CITY COUNCIL
Kevin Romick, Mayor
Sue Higgins, Vice-Mayor
Vanessa Perry
Randy Pope
Doug Hardcastle

OAKLEY
CALIFORNIA

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Housing Policy Department
Received on:
MAR 29 2016

March 25, 2016

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 2015 Annual Progress Report on the Implementation of the Housing Element. You will find the 2015 Annual Progress Report with SB 341 Reporting Requirements approved, by City Council Resolution 32-16, attached.

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

Sincerely,

Joshua McMurray
Planning Manager

RESOLUTION NO. 32-16

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, in January 2015, the Oakley City Council adopted the 2015-2023 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 March 2016, by the following vote:

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

APPROVED:

Kevin Romick, Mayor

ATTEST:

Libby Vreonis, City Clerk

3-24-16
Date

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

Jurisdiction City of Oakley

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	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	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			See Instructions	See Instructions	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					234		234				
(10) Total by income Table A/A3 ► ►					234						
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA 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	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**	**70**					70	
No. of Units Permitted for **Above Moderate**	164					164	

* 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.			2015									Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Adjusted 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	297											297
	Non-deed restricted												
Low	Deed Restricted	163											163
	Non-deed restricted												
Moderate	Deed Restricted	142											72
	Non-deed restricted		70									70	
Above Moderate		446	164									164	282
Total RHNA by COG. Enter allocation number:		1,048	234									234	814
Total Units ► ► ►													
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)	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 385 extremely low, very low, and low income units	January-17	The City is in the process of completing this program and expects the completion sometime in the summer of 2016.
1.2 Density Bonus Ordinance	Implement Density Bonus Ordinance	Ongoing	The City will continue to use the Density Bonus Ordinance with qualifying affordable projects.
1.3 Review and Revise Development Fees	Review and Revise Development Fees	Review Annually	Development fees were reviewed and revised as part of the Fee Schedule Update approved in mid 2015. Generally the development fees were reduced or remained the same. Additionally, the City adopted a temporary program that cuts the Development Impact Fees by almost 40 percent. This program expired in September 2015 for residential projects.
1.4 Promote Energy-Conserving Programs	Efficient Use of Energy Resources	December-16	The City has adopted the California Energy Code and performs plan reviews to ensure projects meet the codes intention for efficient energy use. The City also has an updated website with links and information to Energy Conservation programs.
1.5 Encourage Residential Development in Areas Served by Public Transit	Encourage Residential Development near Transit	July-16	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.

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1.6 Maintain an Inventory of Available Land Resources	Inventory of Available Land Resources	December-16	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 2015-2023 Housing Element.
1.7 Encourage Infill Development	Encourage infill as a means to provide additional opportunities for construction	December-15	The city continues to encourage infill development. The City has adopted a Downtown Specific Plan which specifically provides for infill and mixed use residential opportunities within the City.
1.8 Jobs-Housing Balance Evaluation	Analyze the status of jobs and housing within the community and then provide to large employers within the community	Ongoing	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.
1.9 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 22, 2016 City Council Meeting. Thereafter, the Annual Report will be forwarded to HCD prior to April 1, 2016.
1.10 Affordable Housing Overlay	Review and Revise Affordable Housing Overlay	In conjunction with Policy Action 1.1	The City is in the process of completing this program and expects the completion sometime in the summer of 2016.
1.11 Multifamily Housing Sites	Encourage multifamily and affordable residential uses on multifamily sties	In conjunction with Policy Action 1.1	The City is in the process of completing this program and expects the completion sometime in the summer of 2016.
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 Units	Continue to provide information on housing rehabilitation assistance	June-15	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	Ongoing	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	Ongoing	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	August-15	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	August-15	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 and Special Needs Groups	Encourage housing to meet need of 45 Extremely-Low Income units or special needs housing	Through the 2015-2023 Planning Cycle	The City works 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.
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	January-16	The City has completed this program and has adopted an ordinance that complied with SB 2 in regard to transitional and supportive housing. The Downtown Specific Plan provides a zone district and site to allow an Emergency Shelter by-right.
4.7 Ensure Adequate Emergency Shelter Sites	Accommodate the City's emergency shelter need	Ongoing/ Annually	The Downtown Specific Plan provides a zone district and site to allow an Emergency Shelter by-right.
4.8 Pursue Outside Funding Sources	Monitor Sources of Development Financing	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.
4.9 Provide Comprehensive Housing Information	Comprehensive Housing Resources	Ongoing	The City uses print media, mailers, web-based information, e-mail blasts, and other methods to provide information about available housing resources.

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4.10 Residential Care Facilities	Accommodate residential care facilities/group homes	January-16	The City has completed this program and has adopted an ordinance that complied with State Law pertaining to Residential Care Facilities.
4.11 Employee and Farmworker Housing	Accommodate farmworker and employee housing	January-16	The City has completed this program and has adopted an ordinance that complied with State Law pertaining to Employee and Farmworker Housing.

General Comments:

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

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Housing Element Implementation
(CCR Title 25 §6202)

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

* The City welcomed 29 new affordable housing units in 2014.
* The City has made excellent progress, though a down economy, in achieving its RHNA requirements.
* The City has demonstrated significant progress in accomplishing the goals within the 2015-2023 Housing Element planning period.
* The City has continued development of housing in a difficult economy, with the permitting of 234 moderate and above moderate units in 2015.
* The City continues to assist citizens in finding local affordable housing opportunities

Oakley Housing Fund
SB 341 Annual Reporting Requirements for Housing Successors to Redevelopment Agencies
For Fiscal Year Ended June 30, 2015

1. *Amounts Deposited into the Low & Moderate Housing Asset Fund, distinguishing any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) from other amounts deposited.*

a.	*ROPS Schedule Funding*	*$ 0*
b.	*Loan Payments Received*	*$54,134*
c.	*Interest Earnings on Cash Balances*	*$ 96*
	Total Deposits	*$54,230*

2. *A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the ROPS from other amounts. $*

Cash	*$ 1,320*
Restricted for Current Payables	*$ -0-*
Available Cash Balance	*$ 1,320*

3. *Description of the expenditures from the fund by category, including, but not limited to, expenditures (A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a), (B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and (C) for the development of housing pursuant to paragraph (3) of subdivision (a).*

(A) Monitoring and Preserving LT Affordability of Units	*$5,045*
(B) Homeless Prevention	*$ 0*
(C) Development of Housing	*$ 0*
(D) Other (accounting, bank fees, etc..)	*$3,906*
Total Expenditures	*$ 8,951*

4. *As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of the loans and grants receivable, and the sum of these two amounts.*

Real Property Owned	*$ 0*
Loans Receivable	*$10,883,436*
Total	*$10,883,436*

5. *Description of any transfers made pursuant to paragraph (2) of subdivision (C) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.*

   $0 (No transfers made under this section, in the current or any prior year).

6. *Description of Projects for which the Oakley Housing Fund receives or is holding property tax revenue pursuant to the ROPS and the status of that project.*

   N/A -The Oakley Housing Fund neither receives nor holds property tax revenue pursuant to a ROPS.

7. *For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with section 33334.16. For interest in real property acquired on or after February 1, 2012, a status update on the project.*

   N/A – The Oakley Housing Fund owns no real property.

8. *a. A description of outstanding obligations pursuant to Section 33413 that remain to transfer to the Housing Successor on February 1, 2012.*

   The Oakley Housing Fund is obligated to pay the remaining deferred impact fee obligation related to the Oakley Cypress Associates project. The balance at June 30, 2015, including interest, was $1,269,301.

   b. A description of the Housing Successor's progress in meeting obligations described in 8a.

   Very little progress has been made since dissolution of the Oakley Redevelopment Agency, as these fees were only recently confirmed as solely a Housing Successor obligation, and the Department of Finance continually denied any Successor Agency payment.

   c. A description of the housing successor's plan to meet unmet obligations described in 8a.

   The Housing Successor receives loan repayments each year, and after paying for the services described in item 3 above, it will continue to use remaining balances to pay down this obligation. Given the state of the projects and length of the loan repayment terms, payment of the impact fees may take decades.

9. *Information required by subparagraph (B) or paragraph (3) of subdivision (a).*

   N/A.

10. *Percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former RDA and its host jurisdiction within the last 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former RDA and its host jurisdiction within the same time period.*

    47.5%

11. *a. The amount of excess surplus. N/A – None.*

    b. The amount of time that the successor agency has had the excess surplus. N/A

    c. The housing successor's plan for eliminating the excess surplus. N/A