



3231 Main Street
Oakley, CA 94561
925 625 7000 tel
925 625 9859 fax
www.ci.oakley.ca.us

HOUSING POLICY
DEVELOPMENT, HCD

MAR 3 2011

February 28, 2011

MAYOR

Jim Frazier

VICE MAYOR

Kevin Romick

COUNCILMEMBERS

Pat Anderson

Randy Pope

Carol Rios

Ms. Cathy E. Creswell
Acting Director
Department of Housing and Community Development
Division of Housing Policy Development
1800 Third Street, Suite 430
Sacramento, CA 95811-6942

RE: City of Oakley Housing Element Annual Progress Report

Dear Ms. Creswell:

The City of Oakley is pleased to submit the 2010 Annual Progress Report on the Implementation of the Housing Element. You will find the 2010 Annual Progress Report and City Council Resolution 25-11 attached.

If you have any questions, please contact Joshua McMurray, Senior Planner at (925) 625-7004.

Sincerely,

Rebecca Willis
Community Development Director

Enclosure

RESOLUTION NO. 25 – 11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY MAKING FINDINGS AND APPROVING THE ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE HOUSING ELEMENT FOR THE CITY OF OAKLEY

WHEREAS, in November 1998, the voters approved the incorporation of the City of Oakley, to be effective July 1, 1999; and

WHEREAS, on July 1, 1999, the City of Oakley was incorporated; and

WHEREAS, after incorporation, the City adopted the Contra Costa County General Plan for the Oakley Area as its General Plan, the County's subdivision ordinance as its subdivision Ordinance, and the County's zoning ordinance as its zoning ordinance (Ordinance Nos. 1-99, 17-99, 22-99). Since that time, the City has prepared its own General Plan, as required by Government Code Section 65360; and

WHEREAS, in December 2002, the Oakley City Council adopted the Oakley 2020 General Plan; and as part of the General Plan the City developed a 2001-2007 Housing Element, which was certified by The State Department of Housing and Community Development (HCD) in 2005; and

WHEREAS, in August 2009, the Oakley City Council adopted the 2007-2014 Housing Element,

WHEREAS, the City is required to provide housing opportunities for all income groups. HCD reviews the Housing Element portion of the General Plan, and requires an Annual Progress Report on the Implementation of the Housing Element; and

NOW, THEREFORE, on the basis of the above findings of fact and the entire Record, the City Council makes the following additional findings in support of the approvals:

1. The City has completed an Annual Progress Report (Attachment 1), which outlines the progress the City has made on the goals and policies outlined in the Housing Element:
 - a. The City shall meet the State Department of Housing and Community Development Department (HCD) requirements to ensure the City is providing adequate housing types for all income groups.
 - b. Compliance with HCD requirements will provide for orderly, well balanced growth within the City.

PASSED AND ADOPTED: by the City Council of the City of Oakley at a meeting held on the 22nd day of February 2011, by the following vote:

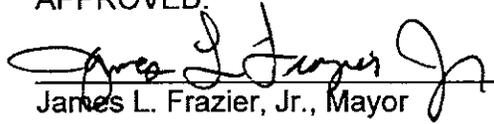
AYES: Anderson, Frazier, Pope, Rios, Romick

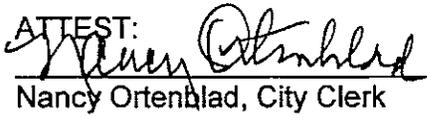
NOES: None

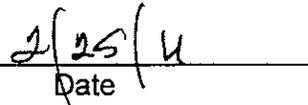
ABSTENTIONS: None

ABSENT: None

APPROVED:


James L. Frazier, Jr., Mayor

ATTEST: 
Nancy Ortenblad, City Clerk


Date

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Oakley
 Reporting Period 1/1/2010 - 12/31/2010

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

1	2	3	4				5	5a	6		7	8
			Affordability by Household Incomes						Housing with Financial Assistance and/or Deed Restrictions			
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	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 entry 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.	
Corporation for Better Housing	5+	R	34	9	1		44		TCAC	DB		
(9) Total of Moderate and Above Moderate from Table A3			▶	▶	▶	▶	169	0				
(10) Total by income Table A/A3			▶	▶	▶	▶	169					
(11) Total Extremely Low-Income Units*			▶	▶	▶	▶	5					

* Note: These fields are voluntary

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

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

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(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			
(1) Rehabilitation Activity				0	Most of the facilities are relatively new and maintained. Rehabilitation is not needed at this time.	
(2) Preservation of Units At-Risk				0	Currently no units are at risk.	
(3) Acquisition of Units				0	No additional units were acquired in the one year time frame from January 1, 2010 to December 31, 2010.	
(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. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	169						169
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.		RHNA Allocation by Income Level	Year	Total Units (to Date (all years))	Total Remaining RHNA by Income Level							
			1	2	3	4	5	6	7	8		
Very Low	Deed Restricted	219		156			34				190	29
	Non-deed restricted											
Low	Deed Restricted	120		162			9				171	-51
	Non-deed restricted											
Moderate	Deed Restricted	88		68	211		170				449	-361
	Non-deed restricted											
Above Moderate		348		328							328	20
Total RHNA by COG: Enter allocation number:		775		714	211		213				1,136	
Total Units												-363
Remaining Need for RHNA Period												

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

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	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.	Housing Programs Progress Report - Government Code Section 65583.	
Name of Program	Objective	Timeframe in HE:	Status of Program Implementation
1.1 Provision of Adequate Sites to Meet Remaining RHNA Need.	Provision of Adequate sites to accommodate remaining RHNA need of 88 Extremely Low Income Units	August-10	The 6.52-acre portion of the 17.95-acre affordable housing community, owned by Corporation for Better Housing, continues to be vacant and available for future affordable housing construction. There continues to be adequate sites and capacity available to meet the Extremely Low Income subcategory if funding sources become available.
1.2 Rezoning for Consistency with the General Plan	Complete rezoning program for consistency with the General Plan	June-10	The City is currently in the process of completing this program. The City has conducted a series of public workshops in February 2011. Following the public workshops, the City will be taking the information gathered at the meetings to the City Council in March 2011.
1.3 Amend Density Bonus Ordinance	Review and revise existing Density Bonus ordinance as required by recent legislation and any future revisions to State Density Bonus Law	June-10	The City revised the Density Bonus Ordinance to be consistent with State Law. Ordinance No. 11-10 was adopted in September 2010.
1.4 Review and Revise Development Fees	Aim to reduce constraints on development	June-10	Development fees were reviewed and revised as part of the Fee Schedule Update approved in August 2009. Generally the development fees were reduced or remained the same.
1.5 Promote Energy-Conserving Programs	Develop a Strategy for Efficient Use of Energy Resources	June-10	The City has adopted the California Energy Code and performs plan reviews to ensure projects meet the codes intention for efficient energy use.
1.6 Encourage Residential Development in Areas Served by Public Transit	Encourage Residential Development near current or planned Transit	Establish proximity criteria by June 2010	The City adopted the Downtown Specific Plan which is within 1/2 mile of public transit. The DSP allows for reduced parking in order to facilitate the redevelopment of downtown. Additionally, the General Plan has policies that encourage high density development near transit, and the City has made a consistent effort to locate higher density development along existing transit corridors.
1.7 Develop an Inventory of Available Land Resources	Inventory of Available Land Resources	June-10	The City has developed a comprehensive map of vacant and underutilized parcels. The list includes both vacant parcels and parcels that have infill potential. The information was recently updated prior to the adoption of the 2007-2014 Housing Element.

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1.8 Inclusionary Housing Requirements	Implementation of Inclusionary Ordinance	Ongoing and Annual Monitoring	<p>In accordance with Health & Safety Code 33413(b)(2)(A)(i), the City requires at least 15 percent of all new and substantially rehabilitated dwelling units developed within its RDA project area shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income. The City is keeping track of the number of units built within the RDA boundaries to ensure compliance with the Inclusionary Ordinance. Since 2007, 316 units have been constructed and another 44 units are under construction within the RDA boundaries, for a total of 360 units. All 360 units fall within the Low, Very Low, and Moderate Income Categories, providing capacity for above moderate income units to be constructed in accordance with the percentages set forth in the Inclusionary Ordinance. In sum, the City focused efforts on attaining the affordable units first, before focusing on providing higher end market rate units in the RDA. The City will be focusing attention on the recently adopted Downtown Specific Plan (also within the RDA). One of the goals of the Downtown Specific Plan is to revitalize the historic downtown, including providing infill and mixed use residential opportunities. The impressive accomplishments in constructing affordable units in the RDA will allow efforts to be focused on providing higher end, market rate residential units as part of the downtown revitalization efforts.</p>
1.9 Encourage Infill Development	Encourage infill as a means to provide additional opportunities for construction	December-10	<p>The City has adopted a Downtown Specific plan and has accounted for RDA inclusionary housing before higher end, market rate units have been constructed within the RDA. The city is currently in the process of developing a list of incentives to encourage further infill development as needed.</p>
1.10 Job Housing Balance Evaluation	Analyze the status of jobs and housing within the community and then provide to large employers within the community	Develop info materials by Dec. 2010	<p>The city has a comprehensive list of approved and developed subdivisions within the City. This list is readily available to large employers within the City.</p>
1.11 Annual Review and Reporting of Housing Element Progress	Complete reporting requirements	Report due to HCD Annually	<p>The Annual Report is scheduled for Council review and approval at the February 22, 2011 City Council/RDA joint meeting. Thereafter, the Annual Report will be forwarded to HCD prior to April 1, 2011.</p>
1.12 Affordable Housing Overlay	Review and Revise Affordable Housing Overlay	June-10	<p>The City has revised the Affordable Housing Overlay District to make it consistent with the City's adopted Housing Element. Ordinance No. 12-10 was adopted in September 2010.</p>
GOAL 2 - Rehabilitation of Existing Housing Stock			

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Name of Program	Objective	Timeframe In H.E.	Status of Program Implementation
2.1 Rehabilitation of Existing Housing Stock	Continue to provide information on housing rehabilitation assistance	2014	The City has provided access on the web site to the full list of programs available with the County and HUD, as well as links to appropriate web sites
2.2 Proactive Code Enforcement	Develop a Proactive Code Enforcement Strategy	June-10	Staff has developed, adopted and implemented a Property Maintenance Program, as well as a Residential Rental Inspection Program.
2.3 Infrastructure Preservation Program	Provide Adequate Infrastructure	Ongoing	The City annually adopts a capital improvement program as part of its budget to plan and schedule infrastructure improvements throughout Oakley. Based on those adopted priorities and funding plans the City aggressively implements capital improvement projects. There are currently 17 capital improvement projects in various stages of implementation throughout the City.
GOAL 3 - Monitor Assisted Housing Units			
Name of Program	Objective	Timeframe In H.E.	Status of Program Implementation
3.1 Monitor Assisted Housing Units	Monitor units to identify at risk units and insure current units compliance	Ongoing and Annual Monitoring	The City requires fiscal year financial and proof of certification to be reported 90 days after the end of the prior fiscal year. These reports are then audited. The City also maintains active relationships with owners and management.
3.2 Encourage Development of New Affordable Rental Housing for Remaining RHNA Need	Encourage Affordable Rental Housing Development to meet Remaining RHNA need of 88 Extremely Low Income Units	2014	Active Program (See also Status of Implementation of Goal 1.1)
GOAL 4 - Increase Access to Housing Opportunities			
Name of Program	Objective	Timeframe In H.E.	Status of Program Implementation
4.1 Increase Access to Homeownership	Disseminate information about the available programs for Affordable Housing through offices, library or City website	June-10	The City website has the following information: where existing affordable family and senior housing projects within the City are located as well as submitted development applications, a link to the 211 program, and the County Section 8 Program.
4.2 Promote Fair Housing Standards	Continue to encourage the enforcement of federal and state fair housing standards	December-10	The City currently posts resources on the web site, plus disseminates information through the housing department and the police department. A guide to tenants and landlords rights is kept on hand as well.

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4.3 Development of Housing for Extremely-Low Income Households	Encourage housing to meet RHNA need of 88 Extremely-Low Income units	2014	The City is working cooperatively with affordable housing developers to explore incentives. Although the City and RDA do not have available funds, staff has explored funding sources from other agencies in efforts to find ways to achieve the program goals to attain Extremely-Low Income units. The City has had numerous meetings and discussions with developers to explore incentives during this annual report time frame.
4.4 Development of Housing for Large Families	Increase Housing for Large Families	Ongoing	The City continues to focus on achieving a balance to accommodate various needs for housing.
4.5 Reasonable Accommodation Procedures	Continue reasonable accommodation procedures	Ongoing	Staff continues to ensure that projects meet the State's newest accessibility requirements by identifying deficiencies at plan review stage. City also hired Certified Access Specialist for plan reviews and inspections.
4.6 Compliance with SB2	Comply with SB 2	August-10	The City has adopted an ordinance that complies with SB 2 in regard to transitional and supportive housing. The recently adopted Downtown Specific Plan provides a zone district and site to allow an Emergency Shelter by-right.
4.7 Pursue Outside Funding Sources	Monitor sources of development financing through federal, state and private sources to assist affordable and special needs housing	Ongoing/ Annually	The City is working cooperatively with affordable housing developers to explore outside funding sources. Although the City and RDA do not have available funds, staff has explored funding sources from other agencies in efforts to find ways to achieve the program goals to attain Extremely-Low Income units instead of Very Low and Low. The City has had numerous meetings and discussions with developers to explore incentives and creative financing.
4.8 Provide Comprehensive Housing Information	Evaluate the effectiveness of existing community outreach and develop a comprehensive strategy	June-10	The City is continuing to enhance the community outreach strategy, which includes the use of e-mail, e-mail blasts, participation at community events, articles in publications/newsletters and on web sites. This is an ongoing process, and as more resources become available to the City, they are added to the community outreach strategy.
4.9 Zoning to Encourage and Facilitate Single Room Occupancy Units (SROs)	Zoning for SRO's	June-10	The City has adopted an ordinance that will encourage and facilitate the development of SRO's. Ordinance No. 13-10 was adopted in September 2010.