CITY OF OCEANSIDE

MARGERY M. PIERCE
DIRECTOR

NEIGHBORHOOD
SERVICES DEPARTMENT

March 30, 2011

HOUSING POLICY
DEVELOPMENT, HCD
APR 01 2011

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

Re: City of Oceanside, Annual Housing Element Progress Report

The City of Oceanside is respectfully submitting the attached Annual Housing Element Progress Report for the period of 1/1/10 through 12/31/10.

Sincerely,

David L. Manley
Neighborhood Services Division Manager
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(760)435-3963

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Oceanside

Mailing Address: 300 North Coast Highway, Oceanside, CA 92054

Contact Person: David L. Manley Title: Neighborhood Svcs. Division Mgr.

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Reporting Period by Calendar Year: from 1/1/2010 to 12/31/2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

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

-and-

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

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

Jurisdiction City of Oceanside

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

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: 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 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.
Libby Lake Village	SF	O	5				5		LTF	5	
Lil Jackson Sr. Apts.	5+	R	80				80		LTF, RDA, 202	80	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					33	74	107				
(10) Total by income Table A/A3 ► ►			85		33	74	192				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Reporting Period 1/1/2010 - 12/31/2010

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 whichmeet 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		4	2	6	The City partnered with a nonprofit affordable housing developer to acquire/rehab 4 single family homes and processed 2 owner-occupied single family unit rehabs. Programs 15 and 16 of the City's approved Housing Element: Acquistion/Rehabilitation.
(2) Preservation of Units At-Risk					
(3) Acquisition of Units		4		4	The City partnered with a nonprofit agency to acquire a 4-unit apartment complex to be converted to affordable units. Program 15 of the City's approved Housing Element: Acquistion/Rehabilitation.
(5) Total Units by Income		8	2	10	

* 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**		31		2		33	158
No. of Units Permitted for **Above Moderate**	74					74	

* Note: This field is voluntary

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Reporting Period 1/1/2010 - 12/31/2010

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.			2005	2006	2007	2008	2009	2010				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	1,454		38	37	100	24	93				292	1,162
	Non-deed restricted												
Low	Deed Restricted	1,042	8	50	10	10	131	2				211	831
	Non-deed restricted												
Moderate	Deed Restricted	1,214											412
	Non-deed restricted		234	250	98	22	165	33				802	
Above Moderate		2,713	300	385	137	71	64	74				1,031	1,682
Total RHNA by COG. Enter allocation number:		6,423											
Total Units ► ► ►			542	723	282	203	384	202				2,336	4,087
Remaining Need for RHNA Period ► ► ► ► ►													

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

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Reporting Period 1/1/2010 - 12/31/2010

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: Housing Revenue Bonds	Issue housing bonds to assist with affordable housing development	Ongoing	The City is the issuer of bonds for multi-family affordable housing projects. It is anticipated that bonds will be issued for the 288-unit Mission Cove project currently in the predevelopment stage.
2: Low Income Housing Tax Credit	Use as a funding source to assist affordable housing development	Ongoing	All multi-family housing projects developed during the reporting period have utilized tax-credit financing as one source of funding.
3: Density Bonus	Administer the Density Bonus Ordinance per SB 1818	2011	No projects have been submitted for utilizing the Density Bonus Ordinance. The current Ordinance is being updated.
4: Inclusionary Housing Program	Require a reservation of affordable units for developments of 3 or more units	Ongoing	Most developments have opted to pay an in-lieu fee versus build affordable units onsite. Most affordable projects constructed have utilized this funding for gap financing.
5: Redevelopment Tax Increment	Utilize 20% RDA Set-aside funding for affordable housing development	Annual	A portion of the Mission Cove Project site (14.4 acres) was purchased with RDA funds. The project will include up to 288 affordable units.
6. Section 202	Obtain HUD 202 funds for the development of Senior Housing	Ongoing	The Lil Jackson Senior Apts project (80 units) commenced construction in 2010. This project was awarded HUD 202 funding.
7. Accessory Dwelling Units	Process units per State Law requirements.	Ongoing	Two accessory units were issued permits during this reporting period.
8 Farm Worker Housing	Review development and permit processing standards and identify funding sources	2013 HE Update	City staff continues to review affordable projects for the potential provision of Farm Worker housing. Planning is in the process of streamlining the development and permitting process.
9. Potential Residential Sites	Expedite zoning changes and development of sites for potential residential development	2013 HE Update	The City is currently reviewing the inventory of sites for allowable densities.
10. Transit Oriented Districts	Identify potential land use opportunities in designated Smart Growth Focus Areas	Ongoing	The City is engaged in the Smart Growth focus area study through SANDAG.
11. Homeless Shelter/Transitional Housing	Accommodate emergency shelters and reduce constraints for transitional housing processing	Annual/2013 HE Update	The City has previously adopted annual resolutions waiving the CUP for the operation of emergency shelters Additional provisions for transitional and supportive housing will be addressed as part of the HE update.
12. Section 8 Housing Choice Vouchers	Continue to apply to HUD for allocations of Section 8 Vouchers	Annual	The Oceanside Housing Authority currently administers approximately 1,500 vouchers.
13. Manufactured Home Rental Adjustment	Continue to consider petitions from mobilehome park residents regarding rent increases	Annual	The City administers this program on an annual basis for 19 mobilehome parks for a total of 3,436 units.

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14. Coastal Zone Replacement Housing	Replace any units occupied by low income residents that are lost through demolition	Ongoing	No units have been required to be replaced during this reporting period.
15. Acquisition/Rehabilitation	Assist affordable housing developers in the acquisition and rehabilation existing complexes	Ongoing	The City with a nonprofit CHDO to acquire/rehab 4 single-family homes and with nonprofit agency to acquire a 4-unit apartment complex.
16. CDBG Owner-Occupied Housing Rehab.	Implement the Housing Rehab Program by offering low interest loans to low income households	Annual	The City processed 2 Owner-occupied Housing Rehabilation loans during the reporting period.
17. Manufactured Home Matching Grants	Provide matching grant funds for very low-income household for the rehabilation of mobilehomes.	Annual	The City has processed 18 mobilehome rehab matching grants during the reporting period.
18. Code Enforcement	Conduct enforcement activities on a citywide basis to eliminate blight and substandard conditions	Ongoing	The City's Code Enforcement program successfully processes an average 4,000 complaints each year.
19a. First-Time Homebuyer Program	Provide financial assistance to low-income first-time homebuyers	Annual	The City provides downpayment and closing cost assistance to low-income homebuyers.
19b. Section 8 Home Buyer Program	Assist Section 8 participants in purchasing homes	Annual	The City assists Section 8 FSS program graduates in purchasing homes.
20. Mortgate Credit Certificates	Apply for an annual allocation of Mortgage Credit Certificates to assist first-time homebuyers	Annual	The City has successfully been awarded Mortgage Credit Certificates (MCC) on a annual-basis. $3 million in MCC were awarded for FY 2010.
21. Review of Governmental Constraints	Remove governmental constraints to the development of housing	2013 HE Update	The City is in the process of streamlining its development review and permitting process.
22. Monitoring of New Housing Funds	Monitor and pursue new affordable housing funding sources	Ongoing	City staff continues to monitor funding and program resources.
23. Rental and Vacancy Surveys	Conduct periodic rental housing and vacancy surveys for use in housing/planning activities	Ongoing	Surveys are conducted as projects requiring the information are proposed.
24. Land Write Downs	Provide financial assistance for land costs in the development of affordable housing projects	Ongoing	No project has involved land-write downs during this reporting period.
25. Housing Element Monitor/Revision	Monitor and update the Housing Element as necessary	Annual	Housing and Planning staff will continue to monitor Housing Element programs and policies.
26. Fair Housing Program	Continue to provide information and make referrals to the Fair Housing Council	Annual/2011	The City contracts with Lifeline Services to provide Fair Housing Services Staff monitors the contract and receives quarterly reports. Reasonable accomodation provisions are also in the process of being implemented.
27. Relocation Assitance	Prepare relocation plans pursuant to the Uniform Relocation Act	Ongoing	No project has involved relocation during this reporting period.
28. Preservation of Affordable "At Risk" Units	Monitor housing units that are at risk of converting to market rate.	Ongoing	The City will continue to explore opportunities in partnership with affordable housing developers/owners in preserving "at risk" units.