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1735 MONTGOMERY STREET • OROVILLE, CALIFORNIA 95965-4897

DEPARTMENT OF BUSINESS ASSISTANCE/HOUSING DEVELOPMENT
TELEPHONE: (530) 538-2495 FAX: (530) 538-2539

Housing Policy Department
Received on:
MAR 21 2016

March 17, 2016

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

Re: 2015 Housing Element Annual Progress Report (APR)

Enclosed please find both the 2015 Housing Element Annual Progress Report for the City of Oroville. Additionally enclosed is the Successor Agency Report.

If you have any questions or need further information please don't hesitate to contact me at (530) 538-2584 or email bergstrandan@cityoforoville.org.

Sincerely,

Amy Bergstrand

Amy Bergstrand
Management Analyst III

Enclosure

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Oroville

Mailing Address: 1735 Montgomery Street

Oroville, CA 95965

Contact Person: Amy Bergstrand Title: Management Analyst III

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Reporting Period by Calendar Year: from 1/1/2015 to 12/31/2015

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 City of Oroville

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 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►											
(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 Oroville

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

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**						0	
No. of Units Permitted for **Above Moderate**					1	1	

* Note: This field is voluntary

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

Jurisdiction City of Oroville

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	419												419
	Non-deed restricted													
Low	Deed Restricted	284	50										50	234
	Non-deed restricted													
Moderate	Deed Restricted	306												306
	Non-deed restricted													
Above Moderate		784		1									1	783
Total RHNA by COG. Enter allocation number:		1,793	50	1									51	1,742
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

Note: units serving extremly 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 Oroville

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

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
Please see attached Program Implementation Status Tables			

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

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

General Comments:

Table C: Program Implementation Status

PROGRAM	ACTION / OBJECTIVE	TIME FRAME	STATUS
Policy 1.1: Encourage home ownership	**Action 1.1.1:** Provide homebuyer and first-time homebuyer assistance up to $100,000 or 45% of the purchase price of the home; whichever is less. The maximum purchase price allowed is $200,000; for each qualified household, with a goal of assisting five units per year. However, these terms are subject to change with program guideline changes and a city council action item.	Application to be made annually, subject to the State Application cycle	
Policy 1.2: Work cooperatively with other governmental entities to reduce homelessness and facilitate the provision of shelter and services for those in need.	**Action 1.2.1:** Continue to work with the Butte County Homeless Coalition Continuum of Care Coalition to reduce the number of homeless individuals in the area.	Throughout the planning period	
	Action 1.2.2: Ensure that City zoning regulations for emergency shelters, transitional and supportive housing, and Single Room Occupancy (SRO) housing facilitate these uses consistent with state law, and provide assistance with grant applications for the development of new facilities to serve the homeless.	Continue to assist sponsors with applications for special needs housing on a project-by-project basis throughout the planning period	
	Action 1.2.3: Maintain and publicize a comprehensive listing of housing developments that serve lower-income households, persons with disabilities, and other special needs populations.	The City provides updated lists to public entities and special service organizations annually and as requested. Additionally, the list is updated and posted on the City's website and shared with the Butte County Housing Authority as changes occur.	
Policy 1.3: Continue to facilitate the provision of housing for persons with disabilities and for persons with limited or restricted mobility to enhance accessibility and mobility.	**Action 1.3.1:** In accordance with the requirements of SB 520, the City will continue to allow for administrative approval of exceptions in land use regulations to provide reasonable accommodation for housing for persons with disabilities.	Continue to process requests for reasonable accommodation expeditiously throughout the planning period	

PROGRAM	ACTION / OBJECTIVE	TIME FRAME	STATUS
Policy 1.4: Facilitate the production of farmworker housing in the City	**Action 1.4.1:** Continue to ensure that local zoning, development standards, and permit processing procedures for farmworker housing do not conflict with *Health and Safety Code* §17021.5 and §17021.6.	Throughout the planning period	
Policy 2.1: Minimize constraints to the development of affordable housing through supportive codes, ordinances, policies, and guidelines.	**Action 2.1.1:** Continue to monitor the development review process to ensure that the City's review and approval (timing and cost) do not constrain residential development including multi-family and housing affordable to low- and moderate-income households. If the City's review and approval processes are found to unreasonably constrain development, the City will take action to amend the process or establish guidelines and other mechanisms to promote increased application certainty and reduce processing time to the extent feasible.	Annual review as part of the Housing Element Annual Report.	
	Action 2.1.2: Track Housing Element implementation progress as part of the annual report submitted to the State Department of Housing and Community Development (HCD).	Submit update annually in accordance with state law	
	Action 2.1.3: Periodically survey development application, plan check and inspection fees, impact fees and utility connection fees of other cities in the Butte County area to ensure that these City fees are reasonably related to the cost of services provided.	Fee surveys every two years	
Policy 3.1: Ensure that the City's inventory of residentially-zoned land is sufficient to accommodate development for all housing types and income levels commensurate with growth needs and the Regional Housing Needs Assessment (RHNA).	**Action 3.1.1:** Perform regular updates to the City's GIS system to track development and maintain an accurate list of vacant residential land in the City.	Annual updates	

PROGRAM	ACTION / OBJECTIVE	TIME FRAME	STATUS
	Action 3.1.2: Continue to implement the *no net loss* provisions of AB 2292 to ensure the availability of adequate sites to accommodate the City's share of regional housing needs throughout the planning period.	Ongoing throughout the planning period.	
	Action 3.1.3: Coordinate an annual workshop with the Oroville Economic Development Corporation and its members to identify the housing needs of employees in the community in order to ensure that the City's land use plans support development of housing suitable for the local workforce as part of the City's overall economic development program.	Annual workshops throughout the planning period.	
Policy 3.2: Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in seeking federal and state financing for affordable housing, including units affordable to extremely-low-income households and supportive housing for persons with developmental disabilities.	**Action 3.2.1:** The City will actively work with interested developers to identify sources of funding and provide technical assistance in seeking funding for the construction of new affordable multi-family housing, including units for large family households, extremely-low-income households, and persons with developmental disabilities. Funding to be pursued includes tax-exempt mortgage revenue bonds; HCD's Multifamily Housing Program; and low-income housing tax credits (LIHTC). The City shall also assist by providing letters of support for funding applications during the application process to increase the chances of a project receiving a funding award.	Monitor grant funding opportunities annually, provide assistance to affordable housing developers upon request, and continue to notify developers of funding opportunities as they arise throughout the planning period.	
Policy 4.1: Protect existing residential neighborhoods from deterioration and encroachment of incompatible or potentially disruptive land uses and/or activities.	**Action 4.1.1:** Seek code enforcement grants to augment current code enforcement activities to supplement the graffiti removal program, to fund neighborhood clean-up fairs, and general code enforcement and community beautification efforts. Utilize neighborhood resources, including neighborhood groups (e.g., Neighborhood Watch) to supplement City code enforcement activities. Where possible, link code enforcement activities to available funding for improvements and correction of violations.	Throughout the planning period.	

PROGRAM	ACTION / OBJECTIVE	TIME FRAME	STATUS
Policy 4.2: Ensure adequate public facilities to support the development of housing.	**Action 4.2.1:** Install and upgrade public service facilities (streets, curb, gutter, drainage facilities, and utilities) to encourage increased private market investment in declining, deteriorating and infrastructure-deficient neighborhoods.	Continuous and ongoing throughout the planning period	
Policy 4.3: Facilitate housing rehabilitation and stabilize existing neighborhoods, particularly those with high foreclosure and vacancy rates.	**Action 4.3.1:** To the extent funding is available, purchase abandoned homes, and provide rehabilitation assistance to improve deteriorated neighborhoods.	Annual grant applications.	
	Action 4.3.2: The City shall continue to support the Owner Occupied Single Family Rehabilitation Program. The City expects to fund the rehabilitation of approximately 5 units over the next planning period.	Continuous and ongoing	
	Action 4.3.3: Provide funding assistance for the rehabilitation of multi-family developments on a case-by-case and as needed basis.	Continuous and ongoing	
Policy 4.4: Encourage preservation of the existing affordable rental housing stock in the City.	**Action 4.4.1:** Continue regular contact with the California Housing Partnership Corporation (CPHC). The City will continue to pursue State and Federal funding sources such as the HOME, CDBG and Multi-Family Housing Program (MHP) to assist the preservation of at-risk units. The City shall maintain dialogue with developers and on-site managers and shall continue to be a source for information and technical assistance to potential purchasers and tenants of properties that could potentially convert to market rate. Ensure that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner's desire to opt-out or prepay.	Throughout the planning period.	

PROGRAM	ACTION / OBJECTIVE	TIME FRAME	STATUS
Policy 5.1: Support the intent and spirit of equal housing opportunity and the Fair Housing Act.	**Action 5.1.1:** Require that all recipients of locally-administered housing assistance funds acknowledge their responsibilities under fair housing law and affirm their commitment to the law. Coordinate and host regular workshops as a supplement to a tenant/landlord education program to provide information that will educate property owners, managers, real estate professionals and tenants about fair housing laws, race and disability discrimination, and familial status protections. Publicize fair housing and dispute resolution information through flyers/brochures in the lobby of City Hall, in the library, community centers, senior centers, local social service offices, real estate offices, mortgage offices, management offices of housing complexes, and on the City's website.	The City will engage in continuous and long-term monitoring of properties in receipt of locally administered housing funds to ensure compliance; annual workshops.	
	Action 5.1.2: The City shall engage in a public noticing campaign to inform persons with disabilities of any age of their ability to locate in senior citizen independent living facilities that are funded with federal funds.	Public noticing campaign with materials updated annually	
Policy 6.1: Encourage residential energy conservation through required compliance with current building codes and incentives for voluntary conservation efforts.	**Action 6.1.1:** The City shall continue to require, at a minimum, that all new residential development comply with the energy conservation requirements of Title 24 of the California Administrative Code.	Throughout the planning period	
	Action 6.1.2: Assist in publicizing utility incentives for energy conservation through flyers and on the City's website.	Annual updates to flyers.	