CITY of OAKLEY
A PLACE for FAMILIES in the HEART of the DELTA

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

MAYOR
Doug Hardcastle

VICE MAYOR
Kevin Romick

COUNCILMEMBERS
Randy Pope
Sue Higgins
Vanessa Perry

OK-2014

Housing Policy Department
Received on:
APR - 9 2015

March 27, 2015

HCD- Division of Housing Policy
P.O. Box 952053
Sacramento, CA 94252-20531

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

RE: City of Oakley Housing Element Annual Progress Report

To Whom it May Concern:

The City of Oakley is pleased to submit the 2014 Annual Progress Report on the Implementation of the Housing Element. You will find the 2014 Annual Progress Report with SB 341 Reporting Requirements approved, by City Council Resolution 33-15, attached.

If you have any questions, please contact me at (925) 625-7004.

Sincerely,

Joshua McMurray
Planning Manager

RESOLUTION NO. 35-15

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 24th day of March 2015, by the following vote: 5-0

AYES: Hardcastle, Higgins, Perry, Pope, Romick
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

Doug Hardcastle, Mayor

ATTEST:

Libby Vreonis, City Clerk

3-26-15
Date

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

Jurisdiction	City of Oakley		
Reporting Period	1/1/2014	-	12/31/2014

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
(9) Total of Moderate and Above Moderate from Table A3 ➤ ➤					66		66				
(10) Total by income Table A/A3 ➤ ➤					66						
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

Jurisdiction City of Oakley

Reporting Period 1/1/2014 - 12/31/2014

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
(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, 2013 to December 31, 2013.
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	68					68	
No. of Units Permitted for Above Moderate	0					0	

* Note: This field is voluntary

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

Jurisdiction City of Oakley

Reporting Period 1/1/2014 - 12/31/2014

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	219		156		34		34	18			242	-23
	Non-deed restricted												
Low	Deed Restricted	120		162		9		9	11			191	-71
	Non-deed restricted												
Moderate	Deed Restricted	88											-854
	Non-deed restricted			88	211	170	77	151	197	68		942	
Above Moderate		348		328					3			331	17
Total RHNA by COG. Enter allocation number:		775		714	211	213	77	194	229	68		1,706	-931
Total Units ➤ ➤ ➤													
Remaining Need for RHNA Period ➤ ➤ ➤ ➤ ➤													

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

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

Jurisdiction City of Oakley

Reporting Period 1/1/2014 - 12/31/2014

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**
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 85 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 40 percent. This program is set to expire in June 2015.
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.

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

Jurisdiction City of Oakley

Reporting Period 1/1/2014 - 12/31/2014

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 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, 434 units have been constructed within what was the RDA boundary. All 434 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 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 24, 2014 City CouncilMeeting. Thereafter, the Annual Report will be forwarded to HCD prior to April 1, 2014.
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			

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

Jurisdiction City of Oakley

Reporting Period 1/1/2014 - 12/31/2014

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 14 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.

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

Jurisdiction City of Oakley

Reporting Period 1/1/2014 - 12/31/2014

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 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 works with a 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 complied 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 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 instead of Very-Low and -Low. The City has had numerous meetings and discussions in the past 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.

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

Jurisdiction	City of Oakley		
Reporting Period	1/1/2014	-	12/31/2014

General Comments:

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

* The City welcomed 433 new affordable housing units which started construction in 2008.
* The City has made excellent progress, though a down economy, in achieving its RHNA requirments.
* The City has demonstrated significant progress in accomplishing the goals within the 2007-2014 Housing Element planning period.
* The City has continued development of housing in a difficult economy, with the permitting of 68 moderate units in 2014.
* The City continues to assist citizens in finding local affordable housing opportunities