees to provide incentive	18 months	Completed
B.8 Service Provision	Make applicants and service providers aware of requirements for affordable housing	ongoing	The City Planning Department works closely with all potential developers during the planning stages of projects.
B.9 Extremely Low Income Households	increase the supply of housing for extremely low income households	ongoing	We worked closely with the Housing Authority on their current project which increases the low and very low income units, and we continually work with all developers.
C.1 Housing Survey	monitor the housing stock to help target properties that should be rehabilitated	every five years	The next housing survey is due in 2013, we have been working to rehabilitate older low income homes and plan to continue.
C.2 Voluntary Inspections	Increase the rate of compliance with code requirements and participation in rehabilitation programs	ongoing	We use our housing rehabilitation programs and our code enforcement program to inspect dwellings and work with the owners to make code compliance repairs.
C.3 Code Enforcement and Abatement	Correction of the most serious code violations	Ongoing	Code enforcement continues to inspect dwellings and work with owners to repair code violations, always starting with the most serious first.
C.4 Rehabilitation of Substandard Dwelling Units	Rehabilitate 25 dwelling units that do not conform to code and are a risk to personal and public health	ongoing	We continually work to rehabilitate units throughout the city.
D.1 Monitoring and Preservation of At-Risk Housing	Preservation of affordable rental units	ongoing	We have worked with the Housing Authority to maintain and preserve the affordable rental units currently available.
D.2 Housing Replacement Relocation Assistance	Avoidance of permanent displacement and replacement of housing lost due to code enforcement and rehab program	ongoing	The City works with owners and tenants to return them to their homes after rehabilitation
E.1 Fair Housing Program	Resolution or referral of housing complaints to the appropriate agency	ongoing	The City maintains a close watch on housing complaints and handles them as a top priority.

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E.2 Public Information and Education	Inform the public about fair housing laws	ongoing	As part of our housing rehabilitation program we regularly inform the public about fair housing laws.
F.1 Implement State Energy Conservation Standards	Compliance with minimum energy efficiency standards	ongoing	The building department is involved with all construction projects and ensures compliance with all code requirements including energy efficiency standards.
F.2 Energy Conservation Assistance for Low Income Households	Weatherization and energy efficiency improvement of 25-30 dwelling units	ongoing	Weatherization and energy efficiency are a key component of our current housing rehabilitation programs.

General Comments:

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