Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
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City or County Name: City of Orinda

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Reporting Period by Calendar Year: from January 2015 to December 2015

SUBMITTED DIRECTLY TO

Department of Housing and Community Development

Division of Housing Policy Development

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AND

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ATTACHMENTS

TABLE A: Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

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

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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 ► ►						41	41				
(10) Total by income Table A/A3 ► ►						41	41				
(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	Per Goal 2, Objective 2 of the Housing Element, the City will encourage 10 existing very low-income Orinda households to participate in the County's major rehabilitation loan program by 2023. Action was not taken to meet this objective during 2015.
(2) Preservation of Units At-Risk				0	Per Goal 2, Objectives 1, 2 and 3 of the Housing Element, the City will continue to preserve 100 percent of the existing multifamily housing and will continue to preserve affordability restrictions on all 150 units at Orinda Senior Village for the duration of the planning period. These units were not at risk during the 2015 calendar year.
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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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**	Final inspections were conducted but no new permits were issued in 2015.	0	0	0	0		Not calculated
No. of Units Permitted for **Above Moderate**	41 permits issued	0	0	3	0	41	Not calculated

* 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.													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	84												84
	Non-deed restricted													
Low	Deed Restricted	47												47
	Non-deed restricted													
Moderate	Deed Restricted	49												49
	Non-deed restricted													
Above Moderate		116	41										41	75
Total RHNA by COG. Enter allocation number:		296	41										41	255
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.		
Program	**Related Objectives and Policies**	**Timeframe in H.E.**	**Status of Program Implementation**
ACTION 1.A: ORINDA GROVE DEVELOPMENT Facilitate redevelopment/reuse of the former Pine Grove School as a mixed-income residential development including 8 moderate-income housing units and 65 market-rate housing units.	Facilitate the production of at least 42 new single-family homes (suitable for moderate- and above moderate-income households) between 2014 and 2022 (RHNA period). Facilitate completion of 8 units of owner-occupied housing affordable to moderate income households on the former Pine Grove School site. Provide for a diversity of housing types to meet current and future needs of all residents without compromising the semi-rural character of Orinda's single-family neighborhoods. Encourage planned unit developments, which allow variations from development standards provided that the overall density of the site remains consistent with the General Plan.	2014-2015	Building permits for 41 units at Orinda Grove were issued in 2013 and permits for the remaining 32 units were issued in 2014. The below market rate program for the development was established and the application process for affordable units was completed. By the end of 2015, all units were constructed and final building inspections had been conducted.

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ACTION 1.B: MONTEVERDE SENIOR APARTMENTS DEVELOPMENT Facilitate continued development and construction of the Monteverde Senior Apartments development on the former Orinda Library site. This development will produce 66 units of housing for very low- and extremely low-income seniors at a density of 48 units per acre and is anticipated to be completed in December 2014.	Facilitate completion of 66 units of housing for very low- and extremely low-income seniors at the Monteverde Senior Apartments Project. Provide for a diversity of housing types to meet current and future needs of all residents without compromising the semi-rural character of Orinda's single-family neighborhoods. Participate in those housing assistance programs that are most appropriate to Orinda's setting and demographics, with an emphasis on programs that benefit local seniors and those who live or work in Orinda. Continue to provide density bonuses for housing that includes dedicated affordable units or units set aside for seniors, consistent with state law.	2014	Construction was completed in November 2014 and the development was fully occupied in December 2014.

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ACTION 1.C: PROMOTION OF SECOND UNITS Continue to implement a public information and outreach campaign via the City's website and the Orinda City newsletter to inform property owners of the standards for second unit development and the importance of second units to Orinda. Provide information to encourage residents to apply for second units, particularly where their homes already include space that is configured for a conforming second unit (e.g., carriage houses, au pair quarters, second kitchens on floors with separate entrances). The City will produce a flyer regarding second units and provide the flyer at the Planning Department counter and to project applicants for all discretionary land use applications. On average, a total of 93 discretionary land use applications, mainly for residential development projects, are considered annually by the Planning Department. Many of the projects are on property that could support the development of a second unit. In addition, the City will publish at least annually informational materials pertaining to second units through a combination of media including the City's website and direct	Encourage the inclusion of second units in new single-family homes, and support the creation of such units in existing single-family homes, subject to design criteria of the Zoning Ordinance and building code standards as well as neighborhood compatibility considerations. Facilitate development of 57 second units between 2014 and 2022. Based on prevailing market rents (and the analysis in Chapter 4 of this element), it is presumed that 2 of these units will be affordable to very low-income households, 13 to low-income households, and 38 to moderate-income households.	Ongoing	Building permits for three second units were issued in 2015 and one of these units was completed and occupied in 2015. Applicants at the Planning Department counter are informed of the second unit standards and, as appropriate, encouraged to consider including a second unit in their development proposals. Additional outreach to be included in future City newsletters.

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ACTION 1.D: LEGALIZATION OF EXISTING UNREGISTERED SECOND UNITS Notify property owners that under the revised second dwelling unit standards, formerly illegal second units may possibly now meet the requirements of the Zoning Ordinance.	Promote the registration and legalization of existing second units in the city that meet current zoning and building safety standards, including those which are in active use as rental housing and those with the potential to be used as rental units. Facilitate development of 57 second units between 2014 and 2022. Based on prevailing market rents (and the analysis in Chapter 4 of this element), it is presumed that 2 of these units will be affordable to very low-income households, 13 to low-income households, and 38 to moderate-income households.	Ongoing	See statement above regarding Action 1C. The 2015 permitted second units did not include legalization of existing second units.
ACTION 1.E: SECOND UNITS IN WILDER (GATEWAY VALLEY) Encourage builders in the Wilder development to include second units in new homes or to incorporate space with the flexibility for second unit conversions in the future.	Encourage the inclusion of second units in new single-family homes, and support the creation of such units in existing single-family homes, subject to design criteria of the Zoning Ordinance and building code standards as well as neighborhood compatibility considerations. Facilitate development of 57 second units between 2014 and 2022. Based on prevailing market rents (and the analysis in Chapter 4 of this element), it is presumed that 2 of these units will be affordable to very low-income households, 13 to low-income households, and 38 to moderate-income households.	Ongoing	See statement above regarding Action 1C. To date, approvals were granted for 4 second units in the Wilder subdivision. The 2015 permitted second units were not located within the Wilder subdivision, but the Planning Department staff continue to inform Wilder developers of this Housing Element objective, and many of the approved plans have an option of including or converting square footage to second units.

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ACTION 1.F: AFFORDABLE HOUSING INCENTIVE PROGRAM Continue to implement the City's affordable housing incentive program (density bonus ordinance), which grants up to a 35 percent increase in the number of permitted units for developments which set aside 20 percent or more of their units as affordable, as defined by state law.	Participate in those housing assistance programs that are most appropriate to Orinda's setting and demographics, with an emphasis on programs that benefit local seniors and those who live or work in Orinda. Facilitate completion of 66 units of housing for very low- and extremely low-income seniors at the Monteverde Senior Apartments Project.	Ongoing	Through the City's affordable housing program, 66 units restricted to extremely low- and very low-income households were developed at a density greater than allowed without the program. Without the program approximately 55 units would have been allowed on the project site. The development was completed in November 2014 and fully occupied in December 2014. The City will continue to implement the Affordable Housing Incentive Program. The City will continue to meet with interested housing developers on an ongoing basis.
ACTION 1.G: TECHNICAL ASSISTANCE TO ORGANIZATIONS THAT CAN DEVELOP OR PRESERVE LOWER-COST HOUSING Provide outreach and assistance to nonprofit organizations and builders whose expertise can inure to the benefit of low- and moderate-income Orinda residents, particularly seniors and those with special needs.	Participate in those housing assistance programs that are most appropriate to Orinda's setting and demographics, with an emphasis on programs that benefit local seniors and those who live or work in Orinda. Facilitate completion of 66 units of housing for very low- and extremely low-income seniors at the Monteverde Senior Apartments Project.	Ongoing	The City worked successfully with Eden Housing to develop 66 units affordable to extremely low- and very low-income senior households. The project includes one manger's unit affordable at the moderate income level. The City will continue to meet with interested housing developers on an ongoing basis. When applications for affordable units or mixed-income housing developments are received, the City will proactively work with the applicants to address issues of concern, such as parking, traffic and design, and will continue to explore ways to reduce the cost of developing such housing in Orinda on a case-by-case basis.
ACTION 2.A: ASSISTANCE TO LOWER-INCOME SENIOR HOMEOWNERS Participate in Contra Costa County's housing rehabilitation program, and publicize the availability of the County's low interest loan programs for lower-income seniors and other households.	Encourage reinvestment in the city's housing stock by private property owners. Encourage 10 existing very low-income Orinda households to participate in the County's major rehabilitation loan program.	Ongoing	The City continues to participate in Contra Costa County's housing rehabilitation program. Due to limited time and resources, the City did not take additional steps to advertise the program's availability during the planning period. The City will begin coordinating with County staff and advertise the program in the city newsletter at least annually, and will post information/links to the City's website.

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ACTION 2.B: PARTICIPATION IN FIRST-TIME HOMEBUYER AND MCC PROGRAMS Participate in the County's First-Time Homebuyer and Mortgage Credit Certificate (MCC) programs.	Encourage reinvestment in the city's housing stock by private property owners. Encourage the preservation of existing affordable housing in the city, including the Orinda Senior Village, and existing second units and rental apartments. Conserve Orinda's existing supply of smaller and more affordable single-family homes, including older two- and three-bedroom homes on lots smaller than 10,000 square feet.	2015	The City continues to participate in Contra Costa County's First Time Home Buyer and Mortgage Credit Certificate programs. Due to limited time and resources, the City did not take additional steps to advertise the program's availability during the planning period. As noted in the Housing Element, the City will coordinate with County staff on implementing this program more proactively.
ACTION 2.C: HOME MAINTENANCE AND REPAIR PROGRAMS Advertise the availability of existing home maintenance, repair, and improvement programs such as the low- and zero-interest loans offered through Contra Costa County's Neighborhood Preservation Program. Consider applying for additional grant funding to assist homeowners with addressing ADA accessibility modifications to their homes. Conduct code enforcement on a complaint-driven basis to address safety and code compliance issues.	Encourage reinvestment in the city's housing stock by private property owners. Preserve 100 percent of the existing multi-family rental units in the city through 2023. Preserve 100 percent of the existing housing in the city's nonresidential zoning districts through 2023. Encourage 10 existing very low-income Orinda households to participate in the County's major rehabilitation loan program	2015 (advertising) and 2017 (funding)	The City participates in Contra Costa County's Neighborhood Preservation Program. Due to limited time and resources, the City did not take additional steps to advertise the program's availability during the planning period. As noted in the Housing Element, the City will coordinate with County staff on implementing this program more proactively.
ACTION 2.D: SECOND UNIT RENT DATA Continue to collect and monitor data on second unit rents to better understand their role in the Orinda housing market and the income groups they serve.	Encourage the preservation of existing affordable housing in the city, including the Orinda Senior Village, and existing second units and rental apartments.	Ongoing	The City collected and monitored data periodically on second unit rents using online rental forums such as Craigslist. As noted in the Housing Element, the City will create a survey on second units which will be updated annually by the Planning Department.

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ACTION 2.E: FLOOR AREA RATIO LIMITS Maintain a sliding scale for calculating floor area ratios (FAR) as a way to preserve the city's existing stock of smaller homes.	Encourage reinvestment in the city's housing stock by private property owners. Conserve Orinda's existing supply of smaller and more affordable single-family homes, including older two- and three-bedroom homes on lots smaller than 10,000 square feet.	Ongoing	Planning Staff continues to successfully implement this program through the structure size limitations of the City's Zoning Code (Orinda Municipal Code Section 17.6.8).
ACTION 2.F: DESIGN AWARDS AND RECOGNITION Develop a new category in the Mayor's Awards for Architectural Excellence for small homes or modifications to existing small homes.	Encourage reinvestment in the city's housing stock by private property owners. Conserve Orinda's existing supply of smaller and more affordable single-family homes, including older two- and three-bedroom homes on lots smaller than 10,000 square feet.	2015	Pending next Mayor's Awards. 2015 Mayor's Award of Excellence was re-tooled to recognize outstanding public service by the Public Works Department.
ACTION 2.G: REDUCTION IN HOME ENERGY COSTS Continue to advise residents of programs for reducing residential energy costs.	Encourage reinvestment in the city's housing stock by private property owners.	Ongoing	There is information on some of the available energy cost reduction assistance programs in the Planning Department waiting area. Per the Housing Element, the Planning Department will update information on energy assistance programs in the waiting area and will make links available on the City's website.
ACTION 2.H: TITLE 24 ADMINISTRATION Continue to enforce residential energy conservation requirements as set forth in Title 24, California Administrative Code.	Encourage reinvestment in the city's housing stock by private property owners.	Ongoing	Implemented by Building Inspection Department staff through the application of the building codes.
ACTION 3.A: DOWNTOWN Study the feasibility of mixed-use development at appropriate densities.	Continue to allow multi-family residential uses above the ground floor within Orinda's Downtown Commercial zoning district.	2018	The City continues to allow residential units above commercial uses that are part of a mixed use development with a general use permit per Orinda Municipal Code Sections 17.8.4 and 17.31.

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ACTION 3.B: ADJUSTMENT OF DESIGN STANDARDS TO IMPROVE AFFORDABILITY Implement the City's Affordable Housing Incentive Program to reduce production costs in projects containing affordable units such as adjusting design standards on a case-by-case basis, which could include adjusting standards for setbacks, lot coverage, street width, unit size, and parking, for all affordable housing projects.	Meet annually with at least one affordable housing developer or representative of an affordable housing advocacy group to discuss housing issues, needs and opportunities in Orinda. Encourage larger-scale residential developments to include a mix of unit types, including smaller units and units that are affordable to lower- and moderate-income households.	2015	Construction of 66 units of housing for very low- and extremely low-income seniors at the Monteverde Senior Apartments Project was completed in December 2014. This project made use of the City's Affordable Housing Incentive Program to build at a higher density than usually allowed by code. The City will continue to meet with interested housing developers on an ongoing basis. When applications for affordable units or mixed-income housing developments are received, the City will proactively work with the applicants to address issues of concern, such as parking, traffic and design, and will continue to explore ways to reduce the cost of developing such housing in Orinda on a case-by-case basis.
ACTION 3.C: SHARED HOUSING PROGRAM Consider participating in ECHO housing's "Shared Housing" or some similar program as a way to improve housing opportunities for lower-income seniors and extremely low-income Orinda residents.	Encourage the sharing of housing units by homeowners seeking to age in place or supplement their income. Shared housing can provide an important resource for seniors, young adults, and others in the community who cannot afford their own home or apartment.	2016	Due to limited time and staff resources since approval of the Housing Element in 2015, the city did not take action to pursue a partnership with ECHO or other similar program to establish a shared senior housing program in Orinda during the 2015 calendar year. This action will be pursued in 2016.

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ACTION 3.D: NO NET LOSS OF HOUSING CAPACITY Develop and implement an evaluation procedure to ensure the City maintains sufficient land to accommodate the Regional Housing Needs Allocation throughout the planning period. Because Orinda has a limited number of sites on which it can meet its Regional Housing Needs Allocation for low- and very low-income households during the planning period, it is important that the availability of these sites be monitored. Section 65863 of the California Government Code stipulates that a community may not reduce the allowable density on a housing site if the result is that the city is no longer able to meet its Regional Housing Needs Allocation. The City will comply with Government Code 65863.	Maintain an adequate number and variety of sites to meet the City's Regional Housing Needs Allocation.	Ongoing	Orinda has a limited number of sites on which it can meet its Regional Housing Needs Allocation during the planning period. Therefore, the Planning Department monitors the existing sites identified in the Housing Element as zoning changes are proposed and/or as development is proposed on multi-family housing sites.

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ACTION 3.E: HOUSING SITE(S) As a part of the 5th Cycle Housing Element, the City considered anew whether to rely on the 3.2 acre Santa Maria site to help meet the City's RHNA for lower income households. The City selected the Santa Maria site in EIR Alternative 1 to zone at up to 20 dwelling units per acre (the "default density" under State law) in order to accommodate 48 units of the City's allocation of lower income households. Through this Action, the City will initiate and process an amendment of the development policies (i.e., general plan, zoning and/or zoning map) applicable on the selected site to replace the existing High Density Overlay District on the site with policies to accommodate a total of 48 units at up to 20 dwelling units per acre (the "default density" under State law). This will be a public process. The precise wording of the development policies and configuration of the area covered will be determined through that public process.	Maintain an adequate number and variety of sites to meet the City's Regional Housing Needs Allocation. Meet Orinda's Regional Housing Needs Allocation mandates through a combination of second units and rezoning of adequate land area at the default density.	Within 2 years of Adoption of Housing Element	On April 12, 2016, the Orinda City Council approved revisions to the use permit process in the RM District consistent with Action 3.E of the Housing Element.
ACTION 3.F: EXTREMELY LOW-INCOME HOUSING Encourage additional housing resources for extremely low-income Orinda residents, particularly seniors and persons with physical or developmental disabilities.	Ensure compliance with state regulations regarding zoning for emergency shelters and other provisions to ensure housing opportunities for extremely low-income Orinda households or those residents who are in crisis or in need of emergency assistance.	Ongoing	The Monteverde Senior Apartments development completed in 2014 includes units reserved for extremely low-income persons and a tenant selection process that focuses on extremely low-income households. Similar measures may be included in the event affordable housing is built for persons with developmental disabilities or other physical disabilities. The City will encourage context-appropriate solutions to meet the housing needs opt other extremely low-income households in Orinda, including shared housing opportunities, second units, small group homes, and transitional housing. During the current RHNA period, the Planning Department will produce an informational pamphlet regarding assistance and resources available to extremely low-income households and persons with disabilities.

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ACTION 4.A: REVISE THE USE PERMIT REQUIREMENTS Revise the use permit process in the Residential Medium-Density (RM) District.	Ensure that Orinda's permitting and approval processes do not unduly constrain or delay the construction of housing. City procedures should be consistent with Permit Streamlining Act requirements and should not include unreasonable fees or regulations.	Within 1 year of adoption of Housing Element	On April 12, 2016, the Orinda City Council approved revisions to the use permit process in the RM District consistent with Action 4.A of the Housing Element.
ACTION 4.B: REDUCTION OF PERMITTING COSTS AND DELAYS Explore the feasibility of expanding the City's Affordable Housing Incentive Program to add provisions for reductions in application-processing costs for multi-family projects containing affordable units.	Ensure that Orinda's permitting and approval processes do not unduly constrain or delay the construction of housing. City procedures should be consistent with Permit Streamlining Act requirements and should not include unreasonable fees or regulations. Make a "completeness" determination for planning applications within two weeks or less for 80 percent of all applications received, rather than waiting the full 30 days allowed by the Permit Streamlining Act. Provide at least one workshop or training seminar a year to assist owners, builders, contractors, and others with understanding Orinda's development process and requirements.	Ongoing	Planning Staff continues to be responsive to applicants and successfully make completeness determinations ahead of the 30-day completeness deadline. Development impact fee waivers are available for affordable housing projects. In 2016, staff will organize a training or seminar for applicants to present the development process and answer questions.
ACTION 4.C: SHARED PARKING REGULATIONS Consider adopting shared parking regulations where it can be demonstrated that there will be no parking shortages.	Consider flexibility in development standards, such as reduced parking requirements for senior housing, in order to accommodate additional affordable units and reduce housing costs.	2016	Exceptions to the parking regulations are considered on a case-by-case basis. Consideration of a shared parking program is pending.

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ACTION 4.D: BUILDING CODE UPDATES Continue to implement the California Building Code of Regulations as locally amended. Update or amend the codes as state requirements change.	Ensure that Orinda's permitting and approval processes do not unduly constrain or delay the construction of housing.	Ongoing	Latest building code and local amendments adopted in January 2014 (Ord 14-01). Revised small-scale solar PV streamlining requirements adopted in 2015 (Ord. 15-02)
ACTION 4.E: FEE UPDATES Periodically review planning and building fees to ensure they cover required costs but are not more than is necessary to provide the required City services.	Ensure that Orinda's permitting and approval processes do not unduly constrain or delay the construction of housing.	Annually	The Planning Department's fees are updated annually to reflect actual processing costs. The current 2016 fiscal year fee schedule is under review and changes are proposed for the annual budget update.
ACTION 5.A: FAIR HOUSING PROGRAM Distribute information regarding fair housing issues in the City's quarterly newsletter, at the Orinda Library, and at City offices.	Continue to promote equal housing opportunity for all Orinda residents and others seeking housing in the city, regardless of race, religion, marital/family status, ethnic background, or other arbitrary factors. Support programs that educate and inform residents about fair housing laws, the Regional Housing Needs Allocation process, and the City's obligations under state housing law. Follow up on 100 percent of all fair housing complaints received by the City	Ongoing	This policy remains active. There were no fair housing complaints in 2015. The City periodically includes housing information in a quarterly newsletter. Articles regarding affordable homeownership opportunities at Orinda Grove and the status of the Monteverde Senior Apartments project were included in past newsletters.
ACTION 5.B: LOCAL PREFERENCE IN HOUSING OPPORTUNITIES Continue measures to ensure that persons who work in Orinda receive preference in the occupancy of new affordable for-sale housing units.	Support programs that educate and inform residents about fair housing laws, the Regional Housing Needs Allocation process, and the City's obligations under state housing law.	Ongoing	The local preference program provisions were incorporated into the established below market rate program for the Orinda Grove project. This action will be continued for other development projects.

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ACTION 5.C: ASSISTANCE FOR PERSONS WITH DEVELOPMENTAL DISABILITIES. Support the construction and rehabilitation of housing to meet the needs of Orinda residents with developmental disabilities, including small group homes and units in affordable housing developments that are designed for developmentally disabled persons.	Encourage the development of housing designed to meet the unique needs of seniors and persons with disabilities. The City endorses the concept of universal design, wherein all new construction and renovations are designed to recognize the varying levels of mobility in the population.	Ongoing	Several of the units in the Monteverde project included universal design features to accommodate the unique needs to seniors and persons with disabilities. This action will be continued.

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General Comments:

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