



Planning Department
9955 Live Oak Boulevard
Live Oak, CA 95953

Housing Policy Department
Received on:
APR 25 2013

Date: April 10, 2013

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

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

RE: **City of Live Oak, California – California Government Code Section 65400
Annual General Plan and Housing Element Progress Report**

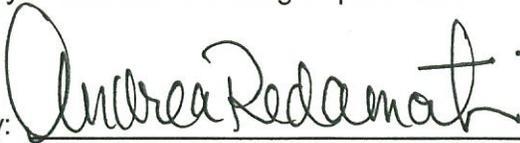
To Whom It May Concern:

Pursuant to Section 65400 of the Government Code, the City of Live Oak hereby submits its annual general plan report and housing element progress report. Attached with this letter of transmittal, please find the following item(s):

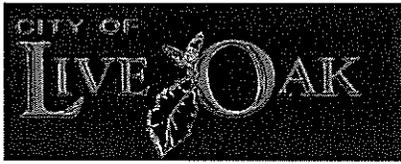
- City of Live Oak, California - General Plan Annual Report and Housing Element progress report and completed Statement of Accuracy for calendar year 2012.

Please feel free to contact the City of Live Oak Planning Department at 9955 Live Oak Boulevard, Live Oak, CA 95953 if you have any comments.

Sincerely,
Andrea Redamonti
City of Live Oak Planning Department

By: 
Andrea Redamonti, AICP
City Planner (contract)

cc: Project File
Jim Goodwin, City Manager (w/out attachments)



City of Live Oak

2012 City of Live Oak General Plan / Housing Element
Annual Report

Submitted By:
City of Live Oak Planning Department
9955 Live Oak Boulevard
Live Oak, CA 95953

April 2013

**Department of Housing and
Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name:

City of Live Oak

Mailing Address:

City of Live Oak

9955 Live Oak Boulevard

Live Oak, CA 95953

Contact Person: Andrea Redamonti Title: City Planner (contract)

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Reporting Period by Calendar Year: from January 1, 2012 to December 31, 2012

These forms and tables, including the **Certificate of Accuracy** are due to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) on or before April 31, 2013. Submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

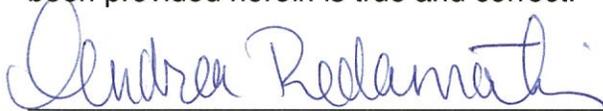
Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

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

CERTIFICATION OF ACCURACY

The undersigned in the capacity of City Planner on behalf of the City of Live Oak has reviewed the information provided in the forms and report contained herein, and certifies, to the best of his knowledge, that the information that has been provided herein is true and correct.



Andrea Redamonti, City Planner

April 10, 2013

CA Department of Housing and Community Development (HCD)

**Housing Element Implementation
Annual Progress Report Form**

Reporting Year 2012



BACKGROUND AND PURPOSE OF THE GENERAL PLAN ANNUAL REPORT

General – State Law and local planning

California Government Code Section 65400(a)(2) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress in its implementation. Only charter cities are exempt from the requirement to prepare Progress Reports, pursuant to Government Code Section 65700. A copy of this Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The intent is to ensure that the General Plan directs all land use decisions and remains an effective guide for future development. Because the role of the General Plan is to act as a "constitution" for the long-term physical development of a community and because it is required to be updated periodically to reflect current circumstances, it is critical that local planning agencies periodically review the General Plan and its implementation. The report is a tool for doing this.

The main purpose and most important function of the report is to provide local legislative bodies with information regarding implementation of their General Plan. The report must be presented to the local legislative body for their review and acceptance. This is typically done by placing the report on a regular meeting agenda as a consent or discussion item.

City of Live Oak – Growth and the General Plan

The *City of Live Oak 2030 General Plan* was adopted by the City Council in March of 2010. Since the plan's adoption, the City has begun to seek to implement the policies contained in it. However, as has been the case for much of the recent past, the programs related to development have been particularly difficult for the City of Live Oak to implement due to the decline in developer application volume since the burst of the housing bubble in 2007. After a substantial increase in development and entitlement requests in 2006–2007, requests tapered in number afterwards. The reasons for the increased interest and subsequent reduction of development in Live Oak are varied, but are most directly related to the real estate bubble and to the current depressed state of the economy.

These and other market forces, including the general depressed conditions of the local job market, have resulted in a near flat rate of growth in the City and a continued reduction in the overall number of applications submitted to the City for development through the 2012 reporting period. As a result of these conditions, the City has not seen any real interest from groups seeking to leverage the opportunities that exist in the City for new development. The City of Live Oak has not been successful in securing any substantial projects as a result.

Regardless of development interest within the City and the current state of the economy, the City's General Plan is a valid and useful document, and the goals, policies, and



implementation programs of the plan were advanced through the actions of the City throughout the 2012 calendar year.

City of Live Oak 2008-2013 Housing Element

The City of Live Oak *2008-2013 Housing Element* (Housing Element or HE) was adopted by the City Council on June 25th, 2009. The HE was certified by the State Department of Housing and Community Development in August of 2009.

The Housing Element outlines the goals, policies and programs of the City in relation to the provision of housing, addresses the City's success in implementing the previous Housing Element and provides a detailed demographic and analytical evaluation of how the City is planning to accommodate its share of the regions housing during the planning period. The primary components of the Plan remain consistent with the City's previous Housing Element. The finding of the Plan suggest that the City has made strides toward the achievement of accommodating its regional fair share of the affordable housing needs and will continue to move toward meeting the goals of the Element during the next 5-year plan period.

EXECUTIVE SUMMARY

As described in this report, the City of Live Oak General Plan is a useful and valuable tool to assist the City in providing policy direction for City decision makers and information for City residents and interested parties.

In that context and in terms of the City of Live Oak and its General Plan, this report concludes the following:

- The City of Live Oak General Plan is a valid and useful document, which provides guidance and direction for the City as intended.
- In comparing current City of Live oak General Plan projections to the current setting, it can be summarized that the main thrust of the General Plan projections are correct; the plan recognized that limited new residential development would be necessary to meet projected demand.
- Detailed information about the City and surrounding area is included in all of the elements of the current City of Live Oak General Plan. The overarching, supporting, and descriptive information (setting, etc.) is accurate and therefore useful.
- The 2008–2013 Housing Element concludes that the City is making progress toward meeting its regional housing needs allocation and has the land supply available to meet its targets in the planning horizon.



I. IS THE GENERAL PLAN SERVING TO MEET ITS OWN GOALS?

With regard to land use, all of the goals, policies, and implementation programs set forth by the City of Live Oak General Plan stem from Goal LU-1, as follows:

- Goal LU-1 – Ensure orderly growth that provides homes and jobs for future residents.

A determination as to whether Goal LU-1 is being met may be subjective, but there are objective measures as well. One metric to determine whether a community maintains its qualities is the presence of growth interests. The section below titled Development Activity 2012 (on page 14) summarizes the development applications and activity that has occurred over the last year. Prior to that summary is a review of the stage set by the General Plan.

General Plan Land Use Projections

The *City of Live Oak 2030 General Plan* makes projections for both population and land use demands. The first section, Land Use, includes the following under its General Plan Build-Out Estimates heading:

The City has provided sufficient land to accommodate housing and job growth through 2030, as well as parks, open space, civic uses, and other required elements of a complete community.

The Live Oak Planning Area is estimated to accommodate a total population of between 45,000 and 53,000 at buildout of the General Plan (Table LU-1). If all land uses were fully developed as designated under this General Plan, the City would have between 3 and 3.5 million square feet of building space in Commercial Mixed Use development, between 2.3 and 2.9 million square feet of Downtown Mixed Use development, between 500,000 and 750,000 square feet of Community Commercial development, and 2 to 2.5 million square feet of building space devoted to Employment development. At build-out of the General Plan, Live Oak is estimated to have roughly 160 to 200 acres of parkland, 140 to 180 acres of civic uses, and 60 to 70 acres of open space for buffering between incompatible land uses.

Current Setting

The *City of Live Oak 2008–2013 Housing Element* states that the US Census counted a population of 4,320 living in the City of Live Oak in 1990 compared to 6,229 in 2000. In 2012, the Department of Finance (DOF) estimated Live Oak's population at 8,247, an average annual growth rate of 3.2 percent since 2000. According to the *2008–2013 Housing Element*, the Sacramento Area Council of Governments (SACOG) project that growth in Live Oak will slow to an average of 2 percent a year by 2035.

The Housing Element identified a list of all the vacant parcels available for residential development. This inventory consists of 45 parcels expected to accommodate a total of 564 units, which would be more than enough to meet the City's remaining residential unit



needs. Parcels were assigned to income categories according to the size of the parcel and density of the zone in which they are located. Parcels zoned R-1 area assumed to be able to accommodate above moderate-income development, while R-2 and R-3 zones can accommodate moderate-income housing. The City only has one parcel zoned R-4, a zone which could accommodate lower-income housing development. However, because the parcel is less than one acre in size, the City conservatively assumes that this parcel would not accommodate lower-income development, but rather moderate-income development. The Housing Element states that there are 19 parcels totaling 79.23 acres suitable for the development of above moderate income level housing and 26 parcels totaling 20.19 acres suitable for the development of moderate income level housing.

Regional Housing Needs

A Regional Housing Needs Allocation (RHNA) Plan is mandated by the State of California (Government Code, Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The State of California also establishes the number of total housing units needed for each region. Pursuant to California Government Code Section 65584, SACOG has developed an RHNA Plan for Live Oak and surrounding region, which identifies a need for a specific number of new residential units in the region over a 7.5-year period (January 1, 2006, to June 30, 2013). The need for residential units is shared and distributed among each of the communities in the region, with each community's share determined by its proportion of the SACOG region's overall household population.

The intent of the RHNA Plan is to ensure that local jurisdictions not only address the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNA Plan is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNA Plan jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community.

Based on the RHNA Plan developed by SACOG, the City of Live Oak's share of regional housing needs is 625 units, primarily for above moderate-income houses.¹ Since 2006, a total of 503 units have been built within the City, bringing Live Oak's remaining share of its regional housing needs allocation to 122 units.

Summary

In comparing the General Plan's projections to the current setting, it is concluded that the General Plan projections were correct; they identified that new residential development would be required to meet demand. The City's Housing Element identifies some new requirements (resulting from outside legislation) that have created new targets for the City to meet, and through the required internal consistency, will work in

¹ The RHNA Plan identified the need for 70 units for extremely low-income earners, 70 units for very low-income earners, 104 units for low income earners, 141 units for moderate-income earners, and 240 units for above moderate-income earners.



concert to support the General Plan in addressing those goals. It is also concluded that the General Plan is serving to meet its own goals. While the full targeted unit allocation for residential units pursuant to the RHNA Plan may not be physically constructed, in large part due to the current depressed state of the economy, the City has experienced residential growth at a level in which over half of the targeted allocation has been built. Furthermore, the City has ensured that an ample amount of vacant land exists to accommodate the targeted unit allocation.



II. ADEQUACY OF THE CURRENT CITY OF LIVE OAK GENERAL PLAN

Government Code § 65302 states that "*the General Plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals.*" The General Plan must include the seven elements described below in this report.

For one of the required Elements, the Housing Element, the Government Code is very specific about contents, requirements and frequency of adoption. The requirements for the other six elements are less specific. The Government Code requires that the Housing Element must be reviewed and adopted or re-adopted at least every 5 years while the other elements of the Plan should be revised "as needed" to keep information current. The City of Live Oak General Plan contains all seven of the required Elements comprising a legally adequate General Plan. As indicated previously in this report, all Elements of the General Plan with the exception of the Housing Element (adopted in 2009) were adopted in 2010 and remain valid and functional today.

The City of Live Oak General Plan was consistent with state requirements when it was adopted in 2010 and remains consistent with state requirements to this day. The Housing Element was adopted in 2009.

Usefulness of the Plan

The General Plan has been described by the courts as "*the constitution for development*" (of a jurisdiction). All development approvals must be consistent with the General Plan. Therefore, a General Plan is useful if it provides up-to-date information, goals, policies and implementation programs that are consistent with current city growth policies and which are physically and economically feasible to implement.

The Live Oak General Plan elements are listed below:

LAND USE ELEMENT:

"A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space...and other categories of public and private uses of land. [It]...shall include a statement of the standards of population and building intensity recommended for the various districts..."

There are five goals listed within the Land Use Element of the Live Oak General Plan, as follows:

- Goal LU-1. Ensure orderly growth that provides homes and jobs for future residents.
- Goal LU-2. Make improvements to existing developed areas as the city grows.
- Goal LU-3. Provide a full-service community with a variety of employment, shopping, services, housing, and recreational opportunities.



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- Goal LU-4. Revitalize downtown with a variety of options for residents and visitors to gather, shop, eat, work, live, obtain commercial and public services, and recreate.
 - Goal LU-5. Establish environmentally and economically sustainable land-use patterns.

Summary/Conclusion: The Land Use Element is useful and adequate in its characterization of the nature of the City, and the Plan's overarching goals and objectives. No amendments to the Land Use Plan were made in 2012.

CIRCULATION ELEMENT:

"A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan..."

There are eight goals listed within the Circulation Element of the Live Oak General Plan, as follows:

- Goal CIRC-1. Develop a highly connected circulation system.
- Goal CIRC-2. Improve the convenience and safety for multi-modal travel in existing development.
- Goal CIRC-3. Ensure safe and convenient daily travel for pedestrians, bicyclists, transit users, and drivers as Live Oak grows.
- Goal CIRC-4. Provide parking in a way that balances the needs of motorists, pedestrians, bicyclists, transit users, and community aesthetics.
- Goal CIRC-5. Allow for efficient delivery of materials and shipment of products for Live Oak businesses without adversely affecting residents.
- Goal CIRC-6. Provide convenient public transit service for Live Oak residents and businesses.
- Goal CIRC-7. Redesign SR 99 within Live Oak to better meet local needs.
- Goal CIRC-8. Ensure seamless and effective transportation throughout the Planning Area and the surrounding region.

Summary/Conclusion: The Circulation Element in the General Plan is devised and designed to support Land Use Plan and policies for both current uses and future growth. The Circulation Element has not been substantially amended since its adoption and the goals, policies and implementation programs of the Element remain valid. The Circulation Plan within the Element continues to serve to facilitate the implementation of the Land Use Plan and the assumptions and projections supporting its designations of streets and roadways remain accurate and provide for a legally adequate and viable plan.

COMMUNITY CHARACTER ELEMENT:

There are 14 goals listed within the Community Character Element of the Live Oak General Plan, as follows:



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- Goal DESIGN-1. Provide connected streets with features and amenities that accommodate many travel modes.
 - Goal DESIGN-2. Design streetscapes to create attractive and comfortable spaces for people.
 - Goal DESIGN-3. Provide a visual environment at important gateways that gives visitors to Live Oak an immediate positive impression of the community.
 - Goal DESIGN-4. Neighborhoods that foster a sense of community and support pedestrian activity.
 - Goal DESIGN-5. Encourage quality single-family residential site design and architecture.
 - Goal DESIGN-6. Encourage high quality multi-family residential site design and architecture.
 - Goal DESIGN-7. Neighborhood design promotes safety and surveillance of public and semipublic spaces.
 - Goal DESIGN-8. Promote Downtown as a vital, people-oriented place.
 - Goal DESIGN-9. Preserve historic features so they can continue to add to the character of downtown Live Oak.
 - Goal DESIGN-10. New and existing commercial centers accommodate multiple travel modes.
 - Goal DESIGN-11. Site design and architecture of commercial projects and centers enhance the character of the City.
 - Goal DESIGN-12. Improve the Live Oak Boulevard/Highway 99 corridor and existing commercial areas to provide attractive focal points of community activity.
 - Goal DESIGN-13. New employment centers address the human scale.
 - Goal DESIGN-14. Incorporate Live Oak's natural amenities into the community's built environment.

Summary/Conclusion: Though not required, the Community Character Element is useful in its characterization of the nature of the City. No amendments to the Community Character Element were made in 2012.

CONSERVATION AND OPEN SPACE ELEMENT:

"A conservation element for the conservation, development and utilization of natural resources including water...soils, rivers...and other natural resources."

There are 14 goals listed within the Conservation and Open Space Element of the Live Oak General Plan, as follows:

- Goal BIOLOGICAL-1. Protect and enhance habitat suitable for special-status species that can occur in the Study Area.
- Goal BIOLOGICAL-2. Protect native oak and other large tree species occurring throughout the Study Area that provide valuable habitat for wildlife species and contribute to the historic and aesthetic character of the city.
- Goal BIOLOGICAL-3. Protect and enhance existing riparian habitat within the Study Area.



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- Goal AIR-1. Plan and design the community to encourage walking, bicycling, and use of transit.
 - Goal AIR-2. Use construction practices and operational strategies that minimize air pollution.
 - Goal AIR-3. Prevent local exposure to harmful and hazardous air pollutants and substantial exposure to odors.
 - Goal CULTURAL-1. Identify, protect, and preserve Live Oak's prehistoric resources.
 - Goal CULTURAL-2. Identify, protect, and enhance Live Oak's historic resources and associations.
 - Goal ENERGY-1. Pursue energy-efficient technology, best practices, and materials.
 - Goal ENERGY-2. Support the use of renewable energy technologies within the City.
 - Goal AGRICULTURAL-1. Preserve agricultural resources and support the practice of farming.
 - Goal MINERAL-1. Protect soil and mineral resources in the Live Oak Study Area consistent with other environmental, social, and economic goals.
 - Goal WATER-1. Maintain and improve groundwater and surface water quality.
 - Goal WATER-2. Ensure adequate and efficient long-term water supply.

Summary/Conclusion: The Conservation and Open Space Element remains useful and relevant and has served the City. The Element has not been amended since its adoption and the goals, policies and implementation programs of the Element remain valid.

ECONOMIC DEVELOPMENT ELEMENT:

There are six goals listed within the Economic Development Element of the Live Oak General Plan, as follows:

- Goal ED-1. Encourage development and redevelopment to create a vibrant commercial and civic center in the City's downtown core area.
- Goal ED-2. Promote retail development in appropriate locations in the city to provide the maximum feasible shopping opportunities for local residents, visitors, and travelers along SR 99.
- Goal ED-3. Attract and develop new employment uses in Live Oak that can provide jobs for local workers, enhance the City's tax base, and diversify the local economy.
- Goal ED-4. Promote job opportunities in the community that provide sustainable career opportunities for local workers.
- Goal ED-5. Foster growth and expansion among existing businesses in the community as a primary strategy for improving the economic health of the City.
- Goal ED-6. Attract and develop businesses that will enhance the tax base and provide a positive net fiscal impact for the community.

Summary/Conclusion: While not required, the Economic Development Element remains useful and has served the City. The Element has not been amended since its adoption and the goals, policies and implementation programs of the Element remain valid.



PUBLIC UTILITIES SERVICES AND FACILITIES ELEMENT:

Various aspects of public facilities are considered within the Public Facilities Element. While state law requires the general plan to address domestic water service issues, requirements regarding other facilities are not clearly or specifically defined. This element considers the range of public facilities which the City must provide to support existing and future urban land uses.

There are 15 goals listed within the Public Utilities Services and Facilities Element of the Live Oak General Plan, as follows:

- Goal PUBLIC-1. Provide a safe and reliable water supply and delivery system.
- Goal PUBLIC-2. Ensure reliability of the City's water supply through water conservation and an efficient water distribution system.
- Goal PUBLIC-3. Use environmental best practices and provide cost effective wastewater collection, conveyance, and treatment systems to serve new and existing portions of the city.
- Goal PUBLIC-4. Provide storm drainage systems that protect property and public safety and that prevent erosion and flooding.
- Goal PUBLIC-5. Use best environmental practices in the City's drainage systems to ensure water quality and take advantage of cost-saving multi-use opportunities.
- Goal PUBLIC-6. Protect property and public health through adequate flood protection.
- Goal PUBLIC-7. Support high-quality public schools to meet the needs of current and future Live Oak residents.
- Goal PUBLIC-8. Develop library facilities and provide high-quality library services sufficient to accommodate current and future needs of all Live Oak residents.
- Goal PUBLIC-9. Support law enforcement services that protect the health, safety, and welfare of Live Oak residents.
- Goal PUBLIC-10. Support high-quality and efficient fire protection services for Live Oak residents and businesses.
- Goal PUBLIC-11. Ensure that adequate infrastructure, water supply, water storage, and water pressure is available for fire flow requirements.
- Goal PUBLIC-12. Improve the level and quality of social services to address local needs.
- Goal PUBLIC-13. Conveniently located general government facilities.
- Goal PUBLIC-14. Provide high-quality solid waste collection services and make use of environmental best practices to reduce the city's waste stream.
- Goal PUBLIC-15. Coordinate with adequate and efficient private utilities to meet the needs of Live Oak residents for natural gas, electricity, telecommunications, and other utility services.

Summary/Conclusion: The Public Utilities Services and Facilities Element remains useful and has served the City. The Element has not been amended since its adoption and the goals, policies and implementation programs of the Element remain valid.



PARKS AND RECREATION ELEMENT:

There are four goals listed within the Parks and Recreation Element of the Live Oak General Plan, as follows:

- Goal PARKS-1. Provide a variety of parkland in the existing developed City to meet park standards.
- Goal PARKS-2. Ensure that accessible, high-quality parkland is planned and developed as the City grows.
- Goal PARKS-3. Provide recreation facilities and programs to accommodate the needs of existing and future residents.
- Goal PARKS-4. Become a countywide or regional center for recreation.

Summary/Conclusion: The Parks and Recreation Element remains useful and has served the City. The Element has not been amended since its adoption and the goals, policies and implementation programs of the Element remain valid.

PUBLIC SAFETY ELEMENT:

"A safety element for the protection of the community from any unreasonable risks associated with the effects of [...earthquakes, dam failures, subsidence, liquefaction and other known geologic hazards]. It shall also address evacuation routes, peakload water supply requirements..."

There are six goals listed within the Public Safety Element of the Live Oak General Plan, as follows:

- Goal PS-1. Design buildings to prevent property damage and injury from hazards.
- Goal PS-2. Minimize the loss of life and damage to property caused by flood events.
- Goal PS-3. Provide for adequate emergency response.
- Goal PS-4. Protect the community from the harmful effects of hazardous materials.
- Goal PS-5. Improve community safety and reduce opportunities for criminal activity.

Summary/Conclusion: The Public Safety Element contains information and goals, policies, and implementation programs regarding emergency preparedness, flood and geologic hazards, fire and police protection, and hazardous waste and materials. The Element has not been amended since its adoption and remains a current, useful and adequate Element of the Plan.

NOISE ELEMENT:

"A noise element which shall identify and appraise noise problems in the community. [It] shall...analyze and quantify, to the extent practicable...current and projected noise levels for all of the following sources...[including highways, industrial uses, and others identified by Council as contributing to the community noise environment]. Noise contours shall be



shown for all of these sources...The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element..."

There are three goals listed within the Noise Element of the Live Oak General Plan, as follows:

- GOAL NOISE-1. Create land use patterns and transportation networks that minimize noise problems.
- GOAL NOISE-2. Minimize noise impacts associated with development projects and other land use changes.

Summary/Conclusion: The Noise Element contains standards and guidelines that protect both existing noise generating uses and new potentially noise sensitive land uses. The Noise Element contained within the General Plan has been used by staff on a number of occasions and has provided valuable guidance and policy direction for the City. The Noise Element contained within the Plan is current and accurate, and remains useful and legally adequate.

HOUSING ELEMENT:

"The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. [It] shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community... (§65580)." "Each local government shall review its housing element as frequently as appropriate...but not less than every five years." (§65588)

Summary/Conclusion: The 2008-2013 Housing Element was adopted in June 2009. The 2008-2013 Housing Element has been approved by the State Housing and Community Development Department. Generally, Housing Elements provide information and policy guidance on issues to include affordable housing, housing for special needs groups and identifies potential programs that the City utilizes to help fill under-served housing needs in the community.

The 2008-2013 Housing Element contains 18 policies and 25 programs designed to establish the City's approach to the planning of housing in the City. Because of issues related to the general state of the local, regional and national economies, the City has not seen any substantial housing-related planning projects nor has there been any new housing constructed in the City.

The 2008-2013 Housing Element functioned as a useful and adequate Element of the Plan over the course of the past year (see Table C below).

GENERAL PLAN IMPLEMENTATION:

One of the key elements in assessing the City's success and/or failures at implementing the General Plan is the terminology of the programs (i.e., implementation measures)



themselves. When “shall” is applied to an implementation measure, it indicates an unequivocal directive. When words such as “should”, “may” and “possibly” are used, they signify a less rigid directive to be applied in the absence of compelling considerations. Therefore, for the purpose of evaluating implementation of the General Plan, only those implementation measures that include the word “shall” have been considered. Also, only the mandated Elements are evaluated.

Although the list is not all-inclusive, it is apparent that the following policies and implementation measures have been more or less successfully implemented:

Land Use Element: Policy LU-1.1, Policy LU-1.5, Policy LU-2.2, Implementation Program LU-2.1, Policy LU-3.3, Policy LU-3.3, Policy LU-3.4, Policy LU-3.5, Policy LU-3.7, Policy LU-3.8, Implementation Program LU-3.1, Policy LU-4.1, Policy LU-4.3, Policy LU-4.6, Policy 5.2, Policy LU-5.3, Policy LU-5.4, Implementation Program LU-5.3

Circulation Element: Policy CIRC-1.1, Policy CIRC-1.5, Policy CIRC-1.6, Policy CIRC-3.1, Policy CIRC-3.3, Policy CIRC-3.4

Open Space & Conservation Element: Policy BIO-1.1, Policy BIO-2.1, Policy BIO-3.1, Implementation Program BIO-1, Policy AIR-2.1, Policy AIR-2.6, Implementation Program AIR-4

Public Safety Element: Policy PS-2.4, Policy PS-2.5, Policy PS-2.6, Policy PS-3.5, Policy PS-4.1, Policy PS-4.3, Policy PS-5.1

Noise Element: Policy NOISE-1.1, Policy NOISE-1.2, Policy NOISE-2.1, Policy NOISE-2.2, Policy NOISE-2.3, Policy NOISE-2.4, Policy NOISE-2.5

Housing Element: Discussed separately on forms prescribed by HCD.

Conversely, it is apparent that the following implementation measures have either yet to be implemented or could be better implemented:

Land Use Element: Implementation Program LU-1.1, Implementation Program LU-2.2, Implementation Program LU-3.2, Implementation Program LU- 4.2, Implementation Program LU- 5.1, Implementation Program LU- 5.2,

Circulation Element: Policy CIRC-6.7, CIRC-6.8, CIRC-8.9, CIRC-7.1, CIRC-8.1

Open Space & Conservation Element: Implementation Program BIO-2, Implementation Program BIO-3, Policy AIR-2.2, Implementation Program AIR-1

Public Safety Element: Policy PS-2.1, Policy PS-3.1, Policy PS-3.2, Policy PS-3.4

Noise Element: Implementation Program NOISE-1, Implementation Program NOISE-3, Implementation Program NOISE-4

Housing Element: Discussed separately on forms prescribed by HCD.

It appears the City has successfully implemented a fair number of programs since adoption of the General Plan. Further, many of the programs not yet implemented directly relate to development activity and Zoning Code amendments. Those programs related to development have been particularly difficult for the City of Dunsmuir to



implement due to the lack of developer interest since the burst of the housing bubble in 2007. Understandably, the City has also forgone updates of the Zoning Code due to local and state budget limitations. Nevertheless, a city's zoning ordinance is required to be consistent with its general plan (Government Code §65860). Staff, therefore, has begun the process of preparing a list of the most important Zoning Code updates for Council consideration in 2012. This list would include those updates that are needed to comply with state housing law and that can be implemented in a cost-effective manner. Upon review of this list by the Council, staff would then request that the Council direct staff to prepare draft revisions to the Zoning Code as appropriate.

Overall Summary

The City of Live Oak adopted its General Plan in 2010 and the document has been providing policy guidance and direction in a meaningful way since its adoption.

There have been no amendments to the Plan proposed, considered or approved in the previous year. While various setting discussions and statistical information contained within the Plan have changed following its adoption, the Plan continues to be legally-adequate and to responsibly and sufficiently represent the policy direction of the City.

DEVELOPMENT ACTIVITY 2012

As discussed above, after a substantial increase in development and entitlement requests in 2006–2007, requests tapered in number afterwards. The reasons for the increased interest and subsequent reduction of development in Live Oak are varied, but are most directly related to the real estate bubble and to the current depressed state of the economy. In 2012, the City of Live Oak Planning Department processed 56 residential units.

Summary

As the real estate market continued to stagnate throughout the majority of Northern California communities, the City of Live Oak experienced a slowing in development activity and applications from the level experienced in the mid- to late-2000s to a current level resulting in limited development activity within the City in 2012.

As indicated previously in this report, the City of Live Oak General Plan provides meaningful direction to elected officials, city staff, landowners, citizens, and parties interested in the future of Live Oak. Through the end of calendar year 2012, the General Plan has remained essentially unchanged in its direction and policy foundations from the time of its adoption at the beginning of 2012. The plan was not amended in 2012, and there were no changes to land uses or to the goals, policies, and implementation programs of the General Plan. The current General Plan provides accurate and useful policy guidance for the City. The document is adequate and functional, and succeeds in meeting its own goals, policies, and programs and in serving the needs of the City of Live Oak.



REFERENCES

1. *City of Live Oak 2030 General Plan*. Adopted 2010.
2. *2008-2013 City of Live Oak General Plan Housing Element*. Adopted 2009.
3. California Department of Finance, Demographic Research Unit, E-5 Report, (2013).
4. Website, State of California: Governor's Office of Planning and Research. Various pages; <http://www.opr.ca.gov/>

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202.)

Jurisdiction City of Live Oak
Reporting Period 1/1/2012 - 12/31/2012

**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

**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						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**
(CCR Title 25 §6202)

Jurisdiction City of Live Oak
Reporting Period 1/1/2012 - 12/31/2012

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. Income Level	RHNA Allocation by Income Level	2006	2007	2008	2009	2010	2011	2012	2013	Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low	Deed Restricted	0	0	0	0	0	44	44		88	52
	Non-deed Restricted	0	0	0	0	0	0				
	Total	0	0	0	0	0	44	44		88	52
Low	Deed Restricted	0	0	0	0	0	11	11		22	82
	Non-deed Restricted	0	0	0	0	0	0				
	Total	0	0	0	0	0	11	11		22	82
Moderate	Deed Restricted	0	0	0	0	0	0				141
	Non-deed Restricted	0	0	0	0	0	0				
	Total	0	0	0	0	0	0				141
Above Moderate		235	87	24	0	28	19			393	-153
Total RHNA by COG. Enter allocation number:		235	87	24	0	28	56	55		503	122
Total Units											
Remaining Need for RHNA Period											

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Live Oak
Reporting Period 1/1/2012 - 12/31/2012

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Time Frame in HE	Status of Program Implementation
Program A.1 Provide Adequate Sites for Housing for All Income Levels	Accommodate the development of a minimum of 174 additional dwelling units, including 34 low income units, 70 very low income units, and 70 extremely low income units, between 2009 and 2013 to meet the City's share of the RHNA.	ongoing	The City has amended its Zoning Map to ensure that land is available to accommodate at least 174 units of lower-income (low-, very low- and extremely low-income) housing. Land that has been designated in the new R-4 zone district includes 27.8 acres of vacant, orchard or agricultural parcels on Lanikin Road, N Street, and Archer Avenues. Most of the objectives of this program have been met.
Program A.2 Identify Opportunity Sites for Infill Development	Provide for sites that could accommodate 100 units. Prepare report detailing vacant and underutilized sites that could potentially be used for infill development and determine whether a portion of those sites could be developed to accommodate the City's housing needs.	12 months	The City is working to prepare a report of the vacant and underutilized lots in the City to identify "opportunity sites" for infill development, which should be available to developers and the public by the end of 2013.
Program A.3 Special Housing Needs	Ensure adequate sites for special housing types by continuing zoning practices that currently allow these uses within the City and by revising the Zoning Ordinance to comply with state law regarding the placement of these uses.	12 months	The City has met the objectives of this program.
Program A.4 Second Units	Educate residents about second units and how they can help the City meet its affordable housing obligation	12-18 months	The City has amended the zoning code to allow second units by right in residential zones. The City makes brochures on second units available at the public counter.

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Jurisdiction	City of Live Oak	Reporting Period	1/1/2012 - 12/31/2012
Program A.6 Emergency Shelters, Transitional, and Supportive Housing	Accommodate any future needs for housing that can support those without permanent residents, including the homeless.	12-18 months	The City has met the objectives of this program. The Zoning Ordinance code now includes definitions for emergency shelters, transitional housing, and residential care homes. The Zoning Ordinance allows emergency shelters (without size restrictions), transitional housing, group care homes and farmworker housing in residential zones R-3 and R-4 as permitted uses. Emergency shelters are also allowed in the civic zone with a conditional use permit. The term "residential care homes" now applies to both all residential care homes, including those that serve for children and those that serve adults. The City's definition of transitional housing is consistent with the Government Code definition, and the definition of a residential care home now encompasses supportive housing as defined in the Government Code. The City continues to work with the County and regional non-profits to address homelessness.
Program A.7 Design Review	To clarify the design review process to provide certainty for development and facilitate higher-density housing development.	12-18 months	The City has met the objectives of this program related to facilitating higher-density development, and has made progress in clarifying the design review process. The City now has a set of citywide design guidelines, approved in 2011, to support the Community Character and Design Element of the 2030 General Plan. The Design Review process applies to all new development in the City, with exemptions for individual single-family homes, maintenance of existing structures, temporary uses. Design review is done by City staff as a ministerial process prior to issuing a building permit, unless Planning Commission approval is otherwise required for the project.
Program 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	The City is implementing this program. The City offers density bonuses in compliance with state law. Between 2008 and 2012, no new developments took advantage of density bonuses due to the downturn in the housing market. However, with this abandonment of redevelopment agencies by the State of California, Live Oak has no feasible means of providing direct financial assistance.
Program B.2 Large Unit Multi-Family Development	Create a greater number of affordable housing units, primarily rental units, which can accommodate larger families.	ongoing	The City is working towards this objective. The Zoning Ordinance has been revised to ensure that development standards do not impede inclusion of larger units in multi-family developments. Zone R-4 has a density range of 15-25 units per acre, and standards of development that allow for smaller building setbacks and an increased building cover percentage allowing for denser development conditions. The City has also worked with the Housing Authority to provide additional large rental units in the Maple Park project.
Program B.3 Financing Programs and Agreements	Increase financing options for affordable housing projects.	12 months	The City has continued to makemake progress towards this objective. The City received a total of \$5.9 million in HOME and CDBG funds for first time homebuyer's assistance and owner-occupied rehabilitation projects since 2008. The City promotes these programs with filers. A majority of the grant funds have gone to rehabilitating the Maple Park Development, with a smaller portion being applied to first time home buyer's assistance and rehabilitation.

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Jurisdiction	City of Live Oak	Reporting Period	1/1/2012 - 12/31/2012
Program 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	The City is making progress towards this objective. The City Housing Authority purchased the Centennial Arms property and extended affordability until October 20, 2041. The City has also worked with the Housing Authority to secure \$3.9 million for improvements to the Maple Park Development, which began renting 56 new units affordable to families at 30 to 60 percent of the area median income in January 2013. With the disbanding of redevelopment agencies by the State of California, the City has limited ability to provide staffing support to other agencies for funding requests for affordable housing project and cannot provide financial assistance.
Program B.5 Community Reinvestment	Increase funding options for affordable housing projects.	12 months	The City met with representatives of local lending institutions to determine their interest in funding community development and housing activities. The City continues to work towards this objective.
Program B.6 Joint Effort with Sulter County and Non-Profit Organizations	Improve collaboration among public and private agencies that provide housing and supportive services to lower-income households.	12 months	The City continues to work on this objective. The City has met with the Housing Authority and non-profit housing organizations to identify and secure funding sources for the development of vacant properties. The City is working with CHIP, Neighborhood Works, Mercy Housing, and the Housing Authority to identify funding for Maple Park Phase II.
Program 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.	18 months	The City has made progress towards meeting the objective of this program. The City has revised its impact fees, now charging separate fees for single family residences in R-1, R-2 and R-3, duplexes in zones R-2 and R-3, and multi-family developments in zones R-3 and R-4. While impact fees have increased overall since 2008, fees are now more progressive and tied to unit size. The City waived fees for the Maple Park project; the total value of fee credits was \$953,110. The City has not delayed fees for affordable projects.
Program B.8 Service Provision	To make applicants and service providers aware of state law requirements for serving affordable housing.	ongoing	The City continues to prioritize water and wastewater service for affordable housing. A new water tank and wastewater upgrades ensure that the City has adequate water and wastewater capacity to meet the needs of new development, including affordable housing.
Program B.9 Extremely Low-Income Households	To increase the supply of housing for extremely low-income households.	ongoing	The City has not advanced towards achieving this objective; based on recent economic conditions, the only affordable housing constructed since 2008 in Live Oak has been the Maple Park project.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction	Reporting Period	1/1/2012 - 12/31/2012	City of Live Oak
Program C.1 Housing Survey	Monitor the City's housing stock to help target which properties need to be rehabilitated	every 5 years	The City conducted a comprehensive housing conditions survey in 2008, and updated the survey in 2012 to reflect changed conditions.
Program C.2 Voluntary Inspections	Increase the rate of compliance with City code requirements and participation in housing rehabilitation programs.	ongoing	The City offers inspections of residential properties where building code violations are suspected, as well as a more comprehensive voluntary building code inspection. The City has performed about 60 voluntary inspections since 2008 for residents interested in housing rehabilitation programs.
Program C.3 Code Enforcement and Abatement	Correction of the most serious code violations.	ongoing	The City has continued to initiate appropriate code enforcement actions on dwelling units to insure health and safety requirements are met. The City has conducted over 200 code enforcement actions, including less than 5 units which were boarded up, demolished, or rebuilt. No relocation assistance was offered, but all sealed or demolished units were empty.
Program 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.	ongoing	The City has received \$2 million in HOME and CDBG grant funding for assistance to first-time homebuyers and rehabilitation of existing units. This funding had been used to rehabilitate one two unit as of August 2012. The City publicizes this program widely, including on its website and at the Counter, and has received substantial interest in the program. However, lack of equity has prevented interested residents from complying with State limits on loan-to-value ratios. The City updated its housing conditions survey in 2012.
Program D.1 Monitoring and Preservation of At-Risk Housing	Preservation of affordable rental housing units	ongoing	The Housing Authority purchased the Centennial Arms development, and extended the affordability to October 20th, 2041. The City continues to monitor the affordability status of other units, but there are currently no at-risk units in the City.
Program 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.	ongoing	The Housing Authority assisted with the relocation of the Maple Park Residents during reconstruction using HUD funding.
Program E.1 Fair Housing Program	Resolution or referral of fair housing complaints to the appropriate agency	ongoing	The City takes appropriate action in reinforcing housing discrimination laws. No fair housing complaints have been lodged with the City since 2008.
Program E.2 Public Information and Education	Inform the public about fair housing laws.	ongoing	The City is promoting fair housing laws by providing informational materials at the public counter. Fair housing information is also included periodically in sewer and water bills, booths at community functions, including annual festival and funding fair held in collaboration with a local lending institution.

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Jurisdiction	City of Live Oak		
Reporting Period	1/1/2012 - 12/31/2012		
Program F.1 Implement State Energy Conservation Standards	Compliance with minimum energy efficiency standards.	ongoing	The City continues to require applicants for building permits to demonstrate compliance with the state energy conservation requirements.
Program F.2 Energy Conservation Assistance for Low-Income Households	Weatherization and energy efficiency improvement of between 25 and 30 dwelling units.	ongoing	The City includes weatherization and energy conservation as eligible activities in its rehabilitation program. The City has received \$2 million in HOME and CDBG grant funding for first-time homebuyer assistance and rehabilitation, which had been used to rehabilitate one unit as of August 2012. The City publicizes its rehabilitation program widely, including on its website and at the Counter, and has received substantial interest in the program. However, lack of equity has prevented interested residents from complying with State limits on loan-to-value ratios.