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March 29, 2012

MAYOR
Kevin Romick

VICE MAYOR
Carol Rios

COUNCILMEMBERS
Pat Anderson
Randy Pope
Jim Frazier

Mr. Linn Warren
Department 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

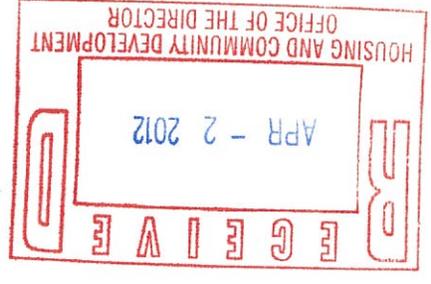
Dear Mr. Linn Warren:

The City of Oakley is pleased to submit the 2011 Annual Progress Report on the Implementation of the Housing Element. You will find the 2011 Annual Progress Report and City Council Resolution 31-12 attached. If you have any questions, please contact me at (925) 625-7004.

Sincerely,

Joshua McMurray
Senior Planner

Enclosure



RESOLUTION NO. 31-12

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 27th day of March 2012, by the following vote:

AYES: Anderson, Frazier, Pope, Rios, Romick

NOES:

ABSENT:

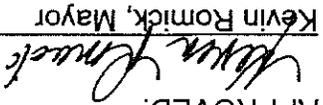
ABSTENTIONS:

ATTEST:

Libby Vreonis, City Clerk



APPROVED:

Kevin Romick, Mayor


Date

3-27-12

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Oakley
 Reporting Period 1/1/2011 - 12/31/2011

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 Renter Owner	4 Attributability by Household Income			5 Total Units per Project	5a Est. # of 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 attributable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were attributable. Refer to instructions.		
			Very Low- Income	Low- Income	Moderate- Income						Above- Moderate- Income	
(9) Total of Moderate and Above Moderate from Table A3			77	0	77							
(10) Total by Income Table A/A3			77									
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary

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

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Reporting Period 1/1/2011 - 12/31/2011

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*			
77																77						
0																0						

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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Jurisdiction City of Oakley
 Reporting Period 1/1/2011 - 12/31/2011

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 Issued to Date (all years)	Total Remaining RHNA by Income Level								
		1	2	3	4	5	6	7	8	9		
Very Low	Dead Restricted Non-dead restricted	219	156		34						190	29
Low	Dead Restricted Non-dead restricted	120	162		9						171	-51
Moderate	Dead Restricted Non-dead restricted	88	68	211	170	77					526	-438
Above Moderate		348	328								328	20
Total RHNA by COG. Enter allocation number:		775										
Total Units			714	211	213	77					1,215	-440
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.	Timeframe in H.E.	Status of Program Implementation
Name of Program	Objective		
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 available for future affordable housing construction. That site has the capacity to provide for an additional 105 affordable housing units. 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 completed the rezoning of residential properties to be consistent with the City of Oakley 2020 General Plan by adopting Ordinances 07-11, 08-11, 09-11, 20-11, 21-11, and 23-11.
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. Additionally, the City has adopted a temporary program that cuts the Development Impact Fees by almost 50 percent.
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 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.

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

Jurisdiction City of Oakley
Reporting Period 1/1/2011 - 12/31/2011

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.
1.8 Inclusionary Housing Requirements	Implementation of Inclusionary Ordinance	Ongoing and Annual Monitoring	Since 2007, 360 units have been constructed within the RDA boundaries. All 360 units fall within the Extremely Low, Very Low, 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. The City will be focusing attention on implementing the recently adopted Downtown Specific Plan. 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 will allow efforts to be focused on providing higher end, market rate residential units as part of the downtown revitalization efforts.
1.9 Encourage Infill Development	Encourage infill as a means to provide additional opportunities for construction	December-10	The city continues to encourage infill development. The City, as well as several other agencies have reduced the Development Impact Fees to encourage development. The City has adopted a Downtown Specific Plan which specifically provides for infill and mixed use residential opportunities within the City.
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	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.
1.11 Annual Review and Reporting of Housing Element Progress	Complete reporting requirements	Report due to HCD Annually	The Annual Report is scheduled for Council review and approval at the March 27, 2011 City Council/RDA joint meeting. Thereafter, the Annual Report will be forwarded to HCD prior to April 1, 2012.
1.12 Affordable Housing Overlay	Review and Revise Affordable Housing Overlay	June-10	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.
GOAL 2 - Rehabilitation of Existing Housing Stock			

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Housing Element Implementation
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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 19 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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Housing Element Implementation

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4.3 Development of Housing for Extremely-Low Income Households	Encourage housing to meet RHNA need of 89 Extremely-Low Income units	2014	The City is working cooperatively with affordable housing developers to explore incentives. Although the City does 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/newspapers 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.

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General Comments:

The City of Oakley has had the following successes in implementation of its Housing Element:

- * The City welcomed 316 new affordable housing units built in 2008, and 44 new affordable housing units in 2010, and 44 new affordable housing units have started construction in 2012.
- * The City is making excellent progress achieving its RHNA.
- * The City has demonstrated significant progress to accomplishing the goals within the first three years of the 2007-1014 Housing Element.
- * The City has continued development of housing in a difficult economy, with production of 77 moderate income units in 2011.
- * The City continues to assist citizens in finding local affordable housing opportunities