Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:
APR 04 2016

City or County Name: CITY OF OJAI

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Reporting Period by Calendar Year: from 2014 to 2015

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 OJAI

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	
(13) Total of **Moderate and Above Moderate** from Table A3 ►					3	1	4				
(10) Total by income Table A/A3 ► ►					3	1	4				
(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 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				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(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**				3		3	
No. of Units Permitted for **Above Moderate**	1					1	

* Note: This field is voluntary

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Jurisdiction OJAI

Reporting Period 1/1/2015 - 12/31/2015

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												
	Non-deed restricted												
Low	Deed Restricted												
	Non-deed restricted												
Moderate	Deed Restricted												
	Non-deed restricted			10								10	
Above Moderate													
Total RHNA by COG. Enter allocation number:													
Total Units ► ► ►				10								10	
Remaining Need for RHNA Period ► ► ► ► ►													

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

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**
Program 1: General Plan Update	Comprehensive Update	Ongoing	Funding is being considered in the next budget cycle
Program 2: Affordable Housing Covenants	To help finance the purchase of multi-family units for which the purchase of affordable covenants may be possible.	Ongoing	Compliance achieved through December 2015. Continuation of existing Program.
Program3: Increase the Supply of Second Units	The City's Second Unit Compliance Program allows owners of unpermitted second dwelling to bring legal non-conforming status into housing stock and allows the units to be counted against the City's RHNA goals.	Ongoing	The City legalized 10 second units in the 2014-2015 reporting period. In addition, the City's Second Unit Compliance Program was to terminate on December 21, 2015. However the Program was extended to March 31, 2017. In addition 3 new, second units were constructed during the 2014-2015 period.
Program 4: Home Split Program	Homes with rural zoning containing at least a ½ an acre with an internal configuration that would permit a configuration of 2 dwelling units.	Ongoing	A few of the properties that were permitted through the City's Second Unit Compliance Program met the criteria of the Home Split Program with the rural zoning and the second unit being constructed over the garage of the existing residence.
Program 5: VMU Mixed Use Zoning	The VMU regulations were amended to provide less restrictive requirements for lot coverage and floor area ratios with flexible development standards including parking requirements.	Ongoing	There continues to be interest in development in the VMU district with small mixed use development to block-sized redevelopment of senior housing.
Program 6: Facilitate Affordable Housing Development	Continue to work with both for-profit and non-profit developers to facilitate affordable housing projects. Amend Section 10-2.704 to reflect applicable state standards, development standards, and affordability provisions.	Ongoing	Staff is working on a Zone Text Amendment to Ojai's Municipal Code Section 10-2-704.
Program 7. Commercial Mixed Use	Create a mixed/use overlay (outside of the VMU district) to stimulate underutilized commercial properties.	Ongoing	As interest in these properties continues, staff will work to create the overlay zone and development standards.
Program 8. Mortgage Assistance	The City will pursue state and federal mortgage assistance funding to the extent such funding is available. Information will be made available through the City's website and via flyers at other public locations.	Ongoing	Compliance achieved through December 2015. Continue to provide Housing Assistance information at the City's counter and on the City's website.

Program 9: Inclusionary Housing	City will consider adopting a new 15% inclusionary on residential construction.	Ongoing	The City currently has an in-lieu fee for option for inclusionary housing (Section 10-2.906)
Program 10: Capacity Preservation	Continue to enforce existing Zoning Ordinance by prohibiting downsizing or by paying the in-lieu fee	Ongoing	Compliance achieved through December 2015. Continuation of existing Program.
Program 11: Density Bonus	An inducement to produce housing that is affordable to low- and moderate income groups, the City will continue to implement density bonus provisions consistent with State law.	Ongoing	Compliance achieved through December 2015. Continued to refer interested parties to the City's Municipal Code Section 10-2907, Density Bonus and provide staff assistance discussing project requirements.
Program 12: Public-Private Partnerships	The development of affordable housing, particularly for extremely-low, and very-low income households, as well as populations with special needs. Generally collaboration among developers, non-profits and local government.	Ongoing	Compliance achieved through December 2015. The City continues to participate in the HOME consortium, the CDBG program and participates with the areas non-profits on affordable housing projects when requested.
Program 13: Housing for Persons with Special Needs	Continue to enforce land use regulations to minimize potential constraints to special needs housing.	Ongoing	Compliance achieved through December 2015. The City continues to enforce Section 10-2907, Special Housing Needs of the Municipal Code.
Program 14: Reasonable Accommodations for Persons with Disabilities	At the request of a person with a disability, local jurisdictions and housing providers must make reasonable accommodations to afford a disabled person equal opportunity to enjoy a dwelling.	Ongoing	Compliance achieved through December 2015. The City continues to enforce Section 10-2910, Reasonable Accommodations of the Municipal Code.
Program 15: Homeless Population	Continue to implement Zoning Ordinance provisions that acknowledge the provision for emergency shelters, transitional housing and supportive housing consistent with the California Health and Safety Code in residential zones.	Ongoing	Compliance achieved through December 2015. The City continues to implement Section 10-209, Special Housing Needs of the Municipal Code.
Program 16: Growth Management Ordinance	The City's Growth Management Ordinance (GMO) addresses air quality as resource constraint and regulates residential construction through an annual permit allocation process. Its companion are the traffic management policies within the City's Circulation Element of the General Plan.	Ongoing	Compliance achieved through December 2015. The City continues to implement Section 10-6.601, Residential Development Allotments, of the Municipal Code.
Program 17: Resource Constraints	Water availability and roadway capacity pose potential impediments to housing production.	Ongoing	Compliance achieved through December 2015. The City continues to evaluate development projects against existing resource constraints and is working with the County and Caltrans sharing data to more effectively evaluate resources constraints.

Program 18: Design Review	Maintain Aesthetic Compatibility	Ongoing	Compliance achieved through December 2015. The Planning Commission acting as the Design Review Board has regularly scheduled hearings twice a month.