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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

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

Re: Annual Housing Element Progress Report

Enclosed is both the 2008 and 2009 Annual Housing Element Progress Report for the City of Oroville. In the reports, information regarding numbers of housing units constructed reflects the time period between January 1, 2008-December 31, 2008 and January 1, 2009-December 31, 2009.

If you have any questions regarding the provided information, please don't hesitate to contact me at (530) 538-2584 or via email at bergstrand@cityoforoville.org.

Sincerely,

Amy Bergstrand
Management Analyst III

Enclosure

ENTERED

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X Housing & Community Development Agent <input type="checkbox"/> Addressee	C. Date of Delivery DEC 29 2010
1. Article Addressed to:	B. Received by (Printed Name)	
Department of Housing Policy Development P.O. Box 952053 Sacramento, CA 94252-2053	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No MAILROOM	
2. Article Number (Transfer from sa)	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
7008 1140 0002 4296 5766		

**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: Pat Clark Title: Director

Phone: (530) 538-2495 FAX: (530) 538-2539 E-mail: clarkpi@cityoforoville.org

Reporting Period by Calendar Year: from June 1, 2008 to December 31, 2008

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-Jan-08 - 31-Dec-08

**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 in 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
	100%	80%	50%	20% (RDA)	
(1) Rehabilitation Activity				0	RDA owned
(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	14	2	0	0	0	16	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 26 §6202)

Jurisdiction	City of Oroville
Reporting Period	1-Jan-08 - 31-Dec-08

General Comments:

Table C: Program Implementation Status

PROGRAM	TIMING	CURRENT STATUS
<p>The City will ensure that it will be among the first jurisdictions to apply for any new funding which will be made available through Proposition 46. This will include making regular telephone calls to Field Representatives, attending HCD sponsored training and conferences, and regularly monitoring the HCD web site for Notices of Funding Availability (NOFA). See the Program List, attached to the Housing Element.</p>	<p>Immediately and ongoing</p>	<p>In 2006, the City applied for and was awarded \$500,000 in CalHome funds for Rehabilitation of single-family units. In 2007, the City applied for and CalHOME awarded \$600,000 for Rehabilitation of single-family units. The City applied and was awarded the 2008 CalHome grant in the amount of \$900,000. This grant will be used for both Rehabilitation and First Time Home Buyer each in the amount of \$450,000.</p>
<p>The City of Oroville Redevelopment Agency sets aside approximately \$740,550 each year for low to moderate income housing programs that include financing, infrastructure improvements, land acquisition, construction, and leverage for Home Investment Partnerships (HOME) and CDBG programs. It is the City's intent to continue these programs as long as money is available. An estimate of the moneys expected to accrue to the LMI fund on an annual basis and a more specific description of the previous and planned uses of the funds over the current planning period are included in this Housing Element as Attachment 7. Oroville's current Redevelopment Agency Five Year Implementation Plan expires in December 2009.</p>	<p>Annually, subject to the Redevelopment Agency Implementation Plan.</p>	<p>The RDA 5-Yr Implementation Plan is current and will be updated in 2009.</p> <p>Staff has issued an RFP for the update of the 5 year Implementation Plan by December 2009.</p>

PROGRAM	TIMING	CURRENT STATUS
Prepare Public Information handouts outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the State and federal funding for which the City is willing to apply, and other pertinent information. Distribute to local non-profit and for-profit development groups, and regional agencies.	Third Quarter 2004 2 nd Quarter 2007	Distribution of flyers remains an ongoing program. General public information flyers have been generated; distribution is ongoing.
Develop Subrecipient Guidelines to be given to recognized groups and non-profits who would like to apply to the City for funding.	Second Quarter 2004	Completed
Continue to use HOME funds to assist households with first time homebuyer down payment assistance up to \$50,000 for each qualified household.	Annually, subject to the State application cycle	Because of changes in the housing market, City has adjusted the maximum mortgage subsidy to \$100,000, not to exceed 45% of the purchase price of the home. The maximum purchase price has been set at \$175,000 in response to current market conditions. HOME/HOME PI Households assisted: 2005/2006-18 2006/2007-31 2007/2008-5 CDBG PI assisted: 2005/2006-0 2006/2007-0 2007/2008-7 RDA assisted: 2005/2006-11 2006/2007-20 2007/2008-16

PROGRAM	TIMING	CURRENT STATUS
Investigate raising the First Time Homebuyers loan amount in order to address the rising cost of housing in the City of Oroville.	December 2003	In response to the changes in the housing market, staff adjusted the maximum subsidy to \$100,000, not to exceed 45% of purchase price of home. -The RDA increased the loan amount from \$20,000 to \$50,000; however, staff is considering lower the subsidy to \$25,000 in response to the current market conditions. Based on the current housing market, the maximum purchase price was adjusted to no more than \$175,000.
Apply for a CDBG Planning/Technical Assistance Grant to develop the first report.	July 2005 or in conjunction with already established meeting schedules	The Reports were made available to involved agencies. 04-PTAA-0331-1.Gen. Allocation-Sewer Capacity Study 2. ED Allocation-Enterprise Zone Extension and Marketing Plan 05-PTAA-1463- 1. Gen. Allocation-Substandard Housing Inventory Action Plan 2. ED Allocation, Tourism Strategy. 06 STBG-2564-1. Gen. Allocation-Senior Housing Project and Open Space and Trails Master Plan. 06-EDBG-2572 ED Allocation=Economic Development Plan and Fixed Based Operation. 07-PTAE-3132-ED Allocation-Oroville Inn Revitalization Study and Industrial, Commercial and Retail Market Study. 07-PTAG-3668- Gen. Allocation-Residential Oroville Inn Revitalization Study and Housing Element Update 08-PTAE-5412-ED Allocation-Alternative Power Generation Plan and Industrial Park Planning Strategy (IU2) 08-PTAG-5351-Gen. Allocation-Water Capacity Feasibility Strategy

PROGRAM	TIMING	CURRENT STATUS
Actively participate in any organized homeless advocacy group to identify needs, funding sources, and sites.	January 2005	The Butte County Homeless Coalition formed a Continuum of Care (CoC) to reduce the number of homeless individuals in the area. The City of Oroville is a member of the Coalition and appoints a representative to attend all meetings/functions.
Actively support efforts of homeless service providers in establishing additional short-term beds for all segments of the homeless population.	July 2004	Continuum of Care and the Butte County Behavioral Health
Investigate incentives and reporting procedures that can be implemented to encourage and monitor the development of housing opportunities for specialized housing needs.	July 2004	The City is working with CoC to educate and promote the County's program for homeless foster children which assists them with finding suitable properties. Additionally, City will continue working the CoC for homeless and other advocacy groups for senior housing. Active Program
Publish a comprehensive listing of housing developments in the City, which have units reserved for lower income, and disabled households.	October 2004. Update annually with OPR/HCD Annual Report.	List is current. The City regularly updates a list of affordable housing units that are also accessible to persons with disabilities.
Encourage the operators of senior citizen independent living facilities that are funded with federal funds to permit persons with disabilities of any age to locate in those facilities.	Immediately and ongoing	The City provided HOME funds for an at-risk unit (Oroville Manor) to be rehabilitated for seniors and disabled persons. The City also works with developers by distributing notices annually. Active Program
Amend the City's current housing rehabilitation program guidelines to include a one-time \$2,500 grant to very low income disabled persons and senior citizens to improve accessibility and safety.	January 2004	8 units repaired using the Grant. 1 unit repaired using the Loan. An Emergency Home Repair Grant for \$1,000 and Mobile Home grant for \$1,500 and a Minor Home Repair Loan for \$2,500 were created. These programs are specific to disabled persons and senior citizens.
Regularly monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" for disabled provisions.	On-going	Active Program

PROGRAM	TIMING	CURRENT STATUS
Work with farm owners and central labor providers to determine the number of farmworkers who may need housing. The resulting report should address: permanent workers, seasonal resident workers, and migrant workers.	June 2005	Report not completed. The City will continue to monitor the provision of farm labor housing to determine the ongoing need and to ensure that if a need is determined to exist, that it can be met.
Work with the Housing Authority of Butte County, and use all the influence the City has to obtain more Section 8 vouchers for the Housing Authority.	Ongoing	No additional Section 8 vouchers were obtained during the reporting period. There are a total of 313 vouchers in the City.
The City of Oroville currently categorizes emergency shelters and transitional housing as group homes and allows them upon approval of a use permit in "R-3" and "R-P" zones. In order to facilitate and encourage provision of emergency shelters and transitional housing, the City shall amend the current zoning ordinance to allow these uses without any special zoning permits in zoning districts that will be selected during the zoning ordinance amendment process. Amend the City's zoning ordinance as follows: (1) adopt a density bonus for affordable housing as required by State law; and (2) make the definition of "family" consistent with the latest State requirements.	June 2004	Active Program
Amend the City's General Plan Land Use Element to add a residential land use category that provides a density between the currently adopted medium and high density limits.	June 2004	General Plan completed and adopted June 2, 2009.

PROGRAM	TIMING	CURRENT STATUS
<p>Amend the General Plan Diagram and/or Zoning Map during the current Housing Element period to make the two maps consistent. The first priority will be to amend the land use designations for the sites listed in Table 52 of the Housing Element, which lists available vacant land, in accordance with the footnotes to that table. The City has further committed to monitoring its own progress in this task through an annual report to the Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).</p>	<p>Achieve General Plan Diagram/Zoning Map consistency in 2004; prepare annual Housing Element report in October 2004 and each subsequent October.</p>	<p>Completed June 2009 with the adoption of the General Plan update. Planning Division. The Zoning Map is proposed to be updated in approximately four months; at that time, the Zoning and General Plan will be consistent.</p>
<p>Conduct a six month survey of developers who have expressed interest in building homes in Oroville asking them which incentive, assistance, or programs would be most beneficial to them. At the completion of the survey, present the findings to the Planning Commission and City Council in public workshop session to get citizen in-put and to prioritize the incentives.</p>	<p>Third Quarter 2004</p>	<p>As developers come to seek information the planning department explains the various programs available from the City, such as free pre-application process, then refers the developer to the housing department.</p>
<p>Monitor the impact of increasing wage costs for builders of low income housing due to new State prevailing wage requirements (SB 975). It appears the new requirements will reduce the number of housing units that can be produced with existing resources. Monitoring the impact will require close contact with both the League of California Cities and the California Redevelopment Association.</p>	<p>Quarterly</p>	<p>Removed program.</p>

ROGRAM	TIMING	CURRENT STATUS
Amend the Oroville City Code to reflect the recent changes in State law pertaining to the construction of second dwelling units (AB 1866 Wright).	Third Quarter 2003	Completed
Encourage developers to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects.	Third Quarter 2003 and ongoing	Continuous and ongoing
Publish the City's Housing Element and updates and the Redevelopment Agency Implementation Plan, and respective notices, on the City's web site.	Immediately, then as prepared, revised, updated.	Implementation underway
Update the City's GIS system to track development on all vacant land in the City.	Annually or more often as personnel become available.	Continuous and ongoing implementation
Monitor amount of land zoned for multifamily development and initiate zone changes to accommodate affordable housing. Update the data on an annual basis.	Annually	The General Plan is currently being updated and includes any zone changes to accommodate affordable multifamily housing. The General Plan was adopted June 2, 2009. The Zoning Code will be amended over the few months and completed by August 2010.
Implement the provisions of AB 2292 (Dutra) regarding requirements for the down zoning of a residential lot listed in the Housing Element to meet the RHNA.	Fourth Quarter 2003 and ongoing	Ongoing and will be updated with the General Plan.
Continue to promote orderly growth through monitoring the cumulative impact of approved projects on existing neighborhoods.	Ongoing	Ongoing

PROGRAM	TIMING	CURRENT STATUS
Apply for HCD CDBG General Allocation grants supplemented with CDBG Program Income to augment current Code Enforcement programs and to supplement the graffiti removal program	HCD's 2004 cycle.	04-STBG-1965 06-STBG-2607 Grant funds (allocation of grants listed above), Program Income and the RDA fund the City's Code Enforcement Program. The 06 grant was to expire, however it was extended until 5/31/2010 in order to continue funding Code Enforcement with Program Income.
Using existing neighborhood groups (i.e., Neighborhood Watch) develop a tenant/landlord education program to enhance the code enforcement activities.	Fall 2004	Landlord training programs were held Jan. 2004, and Sept. 2004. Code Enforcement Officers schedule quarterly meeting with city property managers to discuss various topics of interest.
Supply energy conservation awareness brochures in all public meeting places	June 2004	Continuous and ongoing
Continue to use Redevelopment funds for public facilities.	Annually with Redevelopment Agency Implementation Plan	Continuous and ongoing
Coordinate annual workshop with employers, members of the housing community and City officials to identify the housing needs of the community.	Annually starting 2004	Continuous and ongoing

PROGRAM	TIMING	CURRENT STATUS
Provide technical assistance to potential purchasers, including non-profits, developers, and tenants of at-risk units that may opt-out of an affordability program.	As needed	Active Program, Continuous and ongoing. Business Assistance/Housing Development
Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs.	As needed	Active Program
Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt-out in the future, and offer assistance in locating eligible buyers.	As needed	Active Program
Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.	As needed	The City maintains a list of potential purchasers. Continuous and ongoing.
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. State law requires that owners provide a 12-month notice to tenants.	As needed	Continuous and ongoing
At the monthly meeting of the Oroville Economic Development Corporation, ask local lenders about their programs to preserve existing housing and the applicability of the Community Reinvestment Act.	Second Quarter 2004	Currently there are no units at-risk.
Require that all recipients of locally administered housing assistance funds be required to acknowledge their understanding of fair housing law and affirm their commitment to the law.	December 2003 and ongoing	Continuous and ongoing

PROGRAM	TIMING	CURRENT STATUS (JULY, 2009)
Continue and aggressively market CDBG single family housing rehabilitation funds. Rehabilitate 100 units over the next five years.	Annually with HCD funding cycle or program income.	Single-family rehabilitations completed using CDBG and CalHome funds: 2004/05-3 CalHome-0 CDBG-2 RDA-1 2005/06-6 CalHome-0 CDBG-5 RDA-1 2006/07-16 CalHome-3 CDBG-9 RDA-4 2007/08-10 CalHome-6 CDBG-2 RDA-2 2008/2009-5 CalHome-2 CDBG-2 RDA-1
Amend Housing Rehabilitation Guidelines and expand rehabilitation program eligibility to include rental properties.	Start with the HCD funding cycle in 2004	Completed
Continue regular contact with the California Housing Partnership Corporation, the agency that monitors the at-risk units and owner notifications of intent to opt-out. Request to be placed on their e-mail notification list.	Annually	Active Program, continuous and ongoing.

PROGRAM	TIMING	CURRENT STATUS
<p>Under the housing preservation section of the Fair Housing Act, the City of Oroville will assist very low and low income households to maintain ownership by working with the tax collector to forgive or delay payment of property taxes until the home is sold or ownership is transferred. In some instances, such as imminent foreclosure and tax sale, the City may pay the current tax, help the homeowner get a deferment, and place a City lien against the home for payment at sale or ownership transfer.</p>	<p>Ongoing</p>	<p>Continuous and ongoing</p>
<p>Develop information flyers and brochures in both English and Spanish regarding fair housing laws and the process for the resolution of complaints. Download copies of the official complaint forms and make them available with the brochures. Include the telephone numbers of the State Department of Fair Employment and Housing on all public information regarding fair housing.</p>	<p>By March, 2004</p>	<p>Complete</p>
<p>Make sure that the flyers/brochures referred to in Program 5-1-1C are available to the public in the lobby of City Hall, in libraries, community centers, senior centers, local social service offices, real estate offices, mortgage offices, and in the management offices of both low-income and market-rate housing complexes.</p>	<p>By March, 2004</p>	<p>Complete</p>

PROGRAM	TIMING	CURRENT STATUS
<p>Coordinate a regular workshop with the tenant/landlord education program referenced in Policy 4-1-2. The information should educate property owners and managers and real estate professionals and tenants about the fair housing laws, race and disability discrimination, and familial status protections.</p>	<p>Mid-2004 and regularly thereafter</p>	<p>Campbell DeLong Resources, Inc. annually conducts a Community Involvement training relating to tenant/landlord issues. Continuous and ongoing</p>
<p>Continue to use CDBG or Home Investment Partnerships Program (HOME) funds when necessary to mitigate the unsettling impacts of temporary relocation during the construction or rehabilitation of publicly funded housing.</p>	<p>Immediate and ongoing</p>	<p>Active Program Assistance is available using CDBG housing rehab grant funds.</p>
<p>Compile a list of non-profit organizations that the City has worked with in the past to establish cooperative agreements with non-profit housing corporations as a support agency to the City.</p>	<p>Immediate and ongoing</p>	<p>Program not necessary. The City complies with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA)</p>