Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Oakdale

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Reporting Period by Calendar Year: from Jan 1, 2010 to Dec 30, 2010

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
FEB 17 2011

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

Jurisdiction City of Oakdale

Reporting Period 1/1/2010 - 12/30/2010

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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development (See Instructions)	Deed Restricted Units (See Instructions)	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.
063-068-024	SF	O		1			1				Based on unit value at time of bldg permit
063-068-022	SF	O		1			1				
063-068-026	SF	O		1			1				
063-066-007	SF	O		1			1				
063-066-084	SF	O		1			1				
063 ~~08~~-066-009	SF	O		1			1				
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					15	0	15				
(10) Total by income Table A/A3 ► ►				6	15						
(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				0	
(2) Preservation of Units At-Risk		40		40	$1M RDA loan toward acquisition & rehabilitation of Oakridge Aprts with private developer, in order to preserve affordable units. Created new 55 year Affordability Covenant.
(3) Acquisition of Units				0	
(5) Total Units by Income	0	40	0	40	

* 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**	15					15	
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.													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													
	Non-deed restricted													
Low	Deed Restricted													
	Non-deed restricted													
Moderate	Deed Restricted													
	Non-deed restricted													
Above Moderate														
Total RHNA by COG. Enter allocation number:														
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**

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General Comments:

Table 8(A) Based on value of each unit at time of building permit issuance. Assumes cost of housing is no more than 30% of the median income household for family of 4. ($59,600 -2010 HUD income limits) An online mortgage calculator was utilized to calculate average monthly mortgage cost based on the value of each unit with the following assumptions: 30yr fixed loan, 10 percent down, 5% interest rate, property tax of 1.25 percent and a 0.5 PMI (private mortgage insurance)