



PUBLIC SERVICES DEPARTMENT

455 S. Fifth Avenue • Oakdale, CA 95361 • Ph: (209) 845-3625 • Fax: (209) 845-4344

MAR 31 2016

Housing Policy Department
Received on:
MAR 30 2016

March 28, 2016

**CITY
ADMINISTRATION
& FINANCE
DEPARTMENT**
280 N. Third Ave.
Oakdale, CA 95361
(209) 845-3571
(209) 847-6834 Fax

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

FIRE DEPARTMENT
Station No. 1:
325 East "G" St.
Station No. 2:
450 S. Willowood Dr.
Oakdale, CA 95361
(209) 845-3660
(209) 847-5907 Fax

RE: City of Oakdale 2015 Annual Report on the Status of the General Plan

Enclosed please find the City of Oakdale's 2015 Annual Report on the Status of the General Plan. The Oakdale City Council adopted a Resolution 2016-013 accepting the report on March 21, 2016.

Should you have any questions on the above referenced matter, please feel free to contact me at (209) 845-3625 or via email at candersen@ci.oakdale.ca.us.

POLICE DEPARTMENT
245 N. Second Ave.
Oakdale, CA 95361
(209) 847-2231
(209) 847-3790 Fax

Sincerely,

Colleen Andersen
Management Analyst
Planning Division

**PUBLIC WORKS
DEPARTMENT**
455 S. Fifth Ave.
Oakdale, CA 95361
(209) 845-3600
(209) 848-4344

Enclosure: City of Oakdale 2015 Annual Report on the Status of the General Plan
City of Oakdale Resolution 2016-013

CC: Governor's Office of Planning & Research State Clearinghouse and Planning Unit (P.O. Box 3044, Sacramento, CA 95812-3044)

**CITY OF OAKDALE
WEBSITE**
www.oakdalegov.com

E-MAIL
info@ci.oakdale.ca.us



**IN THE CITY COUNCIL
OF THE CITY OF OAKDALE
STATE OF CALIFORNIA
CITY COUNCIL RESOLUTION 2016-013**

**A RESOLUTION OF THE CITY OF OAKDALE CITY COUNCIL
ACCEPTING THE 2015 ANNUAL GENERAL PLAN PROGRESS REPORT AND
THE 2015 ANNUAL HOUSING ELEMENT PROGRESS REPORT**

THE CITY OF OAKDALE CITY COUNCIL DOES HEREBY RESOLVE THAT:

WHEREAS, the City of Oakdale Planning Commission is required by Government Code Section 65400 to provide an Annual Report on the General Plan, by April 1st of every year, for the preceding year; and

WHEREAS, the Annual Report must be transmitted to the City Council, the California Office of Planning and Research, and Department of Housing and Community Development; and

WHEREAS, the Annual Report must include the following: a) the status of the General Plan and progress in its implementation, b) the City's progress in meeting its share of the regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 as well as, c) the date of the last revision to the general plan; and

WHEREAS, on March 2, 2016 the City of Oakdale Planning Commission adopted Resolution No. 2016-02 accepting the 2015 Annual General Plan Progress Report and the 2015 Annual Housing Element Progress Report for submittal to the City Council, the State Office of Planning and Research, and the Department of Housing and Community Development; and

WHEREAS, the City Council accepts the 2015 Annual General Plan Progress Report and the 2015 Annual Housing Element Progress Report.

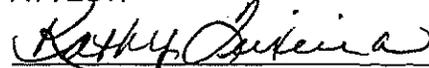
NOW, THEREFORE, BE IT RESOLVED that the **CITY COUNCIL** of the **CITY OF OAKDALE** accepts the 2015 Annual General Plan Progress Report and the 2015 Annual Housing Element Progress Report.

THE FOREGOING RESOLUTION IS HEREBY ADOPTED THIS 21st DAY OF MARCH 2016 by the following vote:

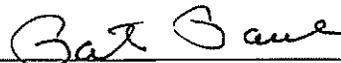
AYES:	COUNCIL MEMBERS:	Bairos, Dunlop, McCarty, Murdoch and Paul	(5)
NOES:	COUNCIL MEMBERS:	None	(0)
ABSENT:	COUNCIL MEMBERS:	None	(0)
ABSTAINED:	COUNCIL MEMBERS:	None	(0)

SIGNED:

ATTEST:



Kathy Teixeira, CMC
City Clerk



Pat Paul, Mayor



CITY OF OAKDALE

2015 ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

Introduction

The City of Oakdale's Planning Commission is required by Government Code Section 65400 to present an annual report to its legislative body (City Council), the Office of Planning and Research (OPR), and the Department of Housing and Community Development (H&CD) by April 1st of each year.

The purpose for the Annual Progress Report is to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and to provide information regarding local agency progress in meeting its share of regional housing needs.

The Annual Report must include all of the following: a) the status of the plan and progress in its implementation, b) the progress in meeting its share of the regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 as well as, c) the date of the last revision to the general plan.

Additionally, the Planning Commission must investigate and make recommendations to the City Council regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for the orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditures of public funds relating to the subjects addressed in the general plan.

General Plan

The City of Oakdale's 2030 General Plan was adopted on August 8, 2013. The General Plan contains seven (7) State-required elements, which are land use, circulation, housing, conservation, open space, noise and safety. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion. The following table identifies the relationship between the elements of the 2030 General Plan and the required content of the State mandated elements.



**CITY OF OAKDALE
2015 ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN**

State Mandated General Plan Elements										
Oakdale 2030 General Plan Elements		Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety	Additional Elements	
	Land Use & Community Form	X	X	X	X	X			X	
	Economic Vitality	X								X
	Mobility	X	X							X
	Public Facilities			X						X
	Community Services			X		X			X	X
	Natural Resources	X			X	X				
	Public Health & Safety								X	
	Noise							X		
	Housing			X						

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element, which is required to be updated every five years. Oakdale's Housing Element was last updated and certified by the State Housing and Community Development Department in 2010. The City is currently preparing the 2015-2023 Housing Element, scheduled to be adopted by the City Council in April 2016.

The following represents the progress the City has made toward implementing the goals and guiding policies of the General Plan during the reporting period. The list is organized to correspond with the elements of the Oakdale 2030 General Plan.

LAND USE & COMMUNITY FORM

Annexations

During the 2015 calendar year, the City of Oakdale processed the following annexation:

Annexation Title	Description	Effective Date
Crane Crossing Specific Plan (Area 3 Portion)	Annexation of approximately 98.66 acres of Flex-Use, Commercial and Residential zoned land.	September 17, 2015

Amendments

There were no amendments to the Land Use & Community Form Element in 2015.

Progress



CITY OF OAKDALE

2015 ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

- March 19, 2015 the City Council adopted Resolution No. 2015-28 authorizing the City to process an Annexation to the City of Oakdale of Area 3 portion of the Crane Crossing Specific Plan and Modification of the Oakdale Sphere of Influence to include portions of Area 3 and Area 9.
- May 4, 2015 the City Council adopted Ordinance 1229 amending Chapter 36 (Zoning Ordinance) of the City of Oakdale's Municipal Code Section 36-12.3 (Commercial Zone) and Section 36-23.35 (Planned Development Requirements) also known as Code Text Amendments 2015-07.
- July 6, 2015 the City Council adopted Resolution No. 2015-78 authorizing a Lot Line Adjustment between 210 and 220 South Sierra Avenue, as well as a transfer of 800 square feet of City property to each parcel.
- August 3, 2015 the City Council adopted Resolution 2015-109 authorizing staff to record the Final Map for Tentative Parcel Map No. 2014-24 to subdivide a 2.36 acre site into two parcels, located at 146 North Maag Avenue (APN 064-011-033).
- August 3, 2015 the City Council adopted Resolution No. 2015-110 authorizing staff to record the Final Map for Subdivision Map to subdivide a 14.76 acre site into 86 Single-Family Residential Parcels located at Tesoro I Subdivision – North Stearns Road.
- September 8, 2015 the City Council adopted Resolution 2015-131 authorizing staff to record the Final Map for Tentative Parcel Map No. 2014-18 to subdivide a 21.54 acre site into two parcels, located at 1336 Townhill Road (APN 064-028-004).
- October 7, 2015 the Planning Commission Resolution 2015-07 recommending to the City Council Acceptance of the State Route 108 Reinvestment Plan. The Plan identifies urban design and streetscape concepts, regulatory guidance, and incentives that would encourage reinvestment to incorporated areas along State Route 108.

ECONOMIC VITALITY

Amendments

There were no amendments to the Economic Vitality Element in 2015.

Progress

- July 20, 2015 the City Council adopted Resolution 2015-105 approving a Business Incentive Program that provides grants in the amount of \$1,000 to new businesses to open or existing business to expand within vacant store fronts in Oakdale.



CITY OF OAKDALE

2015 ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

MOBILITY

Amendments

There were no amendments to the Mobility Element in 2015.

Progress

- March 2, 2015 the City Council adopted Resolution 2015-22 accepting the 2013-2014 Pavement Maintenance Project Improvements authorizing the filing of a Notice of Completion.
- June 15, 2015 the City Council adopted Resolution 2015-66 accepting the award of the Caltrans Sustainable Transportation Planning Grant and authorizing the City Manager to execute agreements with the California Department of Transportation for the City of Oakdale Accessibility Master Plan.
- November 16, 2015 the City Council adopted Resolution 2015-161 accepting the 2014-15 Pavement Maintenance Project Improvements in the amount of \$180,385 and authorizing the filing of a Notice of Completion.
- November 16, 2015 the City Council adopted Resolution 2015-164 accepting the South Yosemite Pavement Rehabilitation Project Improvements and authorizing the filing of a Notice of Completion.

PUBLIC FACILITIES

Amendments

There were no amendments to the Public Facilities Element in 2015.

Progress

- February 2, 2015 the City Council adopted Resolution No. 2015-05 approving Emergency Repair of a Water Main on "C" Street near Yosemite Avenue by Contractor Michael Wheeler.
- March 2, 2015 the City Council adopted Resolution No. 2015-23 accepting the 2014-2015 Water Meter Upgrade Project Improvements authorizing the filing of a Notice of Completion.
- April 6, 2015 the City Council adopted Resolution No. 2015-33 in concurrence with the 2015-2016 Annual Action Plan and support of submission to HUD.
- June 1, 2015 the City Council adopted Ordinance 1231 amendments to the City of Oakdale's Municipal Code, Chapter 29, Storm Water Management and Discharge Control Ordinance.



CITY OF OAKDALE 2015 ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

- August 17, 2015 the City Council adopted Resolution No. 2015-120, in concurrence and support of the consolidated annual performance and evaluations report (CAPER) for Fiscal Year 2014-2015 prepared for the Stanislaus Urban County.
- September 8, 2015 the City Council adopted Resolution No. 2015-132 approving the CDBG Subrecipient Agreement for Fiscal Year 2015-2016.
- September 8, 2015 the City Council adopted Resolution No. 2015-133 adopting the City of Oakdale 2010 Urban Water Management Plan.
- October 5, 2015 the City Council adopted Resolution No. 2015-149 adopting the 2015 Masters Plans for Water, Wastewater, Storm Water, and Streets.
- November 16, 2015 the City Council adopted Resolution No. 2015-162 accepting the South Yosemite Avenue and South Street Drainage Improvements Project and authorizing the filing of a Notice of Completion.

COMMUNITY SERVICES

Amendments

There were no amendments to the Community Services Element in 2015.

Progress

- March 2, 2015 adopted Resolution No. 2015-18, supporting Stanislaus Consolidated Fire Protection District's SAFER Grant Application to fund three firefighter positions for a period of two years to enhance staffing and services at Oakdale Fire Station 5.
- August 17, 2015 adopted Resolution No. 2015-125 supporting the acceptance of the Staffing for Adequate Fire and Emergency Response (SAFER) Grant Received by Stanislaus Consolidated Fire Protection District's (SCFPD) on Behalf of the City of Oakdale and Approving the Associated Costs Related to the Grant in the Amount of \$34,094 each year for the next two years.
- November 16, 2015 adopted Resolution No. 2015-163 accepting the South Yosemite Avenue Community Park Rough Grade Project Improvements and authorizing the filing of a Notice of Completion.

NATURAL RESOURCES

Amendments

There were no amendments to the Natural Resources Element in 2015.

Progress



CITY OF OAKDALE

2015 ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

- March 16, 2015 the City Council adopted Resolution No. 2015-29 opposing proposed amendments to the Agricultural Mitigation Policy by Stanislaus County Local Agency Formation Commission.

PUBLIC HEALTH & SAFETY

Amendments

There were no amendments to the Public Health & Safety Element in 2015.

Progress

- May 4, 2015 the City Council adopted Resolution No. 2015-51 approving the Regional Solid Waste Disposal Plan Memorandum of Understanding Between the City of Oakdale and Stanislaus County.
- July 20, 2015 the City Council adopted Ordinance 1233 amending Section 20-13 of Article III of Chapter 20, Parks and Recreation, of the Oakdale Municipal Code to Place age restrictions on Park Playground Use.
- July 20, 2015 the City Council adopted Ordinance 1234 adding Article V, Waste Containers to Chapter 14, Health and Sanitation, of the Oakdale Municipal Code to prohibit the searching of waste containers for things of value.
- September 8, 2015 the City Council adopted Resolution No. 2015-135 authorizing an Emergency Storm Water project to relieve flooding on Highway 108 at Lambuth Avenue.
- September 21, 2015 the City Council adopted Ordinance 1236 amending Municipal Code Chapter 35, Article VII, Regulating Water System Cross-Connection and Backflow Devices.
- November 16, 2015 the City Council adopted Ordinance 1240 amending Oakdale Municipal Code Chapter 20 (Park Rules) Article III Section 20-13 (35) Banning Alcohol in City Parks except for Kerr Park.

NOISE

Amendments

There were no amendments to the Noise Element in 2015.

Progress

There is nothing to report regarding progression of the Noise Element in 2015.



CITY OF OAKDALE

2015 ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

HOUSING

Amendments

There were no amendments to the Housing Element in 2015.

Progress

- The City is currently in the process of preparing an amendment to the Housing Element. The 2015-2023 Housing Element is scheduled to be adopted by the City Council in the April 2016.
- May 18, 2015 the City Council adopted Resolution No. 2015-54 to Approve the 2015-2023 Draft Housing Element and Authorize Staff to Submit the Draft to the State Department of Housing and Community Development (HCD) for the Statutorily Required 60-Day Review.
- June 1, 2015, the City Council adopted Ordinance 1230 amending Chapter 36, Zoning of the City of Oakdale Municipal Code Pursuant to Senate Bill 2 and Senate Bill 745 as well as the City's 2007-2014 Housing Implementation Programs also known as Code Text Amendment 2015-09.
- June 15, 2015 the City Council adopted Resolution No. 2015-64 approving the Agreement Designating the City of Oakdale as A Subrecipient of HOME Funds for Fiscal Year 2015-2016. This agreement provided the City of Oakdale to receive funding to provide down-payment assistance to very-low to low-income income families with deferred payment loans to purchase a home within Oakdale city limits.
- During 2015 the City issued 72 single-family residential building permits.
- The City funded one (1) First-Time Home Buyer's Loan during 2015.
- The Housing Element Progress report addresses the progress in meeting the Regional Housing Need Allocations (RHNA) housing goals and the attainment of housing goals and objectives specified in the 2015-2023 Housing Element. The State of Californian Department of Housing and Community Development has required a report format that consists of six Excel spreadsheets, which are attached as Exhibit A.

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

Jurisdiction City of Oakland
Reporting Period 1/1/2015 - 12/31/2015

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 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 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						
(9) Total of Moderate and Above Moderate from Table A3						66	72					
(10) Total by income Table A/A3						6	66					
(11) Total Extremely Low-Income Units*							72					

* Note: These fields are voluntary

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

Jurisdiction City of Oakland
 Reporting Period 1/1/2015 - 12/31/2015

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 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	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				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)

No. of Units Permitted for Moderate	1.	2.	3.	4.	5.	6.	7.
	Single Family	2 - 4 Units	Units	Second Unit	Mobile Homes	Total	Number of Infill units*
No. of Units Permitted for Above Moderate	5			1		6	
	66					66	

* Note: This field is voluntary

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

Jurisdiction City of Oakland
Reporting Period 1/1/2015 - 12/31/2015

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.		2014	2015	2016	2017	2018	2019	2020	2021	2022	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	0	0								
Restricted Non-deed		0	0									
Deed restricted		0	0									
Low	Deed	0	0									194
	Restricted Non-deed	8	0								8	
	Deed restricted	0	0									
Moderate	Deed	0	0									140
	Restricted Non-deed	64	6								70	
	Deed restricted	0	0									
Above Moderate		520	66								71	449
Total RHNA by COG. Enter allocation number.		1,247										
Total Units		77	72								149	1,098
Remaining Need for RHNA Period												

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

**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.	Timeframe in H.E.	Status of Program Implementation															
Name of Program	Objective																	
GOAL #1 Maximize Housing Choices to match Housing Supply with the need and to Provide Safe and Decent Housing.																		
1.1 Capacity to Accommodate Regional Need	Review the City's General Plan and Specific Plans' residential holding capacity and vacant land inventory to ensure an adequate supply of land is available and, when necessary, annex land adjacent to existing corporate boundaries to meet local and regional housing needs.	Annually	In September 2015, the City annexed the Crane Crossing Specific Plan (South Area) which annexed 98.66 acres for a 353 units, as follows: <table border="1" data-bbox="876 1281 1023 1659"> <thead> <tr> <th>Land Use</th> <th>Acres ±</th> <th>Potential Units</th> </tr> </thead> <tbody> <tr> <td>LDR</td> <td>11.97</td> <td>60</td> </tr> <tr> <td>MDR</td> <td>9.10</td> <td>73</td> </tr> <tr> <td>HDR</td> <td>5.28</td> <td>106</td> </tr> <tr> <td>FlexMDR</td> <td>9.46</td> <td>114</td> </tr> </tbody> </table>	Land Use	Acres ±	Potential Units	LDR	11.97	60	MDR	9.10	73	HDR	5.28	106	FlexMDR	9.46	114
Land Use	Acres ±	Potential Units																
LDR	11.97	60																
MDR	9.10	73																
HDR	5.28	106																
FlexMDR	9.46	114																
1.2 Adequate Sites for All Housing Types and Income Groups	Identify and maintain and adequate supply of residential land with appropriate zoning and land use designations to support all housing types and income groups including extremely low-, very low-, moderate-, and above-moderate.	2009-2014	The City adopted the 2030 General Plan in April, 2013. The Plan provide for a total of approx. 15,504 dwelling units. (Source: 2030 Adopted General Plan/Land Use & Community Form/Development Potential.)															
1.3 Second Units	Allow second units by right in all residential districts to encourage opportunities for affordable housing and promote the development of second units through providing informational materials on the City's website (http://www.oakdalegov.com) including a description of the second unit application process, requirements, and potential City development incentives (e.g., reduced fees, flexible development standards, expedited permit processing).	2009-2014	The City continues to encourage the use of second units in single-family residential areas to offer a more affordable housing option. In 2015, the City issued 1 permit application for a second unit.															
1.4 Manufactured Housing / Mobile Homes	Allow manufactured housing/mobile homes in all residential districts provided the manufactured housing/mobile home meets the same standards as conventional housing and is placed on a permanent foundation, and continue to permit the temporary use of mobile homes for medical circumstances in both residential and commercial zones.	Ongoing	Manufactured homes built after 1978 are allowed by right in all residential districts on permanent foundations.															

1.5 Extremely Low-Income Households	Promote and encourage the development of multi-family housing affordable to and supportive of the needs of extremely low-income household through offering housing developers financial incentives or regulatory concessions (e.g., reduced fees, fee exemption, flexible development standards, deferral of payment of Capital Facility Fees until occupancy building permit issuance, and density bonus).	Ongoing	City staff continues to actively develop and apply for CDBG and HOME Funding for the purpose of rehabilitating homes.
1.6 Single-Room Occupancy Units	Conduct a study to determine the feasibility of preserving and rehabilitating existing motels and/or residential buildings in Oakdale suitable for single-room occupancy (SRO) units to support housing needs for extremely low income households in accordance with State law, and provide incentives (e.g., reduced developer fees, other fee discounts, deferrals, and/or waivers) to assist housing developers in constructing and/or preserving SRO facilities.		The City Building staff and Code Enforcement officer provide Planning staff with a list of substandard and dilapidated housing units identified in the course of his or her duties which could benefit from rehabilitation consistent with the requirements of the Health and Safety Code Section 17995.3.
1.7 Permit Emergency Shelters and Transitional and Supportive Housing	Amend the Oakdale Zoning Code to permit emergency shelters in the General Commercial (C-2) District and Transitional and supportive housing in all residential districts by right without a conditional use permit or other discretionary action in accordance with State law. Specify use definitions in accordance with State law and the California Helath and Safety Code for emergency shelters and transitional and supportive housing. Emergency shelters will not be subject to additional development standards, processing, or regulatory requirements beyond what applies to residential or commercial development within the C-2 District. Transitional and supportive housing will be considered a residential use and will be subject to only those restrictions that apply to residential use in residential districts.	2011	In May 2015, the Planning Commission approved a code text amendment, which permits emergency shelters in Neighborhood Commercial (C-1), and Light Industrial (L-M) by right. Use in C-1 and L-M districts provides opportunity of an expanded area versus only permitting in the General Commercial (C-2), which was excluded in the amendment. The code text amendment also permits supportive housing in all residential districts by right within a conditional use permit or other discretionary action in accordance with State law. On May 18, 2015, the City Council approved the code text amendment, as described above. The ordinance became effective July 1, 2015.
1.8 Coordination with Agencies Service the Homeless	Work with homeless service providers and agencies in the region (e.g., Stanislaus County Consortia, Haven Women's Center, and the Community Housing and Shelter Services) to support the efforts of homeless assistance, site identification, and funding applications.	Ongoing	As a participating member of the Stanislaus County Consortium, the City continues to work with agencies such as the County Social Services Agency, Women's Haven, the Community Housing and Shelter Services, and the United Way.
1.9 Large Family Households	Provide incentives (e.g., flexible development standards) to developers that include large bedroom (5+) single-family housing types in residential development projects in an effort to accommodate the housing needs of large family households.	Ongoing	The City continues to seek and use all available funding programs and other types of housing assistance in an effort to accommodate the housing needs unique to large family households.

1.10 Farmworker Housing	<p>Review the Oakdale Zoning Code, and amend if necessary, to ensure consistency with the Employee Housing Act (Health and Safety Code Section 17021) and that any future annexations comply with the statutory requirements. Specifically, Health and Safety Code Sections 17021.5 and 17021.6 generally requires employee housing for six or less persons in single-family zones and in agricultural zones with no more than 12 units or 36 beds to be permitted without a discretionary action or use permit. To assist in the identification of housing types to address the needs of farmworker households, collaborate with agricultural employers in identifying sites and pursuing funding sources available through HCD and the USDA's Rural Development programs, continue to provide information regarding the Housing Authority of Stanislaus County's permanent and seasonal farmworker housing programs, and support the Housing Authority and any interested developers with funding applications for farmworker housing developments.</p>	2011	<p>In May 2015, the Planning Commission approved a code text amendment of ensure consistency with the Employee Housing Act (Health & Safety Code Section 17021) and that any future annexations comply with the statutory requirements. Specifically, Health and Safety Code Sections 17021.5 and 17021.6 generally requires employee housing for six or less persons in single-family zones and in agricultural zones with no more than 12 units or 36 beds to be permitted with a discretionary action or use permit. On May 18, 2015, the City Council approved the code text amendment, as described above. The ordinance became effective July 1, 2015.</p>
1.11 Reasonable Accommodations Procedure	<p>Develop and formalize a reasonable accommodations ordinance for housing designed for occupancy by, or with supportive services for persons with disabilities. Update permit processing actions and amend the City's Zoning and Building Codes, as necessary, in accordance with State law requirements and guidelines set forth in the California Fair Employment and Housing Act (FEHA). Reasonable accommodation procedures should not be limited to the installation of accessibility improvements, and should provide exception to broader zoning and land use for maintenance, improvement, and development of housing for persons with disabilities.</p>	2011	<p>On May 18, 2015, the City Council approved an ordinance to insure reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. The ordinance became effective July 1, 2015.</p>
1.12 Reasonable Accommodations Information and Referral	<p>Provide information to individuals with disabilities regarding reasonable accommodations policies, practices, and procedures based on guidelines from the California Housing and Community Development Department (HCD). This information will be disseminated through postings and pamphlets at City and other public buildings and the City's website (http://www.oakdalegov.com). The information will also have the information distributed through the fair housing agency Project Sentinel, Disability Resource Agency for Independent Living (DRAIL), and the Housing Authority.</p>	Ongoing	<p>The City provides information to individuals and referral to free technical advice and services such as removing ability barriers from home or property Administered by the Disability Resource Agency for Independent Living (DRAIL) located at 920 12th Street, Modesto, CA 95354; (209) 521-7260.</p>
1.13 Handicapped Barrier Removal Program	<p>Support the Handicapped Barrier Removal Program administered by the Disability Resource Agency for Independent Living (DRAIL), which provides free technical advice and funding options regarding the removal of ability barriers from home or property.</p>	Ongoing	<p>In June, 2015 the City was awarded a Caltrans Sustainable Transportation Planning Grant for an Accessibility Master Plan. The plan will enable the City to address deficiencies in the pedestrian infrastructure by identifying and prioritizing solutions through extensive iteration with the public, youth, elderly and the disabled and committing to an action plans to implement solutions.</p>
1.14 Housing Rehabilitation	<p>Implement, promote, and encourage the City's Community Development Block Grant (CDBG) funded Neighborhood Stabilization Program (NSP) for rehabilitation of the City's older housing stock through City outreach targeted at Oakdale's older neighborhoods (e.g., program advertisement mailers) and providing program information on the City's website (http://www.oakdalegov.com).</p>	2009-2014	<p>The City through its NSP rehabilitation funds assisted 6 single-family units for a total of \$294,646.87. In addition, the Sacramento Neighborhood Housing Program and Stanislaus Habitat Housing Program and Stanislaus Habitat for Humanity rehabbed 2 units for a total of \$95,255.</p>

1.15 Housing Improvement Program (HIP)	Implement, promote, and encourage the Oakdale Redevelopment Agency's Housing Improvement Program (HIP) through providing program information on the City's website (http://www.oakdalegov.com) and conducting outreach (e.g., program advertisement mailers) to properties within the Oakdale Redevelopment Agency (RDA) target area to notice residents of the complimentary annual dumpster service, upon request from no less than four residences on a street block, for yard and/or neighborhood clean-up.	2009-2014	Under the Assembly Bill x1 26 and Assembly Bill 1484, together known as the "Dissolution Act", all Redevelopment agencies were dissolved on February 1, 2012.
1.16 Housing Condition Survey	Conduct a housing condition survey of residential units within the City to maintain a housing conditions inventory.	Not less than every five (5) years	The City Building staff and Code Enforcement officer provide Planning staff with a list of substandard and dilapidated housing units identified in the course of his or her duties which could benefit from rehabilitation consistent with the requirements of Health and Safety Code Section 17995.3.
1.17 Fair Housing	Participate in local fair housing strategies, including collaborating with Project Sentinel, the local Fair Housing Agency, as well as other federal and State fair housing agencies to help identify the impediments to fair housing choice. Comply fully with all federal, State, and local non-discrimination laws and with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. Accept complaints for forwarding to the California Department of Fair Employment and Housing. Distribute fair housing policies and public information on the enforcement activities of the State Fair Employment and Housing Commission through posting at City department offices and other public buildings, distributing with other housing program materials, within employment notices, and on the City's website (http://www.oakdalegov.com/). When appropriate, publish informational notices in both English and Spanish.	Ongoing	The City refers fair housing complaints to Project Sentinel Fair Housing in Modesto (209) 236-1577. The City will continue to participate in local fair housing strategies, including collaborating with Project Sentinel, the local Fair Housing Agency, as well as other Federal and State fair housing agencies to help identify the impediments to fair housing choice. When appropriate, publish informational notices in both English and Spanish.
GOAL #2 Implement a Variety of Institutional Actions by the City that will Help Achieve Greater Housing Affordability.			
2.1 Stanislaus County CDBG and HOME Consortium	Participate in the Stanislaus County HOME Consortium to receive funding for a variety of affordable housing projects including, but not limited to, rehabilitation, construction, land acquisition, and/or purchase assistance.	Ongoing	For the 2014/15 FY the City received \$153,530 from CDBG "Urban County" to provide improvements (water, sewer, pavement rehab and concrete work) for the Davitt Ave. Phase II Project. For the 2014-15 FY the City received \$68,109 from HOME Consortium to provide down payment assistance for income eligible families.
2.2 Article 34 Allocation	Comply with Article 34 of the California State Constitution, which requires public entities to obtain voter approval for the construction of lower income housing projects.	Ongoing	The City is unaware of an initiative by Stanislaus County or Stanislaus County Housing Authority to work with interested cities, and/or pursue a ballot measure and voter approval for the construction of a yearly allocation of low-income housing units.
2.3 Housing Choice (Section 8) Voucher Program	Support the Stanislaus County Housing Authority who sponsors and implements the County's Housing Choice (Section 8) voucher program that is available to qualifying extremely low- and very low-income households and work with the Housing Authority to provide information to Oakdale residents on the availability of the Section 8 program.	Ongoing	The City continues to support the Housing Authority of Stanislaus County in implementing the County's Housing Choice Voucher program through providing information and referrals to the Authority.

2.4 Density Bonus Ordinance	Implement, promote, and encourage the City's Density Bonus Ordinance (Chapter 36, Section 36-18-20.3 and 36-18-20.10) by targeting the development community through informational materials on the City's website (http://www.oakdalegov.com) that describes the density bonus application process, requirements, and lists the available developer incentives or concessions (e.g., increased density, reduction of site development standards, modification of Zoning Code or architectural design requirements, or deferred development impact fees).	2009-2014	The City permitted an additional 8 units for the Heritage Oaks Senior Apts. (income/age restricted project) for a total of 50 units on 1.5 acres.
2.5 First-Time Homebuyer Down Payment Assistance Program	Provide first-time homebuyer down payment assistance with funding from the State of California Department of Housing and Community Development (HCD) and the U.S. Department of Housing and Urban Development (HUD) to lower income households and promote and encourage program participation through providing information on the City's website (http://www.oakdalegov.com) including program guidelines, eligibility requirements, the application, and a City contact for more information.	2009-2014	Through funding from HOME and NSP funding the City received funding to assist low-income families with Down Payment Assistance for a total of \$68,109 in low-interest, deferred payment loans.
2.6 First-Time Homebuyer Program	Work with local lenders and the Housing Authority to encourage participants in the City's First-Time Homebuyer Program and participate with local lenders and the Stanislaus County Housing Authority to provide first-time homebuyers with the ability to take 20-percent of their annual mortgage interest as a dollar-for-dollar tax credit against their federal income tax.	2009-2014	City staff meets and collaborates with local lenders and realtors to encourage participation in the City's First-Time Homebuyer Program.
2.7 Redevelopment Low and Moderate-Income Housing Fund	Set-aside 20-percent of tax increment revenues for increasing and improving the community's supply of low- and moderate-income housing and follow Chapter 1140, Statutes of 1989 regarding the appropriate use of monies in the Redevelopment Agency's Low and Moderate Income Housing Fund. The Oakdale Redevelopment Agency plans to assist in the construction and rehabilitation of at least 94 affordable housing units, which includes 50 senior units, with the \$6.9 million in projected Housing Fund expenditures between FY 2009/10 through FY 2013/14.	2009-2014	Under Assembly Bill x1 26 and Assembly Bill 1484, together known as the "Dissolution Act", all redevelopment agencies were dissolved on February 1, 2012.
2.8 Multi-Family Affordable Housing Developer Incentive Program	Provide incentives (e.g., discounts, fee exemptions, deferment of payment of Capital Facility Fees until occupancy building permit issuance) to affordable housing developers (i.e., Stanislaus County Housing Authority and/or other recognized nonprofit housing sponsors) that provide for very low- and low-income housing units.	2009-2014	The City contracted with the Housing Authority to administer its NSP program and purchased 2 vacant parcels (approx. 3 acres) on Pedersen Rd. & J Street. Staff is currently working with the Housing Authority to design a conceptual plan.

<p>2.9 State and Federal Housing Programs</p>	<p>Seek and use all available funding programs and other types of housing assistance (e.g., programs operated by Community Development Block Grants (CDBG), Home Investment Partnership (HOME), Cal HOME, State Bond funds (Proposition 46 and Proposition 1-C), California Housing Finance Agency (CHFA), HUD Section 202 (senior housing), HUD Section 811 (for disabled persons) and the Federal Low Income Housing Tax Credits) in an effort to accommodate the housing needs unique to special needs groups including funding specifically targeted for the development of housing affordable to extremely low-income households. The City will monitor the availability of local, State, and federal housing programs on an annual basis. The City participates in the Stanislaus HOME Consortium, which receives an annual federal entitlement of HOME funds. It is anticipated that the City will continue to apply for funds from the Cal Home and/or CDBG program on an annual and/or project basis.</p>	<p>2009-2014</p>	<p>The City participates in the Stanislaus HOME Consortium, which received an annual federal entitlement of HOME funds.</p>
<p>2.10 Streamline Application Process</p>	<p>Streamline and improve the development review process through the City's "One Stop Shop" efforts to eliminate any unnecessary delays and/or restrictions to the development of affordable housing including projects with extremely low-income units built by the Housing Authority, nonprofits, and other affordable housing providers.</p>	<p>Ongoing</p>	<p>The City continues its "One Stop Shop" efforts to streamline and improve the development review process to eliminate any unnecessary delays and/or restrictions.</p>
<p>2.11 Jobs Housing Balance</p>	<p>Maintain a sufficient inventory of land zoned for commercial and industrial uses to permit economic development necessary to provide employment for the new households identified in the Regional Housing Needs Assessment (RHNA).</p>	<p>Ongoing</p>	<p>The adopted 2030 General Plan provides for a total of approx. 18 million sq. ft. of non-residential uses accommodating approx. 31,849 employees. When jobs and housing are compared, the General Plan provides for a ratio of 2.0 jobs for each housing unit. (Source: <i>City of Oakdale 2030 General Plan/Land Use/Development Potential</i>). Currently, the City maintains an inventory of land zoned for commercial and industrial uses within the East F St Specific Plan, the South Oakdale Industrial Specific Plan and the Crane Crossing Specific Plan.</p>
<p>2.12 Reduced Fees for Infill Sites</p>	<p>Provide incentives (e.g., reduced developer fees, other fee discounts, deferrals, and/or waivers) in an effort to remove constraints in developing infill sites for projects that include extremely low-income, very low-income, low-income, or senior units. Infill parcels located in the Redevelopment Agency (RDA) boundaries may be eligible to receive incentives offered by the RDA such as lower fees to develop the lots.</p>	<p>Ongoing</p>	<p>In May 2009, the City Council adopted a resolution, which resulted in decreased infill fees.</p>
<p>2.13 Research Developing Program and Affordable Housing Program</p>	<p>Research the possibility of developing an affordable housing program through the creation of a City Municipal Code ordinance that would require new residential development to provide for a specified proportion of low- and moderate-income housing units along with the market-rate units. The potential requirements of such an ordinance will be explored and options will be brought before the City Council to decide if an affordable housing ordinance is an effective strategy for the provision of affordable housing in Oakdale.</p>	<p>Ongoing</p>	<p>Although this ordinance is not in place, staff made every effort to work with other agencies and non-profit developers to create and maintain affordable housing. The development of Heritage Oaks is an excellent example of a project successfully completed with staff guidance, assistance and support.</p>

<p>2.14 Water and Sewer Service Priority for Affordable Housing</p>	<p>Provide a copy of the adopted City of Oakdale Housing Element in accordance with State law to all water and sewer providers serving Oakdale in support of granting priority for service allocations to proposed developments that include housing units affordable to lower income households.</p>	<p>Ongoing</p>	<p>The City is the sole provider of water and sewer for potential new developments within its city limits. City staff was instrumental in working with the non-profit developer of Heritage Oaks Senior complex in granting priority for service allocations.</p>
<p>2.15 Coordination with Other Agencies to Monitor At-Risk Projects</p>	<p>Monitor at-risk assisted housing projects to ensure the affordability covenants remain and work with the necessary agencies and sources of at-risk projects (e.g., California Housing Partnership Corporation (CHPC), the Housing Authority, the owners of at-risk units, HUD, and HUD) to provide support and coordination in addressing the wide range of preservation needs, issues, and opportunities.</p>	<p>Ongoing</p>	<p>In 2015, staff expedited the Building permit plan review process for the 30 N. Lee Ave. Apartment renovations. The expedited plan review allowed the developer to submit the Low-Income Housing Tax Credit Application in a timely matter to preserve affordable covenants.</p>
<p>2.16 Licensed Group Homes and Residential Care Facilities</p>	<p>Review the Oakdale Municipal Code, Chapter 36, Zoning for compliance with State law requirements (i.e., Health and Safety Code Sections 1267.8, 1566.3, 1568.08), and amend as appropriate, regarding licensed group homes and residential care facilities, including facilities for persons with disabilities, with six or fewer residents to ensure these uses are allowed by right as a single-family housing use in residential districts. Additionally the City will review, and amend as appropriate, the Municipal Code to allow and facilitate group homes and/or residential care facilities with seven or more residents.</p>	<p>2011</p>	<p>In May 2015, the Planning Commission approved a code text amendment to Chapter 36, for Zoning compliance as required by State law to ensure license group homes and residential care facilities, including facilities for persons with disabilities, with six or fewer residents are allowed by right as a single-family housing use in residential districts. In addition, the amended code allows and facilitates group homes and/or residential care facilities with 7 or more residents.</p>
<p>2.17 State Law Compliance Regarding Energy Conservation</p>	<p>Implement State requirements for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures with respect to siting of buildings, landscaping, and solar access through development incentives such as flexibility in design and development standards.</p>	<p>Ongoing</p>	<p>Staff implements and requires that current Federal and State building codes are met for energy conservation in all new residential projects and encourages residential developers to employ additional energy conservation measures. In 2015, the City Council adopted an ordinance to streamline the permitting process for small residential rooftop solar projects. 244 Solar installation permits were issued during 2015.</p>
<p>2.18 Home Energy Conservation Programs/Assistance</p>	<p>Promote home energy conservation programs (e.g., energy education, weatherization, and energy-efficient appliances) through informational brochures and City website announcements that target lower income households.</p>	<p>Ongoing</p>	<p>On April 21, 2014 the City Council adopted a resolution consenting to the Inclusion of Properties within the City's Jurisdiction in the California HERO Program to Finance Distributed Generation Renewable Energy Sources, Energy and Water Efficiency Improvements and Electric Vehicle Charging Infrastructure and Approved an Amendment to a Certain Joint Powers Agreement.</p>

General Comments:

The City is in the process of updating its Housing Element. The 2015-2023 Housing Element is expected to be adopted in the Spring of 2016.

