Agenda Date: 01/27/2015
Agenda Item: 4.1

CITY of OAKLEY
CALIFORNIA
A PLACE for FAMILIES in the HEART of the DELTA

STAFF REPORT

Approved and Forwarded to City Council:
Bryan H. Montgomery, City Manager

Date: Tuesday, January 27, 2015

To: Bryan H. Montgomery, City Manager

From: Joshua McMurray, Senior Planner

Subject: **State Mandated 2015-2023 Housing Element Update (General Plan Amendment GPA 01-13)**

Summary

The City has initiated a State Mandated Housing Element update required by Government Code Section 65583. The new Housing Element must be updated to comply with the 2015-2023 Regional Housing Needs Allocation (RHNA), as determined by the Bay Area Association of Governments (ABAG), and new statutory requirements. The final RHNA was adopted by ABAG on July 18, 2013. The Housing Element update will provide the capacity for the City's fair share of affordable housing for the next eight years.

The City's Housing Element has been reviewed by the State Department of Housing and Community Development (HCD), which has issued a letter stating the City's Housing Element will be in full compliance with State Law once the changes that they requested were incorporated into the document and subsequently adopted by the City Council. Those changes, as further discussed in this Staff Report, have been incorporated into the final document (attached).

Staff recommends that the City Council of the City of Oakley adopt the resolution approving the:

1. Updated Housing Element (2015-2023), with recommended changes, and thereby amends the Oakley 2020 General Plan to incorporate said Housing Element; and

2. Adopt the addendum to the Certified Oakley 2020 General Plan Environmental Impact Report.

Background and Analysis

The City adopted the Oakley General Plan in 2002, and in 2006, the State Department of Housing and Community Development (HCD) certified Oakley's first Housing Element, and in 2009, HCD certified the current 2007-2014 Housing Element. In August of 2013 the City Council approved an agreement for consulting

services with De Novo Planning to prepare the Housing Element Update. Within the Housing Element, the City must demonstrate it has capacity or adequate sites to accommodate the projected RHNA need through the 8 year planning period.

The Bay Area Association of Governments, the Council of Governments (COG) representing the region, in cooperation with local jurisdictions, is responsible for allocating the region's projected new housing demand in each jurisdiction. This process is known as the RHNA and the goals are referred to as the RHNA goals or the "regional share" goals for new housing construction. The allocation takes into account factors such as employment opportunities, market demand for housing, availability of suitable sites and public facilities, community patterns, types and tenure of housing needs and others. The allocation is divided into five income categories: Above-Moderate, Moderate, Low, Very-Low, and Extremely-Low. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower-income households in one jurisdiction. The RHNA prepared by ABAG for the planning period of January 2015 through January 2023, identifies Oakley's projected regional share need as 1,168 new housing units.

To assist and provide recommendations to the City Council in the update process, a five member 2015-2023 Housing Element Update Citizen Advisory Committee (CAC) was appointed in August of 2013. Since the committee was formed; a total of four meetings have been held in addition to one public workshop where the committee and community stakeholders were invited to share their thoughts on the housing element update. Staff also presented the Draft Housing Element to the City Council during two separate work sessions. The September 9, 2014 City Council work session focused on the Policy Action program requiring the City to show how it will meet the remaining RHNA need. Staff presented a total of six sites, all with a multi-family land use designation and zoning. At the conclusion of the work session, the City Council directed Staff to go back and analyze additional sites. Staff held a public meeting with the Housing Element CAC on September 22, 2014. A variety of sites were discussed using the direction received from the City Council. Staff, in conjunction with the feedback from the CAC and the Housing Element Consultant came up with twelve additional sites for the City Council to consider. At the end of the work session, a total of seven sites were selected by the City Council to include in the Draft Housing Element. Of the seven sites, six are either zoned M-9 or M-12 (multi-family residential) and one of the sites is zoned General Commercial. The work session Staff Reports are attached for reference.

The Draft Housing Element was forwarded to the HCD on October 21, 2014 and released for a minimum 45-day public review and comment period on October 27, 2014 through December 18, 2014. Staff, the consultant, and HCD held a conference call on December 9, 2014 to discuss HCD's review and following that revisions were sent to HCD on December 11, 2014. HCD reviewed the revisions and issued a letter dated December 16, 2014 to the City stating that one remaining item regarding public participation needed to be updated in order for the Housing Element to be in full

compliance with State Housing Element Law. That letter is attached for reference and a full review of the revisions requested by HCD is further analyzed as follows.

Revisions to the Housing Element

- Extremely Low Income Households: Page 10.II-23 was revised to identify the number and percentage of extremely low income households that are homeowners and that are renters as requested by HCD.

- Downtown Specific Plan (SP-4) analysis: Information requested by HCD regarding allowed densities and uses for the SP-4 subareas was added to the discussion of the Downtown Specific Plan on page 10.III-7.

- Farmworker and Employee Housing: A discussion of zoning for farmworker and employee housing is provided on page 10.III-14 in response to HCD. A policy action to address farmworker and employee housing has been added on pages 10.VI-9 and 10.VI-10.

- Regional Transportation Fee: Page 10.III-18 has been revised to include the additional information regarding the Regional Transportation Fee and the City's efforts to reduce fees to the extent feasible as requested by HCD.

- East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP): Page 10.III-18 has been revised to include additional information regarding the HCP/NCCP as requested by the East Contra Costa County Habitat Conservancy.

- Outside Agency Fees: Page 10.III-19 has been revised to reflect that development projects may need to comply with programs operated by outside agencies, including payment of applicable fees.

- Rare and Endangered Species: Page 10.III-24 was revised to reflect that the HCP/NCCP conservation strategy will address impacts to species covered by the HCP/NCCP.

- Affordable Housing Overlay: Pages 10.IV-6 through 10.IV-8 were revised to include an analysis of the feasibility of using the Affordable Housing Overlay to accommodate lower income housing. The analysis addresses the requirements of state law (market demand/trends, financial feasibility, and residential project experience).

- Outreach efforts to Lower Income Group: Page 10.VII-3 was revised to identify the effort that will be made to encourage participation by the lower income group.

HCD Review of the Housing Element

As described above, the Public Review Draft Housing Element was revised to address verbal comments received from HCD staff during HCD's 60-day review period. HCD's formal review letter, dated December 16, 2014, for the City's Public Review Draft Housing Element indicated that the Housing Element complies with the statutory requirements of State law, with the exception of the need to demonstrate additional outreach efforts among lower income groups and to encourage public participation by lower and moderate income households. To accomplish this, the City has posted a public notice at locations targeted toward lower and moderate income households and organizations serving low/moderate income groups. The notice provides information regarding the availability of the Final Housing Element and encourages the public to review and comment on the Final Housing Element. The notice has been posted at affordable housing complexes, including The Commons at Oak Grove, Summer Creek Place, Golden Oak Manor, Courtyards at Cypress Grove, Oakley Place Senior Apartments, Oak Grove Terrace, Oak Forest Senior Villas, Silver Oaks, and Oakley Summer Creek Apartments. Agencies that serve the lower and moderate income, senior, at-risk, and other populations were also notified of the Housing Element Update, including senior organizations, emergency food providers, Contra Costa County Health Services, Contra Costa County Employment and Human Services, Oakley Union Elementary School District, Liberty Union High School District, Antioch Unified School District, and Knightsen Elementary School District. The Housing Element was made available for review on the City's website and at City Hall and the Oakley Library Branch.

Policy Action Programs

Within the Housing Element, the City must demonstrate it has capacity or adequate sites to accommodate the projected RHNA need through the 2015-2023 planning period. The RHNA prepared by ABAG for the planning period identifies Oakley's projected regional share need as 1,168 new housing units (background provided in the attached September 9, 2014 Staff Report). The City has sufficient entitled land through the East Cypress Corridor as well as other entitled residential projects throughout the City to accommodate the need for the Moderate and Above –Moderate units. Based on the RHNA assigned by ABAG, the total number of affordable units allocated to Oakley was 489. The Corporation for Better Housing (CBH) site had 29 units under construction and there is additional remaining capacity of 75 units on the CBH site. Those units can be used to reduce the 489 affordable units. There is a remaining need of approximately 386 affordable units (defined by either being Low, Very-Low, or Extremely-Low income). This means the City needs to identify sites able to accommodate the need; however it does not mean those units need to be constructed. As discussed above, the City Council, through work sessions, public outreach, and through input from Staff, the housing consultant and the Housing Element CAC, has identified seven sites included within Policy Action Program 1.1 (Page 10.VI-1 of the Housing Element). This recommendation has been reviewed by HCD and is to be completed within two years of the Housing Element being adopted.

Policy Action Program 1.1 specifically requires the City to apply the Affordable Housing Overlay Zone (AHO) on the seven parcels. The intent of applying the AHO is to allow property owners to build at either the default densities allowed by the

underlying zone or build a qualifying affordable project at the AHO base density of 24 dwelling units per acre (which allows up to 32.4 dwelling units per acre after a State mandated density bonus is applied). The process to apply the AHO on these seven properties will be handled through a separate, public process also requiring a City Council action. During this separate process, there is an opportunity to reevaluate the seven sites. HCD does have a process in place to exchange sites on a "like for like" basis. If it is the City Council's desire to look at alternate sites during that process, Staff will work with HCD to ensure any new sites meet HCD's criteria. Staff anticipates this work will start in the next few months.

In addition to the requirement to accommodate the RHNA need for the current planning period, there are some key programs identified within the Housing Element that will require action in the upcoming years. They are as follows:

- Update the Zoning Code to Comply with Senate Bill (SB) 2, which require the City to allow transitional and supportive housing by right in all residential zones. The time frame to complete this is within 1 year of adopting the Housing Element.

- Update the Zoning Code to address residential care facilities. The time frame to complete this is within 1 year of adopting the Housing Element.

- Revise the Zoning Code to permit employee housing and farmworker housing in accordance with Health and Safety Code Section 17021.5 and 17021.6. The time frame to complete this is within 1 year of adopting the Housing Element.

Environmental Review

Pursuant to Section 15164 of the CEQA Guidelines, an addendum to the Certified Oakley 2020 General Plan Environmental Impact Report (EIR) was prepared by De Novo Planning. The Addendum concludes that the proposed changes do not cause a new significant impact or substantially increase the severity of a previously identified significant impact, and there have been no other changes in the circumstances that meet this criterion (CEQA Guidelines Section 15162[a][2]). There have been no significant changes in the environmental conditions not contemplated and analyzed in the EIR that would result in new or substantially more severe environmental impacts. The 2015-2023 Housing Element is within the scope of the previously Certified Oakley 2020 General Plan Environmental Impact Report (SCH #2002042134). The addendum has been attached to this report for reference.

Findings

Draft findings are included in the attached resolution.

Recommendation

Staff recommends that the City Council of the City of Oakley adopt the resolution approving the:

1. Updated Housing Element (2015-2023), with recommended changes, and thereby amends the Oakley 2020 General Plan to incorporate said Housing Element; and

2. Adopt the addendum to the Certified Oakley 2020 General Plan Environmental Impact Report.

Attachments

1. Proposed City Council Resolution
2. Proposed 2015 – 2023 City of Oakley Housing Element
3. Addendum to the Oakley 2020 General Plan EIR
4. State Department of Housing and Community Development Letter dated December 16, 2014
5. September 9, 2014 Work Session Staff Report
6. October 14, 2014 Work Session Staff Report

RESOLUTION NO. XX-15

A RESOLUTION OF THE CITY OF OAKLEY CITY COUNCIL MAKING FINDINGS AND ADOPTING THE 2015-2023 HOUSING ELEMENT AND AMENDING THE GENERAL PLAN TO INCORPORATE THE REVISED AND UPDATED HOUSING ELEMENT AND ADOPTING THE ADDENDUM TO THE OAKLEY 2020 GENERAL PLAN ENIVORNMENTAL IMPACT REPORT

FINDINGS

WHEREAS, on November 1998, the voters approved the incorporation of the City of Oakley, to be effective July 1, 1999; and

WHEREAS, on July 1, 1999, the City of Oakley was incorporated; and

WHEREAS, after incorporation, the City adopted the Contra Costa County General Plan for the Oakley Area as its general plan, the County's subdivision ordinance as its subdivision ordinance, and the County's zoning ordinance as its zoning ordinance (Ordinance Nos. 1-99, 17-99, 22-99). Since that time, the City has prepared its own general plan, as required by Government Code Section 65360; and

WHEREAS, in December 2002, the Oakley City Council adopted the Oakley 2020 General Plan; and

WHEREAS, pursuant to State Government Code section 65300, cities and counties are required to prepare and adopt general plans to guide them in the long-range development of their communities. General plans must include seven mandatory, internally consistent elements including land use, circulation, conservation, open space, safety, noise and housing. Only the Housing Element is reviewed and certified by the State Department of Housing and Community Development (HCD); and

WHEREAS, the purpose of the Housing Element is to encourage the provision of an adequate and diverse supply of safe and affordable housing in all communities consistent with Statewide housing goals; and

WHEREAS, the Housing Element consists of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing, pursuant to California Government Code Section 65580; and

WHEREAS, on August 13, 2013, the City of Oakley contracted with De Novo Planning to update the Housing Element, and

WHEREAS, on August 13, 2013, the City of Oakley City Council, through a public application process, selected a five (5) person, with two alternates, Housing

Element Ad-Hoc Citizen Advisory Committee to assist Staff and the consultant in the Housing Element update process; and

WHEREAS, on February 27, 2014, the City held a publicly noticed workshop regarding the Housing Element update; and

WHEREAS, on September 9, 2014, the City Council held a publicly noticed workshop regarding the Draft Housing Element. Specifically the work session focused on Policy Action 1.1 to provide adequate sites to meet the remaining Regional Housing Needs Assessment (RHNA) and directed staff to analyze additional sites; and

WHEREAS, on October 14, 2014, the City Council held a publicly noticed workshop regarding additional sites to meet the RHNA. At that work session the City Council directed Staff to incorporate the seven sites listed on page 10.VI-1 of the Draft Housing Element. The City Council also directed Staff to submit the Draft Housing Element to HCD for a formal review. The Draft Housing element was submitted to HCD on October 21, 2014; and

WHEREAS, the City made available the Draft 2015-2023 Housing Element available for public review on October 27, 2014 through December 18, 2014; and

WHEREAS, HCD has reviewed and provided comments and recommended changes to the Draft Housing Element (letter dated December 16, 2014); and

WHEREAS, the recommended changes have been incorporated into the Draft Housing Element. HCD; and

WHEREAS, the 2015-2023 Housing Element is within the scope of the Certified Oakley 2020 General Plan Environmental Impact Report (SCH #2002042134) prepared and certified by the City of Oakley City Council; and

WHEREAS, Pursuant to Section 15164 of the CEQA Guidelines, an addendum to the Certified Oakley 2020 General Plan Environmental Impact Report was prepared by De Novo Planning. The Addendum concludes that the proposed changes do not cause a new significant impact or substantially increase the severity of a previously identified significant impact, and there have been no other changes in the circumstances that meet this criterion (CEQA Guidelines Section 15162[a][2]). There have been no significant changes in the environmental conditions not contemplated and analyzed in the EIR that would result in new or substantially more severe environmental impacts; and

WHEREAS, the Notice of Public Hearing for the Project was duly noticed in the Contra Costa Times, a newspaper of general distribution, and mailed to all interested parties, outside agencies, and property owners within 300 feet of all properties discussed in Policy Action 1,1 of the Draft Housing Element on January 16, 2015. The Notice of Public Hearing was posted at the Oakley City Hall, Freedom High School, and

at 204 2nd Street (City Annex); and

WHEREAS, on January 27, 2015, the City Council held a properly noticed public hearing at which it received a report from City staff, oral and written testimony from the public, and deliberated on the item. At the conclusion of its deliberations, the Council voted to adopt the Resolution, adopting the Negative Declaration and adopting the Housing Element thereby amending said General Plan, as revised by the City Council during its deliberations.

NOW, THEREFORE, on the basis of the above findings of fact and the entire Record, the City Council makes the following findings in support of the recommended approvals:

1. The proposed project conforms to the provisions and standards of the General Plan;
2. The proposed project is consistent with the balance of the General Plan;
3. The proposed project is necessary to implement the goals and objectives of the General Plan;
4. The public necessity, convenience, and general welfare require the proposed amendment; and
5. The proposed project will not cause environmental damage.

NOW, THEREFORE, on the basis of the above findings of fact and the entire Record, the City Council:

1. Adopt the Updated Housing Element (2015-2023), with recommended changes, and thereby amends the Oakley 2020 General Plan to incorporate said Housing Element; and

2. Adopt the addendum to the Certified Oakley 2020 General Plan Environmental Impact Report.

PASSED AND ADOPTED by the City Council at a meeting held on the 27th day of January 2015, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

_____

Doug Hardcastle, Mayor

ATTEST:

_____

Libby Vreonis, City Clerk

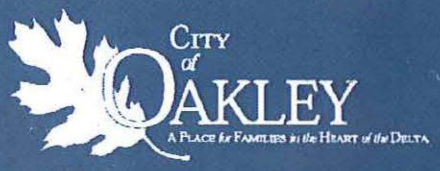
Attachment 2

FINAL
2015 - 2023 HOUSING ELEMENT

January 2015

Prepared for:

City of Oakley
3231 Main Street
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Prepared by:

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HO-1: Inventory of Residential Sites – located at end of Chapter IV.

Appendices

A. Inventory of Residential Sites

B. East Cypress Corridor Specific Plan

C. Ad Hoc Working Group - Potential Multifamily Sites

I. INTRODUCTION

A. PURPOSE AND CONTENT

The City of Oakley's Housing Element is the component of the City's General Plan that addresses housing needs and opportunities for present and future Oakley residents through the 2015-2023 planning period and the 2014-2022 regional housing needs allocation (RHNA) cycle. The Housing Element provides the primary policy guidance for local decision-making related to housing. The Housing Element of the General Plan is the only General Plan Element that requires review and certification by the State of California.

The Housing Element provides a detailed analysis of Oakley's demographic, economic and housing characteristics as required by State law. The Element also provides a comprehensive evaluation of the City's progress in implementing the past policy and action programs related to housing production, preservation, conservation, and rehabilitation. Based on the community's housing needs, available resources, constraints, opportunities and past performance, the Housing Element identifies goals, policies, actions and objectives that address the housing needs of present and future Oakley residents.

B. HOUSING ELEMENT UPDATE PROCESS

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (California Government Code Section 65580 et al.).

It is intended that this Housing Element be reviewed annually and updated and modified no less than every five years in order to remain relevant and useful and reflect the community's changing housing needs. This Housing Element covers the planning period from January 2015 to January 2023. The time frame of the planning period is determined by State law. State planning law mandates that jurisdictions within the Association of Bay Area Governments (ABAG) region update and adopt their Housing Element by January 31, 2015. This document represents the update required and responds to the issues that currently face the City.

C. STATE LAW AND LOCAL PLANNING

1. Consistency with State Law

The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the California Government Code. State law requires that each jurisdiction's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing." The Housing Element plans for the provision of housing for all segments of the population.

Section 65583 of the Government Code sets forth specific requirements regarding the scope and content of each Housing Element. Table 10-1 summarizes these requirements and identifies the applicable chapters in the Housing Element where these requirements are addressed.

Table 10-1
STATE HOUSING ELEMENT REQUIREMENTS

Required Housing Element Component	Reference
A. Housing Needs Assessment	
1. Analysis of population trends in Oakley in relation to countywide trends	Chapter II
2. Analysis of employment trends in Oakley in relation to regional trends	Chapter II
3. Projections and quantification of Oakley's existing and projected housing needs for all income groups	Chapters II and IV
4. Analysis and documentation of Oakley's housing characteristics, including:	
a. Level of housing cost compared to ability to pay	Chapter II
b. Overcrowding	Chapter II
c. Housing stock condition	Chapter II
5. An inventory of land suitable for residential development including vacant sites and having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites	Chapter IV
6. Identification of a zone where emergency shelters are allowed as a permitted use with sufficient capacity.	Chapter III
7 Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Chapter III
8. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels	Chapter III
9. Analysis of special housing need: elderly, persons with disabilities, large families, farm workers, families with female heads of household	Chapter II
10. Analysis of housing needs for families and persons in need of emergency shelter	Chapter II
11. Analysis of opportunities for energy conservation with respect to residential development	Chapter III
12. Analysis of assisted multifamily rental housing developments that are eligible to change from lower-income housing during the next 10 years	Chapter IV
B. Goals and Policies	
13. Identification of Oakley's goals, quantified objectives and policies relative to maintenance, improvement and development of housing	Chapter VI
C. Implementation Program	
14. Identify actions to make adequate sites available with appropriate zoning and development standards and with services and facilities to accommodate the City's share of the RHNA	Chapter VI
15. Programs to assist in the development of adequate housing to met the needs of extremely low, very low, low, and moderate income households.	Chapter VI
16. Address, and where appropriate and legally possible, remove	Chapter VI

governmental constraints to the maintenance, improvement, and development of housing	
17. Remove constraints to or provide reasonable accommodations for housing for persons with disabilities	Chapter VI
18. Conserve and improve the condition of the existing affordable housing stock in Oakley	Chapter VI
19. Promote housing opportunities for all persons	Chapter VI
20. Identify programs to address the potential conversion of assisted housing development to market-rate housing	Chapter VI
21. Program actions to identify zone(s) where emergency shelters are permitted without a conditional use or other discretionary permit and with the capacity to meet the needs of individuals and persons needing emergency shelter.	Chapter VI
22. Include a diligent effort to achieve public participation of all economic segments of the community	Chapters VI and VII

2. General Plan Consistency

The Housing Element is one component of the City's overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated, consistent set of goals and policies. The Housing Element is affected by policies contained in other elements of the General Plan. For example, the Land Use Element designates land for residential development and indicates the type, location and density of the residential development permitted in the City. Working within this framework, the Housing Element identifies goals, policies, actions and objectives for the planning period that directly addresses the housing needs of Oakley's existing and future residents. The policies contained within other elements of the General Plan affect many aspects of life that residents enjoy – the amount and variety of open space, the preservation of natural, historic and cultural resources, the permitted noise levels in residential areas and the safety of the residents in the event of a natural or man-made disaster.

The Housing Element policies must be consistent with policies identified in other elements of the General Plan. The Housing Element has been reviewed for consistency with the City's other General Plan elements. The policies and programs in this Element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained.

3. Relationship to Other Plans and Programs

The Housing Element identifies goals, objectives, policies and action programs for the 2015-2023 planning period that directly address the housing needs of Oakley. There are a number of City plans and programs which work to implement the goals and policies of the Housing Element. These include the City's Municipal Code and Specific Plans.

a. Oakley Municipal Code

The Oakley Municipal Code contains the regulatory and penal ordinances and certain administrative ordinances of the City, codified pursuant to Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The Oakley Municipal Code includes the City's Zoning regulations.

The Subdivision Chapter of the Municipal Code regulates the design, development and implementation of

land division. It applies when a parcel is divided into two or more parcels; a parcel is consolidated with one or more other parcels; or the boundaries of two or more parcels are adjusted to change the size and/or configuration of the parcels.

The Zoning Chapter of the Municipal Code is the primary tool for implementing the General Plan, and is designed to protect and promote the health, safety and welfare of the people. The Zoning Chapter designates various districts and outlines the permitted, conditionally permitted and prohibited uses for each zone district. Finally, the Zoning Chapter provides property development standards for each zone district and overall administrative and legislative procedures.

b. Specific Plans

Specific Plans are customized regulatory documents that provide focused guidance and regulations for a particular area to address the specific characteristics or needs for that area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, and implementation plan. The City has three Specific Plans: the Downtown Specific Plan, the River Oaks Crossing Specific Plan, and the East Cypress Corridor Specific Plan

D. HOUSING ELEMENT ORGANIZATION

California Government Code Section 65583 requires a jurisdiction's Housing Element include the following components:

- A review of the previous Element's goals, policies, objectives and programs to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing need and an inventory of resources and constraints related to meeting these needs.
- A statement of goals, policies and quantified objectives related to the maintenance, preservation, improvement and development of housing.
- A policy program that provides a schedule of actions that the City is undertaking or intends to undertake implementing the policies set forth in the Housing Element.

The Oakley Housing Element is organized into seven parts:

1. Introduction - Explains the purpose, process and contents of the Housing Element.

2. Community Profile - Describes the demographic, economic and housing characteristics of Oakley and analyzes the current and projected housing needs in Oakley.

3. Resources and Constraints Analysis - Analyzes the actual and potential governmental and non-governmental constraints to the rehabilitation, preservation, conservation and construction of housing.

4. Land Resources and At-Risk Units – Identifies approved residential development projects in the City and the City's inventory of available sites to accommodate the RHNA and discusses the potential conversion of affordable housing units to market rate.

5. Effectiveness of Previous Housing Element – Describes the effectiveness of the previous Housing

Element and discusses the implementation and success of each of the policy actions identified in the previous Housing Element.

6. Housing Plan - Details specific policies and programs the City of Oakley will carry out over the planning period to address the City's housing goals.

7. Community Participation – Describes the community participation process, including efforts to encourage a broad economic segment of the community and relevant stakeholders to participate, and summarizes public input received.

Given the detail and lengthy analysis in developing the Housing Element, supporting background material is included in the following appendices:

- Appendix A: Inventory of Residential Sites
- Appendix B: East Cypress Corridor Specific Plan
- Appendix C: Ad Hoc Working Group - Potential Multifamily Sites

E. CITIZEN PARTICIPATION

The California Government Code requires that local governments make diligent efforts to solicit public participation from all segments of the community in the development of the Housing Element. In compliance with this requirement, the City conducted public outreach efforts including a Community Workshop in February 2014, formation of the Ad Hoc Citizens Advisory Committee (CAC) in August 2013 and four CAC meetings throughout the update process, and three City Council meetings. Detailed information on community outreach and participation is provided in Chapter VII.

II. HOUSING NEEDS ASSESSMENT AND INVENTORY

A. INTRODUCTION

When preparing the Housing Element, jurisdictions must evaluate both existing and future housing needs for all segments of the population.

This section analyzes demographic, economic and housing characteristics that influence the demand for and availability of housing. The analyses form a foundation for developing programs and policies that seek to address identified housing needs according to income, tenure and special needs groups.

The primary data source utilized in this analysis was the Association of Bay Area Governments Data Package (ABAG, 2014) which has been approved for use by HCD. Additional data sources utilized in this analysis include the 2010 U.S. Census, the American Community Survey, the California Department of Finance (DOF), and the federal Department of Housing and Urban Development (HUD). These data sources are the most reliable for assessing existing conditions and provide a basis for consistent comparison with historical data and for making forecasts.

B. COMMUNITY PROFILE

1. Population Trends and Characteristics

Housing needs are generally influenced by population and employment trends. This section provides a summary of the changes to the population size, age and racial composition of the City.

a. Historical, Existing and Forecast Growth

The City of Oakley is one of 19 cities in Contra Costa County. The DOF estimates that Contra Costa County's population in 2010 was 1,049,025. Table 10-2 lists adjacent counties and their respective populations.

Table 10-2
REGIONAL POPULATION TRENDS 2000-2010

County	2000	2010	% Change
Contra Costa County	948,816	1,049,025	10.0%
Alameda County	1,443,741	1,510,271	10.6%
Marin County	247,289	252,409	2.1%
Sacramento County	1,223,499	1,418,788	16.0%
San Joaquin County	563,598	685,306	21.6%
Santa Clara County	1,682,585	1,781,642	5.9%
Solano County	394,542	413,344	1.8%

Source: US Census, 2000; US Census 2010; ABAG, 2014

According to the U.S. Census and the DOF, Oakley experienced a 38.3 percent population increase between 2000 and 2010. Table 10-3 compares Oakley's population growth trends with those of the County.

Table 10-3
POPULATION GROWTH 2000-2010

Jurisdiction	2000	2010	2000-2010 Growth	
			Number	%
Oakley	25,619	35,432	9,813	38.3%
Contra Costa County	948,816	1,049,025	100,209	10.6%
Source: ABAG, 2014				

b. Age Composition

In 2010, the school age (5-19 years) and persons aged 35-44 years populations were the largest age groups in the City. Twenty-nine percent of "school age" and 46 percent of "young adult" (20-24) and "prime working" (25-59) age populations resided in Oakley. The percentages of the "preschool" (0-4 years) and "older adult/retirement" (60 and over) populations were considerably lower. Table 10-4 summarizes the population's age distribution in 2010.

Table 10-4
AGE DISTRIBUTION 2010

Age Group	2010	
	Contra Costa County (%)	Oakley (%)
0-4 years	7%	8.5%
5-19 years	21.9%	28.8%
20-34 years	18.7%	19.0%
35-44 years	17.3%	20.3%
45-59 years	20.1%	15.5%
60-74 years	9.5%	5.8%
75+ years	5.5%	2.1%
Total	100%	100%
Median Age	*38.5*	*32.0*
Source: ABAG, 2014		

c. Race and Ethnicity

Oakley residents are mainly composed of two racial/ethnic groups: White and Hispanic or Latino. As of 2000, 47.5 percent of residents in Oakley were White and 34.9 percent were of Hispanic or Latino origin. Table 10-5 summarizes the racial and ethnic composition of the population in 2010.

Table 10-5
RACIAL AND ETHNIC COMPOSITION 2010

Racial/Ethnic Group	2010	
	Number	% of Population
White	16,815	47.5%
Black	2,460	6.9%
American Indian & Alaska Native	177	0.5%
Asian	2,098	5.9%
Pacific Islander	119	0.3%
Other race	76	0.2%
Two or more races[2]	1,323	3.7%

Racial/Ethnic Group	2010	
	Number	% of Population
Hispanic or Latino[1]	12,364	34.9%
Total	35,432	100.0

Notes:
[1] May be of any race. Figures in other rows reflect the population that is not Hispanic or Latino.
[2] The "Population of two or more races" category has been added in the 2000 U.S. Census. Data may not be comparable.

Source: ABAG, 2014

2. Employment Trends

Housing needs are influenced by employment trends. Significant employment opportunities within a city can lead to growth in demand for housing in proximity to jobs. The quality and/or pay of available employment can influence the demand for various housing types and prices.

As shown in Table 10-6, in 2007-2011, 21.2 percent of Oakley residents were employed in educational, health and social services; 14.6 percent were employed in professional, scientific, management, administrative, and waste management services, 11.1 percent were employed in the retail trade; and 10 percent were employed in finance, insurance, and real estate. By comparison, 19.9 percent of the overall County residents were employed in educational, health and social services; 8.9 percent were employed in professional, scientific, management, administrative, and waste management services; and 13 percent were employed in retail trade.

Table 10-6
EMPLOYMENT BY INDUSTRY[1] 2007-2011

Industry	Oakley		Contra Costa County	
	Employees	%	Employees	%
Agriculture, forestry, fishing and hunting, and mining	91	0.6%	2,669	0.6%
Construction	1,661	11.0%	35,919	7.4%
Manufacturing	1,103	7.3%	34,917	7.2%
Wholesale trade	320	2.1%	13,296	2.7%
Retail trade	1,949	13.0%	53,806	11.1%
Transportation and warehousing, and utilities	1,125	7.5%	25,187	5.2%
Information	610	4.1%	14,746	3.0%
Finance, insurance, real estate, and rental and leasing	1,104	7.3%	48,139	10.0%
Professional, scientific, management, administrative, and waste management services	1,334	8.9%	70,367	14.6%
Educational, health and social services	3,002	19.9%	102,391	21.2%
Arts, entertainment, recreation, accommodation and food services	1,187	7.9%	36,815	7.6%
Other services (except public administration)	962	6.4%	24,422	5.1%
Public Administration	601	4.0%	20,910	4.3%
Total	15,049	100%	483,584	100%

Notes:
[1] Data indicates occupations held by Oakley/Contra Costa Co. residents; related workplace location not indicated

Source: ABAG, 2014

As shown in Table 10-7, Oakley Union Elementary School District is the largest single employer in Oakley with approximately 487 employees. Other major employers in Oakley include the City of Oakley with approximately 68 full-time equivalent employees, and Diamond Hills Sports Club and Spa with approximately 55 employees.

Table 10-7
MAJOR EMPLOYERS

Company	Number of Employees
Oakley Union Elementary School District	487
City of Oakley	68
Diamond Hills Sports Club and Spa	55
Lucky's	54
Raley's	46
Continente Nut	44
McDonalds	36
Foundation Constructors	32
Ironhouse Sanitary District	32
Source: City of Oakley CAFR, 2013	

Oakley's labor force increased from 13,700 in 2007 to 14,200 in 2013, as shown in Table 10-8. According to the California Employment Development Department, the unemployment rate in Oakley for 2013 was 5.3 percent. This was lower than the County's unemployment rate of 7.4 percent in 2013.

Table 10-8
LABOR FORCE TRENDS 2007-2013

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2007	13,700	13,200	500	3.3%
2008	13,900	13,300	600	4.4%
2009	13,700	12,700	1,000	7.4%
2010	13,600	12,500	1,100	8.1%
2011	13,800	12,800	1,000	7.5%
2012	14,000	13,100	900	6.5%
2013	14,200	13,400	800	5.3%
Source: State of California Employment Development Department (EDD), 2014				

3. Household Characteristics

This section describes Oakley's household characteristics. The U.S. Census Bureau defines a "household" as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. The U.S. Census Bureau defines "family" as related persons living within a single housing unit.

a. Household Formation and Composition

The DOF provides data on occupied housing units, which corresponds to total households reported in the U.S. Census. As shown in Table 10-9, the Census reported 10,727 housing units in Oakley in 2013, a 36.7 percent increase from 2000. The number of households in Oakley has increased at a more rapid pace than the number of households in the overall County and State. In Contra Costa County, the total number of households increased by 9.1 percent between 2000 and 2013.

Table 10-9
TOTAL HOUSEHOLDS 2000-2010

Area	2000	2010	Percent Increase 2000-2010
Oakley	7,847	10,727	36.7%
Contra Costa County	344,129	375,364	9.1%
Source: U.S. Census 2000; ABAG, 2014			

The average number of persons per household in Oakley was 3.26 in 2000. The Census estimates that in 2010, persons per household in Oakley remained constant at 3.26. As shown in Table 10-10, the average number of persons per household in Oakley continues to be higher than the County average.

Table 10-10
AVERAGE PERSONS PER HOUSEHOLD 2000-2010

Jurisdiction	2000[1]	2010
Oakley	3.26	3.26
Contra Costa County	2.72	2.77
Source: Department of Finance Table 10- E-5, 2000; ABAG, 2014		

As shown in Table 10-11, households of three to four persons in Oakley made up the largest segment of total households in 2010, as well as the largest segment of owner and renter households.

Table 10-11
HOUSEHOLD SIZE DISTRIBUTION 2010

Household Size	Total Households	% of Total	Renter Households	% of Total	Owner Households	% of Total
1 Person	1,522	14.2%	756	19.3%	1,002	12.7%
2 Persons	2,614	24.4%	744	19.0%	2,171	27.6%
3-4 Persons	4,269	39.8%	1,472	37.6%	3,306	42.0%
5+ Persons	2,322	21.6%	942	24.1%	1,384	17.6%
Total	10,727	100%	3,914	100%	7,863	100%
Average Size	3.26		3.11		3.30	
Source: ABAG, 2014						

b. Household Income

As indicated in Table 10-12, the median household income for the City of Oakley in 2010 was $78,102, slightly less than the median income for the County by $1,033. Within the City, the median income for owner- occupied households ($69,533) was more than the median income for renter-

occupied households ($35,933).

Table 10-12
MEDIAN HOUSEHOLD INCOME - 2010

Jurisdiction	2010[1]
City of Oakley	$78,102
Contra Costa County	$79,135

[1]2011 Dollars
Source: ABAG, 2014

HCD calculates an annual median household income (MHI) for each county in the State. HCD uses five income categories to determine housing affordability based on the MFI. Table 10-13 shows the income ranges for each income category based on the 2013 HCD MHI of $84,150 for a three-person household in Contra Costa County.

Table 10-13
INCOME RANGE BY AFFORDABILITY CATEGORY 2013

Affordability Category	% of County Median[1]	Income Range ($)
Extremely Low Income	≤30%	$0 - $25,250
Very Low Income	31%-50%	$25,251 - $42,100
Low Income	51%-80%	$42,101 - $59,600
Moderate Income	81%-120%	$59,601 - $101,000
Above Moderate Income	>120%	$101,001 +

Notes:
[1] Based on State HCD income categories for a three-person household

Source: HCD, 2013

The HCD median family income for jurisdictions in Contra Costa County was $93,500 for a four-person household in 2013. Based on 2006-2010 HUD data, shown in Table 10-14, 72.9 percent of renter-occupied households and 29.0 percent of owner-occupied households in Oakley were within the very low and low income categories. Data was not provided for the extremely low income category.

Table 10-14
HOUSEHOLD INCOME CATEGORY BY TENURE 2006-2010

Income	Owner-Occupied		Renter-Occupied		Total Occupied	
	Number	%[1]	Number[2]	%	Number[3]	%
Very Low	1,280	15.9%	1,230	56.4%	2,510	24.5%
Low	1,055	13.1%	360	16.5%	1,415	13.8%
Moderate	1,750	21.7%	295	13.5%	2,045	20.0%
Above Moderate	3,965	49.3%	295	13.5%	4,260	41.6%
Total	8,050	100%	2,180	100%	10,230	100%

Source: ABAG, 2014

4. Housing Inventory and Market Conditions

This section describes the housing stock and market conditions in the City of Oakley. By analyzing past and current housing trends, future housing needs can be projected.

a. Housing Stock Profile

In 2013, Oakley had 1,903 housing units, which is 2.9 percent of the County's total units. Of these units, 7,847 were occupied and 785 (6.6 percent) were unoccupied. Table 10-15 summarizes the number of housing units in Oakley and the County from 2000 to 2013.

Table 10-15
NUMBER OF HOUSING UNITS
OAKLEY AND CONTRA COSTA COUNTY - 2000-2013

Year	Oakley	Contra Costa County	Oakley as % of total Contra Costa County
2000	7,956	354,140	2.2%
2010	11,484	400,263	2.9%
2013[1]	11,903	404,054	2.9%

Notes:
[1] Department of Finance

Source: U.S. Census 2000 SF3 H1 and Department of Finance Table 2 E-5, 2013

i. Unit Size

In 2008-2012, the most common type of renter-occupied units was 3-bedroom units, making up 38.9 percent of renter-occupied units. The second largest group of renter-occupied units was 2-bedroom units (27.2 percent). Of the owner-occupied units, 41.1 percent had 3 bedrooms and 40.4 percent had 4 bedrooms. The 3- and 4- bedroom units were the most common type of housing units overall, making up 40.6 percent and 35 percent of all housing units respectively. Table 10-16 summarizes the distribution of unit size by tenure in 2010.

Table 10-16
UNIT SIZE BY TENURE 2008-2012

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	%	Units	%	Units	%
Studio/1 bedroom	137	1.7%	325	12.9%	462	4.4%
2 bedrooms	619	7.7%	684	27.2%	1,303	12.4%
3 bedrooms	3,302	41.1%	977	38.9%	4,279	40.6%
4 bedrooms	3,241	40.4%	447	17.8%	3,688	35.0%
5 or more bedrooms	731	9.1%	78	3.1%	809	7.7%
Total	**8,030**	**100.0%**	**2,511**	**100.0%**	**10,541**	**100.0%**

Source: ACS, 2008-2012

ii. Unit Type

The 2013 DOF data showed that 90.6 percent of the housing units in Oakley are single-family detached homes. From 2000 to 2013, the number of units for all housing types increased. The increase in single family detached homes comprised the majority of the increase in total housing

units, which increased by 47.6 percent. Table 10-17 shows Oakley's housing inventory by unit type from 2000 to 2013.

As shown in Table 10-18, owner-occupied housing units were predominately single-family detached, with this type comprising 90.6 percent of all units. Multi-family housing represented 4.3% of the housing stock and mobile homes, 3.2%.

Table 10-17
HOUSING INVENTORY BY UNIT TYPE

Housing Type	2000	% of Total	2013[1]	% of Total
Single family, detached	7,306	91.6%	10,785	90.6%
Single family, attached	84	1.1%	236	2.0%
Multi-family	164	2.1%	506	4.3%
Mobile homes	402	5%	376	3.2%
Other (Boats, RV, etc.)	19	0.2%	N/A	-
Total Housing Units	**7,975**	**100%**	**11,903**	**100%**

Note: [1] California Department of Finance

Source: U.S. Census 2000 SF3 H30 and California Department of Finance Table 2 E-5, 2008

b. Tenure

Approximately 76 percent of Oakley's housing units were owner-occupied and 24 percent were renter- occupied in 2010. The percentage of owner-occupied units in Oakley was comparatively higher than Contra Costa County (67.1%).

Table 10-18
OCCUPIED UNITS BY TENURE 2010

	Owner-Occupied		Renter- Occupied		Total	
	Number	%[1]	Number	%[1]	Number	%[1]
Oakley	8,163	76.1%	2,564	23.9%	10,727	100%
Contra Costa County	251,904	67.1%	123,460	32.9%	375,364	100%

Notes:
[1] Percent of total in each category

Source: ABAG, 2014

c. Vacancy Rates

Vacancy rates are an indicator of housing supply and demand. Low vacancy rates influence greater upward price pressures. A higher vacancy rate indicates downward price pressure. A four to five percent vacancy rate is considered "healthy." In 2000, the vacancy rate in Oakley was 1.6 percent. The vacancy rate reported by DOF in 2010 was 6.6 percent. Table 10-19 summarizes the number of occupied and vacant units in Oakley from 2000 to 2010.

Table 10-19
OCCUPANCY STATUS 2000-2010

Occupancy Status	2000	%	2010	%
Occupied Housing Units	7,847	98.4%	10,727	93.4%
Vacant Housing Units	128	1.6%	757	6.6%
Total Housing Units	**7,975**	**100%**	**11,484**	**100%**
Source: ABAG, 2014				

d. Age of Housing Stock

The age of a housing unit is often an indicator of housing conditions. In general, housing that is 30 years or older may exhibit need for repairs based on the useful life of materials. Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs.

The ACS provides data on age of housing stock. In Oakley, 5.4 percent of the housing stock was built before 1960 and 3 percent was built from 1960 through 1969. The majority of the housing stock is less than 35 years old: 79.9 percent was built in 1980 or later. . Table 10-20 provides a summary of housing stock by year built.

Table 10-20
HOUSING STOCK BY YEAR BUILT – 2010

Year Built	Units	%
2005 or later	1,602	14.2%
2000 - 2004	1,187	10.5%
1990 - 1999	2,943	26.1%
1980 - 1989	3,274	29.1%
1970 - 1979	1,316	11.7%
1960 - 1969	335	3.0%
1950 - 1959	235	2.1%
1940 - 1949	213	1.9%
1939 or earlier	162	1.4%
Total	11,267	100%
Source: ABAG, 2014		

e. Housing Conditions

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in the California Health and Safety Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to the threat to health and safety.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. According to the 2007-2011 ACSs, 35 occupied units in Oakley lacked complete plumbing facilities. 285 of the occupied units lacked complete kitchen facilities. 132 housing units had no telephone service available. It should be noted that there may be some overlap in the number of substandard housing units, as some units may lack complete plumbing, kitchen facilities, and/or telephone service. Table 10-21 summarizes the number of units lacking plumbing, complete kitchen facilities, and telephone service.

Table 10-21
UNITS LACKING PLUMBING OR COMPLETE KITCHEN FACILITIES 2010

Units	Total	%
Lacking complete plumbing facilities	35	0.3%
Lacking complete kitchen facilities	285	2.5%
No telephone service available	132	1.3%
Source: ABAG, 2014		

Table 10-22 summarizes housing units with housing problems by the income level of the household. "Housing problems" are considered a household that has one or more of the following housing conditions: lacks complete plumbing, lacks complete kitchen facilities, more than one person per room, and cost burden greater than 30 percent. The majority of housing problems occur in households earning above median income (30.6%) and in very low income households (23.6%).

Table 10-22
HOUSING UNITS WITH 1 OR MORE HOUSING PROBLEMS – 2006-2010

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	%	Units	%	Units	%
< 30% of HMI	475	11.6%	355	24.1%	830	14.9%
30% - 50% of HMI	640	15.7%	670	45.4%	1,310	23.6%
50% - 80% of HMI	665	16.3%	325	22.0%	990	17.8%
80% - 100% of HMI	660	16.2%	65	4.4%	725	13.1%
100% + of HMI	1,640	40.2%	60	4.1%	1,700	30.6%
Total	**4,080**	**100%**	**1,475**	**100%**	**5,555**	**100%**
Source: ABAG, 2014						

In April 2008, the City adopted Ordinance No. 06-08 (Neighborhood Preservation Ordinance) which set property maintenance standards for the City. The purpose of adopting this Ordinance was to establish standards for property maintenance and provide abatement of substandard conditions. In the case of a violation, it is the responsibility of City Enforcement Officer to enforce these standards. The Ordinance includes property maintenance standards for:

- Small Residential Lots (zoned R-15, R-12, R-10, R-7, R-6 and P-1)
- Landscaping Requirements
- Storage of Household Items, Construction Items and Rubbish
- Exterior Property Conditions
- Prohibited Activities
- Building Maintenance Requirements
- Vector Nuisances
- General Nuisances Prohibited

f. Housing Costs and Rents

This section evaluates housing cost trends in Oakley. Analyses of trends for both renter and owner-occupied units, including rental and sales prices, are provided in comparison to ability to pay.

i. Affordability Gap Analysis

The costs of home ownership and renting can be compared to a household's ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of the household income on housing expenses. Table 10-23 summarizes affordable rents and purchase prices by income categories based on the 2013 HCD MHI of $93,500 for Contra Costa County. In this table, affordable purchase price is calculated by assuming a 5.0 percent interest rate with a 30-year fully amortized mortgage. It is noted that the following table estimates affordable purchase prices and that affordability will vary for individual households. Information specific to an individual household and a specific home, such as interest, downpayment, closing costs, and tax and assessment rates, is necessary to calculate an affordable purchase price for any specific home sales transaction.

Table 10-23
2013 AFFORDABLE RENT AND PURCHASE PRICE BY INCOME CATEGORY

Income Category	% of MFI[1]	Affordable Rent Payment[2]	Estimated Affordable Purchase Price[3]
Extremely Low Income	≤30% MFI[4]	$551	$96,846
Very Low Income	31% - 50% MFI	$972	$163,100
Low Income	51% - 80% MFI	$1,410	$233,170
Moderate Income	81% - 120% MFI	$2,445	$397,620
Above Moderate Income	>120% MFI	$2,445 +	$397,620 +

Notes:
[1] Percent of Median Family Income
[2] Based on 30% of income and $80 utility costs
[3] Assumes 5% interest rate on fully amortized 30-year fixed-rate mortgage
[4] MHI = 2013 HCD Median Household Income $93,500 (4-person)

ii. Existing and New Home Price Trends

In 2010, the median value for all owner-occupied units in Oakley was $276,700, based on ABAG data, as shown in Table 10-24. The value of a home is self-report to the Census and is not necessarily based on current sales prices.

Table 10-24
MEDIAN VALUE OF OWNER-OCCUPIED UNITS

Value	2000	2010	% Change
Oakley	$185,500	$276,700	49.2%
Contra Costa County	$253,800	$490,200	93.1%

Source: ABAG, 2014

Table 10-26 shows the 2007 and 2013 median sale price for homes in the County and Oakley. As shown in Table 10-25, as of August 2013, the median sale price for new and resale homes in Oakley was $300,000. This represents a 36 percent decrease from the median sales price in 2007. The median sales price in Oakley was lower than the median for the County in 2013. Since 2007, home prices

throughout the region and State declined significantly but have begun to show signs of recovery in the last year.

Table 10-25
MEDIAN SALE PRICE

Jurisdiction	2007	2013	% Change
Oakley	$469,000	$300,000	-36.0%
Contra Costa County	$570,000	$392,500	-31.1%
Source: Data Quick, dqnews.com, 2008 and 2014			

iii. Ownership Affordability

Based on a median sale price of $300,000 for new and resale housing units in Oakley in 2013, moderate income households can afford homeownership. Very low and low income households may be able to afford homeownership, as entry-level home prices are as low as $224,950 in 2014, However, the median sale price exceeds the affordability range for lower income households. See Table 10-23 for estimated affordable sales prices based on household income levels.

iv. Rental Prices

According to Rent.com, Zillow, and Craigslist in the first quarter of 2014, the average rental prices were $675 for a 1-bedroom, 1-bath unit, ; $975 for a 2-bedroom unit5; a$1,625 for a 3-bedroomh unit, and $1,875 for a 4-bedroom unit. Table 10-26 summarizes the average monthly rent by unit size in 2014.

Table 10-26
AVERAGE MONTHLY RENT BY UNIT SIZE 2014

Unit Size	Average Monthly Rent 2014[1]
1 bedroom, 1 bath	$675
2 bedrooms, 1 or 2 bath	$975
3 bedrooms, 2 baths	$1,625
4 bedrooms, 2 baths	$1,875
5 or more bedrooms	$2,800
Median Gross Rent – 2000	$944
Median Gross Rent - 2010	$1,445
Source: Rent.com, Zillow.com, and Craigslist, February 2014; ABAG, 2014	

v. Rental Affordability

Based on the average monthly rents in Oakley shown in Table 10-27, extremely low and very low income households would not be able to afford the median rates of rental housing in Oakley. The median rents for one-bedroom and two-bedroom units would be affordable to the low, moderate, and above moderate income households. Three-bedroom units would be affordable to large low income households and to moderate and above moderate income households.

C. HOUSING NEEDS

This section provides an overview of existing housing needs in Oakley. It focuses on the following categories:

- Household overpayment
- Overcrowding
- Estimated new construction
- Special needs groups

1. Households Overpaying for Housing

Overpayment is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in repayment problems, deferred maintenance or overcrowding.

The impact of high housing costs is more apparent for extremely low, very low, and low income households, especially renter households.

As shown in Table 10-27, 65 percent of renters in Oakley overpay for housing, with 58 percent of renters in the lower income groups overpaying for housing. Approximately 40 percent of all home owners in Oakley overpay for housing, with 22 percent of those homeowners in the lower income groups. The incidence of severe overpayment for housing (households paying more than 50% of their income toward housing costs) is highest among the lower income households, both renters and homeowners, with the largest numbers of households severely overpaying in the very low income group.

Table 10-27
HOUSEHOLDS BY INCOME LEVEL AND OVERPAYMENT AND OVERPAYMENT RATES AS PERCENTAGE OF TOTAL HOUSEHOLDS (2006-2010)

Income Group	Renters	Owners	Total
Extremely Low			
Percent with Cost Burden 30-50%	100 / 5%	75 / 1%	175 / 2%
Percent with Cost Burden >50%	225 / 10%	400 / 5%	625 / 6%
Very Low			
Percent with Cost Burden 30-50%	290 / 13%	185 / 2%	475 / 5%
Percent with Cost Burden >50%	375 / 17%	435 / 5%	810 / 8%
Low Income			
Percent with Cost Burden 30-50%	130 /6%	135 / 2%	265 / 3%
Percent with Cost Burden >50%	155 /7%	530 / 7%	685 / 7%
Total Extremely Low, Very Low, and Low Income Households Paying >30%	***1,275 / 58%***	***1,760 / 22%***	***3,035 / 30%***

Income Group	Renters	Owners	Total
Moderate			
Percent with Cost Burden 30-50%	130 /6%	135 / 2%	265 / 3%
Percent with Cost Burden >50%	0	340 / 4%	340 / 3%
Above Moderate			
Percent with Cost Burden 30-50%	0	805 / 10%	805 / 8%
Percent with Cost Burden >50%	0	180 / 2%	180 / 2%
Total Households	***2, 187 / 100%***	***8, 053/ 100%***	***10, 240 / 100%***
Percent with Cost Burden 30-50%	*650 /30%*	*1,335/ 17%*	*1,985 / 19%*
Percent with Cost Burden >50%	*755 /35%*	*1,545/19%*	*2,300 / 22%*

Source: ABAG, 2014

2. Overcrowding

An Overcrowded Housing Unit is defined by the U.S. Census Bureau as a housing unit occupied by more than one person per room (excluding bathrooms, kitchen, hallway and closet space). Overcrowding can affect public facilities and services, reduce the quality of the physical environment and create conditions that contribute to deterioration.

Table 10-28 summarizes number of persons per room in Oakley. In 2006-2010, 310 households in Oakley were overcrowded, accounting for 3 percent of all households. Of these households, 195 were owner-occupied and 115 were renter-occupied.

Table 10-28
NUMBER OF PERSONS PER ROOM (2006-2010)

	OWNERS		Renters		Total	
Persons per Room	**Households**	**Percent of Total[1]**	**Households**	**Percent of Total[2]**	**Households**	**Percent of Total[3]**
1.01 to 1.50	165	2%	115	5%	280	3%
>1.50	30	<1%%	0	0%	30	< 1%
Total	195	2%	115	5%	310	3%

Source: ABAG, 2014

3. 2014 - 2022 Growth Needs

ABAG is responsible for allocating housing needs to each jurisdiction in its region, including Oakley. A local jurisdiction's "fair share" of regional housing need is the number of additional housing units needed to accommodate the forecasted growth in the number of households, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The allocation is divided into the four income categories: Very-Low, Low, Moderate, and Above-Moderate. The allocation is adjusted throughout the region to avoid an over-concentration of lower- income households in any one jurisdiction. In addition to the allocations in the Very-Low, Low, Moderate and Above-Moderate income categories, the City must also consider the growth need for extremely low income

households. The regional share of extremely low income units is assumed to be 50 percent of the allocation of very low income units. Table 10-29 shows the Regional Housing Needs Allocation for the City of Oakley.

Table 10-29
REGIONAL HOUSING NEEDS ALLOCATION 2014-2022

	Extremely-Low Income[1]	Very-Low Income	Low Income	Moderate Income	Above-Moderate Income	Total Allocation
Housing Units	159	158	174	175	502	1,168

Notes:
[1] Extremely low income units is a subset equal to 50 percent of the allocation of very low income units.
Source: ABAG, 2014

4. Special Needs Groups

Certain segments of the population have more difficulty in finding decent, affordable housing due to special needs. This section identifies the needs for elderly persons, large households, female-headed households, persons with disabilities, homeless persons and farmworkers.

a. Elderly Persons

Elderly persons are considered a special needs group because they are more likely to have fixed incomes and may require specially-designed units to live independently. Elderly persons are defined by the HUD as persons aged 62 years and older. Elderly persons often have special needs related to housing location and construction. Because of limited mobility, elderly persons typically need access to public facilities (i.e., medical and shopping) and public transit. In terms of housing construction, elderly persons may need ramps, handrails, elevators, lower cabinets and counters, and special security devices to allow for greater self - protection. Oakley has seven residential care homes for the elderly, which provide varying levels of living assistance to persons 60 years of age and older. These homes include two H.E.R Residential Care Homes (152 & 156 Meadow Brook Court), KD Board & Care (4984 Winchester Drive), Isabella Caring Hands (1684 Fernwood Drive), Spyglass Senior Villa 2 (75 Bottlebrush Court), Spyglass Senior Villa 4 (39 Calla Court), and Trust Painter's Love Joy Rest Home (171 Douglas Road), Foster Residential Care (4745 La Vista Drive), and Golden Shepherd's Home III (65 Drywood Court),

In 2010, Oakley had 2,391 senior residents, an increase of 74% since 2000. As shown in Table 10-30, the 65 – 69 and 85 – 89 groups each increased by the largest number of seniors, with a proportional increase of approximately 100% for each of these age brackets, and the 90 – 95 group increased by the largest percentage (206%).

Table 10-30
POPULATION BY AGE

Householder Age	2000	2010	% Change
65 – 69	440	846	92%
70 – 7	400	601	50%
75 - 79	256	400	56%
80 – 84	175	311	78%

Householder Age	2000	2010	% Change
85 - 89	81	169	109%
90 - 95	16	49	206%
95 +	10	15	50%
Total 65+	1,378	2,391	74%
Source: ABAG, 2014			

As shown in Table 10-31, 1,386 households (13% of total households) have a householder of 65 years of age or more. Of the senior households, 1,047 (76%) are owner-occupied and 339 (24%) are renter-occupied. The ABAG data indicates that 664 (47%) of senior householders live alone.

Table 10-31
HOUSEHOLDERS BY TENURE AND AGE - 2010

	Owner-Occupied Households		Renter-Occupied Households		Total Households	
Householder Age	Number	% of Owner-Occupied Households	Number	% of Renter-Occupied Households	Number	% of Total Households
65 – 74	642	8%	196	8%	838	8%
75 – 84	319	4%	97	4%	416	4%
85 +	86	1%	46	2%	132	1%
Total 65+	1,047	13%	339	13%	1,386	13%
Source: ABAG, 2014						

Data from the 2007-2011 ACS indicates that 301 (15%) of senior persons had incomes below the poverty rate. Based on 2007-2011 ACS data shown in Table 10-32, 27 percent of elderly households earned less than $30,000, falling within the extremely low and very low income categories; and 36.7 percent earned $30,000 to $49,999, generally falling within the very low and low income categories.

Table 10-32
ELDERLY HOUSEHOLD INCOME DISTRIBUTION - 2007-2011

	Householder Age 65+ years	
Income	Number	%
<$30,000	864	27%
$30,000- $49,999	774	24%
$50,000- $74,999	580	18%
$75,000- $99,999	275	9%
$100,000 +	679	21%
Total	3,172	100%
Source: ABAG, 2014		

In 2010, senior households accounted for 13% of total households in the City. Given the growth in the senior population during the past decade, it is anticipated that a minimum of 13% (152 units) of the City's RHNA should be of housing types appropriate for senior households. As shown in Table 10-34, over half of the senior households have incomes that are generally in the extremely low, very low, and low income categories. Therefore, it would be appropriate to provide at 76 senior units

serving the lower income ranges and 76 senior units that serve the moderate and above income groups. Housing opportunities for senior households include senior independent living communities that include ownership and/or rental housing opportunities, residential care facilities (both small homes serving 6 or fewer persons and larger facilities), assisted living facilities, and skilled nursing homes.

b. Large Households

State housing law defines large households as those having five or more persons living within the same housing unit. Large households are considered a special needs group because they require more bedrooms. In 2010, there were 2,322 households in Oakley with at least five persons, representing 22 percent of the total households in the City. Of the total households, 21 percent were owner-occupied large households and 25 percent was renter-occupied large households. Refer to Table 10-33.

Table 10-33
LARGE HOUSEHOLDS BY TENURE - 2010

Household Size	Owner-Occupied	Renter-Occupied	Total Households[1]
Five Persons	940	315	1,255
Six Persons	408	183	591
Seven or more Persons	336	140	476
Total	1,684	638	2,322
Percent of Total Households	21%	25%	22%

Source: ABAG, 2014

The median income of large households ranges from a low of $60,972 for households with six persons to $100,238 for five person households to a high of $123,148 for households with seven or more persons. Only six person households have a lower median income than the City-wide average, as shown in Table 10-34.

Table 10-34
MEDIAN INCOME BY HOUSEHOLD SIZE

	Median Income
5 Person Household	$100,238
6 Person Household	$60,972
7 or more Person Household	$123,148
Median Income (All Households)	$78,102

Source: ABAG, 2014

Table 10-35
HOUSEHOLD SIZE VERSUS BEDROOM SIZE - (2007-2011)

Tenure	5 Person Households			6 Person and Larger Households		
	3 BR Units	House-holds	Excess	4+ BR Units	House-holds	Excess
Owner	3,511	940	2,845	4,018	744	3,274
Renter	776	315	461	597	323	274

Source: De Novo Planning Group, 2014; ABAG, 2014

While large households represent a significant portion of total households in Oakley, the housing stock in the City reflects the larger average household size. As shown in Table 10-35, there is an excess of larger units (3 bedroom and 4 and more bedroom units) in comparison to household sizes that are appropriate for the larger units. As noted in Table 10-29, 3 percent of households are overcrowded and less than one percent of households are severely overcrowded. It is anticipated that the City will continue to have a large average household size and that large households of five or more persons will continue to represent approximately one-fifth of all households. Therefore, it is anticipated that 22 percent (257 units) of the City's RHNA should be provided as larger units.

c. Female-Headed Households

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower incomes and high poverty rates experienced by this group. According to the 2010 U.S. Census data provided in the ABAG Data Package, there were 995 female-headed families with children and 417 female-headed households without children in Oakley. Female- headed families represent a total of 16 percent of the families in the City. Table 10-36 shows the number of female-headed households by tenure in 2000.

Table 10-36
FEMALE-HEADED HOUSEHOLDS BY TENURE 2010

Householder Type	Number	% of Total Families
Female-headed family, with children under 18	995	12%
Female headed family, with no children under 18	417	5%
Total	1,412	16%
Source: ABAG, 2014		

As shown in Table 10-37, in 2010, 12 of the female-headed households in Oakley were below poverty level. Of those with children under the age of 18, 15 percent were below poverty level.

Table 10-37
POVERTY IN FEMALE-HEADED HOUSEHOLDS 2000 - 2010

Household Type	2000	2010
Female-headed households below poverty level	16%	12%
Female-headed households with children under 18 below poverty level	19%	15%
Source: ABAG, 2014		

It is anticipated that female-headed households will continue to represent a portion of the City's population. While typical single family and multi-family housing is appropriate for female-headed households with children, single female-headed householders with children may have a higher need for nearby services, including childcare and schools. The incidence of female-headed households below the poverty level also indicates a need for housing units that serve the extremely low income population that provide services and amenities appropriate for female-headed households with children.

d. Persons with Disabilities

The U.S. Census Bureau provides information on the number of persons, including the elderly, with disabilities of varying types and degrees. The types of disabilities included in the Census are:

- Sensory: Blindness, deafness, or a severe vision or hearing impairment.
- Physical: A condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.
- Mental: A condition lasting six months or more that makes it difficult to perform certain activities including learning, remembering, or concentrating.
- Self-care: A condition lasting six months or more that make it difficult to perform certain activities including dressing, bathing, or getting around inside the home.
- Go-outside-home: Only asked for population 16 and older; a condition lasting six months or more that make it difficult to perform certain activities including going outside the home alone to shop or visit a doctor's office.
- Employment: Only asked for the population aged 16 to 64; a condition lasting six months or more that make it difficult to perform certain activities including working at a job or business.

Access and affordability are the primary challenges for persons with disabilities. Access, both within the home and to/from the home site, is important for the persons with disabilities. This often requires specially designed dwelling units. Additionally, housing locations near public facilities and public transit are important for this special needs group.

The U.S. Census Bureau provides information on the number of persons with disabilities of varying types and degrees. Table 10-38 shows the number of Oakley residents with disabilities over the age of 5. According to the 2008-2012 ACS, 9.9 percent of Oakley residents reported having one or more types of disabilities. As summarized in Table 10-39, the majority of persons with a disability in Oakley are not in the labor force (56 percent), while 10 percent are unemployed and 34 percent are employed. Table 10-41 identifies the types of disabilities reported for persons aged 18-64 in Oakley. Five percent of disabled persons have an independent living difficulty, meaning that they may need to live in a home or facility that provides assistance with various life activities. Two percent have a self-care disability. Six percent have an ambulatory disability, meaning that they may need accommodations, such as a ramp, grab bars, or other improvements, to make their home more accessible. Persons may have more than one disability, so there may be overlap between these categories.

Table 10-38
PERSONS REPORTING DISABILITIES – 2008-2012

Age Group	Number	% of Age Group
Under 5	0	-
5-17 years	317	3.8%
18-64 years	1,991	9.0%
65+ years	1,214	46.2%
TOTAL	3,522	9.9%
Source: 2008-2012 ACS		

Table 10-39
PERSONS 18-64 WITH DISABILITIES BY EMPLOYMENT STATUS – 2009-2011

	Employed	Unemployed	Not in Labor Force	Total	
Total Population	**14,953**	**2,202**	**4,974**	**22,129**	**100%**
With A Disability	*743*	*230*	*1,231*	*2,204*	*10%*
With A Hearing Difficulty	230	99	289	618	3%
With A Vision Difficulty	84	26	264	374	2%
With A Cognitive Difficulty	239	37	557	833	4%
With An Ambulatory Difficulty	483	103	720	1,306	6%
With A Self-Care Difficulty	51	22	384	457	2%
With An Independent Living Difficulty	381	49	654	1,084	5%
Source: ABAG, 2014					

Developmental Disabilities

The persons with a disability category includes persons with developmental disabilities. "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual." This term includes mental retardation, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

While the US Census reports on mental disabilities, which include developmental disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so the data reflects a larger area than the City of Oakley. The DDS data indicates that approximately 370 developmentally disabled persons reside in zip code 95461 (Table 10-40). Of these persons, 128 have special housing needs (independent/supported living, community care facility, and intermediate care/skilled nursing facility) as shown in Table 10-41 and 242 live at home with a parent, guardian, or foster parent.

Table 10-40
PERSONS WITH A DEVELOPMENTAL DISABILITY BY AGE

Zip Code	0-17	18 and Older	Total
94561*	153	217	370

Source: DDS, 2014

**Data for the zip code also includes unincorporated areas adjacent the City*

Table 10-41
PERSONS WITH A DEVELOPMENTAL DISABILITY BY RESIDENCE TYPE

Zip Code	Community Care Facility	Home of Parent/ Guardian	Independent/ Supported Living	Intermediate Care or Skilled Nursing Facility	Foster Family Home	TOTAL
94561*	83	238	19	26	4	370

Source: DDS, 2014

**Data for the zip code also includes unincorporated areas adjacent the City*

Oakley has community and residential care homes providing housing opportunities for the disabled. These include Avalon-Magnolia Park (developmentally disabled, 6 beds), Avalon Vineyards (developmentally disabled, 6 beds), Avalon-Fernwood (developmentally disabled, 6 beds), Avalon-legends (developmentally disabled, 6 beds), Avalon-X (developmentally disabled, 6 beds), Cimarra Family Care Home (developmentally disabled, 6 beds), Duarte Care Adult Residential Facility (developmentally disabled, 6 beds), J.M.J. Retreat (developmentally disabled, 6 beds), J.M.J. Retreat 2 (developmentally disabled, 6 beds), Lee Family Care Home #4 (developmentally disabled, 6 beds), Paraiso Homes (mentally disabled, 8 beds), Quail Glen (developmentally disabled, 6 beds), S.M. Care Home 1 (developmentally disabled, 6 beds), and Vierra Residential Care Home II (developmentally disabled, 6 beds).

Summary of the Housing Needs of the Disabled

In 2010, approximately 10 percent of Oakley's population reported having a disability. The 2008-2011 ACS indicates that 2,586 (24.5 percent) of households had one or more disabled members. Applying this figure to the RHNA, approximately 286 new households will have one or more disabled members, including developmentally disabled members, during the 2014-2022 planning period. Not all households with a disabled member require housing that differs from the typical single family home or apartment. However, some disabled persons may require assistance with self-care or life tasks or may need housing that has improvements that make the home accessible.

Housing units appropriate to accommodate physical, sensory, and/or developmental disabilities are anticipated to be needed for at least half of disabled households.

e. Homeless Population

It is challenging to accurately count homeless populations, which include people living in vehicles and in places not designed to be permanent housing (i.e., motels) in addition to those on the streets and in shelters. The Contra Costa Inter-jurisdictional Council on Homelessness (CCICH) is charged with providing a forum for communication about the implementation of Contra Costa County's Ten Year Plan to End Homelessness and providing advice and input on the operations of homeless services, program operations, and program development efforts in Contra Costa County. The CCICH Executive Committee is an Advisory Board to the Contra Costa Board of Supervisors in issues relating to homelessness.

According to the 2013 homeless count results, there are an estimated 3,798 homeless persons in Contra Costa County. Of the Countywide homeless population, approximately 2,448 are sheltered and 1,350 are unsheltered. The 2013 homeless county identified 60 unsheltered homeless in Oakley.

Countywide, approximately 29% of homeless individuals are chronically homeless while only 2% of homeless families reported being chronically homeless. Countywide, subpopulations identified during the 2013 homeless count included veterans (7%), severely mentally ill (19%), chronic substance abuse (22%), and victims of domestic violence (12%).

Oakley is part of the Countywide Continuum of Care for homeless and special needs populations. The 2010-2015 Consolidated Plan identified 1,461 beds, including emergency shelter, transitional housing, and supportive housing, for homeless individuals and families.

There are no homeless or transitional shelters located in Oakley. The closest shelter is the East County Shelter located in Antioch, which provides 20 year-round adult-only individual beds. In addition, East County Transitional Housing in Antioch provides 70 year-round beds for families with children. Shepherd's Gate in Brentwood provides long-term supportive housing for up to 18 women and children.

Based on the 2013 homeless count, the City has a need to provide shelter for up to 60 homeless persons, including both individuals and families, at any given point in time.

f. Farm Workers

Farm workers are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. In 2000, at most 91 persons, comprising of 0.6 percent of Oakley's labor force, were employed in agriculture (91 persons were employed in the agriculture, forestry, fishing and hunting, and mining sector). It is assumed that only a small percentage of persons employed in this industry are involved in active agricultural production and harvest.

g. Extremely Low Income Households

Though not a State-defined special needs group, extremely low income households have specific needs based on their low income in comparison to housing costs. Extremely low income households are defined as households earning 30 percent or less of the MFI. In accordance with Chapter 891, Statutes of 2006 (AB 2634), cities must quantify the existing and projected extremely low income households and analyze their needs. The 2006-2010 data provided in the ABAG Data Package identified 1,060 extremely low income households (10.4 percent) in Oakley. Approximately 46% (485) extremely low income households rent and 54% (575) own their home. .

Table 10-22 and 10-27 summarizes the extremely low income households with housing problems. Approximately 77 percent of extremely low income households experience overpayment, with the majority of these experience severe overpayment, and 78 percent have at least one type of housing problem.

Housing types to accommodate the needs of extremely low income households include transitional and supportive housing, single room occupancy units (SROs), multi-family rental housing, factory-built housing, workforce housing, and mobile homes.

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III. RESOURCES AND CONSTRAINTS

A. GOVERNMENTAL RESOURCES AND CONSTRAINTS

Governmental resources include programs that provide funds for housing-related activities, as well as, incentives provided by the local jurisdiction for the provision of housing.

Governmental constraints are policies, standards, requirements and actions imposed by the government that may have a negative impact on the development and provision of housing for a variety of income levels. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures, and site improvement costs. State and federal agencies play a role in the imposition of governmental constraints; however, these agencies are beyond the influence of local government and are, therefore, not addressed in this analysis.

1. Land Use Controls

Land use controls include city-initiated General Plan policies, zoning regulations and standards, permit processing requirements and development fees.

a. General Plan

The General Plan constitutes the highest-level policy document for the City of Oakley. The Land Use Element of the General Plan identifies the location, distribution and density/intensity of the land use within the City. Residential densities are measured in dwelling units per acre (du/ac).

The 2020 Oakley General Plan identifies eight land use designations that permit residential uses. Table 10-42 summarizes Oakley's residential land use designations by total acreage and permitted density ranges.

Table 10-42
2020 OAKLEY GENERAL PLAN
RESIDENTIAL LAND USE DESIGNATIONS

Designation	Description	Permitted Density (Minimum to Maximum)
Agricultural Limited (AL)	The purpose of the Agriculture Limited designation is to accommodate light agriculture including vineyards, orchards, and row crops, animal husbandry and very low-density residential uses - reflections of the historic and continuing agrarian practices within Oakley.	0.1 to 1.0 dwelling unit per gross acre.
Single-Family Residential, Very Low Density (SV)	The purpose of the Single-Family Residential, Very Low Density (SV) Land Use Designation is to provide for large-lot residential development, which maintains the rural character. These lots typify an estate lot, but are not associated with commercial agriculture or animal husbandry, with the exception of limited numbers of horses or livestock. Single-Family homes, second dwelling units, and small residential facilities and group homes are allowed.	0.2 to 1.0 dwelling unit per gross acre.
Single-Family Residential, Low	The purpose of the Single-Family Residential, Low Density (SL) Land Use Designation is to accommodate traditional single-family	0.8 to 2.3 dwelling units per gross acre.

Designation	Description	Permitted Density (Minimum to Maximum)
Density (SL)	residential development, which maintains the low density typical of a large-lot suburban development. Single-Family homes, second dwelling units, and small residential facilities and group homes are allowed.	
Single-Family Residential, Medium Density (SM)	The purpose of the Single-Family Residential, Medium Density (SM) Land Use Designation is to accommodate moderate density, single-family residential development. These neighborhoods will more closely resemble a typical suburban development with spacious yards and little resemblance to a rural neighborhood. Single- Family homes, second dwelling units, and small residential facilities and group homes are allowed.	2.3 to 3.8 dwelling units per acre.
Single-Family Residential, High Density (SH)	The purpose of the Single-Family Residential, High Density (SH) Land Use Designation is to provide for moderately dense single-family residential development that is consistent with suburban uses. This designation will allow for a higher density suburban neighborhood with smaller lots that are commonly seen in traditional urban and suburban neighborhoods within Oakley. Single-Family homes, second dwelling units, and small residential facilities and group homes are allowed.	3.8 to 5.5 dwelling units per gross acre.
Multiple-family Residential, Low Density (ML)	The purpose of the Multiple-family Residential, Low Density Land Use Designation is to provide a more affordable, small lot development and to increase the availability of rental or entry-level housing. Multiple- family housing, Single-Family housing, duplexes, small group homes and residential facilities are allowed. Hospitals, eleemosynary and philanthropic institutions, and larger convalescent homes, and boarding homes may also be located within these areas.	5.5 to 9.6 dwelling units per gross acre.
Multiple-family Residential, High Density (MH)	The purpose of the Multiple-family Residential, High Density (MH) Land Use Designation is to provide affordable and rental residential units, and to maximize urban residential space. This designation allows for a typical apartment-style building or a condominium complex. Hospitals, eleemosynary and philanthropic institutions, and larger convalescent homes, and boarding homes may also be located within these areas.	9.6 to 16.7 dwelling units per gross acre.
Mobile Home (MO)	The purpose of the Mobile Home (MO) Land Use Designation is to accommodate mobile home parks as a form of affordable and accessible.	5.5 to 9.6 mobile home units per gross acre.
Commercial Downtown (CD)	The Commercial Downtown (CD) Land Use Designation provides for retail commercial and residential uses.	No minimum/maximum.
Source: City of Oakley General Plan 2020		

According to the current General Plan, a total of 21,109 dwelling units are anticipated within the City's planning areas at build-out. As of 2013, the State Department of Finance (DOF) estimated 11,903 dwelling units exist in Oakley. This leaves a remaining capacity of 9,206 new dwelling units.

Depending on land costs, a range of densities may be necessary to contribute to a project's affordability for

people at various income levels. The following densities are generally appropriate to accommodate construction affordable to specific income levels are generally accepted by HCD:

- Extremely-Low, Very-Low, and Low Income: 30 dwelling units per acre minimum in metropolitan areas
- Moderate Income: 5-20 dwelling units per acre minimum; the entry-level prices of new single family homes are affordable to moderate income households in Oakley
- Above-Moderate Income: Up to 11 dwelling units per acre

In addition to the generally accepted densities, Assembly Bill (AB) 2348 established "default" density standards. If a local government has adopted density standards consistent with the established population criteria, sites with those density standards are accepted as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. Pursuant to AB 2348, Oakley is considered a "metropolitan" jurisdiction with a "default" density of 30 dwelling units per acre.

b. Zoning Code

The Zoning Code is the primary tool for implementing the General Plan. It is designed to protect and promote public health, safety and welfare, as well as to promote quality design and quality of life. The City of Oakley's residential zoning designations control both the use and development standards of each residential parcel, thereby influencing the development of housing.

Table 10-43 summarizes permitted residential uses in residential districts. Single-family residential zoning include eight districts: AL, R-6, R-7, R-10, R-12, R-15, R-20 and R-40. Single-family units are permitted as a matter of right in all single-family residential districts. Multiple-family residential zones include the M-9, M-12, M-17, and MH districts. Multiple-family buildings are permitted as a matter of right in multiple-family residential districts. In addition, single-family dwellings are permitted as a matter of right in multiple-family residential districts.

Residential uses are permitted in the SP-4 (Downtown Specific Plan) zoning district at a maximum density of 45 units per acre, but densities are determined on a case-by-case basis.

The Housing Plan includes a program to limit the development of single-family dwellings on sites zoned for multifamily development (M-12, M-17, and higher) in order to ensure that the City has adequate sites to accommodate a range of housing types.

Table 10-44 summarizes the development standards and requirements for each residential zone.

Table 10-43
ALLOWED RESIDENTIAL USES- RESIDENTIAL ZONES

Zone	Single-Family Detached	Multiple-family	Second Unit	Duplex	Transitional or Supportive Housing	Emergency Shelter
Agricultural Limited Residential District (AL)	P	--	P	--	--	--
Single-Family Residential District (R-6)	P	--	P	--	P (6 or fewer) CUP (7 or more)	--
Single-Family Residential District (R-7)	P	--	P	--	P (6 or fewer) CUP (7 or more)	--
Single-Family Residential District (R-10)	P	--	P	--	P (6 or fewer) CUP (7 or more)	--
Single-Family Residential District (R-12)	P	--	P	--	P (6 or fewer) CUP (7 or more)	--
Single-Family Residential District (R-15)	P	--	P	--	P (6 or fewer) CUP (7 or more)	--
Single-Family Residential District (R-20)	P	--	P	--	P (6 or fewer) CUP (7 or more)	--
Single-Family Residential District (R-40)	P	--	P	--	P (6 or fewer) CUP (7 or more)	--
Multiple-Family Residential District (M-9)	P	P	--	P	CUP	CUP
Multiple-Family Residential District (M-12)	P	P	--	P	CUP	CUP
Multiple-Family Residential District (M-17)	P	P	--	P	CUP	CUP
Mobile Home Residential District (MH)	P (mobile home)	P (mobile home)	--	--	--	--
Commercial Downtown (CD)	DC: P DS: CUP RCC: P	DC: P DS: CUP RCC: P	--	DC: P DS: CUP RCC: P		P (in the Downtown Core area on the Civic Center parcels)
Affordable Housing Overlay (AHO)	--	P	--	--	--	--

P=Permitted by Right C= Conditional Use Permit Required

Source: City of Oakley Zoning Code

Table 10-44
SUMMARY OF RESIDENTIAL ZONING REQUIREMENTS

Zone	Minimum Lot Size		Minimum/ Maximum Densities	Maximum Building Height (Ft)	Minimum Front Yard Setback (Ft.)	Aggregate Width of Side Yard (Ft.)	Minimum Width of One Side Yard (Ft.)	Minimum Rear Yard Setback (Ft.)
AL	1-10 ac		--	35 (2 ½ stories)	25[3]	40	20	15
R-6	6,000 sq ft		--	30 (2 stories)	20[3]	15	5	15
R-7	7,000 sq ft		--	30 (2 stories)	20[3]	15	5	15
R-10	10,000 sq ft		--	30 (2 stories)	20[3]	20	5	15
R-12	12,000 sq ft		--	30 (2 stories)	20[3]	25	10	15
R-15	15,000 sq ft		--	30 (2 stories)	20[3]	25	10	15
R-20	20,000 sq ft		--	30 (2 stories)	25[3]	35	15	15
R-40	40,000 sq ft		--	30 (2 stories)	25[3]	40	20	15
M-9	Detached SFD[1]	4,000	9 units per acre	36 (3 stories)	15	10	--	15
	Duplex	8,000			20	20	--	20
	MFPS[2]	10,000			25	20	--	20
	MFIS[3]	10,000			10	--	--	10
M-12	Detached SFD[1]	4,000	12 units per acre	36 (3 stories)	15	10	--	15
	Duplex	8,000			20	20	--	20
	MFPS[2]	10,000			25	20	--	20
	MFIS[3]	10,000			10	--	--	10
M-17	Detached SFD[1]	4,000	16.7 units per acre	36 (3 stories)	15	10	--	15
	Duplex	8,000			20	20	--	20
	MFPS[2]	10,000			25	20	--	20
	MFIS[3]	10,000			10	--	--	10
MH	2,500 sq ft		7 units per acre	30 (2 stories)	10-20	5-10	--	10
CD	3,500 sq ft		DC: up to 45 units per acre (case-by-case basis) DS: case-by-case RCC: no density identified	50	DC: 0 DS: 0	DC: 0 DS: 10	N/A	DC:10 DS: 0-15
AHO	--		24 – 32.4 units per acre	42	15	15	--	15

Notes: [1] Single-Family Dwelling. [2] Multiple-Family Project Site. [3] Multiple-Family Individual Site.

Source: City of Oakley Zoning Code

c. Parking Requirements

Table 10-45 summarizes residential parking requirements in Oakley. Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot area for residential development.

Table 10-45
RESIDENTIAL PARKING REQUIREMENTS

Type of Residential Development	Required Parking Spaces (off street)
Manufactured Home Parks	2 spaces per manufactured home dwelling unit
Multiple-Family Dwelling Unit	a. Every apartment or dwelling unit shall have, on the same lot or parcel, off-street automobile storage space as follows: i. Studio dwelling unit - 1 space One bedroom dwelling unit - 1 ½ spaces Two or more bedroom units – 2 spaces ii. One-quarter (1/4) space per each dwelling unit for guest parking and fractional amounts of which shall be rounded out to the next higher whole number of spaces. b. One-half (1/2) of the required spaces shall be covered.
Multiple-Family Dwelling Unit - AHO	One bedroom dwelling unit – 1 space Two and three bedroom dwelling units – 1 ½ spaces Four and more bedrooms – 2 ½ spaces Parking may be tandem or uncovered.
Single-Family Dwelling Unit	Each Single-Family dwelling unit shall have at least 2 covered off-street automobile parking spaces on the same lot.
Second Dwelling Unit	In addition to parking required for the primary residence, 1 additional off-street parking space shall be provided for a second dwelling unit. This additional parking space may be uncovered and compact, but may not block vehicular access to a parking space that is required for the primary residence. The parking space shall be outside the front yard setback. The requirement for an additional parking space may be waved by the Planning Commission if it finds that adequate on-street parking is available adjacent to the property.
Downtown Specific Plan	Multifamily: Minimum 1 stall per unit (1 or 2 bedroom); another .5 space for each additional bedroom above 2 Single Family: minimum 1 stall per unit (1 or 2 bedroom); another .5 space for each additional bedroom above 2 or an additional space for 3 bedrooms

Source: City of Oakley Zoning Code, Sections 9.1.410 and 9.1.1402; Downtown Specific Plan

d. Downtown Specific Plan.

The Downtown Specific Plan (DSP) identifies two districts that accommodate mixed-use residential and higher density residential uses: Downtown Core Area and Downtown Support Area. Residential densities are determined on a case-by-case basis with a maximum density of 45 units/acre. DSP development standards are summarized in Table 10-46 and parking requirements are identified in Table 10-47.

The Downtown Specific Plan (SP-4) has three main subareas, the Downtown Core, the Downtown Support, and the Residential Commercial Conversion Opportunity Area. The three subareas allow for residential uses at different densities. The Downtown Core area allows for up to 45 dwelling units per acre with the approval of a Conditional Use Permit. The Downtown Support area allows for residential uses with the approval of a Conditional Use Permit; however the density is determined on as a case-by-case basis and in conjunction with the areas shown on the Subarea Map. The Residential Commercial Conversion Opportunity Area also allows for residential uses with the approval of a Conditional Use Permit; however the density is also determined on as a case-by-case basis. In all instances, the City would require a comprehensive plan and analysis justifying the proposed density in each of the subareas. Determining factors could include, but not fully encompass, the location to services such as transit, schools and shopping, as well as where the project is located, the densities in the immediate area, and compatibility with adjacent land uses.

e. East Cypress Corridor Specific Plan

The East Cypress Corridor Specific Plan (ECCSP) is an approximately 2,546-acre area within the City of Oakley. The ECCSP identifies seven residential land use districts:

- Single Family Residential – Low: Maximum density of 2.3 units/acre;
- Single Family Residential – Medium: Maximum density of 3.8 units/acre;
- Single Family Residential – High: Maximum density of 5.5 units/acre;
- Multi-Family Residential – Low (detached): Maximum density of 9.6 units/acre;
- Multi-Family Residential – Low (attached): Maximum density of 9.0 units/acre;
- Multi-Family Residential – High: Maximum density of 12.0 units/acre; and
- Mobile Home: Maximum density of 9.6 units/acre.

Development standards, including minimum lot sizes, setbacks, building heights, and, for multifamily units, maximum ground coverage (see Appendix B, Tables 2 and 3). The development standards accommodate typical single family and multifamily development. Parking must be consistent with the requirements of the Zoning Code. For multifamily high density projects, the provisions for 40% maximum site coverage for buildings and 3-story building heights (maximum of 40 feet) accommodate approximately 25 to 30 units per acre, which is higher than the maximum allowed density of 12.0 du/ac. The ECCSP identifies that the maximum number of dwelling units may be exceeded pursuant to the Affordable Housing Overlay district, Density Bonus, and Second Dwelling Units provisions of the Zoning Code.

f. Planned Unit Development District

The City defines a Planned Unit Development (P-1) District as a large-scale integrated development, infill development, or a General Plan special area of concern, which would allow flexible regulations through cohesive design procedures. The intent of the P-1 District is to allow diversification in the relationships of buildings, structures and open spaces, ensure compatibility with surrounding land uses, and to ensure substantial compliance with the General Plan and the intent of the Municipal Code. This is accomplished through applying standards that satisfy the requirements of public health, safety and general welfare. The P-1 District specifically permits detached single family dwelling units and second units and also permits any land uses included on an approved final development plan. This allows for a range of land uses and provides for flexibility in determining the specific type of units and densities suitable for a proposed project or site

All site and building requirements, including yard, building height, lot coverage, and landscaping are determined on a case-by-case basis based on the specific characteristics of the site and the need to provide

additional zoning control by establishing site specific conditions of approval and standards for a specific P-1 District.

g. Affordable Housing Overlay

The City of Oakley has established an Affordable Housing Overlay (AHO) district. The AHO district applies to areas zoned Multiple-Family High (MFH) and allows housing densities that exceed the maximum units per acre otherwise allowed in the district, if development meets State density bonus criteria. Qualifying projects must provide at least 10 percent of the total units of the housing development as target units affordable to lower income households; or at least five percent of the total units of the housing development as target units affordable to very low income households; or at least 10 percent of the total units of the housing development as target units affordable to moderate income households; or senior citizen housing as defined and meeting the requirements set forth in Government Code section 65915 and applicable state law; or as otherwise specified by Government Code section 65915.

The AHO also modifies the multifamily development standards to compliment higher density housing projects. Table 10-46 summarizes the development standards. All developments within the AHO district must be consistent with the City of Oakley Residential Design Guidelines and Multifamily Residential Design Guidelines. Following adoption of the 2009 Housing Element, the City updated the Section 9.1.410 of the Zoning Ordinance to clarify that 24 du/acre is the base density for projects in the AHO and the maximum density, inclusive of a density bonus, is 32.4 dwelling units per acre. The AHO provisions have been improved, but it is not clear which zoning designations the AHO is consistent with as there is not an MFH zoning designation. The Housing Plan includes a policy action to revise the Zoning Code to identify that the AHO can be applied in any of multifamily districts and in the Specific Plan districts that allow multifamily housing.

Table 10-46
DEVELOPMENT STANDARDS FOR
MULTI-FAMILY CONSTRUCTION IN THE AFFORDABLE HOUSING OVERLAY

Subject	Standard
Site Area (minimum)	No minimum.
Building Site Coverage (combined maximum)	40%
Front Setback (minimum)	15 ft.
Rear Setback (minimum)	15 ft.
Aggregate Side Setback	15 ft. (with 5 ft. minimum)
Distance Between Buildings (minimum)	20 ft. for 2 stories; 25 ft. for 3 stories
Height Limit (maximum)	38 ft.
Parking Requirements (minimum)	1-bedroom: 1 on-site parking space; 2-3 bedrooms: 1½ on-site parking spaces; 4 or more bedrooms: 2 on-site parking spaces

Source: City of Oakley Zoning Code, Section 9.1.410

2. Density Bonus Ordinance

In order to encourage the construction of affordable housing developments for Very-Low and Low Income households, and senior households, and in accordance with Section 65915 *et seq.* of the California Government Code, the City of Oakley has adopted a Density Bonus Ordinance (Section 9.1.412 of the Zoning Code). Upon request from the applicant, the City grants a density bonus to an applicant or developer of a housing development, who agrees to provide the following:

- At least 10 percent of the total units of the housing development as target units affordable to lower income households; or

- At least five percent of the total units of the housing development as target units affordable to very low income households; or

- Senior citizen housing as defined and meeting the requirements set forth in Government Code Section 65915 and applicable state law; or

- As otherwise specified by Government Code Section 65915.

a. General Density Bonus for Affordable Units

The City grants a density bonus for developments providing units affordable to and occupied by Very-Low and Low Income persons and households. The project must have a minimum of five units and an affordability covenant for at least 30 years. To determine the number of density bonus units granted, the City follows the guidelines set forth in Government Code Section 65915.

b. Density Bonus for Senior Housing

As set forth in Government Code Section 65915 and other applicable State law, the Density Bonus Ordinance provides for a density bonus for senior citizen housing that meet certain requirements.

c. Development Incentives

In addition to the density bonus, at least one other incentive identified in California Government Code 65915 must be provided to developers proposing housing developments that meet the required guidelines. The need for incentives will vary for different housing developments and, thus, the allocation of incentives is determined on a case-by-case basis. The additional incentives may include, but are not limited to, the following:

- A reduction of site development standards or a modification of zoning code or architectural design requirements which exceed the minimum applicable building standards.

- Allow mixed-use development so long as it does not conflict with the land use designations in the General Plan land uses.

- Other regulatory incentives or concessions proposed by the developer or the City which result in identifiable cost reductions or avoidance.

- Waived, reduced, or deferred planning, plan check or construction permit fees.

- The City may offer an equivalent financial incentive in lieu of granting a density bonus and an additional incentives(s). The value of the equivalent financial incentive shall equal at least the land cost per

dwelling unit savings that would result from a density bonus and must contribute significantly to the economic feasibility of providing the target units.

Table 10-47 lists the number of incentives granted by the level and percentage of affordability.

Table 10-47
NUMBER OF INCENTIVES BY LEVEL OF AFFORDABILITY

Level of Affordability	Percentage of Affordable Units	Number of Development Incentives
Very-Low Income	5%	1
	10%	2
	15%	3
Low Income	10%	1
	20%	2
	30%	3
Moderate Income in Condominium or Planned Development	10%	1
	20%	2
	30%	3

Source: City of Oakley Zoning Code, Section 9.1.412

3. Residential Care Facilities

A "residential care facility" is a resident-occupied dwelling, licensed by the State/County that provides housing and care for children and/or adults on a full-time, live-in basis. Residential Care facilities with six or fewer persons are permitted by right pursuant to State Law. While residential care facilities are permitted by right pursuant to State law, the City's Zoning Ordinance does not identify residential care facilities as an allowed use and does not address residential care facilities that serve seven or more persons. The Housing Plan includes a program to define residential care facilities in the Zoning Ordinance, to identify that residential care facilities serving six or fewer persons are permitted by right in all residential districts, and to identify permit requirements for residential care facilities that serve seven or more persons.

4. Emergency Shelters, Transitional and Supportive Housing and Single Room Occupancy Units

Recent changes to State law (Senate Bill 2) require that cities identify sites that are adequately zoned for emergency shelters and transitional housing. Additionally, cities must not unduly discourage or deter these uses.

a. Emergency Shelters

There are no emergency shelters located in Oakley. The closest shelter is the East County Shelter located in Antioch, which provides 20 year-round individual beds. Additionally, East County Transitional Housing in Antioch provides 70 year-round family beds. The City of Oakley Zoning Code allows homeless shelters in multiple-family zones with a use permit. There are no specific limitations or standards for development of emergency shelters.

Senate Bill (SB) 2 requires that cities with an unmet need for emergency shelters allow these uses by right without a conditional use or other discretionary permit. The identified zone(s) must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter.

The Emergency shelters are permitted by right on the Civic Center site within the Downtown Core Zone in the Downtown Specific Plan. The Civic Center site includes an undeveloped parcel that is used as the City's corporation yard. The corporation yard site is planned for development by the Downtown Specific Plan and uses discussed for the site have included various civic and community-serving uses. This 0.99-acre parcel has the capacity to accommodate an emergency shelter and the City is supportive of locating an emergency shelter on the parcel. Development standards on this site allow for maximum building heights of four floors/50 feet and floor area ratios of 1.0 would accommodate a building of 24,000 – 43,124 square feet, which would allow for an emergency shelter of adequate size to meet the City's needs for unsheltered homeless persons. The Housing Plan includes a program to identify a replacement site with zoning that meets the requirements of State law in the event that the corporation yard site is approved for development with a use other than an emergency shelter.

b. Transitional and Supportive Housing

Transitional housing is used exclusively by households at immediate risk of being homeless, or transitioning from homelessness to permanent housing. State law defines transitional housing as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

There are no transitional shelters located in the City of Oakley; however, according to the City's Zoning Code, transitional shelters are permitted in multiple-family zones with a use permit as long as they are consistent with Section 65008 of the California Government Code, which prohibits adverse discrimination in land use decisions for residential developments based on race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation, familial status, disability, age, the method of financing development, or intended occupancy of the development by persons of lower income.

The Zoning Code does not define or include development standards or regulations for supportive housing. State law defines supportive housing as housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The Zoning Code defines transitional and supportive housing consistent with the definitions in State law. Transitional and supportive housing with six or fewer units is permitted by right in all single family residential zones; a conditional use permit is required in all single family residential zones for transitional and supportive housing serving seven or more persons. The multifamily residential zones only permit transitional shelters with a conditional use permit and supportive housing is not addressed in the multifamily residential zones. The requirement for a conditional use permit conflicts with State law, which requires that transitional and supportive housing be permitted as a residential use, subject only to those requirements that apply to other residential uses of the same type in the same zone. Further, supportive housing must be allowed in multifamily residential zones as well as single family. The Housing Plan includes a program to amend the Zoning Code to permit transitional and supportive housing as residential uses, subject only to those requirements that apply to other residential uses of the same type in the same zone, meaning that single family dwelling units providing transitional and supportive housing are subject only to the requirements to permit a single family dwelling and that multifamily housing providing transitional and supportive housing is subject to the same requirements as a multifamily development.

c. Single Room Occupancy Units

Single room occupancy units (SROs) are small, one-room units occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs can provide a valuable form of affordable housing for lower- income individuals, seniors, and persons with disabilities.

Section 9.1.1218 of the Zoning Code defines single room occupancy as a facility providing dwelling units where each unit has a minimum floor area of 150 square feet and a maximum floor area of 220 square feet. The units may have kitchen or bathroom facilities and must be offered on a monthly basis or longer. SROs are allowed with a conditional use permit in the General Commercial zone. Section 9.1.1218 establishes development standards which address unit size, occupancy, common area, kitchen facilities, bathroom facilities, laundry facilities, storage, accessibility, length of stay, management, and parking. The development standards are appropriate for the type of development and are appropriate to ensure adequate facilities to serve SRO residents.

5. Second Unit Ordinance

The City's Second Unit Ordinance was adopted on July 14, 2003, and is intended to increase the supply of smaller dwelling units and rental housing units by allowing second dwelling units to be developed on certain lots which are zoned single-family residential use. The City of Oakley permits second dwelling units in the AL, R-6, R-7, R-10, R-12, R-20 and R-40 districts provided certain requirements are met and subject to ministerial review and approval by the Community Development Director. Second dwelling units must comply with City design and development standards to ensure that they are compatible with existing neighborhoods.

The City's Second Unit Ordinance sets forth the criteria for second units including the definition of a second unit, the maximum allowable square footage, and the development standards for these units. These criteria do not pose a constraint to the development of second units. Criteria for second units include:

- No more than one additional dwelling unit is allowed on any one legal lot or parcel
- Construction of the second unit will not result in total structural lot coverage in excess of 40 percent
- The total floor area of the second unit can not exceed 1,000 square feet on lots less than 10,000 square feet and can not exceed 1,200 square feet on lots 10,000 square feet or larger
- Second units must conform to setback requirements of the zoning district applicable to primary residence
- The second dwelling unit shall incorporate the same or similar architectural features as the primary residence
- Either the second unit or primary unit must be occupied by the property owner

6. Housing for Persons with Disabilities

The U.S. Census Bureau defines persons with disabilities as those with a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

a. Reasonable Accommodation Procedures

The provisions of SB 520 require municipalities to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities, and demonstrate local

efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities. Cities are required to include programs that remove constraints and provide reasonable accommodations for housing designed for persons with disabilities.

The City implements reasonable accommodation procedures and a streamlined permit review process for reasonable accommodation requests through the City's Building Official. Requests may be submitted in person at City Hall or through the City's website.

The City Building Code and Zoning Code were analyzed to identify any constraints to housing development for persons with disabilities. As described under b (Zoning and Land Use Regulations), the Zoning Code does not address residential care homes (group homes) or residential care facilities, which may result in limiting the types of housing available to disabled persons. The City will continue to monitor its land use regulations for possible governmental constraints to housing for persons with disabilities. The Housing Plan includes a program to continue to implement the City's reasonable accommodation procedures and to review changes to the Zoning Code, Building Code, and other relevant documents to ensure that future updates do not introduce constraints to persons with disabilities.

b. Zoning and Other Land Use Regulations

The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities. However, the Zoning Code does not clearly address residential care facilities or community care facilities, which may impede the availability of such housing for these individuals.

Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting procedures are:

- Supportive single-family housing for six or fewer persons is a permitted use in single-family residential zones.

- All multiple-family complexes are required to provide handicapped parking spaces, depending on the size of the development. The City is flexible and works with the developers of special needs housing and will reduce parking requirements if the applicant can demonstrate a reduced need for parking. The City has no separate restrictions or development standards for group homes or other special needs housing.

- The City of Oakley allows, as a matter of right, residential care facilities for six or fewer persons in all residential zoning districts. Group care facilities for more than six persons are permitted subject to a conditional use permit in residential districts. While the City allows these uses, the Zoning Code is silent in regards to residential care facilities which will be addressed as described in the Housing Plan.

- The City of Oakley holds public hearings for every change or amendment to any ordinance, policy, program, procedure, funding, or other similar action. There is no public hearing for the establishment of a group home for six or less persons. Requests for group homes of more than six persons are determined at a noticed public hearing before the Planning Commission. Property owners within 300 feet of the site are noticed and may attend and comment.

- Recognizing that some persons with disabilities may require the assistance of specially trained persons who live with the disabled persons, the Zoning Code does not differentiate between related

and unrelated persons occupying the same residential unit.

- The City works with a Certified Access Specialist to ensure that development plans meet ADA requirements.

7. Farm Worker and Employee Housing

State law requires that employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure permitted in residential zones. Further, state law requires that employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

State law also requires that employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation and shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. State law requires that no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.

Agricultural uses are allowed in the Limited Agricultural (AL), Agriculture Preserve (A-4), and Delta Recreation (DR) Districts. These districts do not currently accommodate farm labor and employee housing as a permitted use, as required by state law. Chapter VI, Housing Plan, includes a policy action to revise the Zoning Code to permit farm labor and employee housing as required by state law.

8. Building Codes and Enforcement

The City of Oakley's building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

a. Building Codes

The City of Oakley has adopted the 2010 California Building Standards Administrative Code, 2010 Edition; California Building Code, 2010 Edition; California Residential Code, 2010 Edition; California Electrical Code, 2010 Edition; California Mechanical Code, 2010 Edition; California Plumbing Code, 2010 Edition; California Energy Code, 2010 Edition; California Fire Code, 2010 Edition; California Green Building Standards Code, 2010 Edition (mandatory provisions only), which are based on the 2009 International Building Code and establishes construction standards for all residential buildings. The codes have been adopted without amendment. The City Council regularly reviews the latest edition of the California Building Standards Code and typically adopts the state-wide code with changes or modifications as are reasonable and necessary because of local climatic, geological, or topographical conditions, or as otherwise permitted by State law. The regulations set forth are designed to ensure the safety and welfare of Oakley's residents.

b. Americans with Disabilities Act

The Federal Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are federal laws intended to assist in providing safe and accessible housing. ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible for persons with physical disabilities. Compliance with these regulations may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes. However, the enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

c. Code Enforcement

The City conducts code enforcement activities on a complaint basis in response to reports from residents and other community members. When a complaint is received the City inspects the property and determines whether there is a code violation. If there is a code violation, the City sends a letter to the property owner informing them that they have 10 days to correct the violation. If the violation is not abated within the 10 days, a second notice is sent informing the property owner that the violation must be abated within 10 days or the City will abate the violation and bill the owner. If the City abates the violation, the property owner has 30 days to pay for the abatement process or a lien will be placed on the property. Code enforcement activities work to preserve the City's existing housing stock.

The City of Oakley continues the Community Service Program to educate residents and business owners about municipal codes. Building code, weed and trash abatement code, and abandoned vehicle code information are part of the Community Service Program curriculum. In addition to providing code enforcement education, the Community Service Program is a resource for residents and businesses, providing information on programs and services offered to Oakley residents by other agencies.

9. Residential Design Guidelines

The City of Oakley's Residential Design Guidelines apply to both single-family and multiple-family residential units. The guidelines are intended to aid project developers, design professionals, City staff, and decision makers in the review of the design of development to ensure consistent quality while supporting flexibility. Parameters include emphasizing entryways, deemphasized garages, using appropriate window forms, varying roof styles, and emphasizing the appropriate use of trim, materials, and colors. While there are no cost provisions within the guidelines, the purpose of these design standards is not to be cost prohibitive but help developers during the initial design process.

In order to similarly assist project developers in the design of multiple-family projects and help the City achieve the quality of multiple-family product that will enhance the community, the City will adopt design guidelines for multiple-family development. Program 10.2.C of the General Plan incorporates the following general parameters for multiple-family design guidelines:

- Sufficient outdoor privacy for each unit (e.g., patios, decks)
- Covered off-street parking
- Parking away from the primary access street screened with landscaping
- Assurance of proper site and building maintenance
- Segmentation of building mass into smaller units, including one-story elements if adjacent to

single-story residential development

- Pitched and varied rooflines
- Functional and accessible interior site open space
- Recreational areas for children when appropriate
- Easily identifiable and sheltered entrances to units
- Energy efficient design
- On-site management for complexes over 15 units
- Design that discourages features such as large blank walls and monotonous color schemes
- On-site facilities to serve residents, including community centers, recreational facilities and similar amenities as appropriate to the proposed complex and in consideration of proximity to existing amenities

These criteria would not pose a significant constraint to the development of both multiple-family market rate complexes and affordable complexes as these requirements are generally practiced in the design of both types of multiple-family developments. The implementation of these guidelines may result in a higher project cost to multiple-family development by requiring the use of more expensive materials, or incorporating amenities such as recreational and community facilities, but will result in the reduction of design cost by assisting the developers in the understanding of the City's design requirements. The objective of implementing these guidelines is to assist the developer in the City's desire to have aesthetically pleasing and sustainable multiple-family projects. The City has developed, but not adopted the Multiple-Family Residential Design Guidelines. Currently, the design guidelines are utilized in the review of multi-family projects, but are not regulatory standards. The Planning Commission has recently been disbanded and the City Council absorbed the duties of the Planning Commission. The City Council reviews and approves design review applications for multi-family projects unless the project is a qualifying affordable housing project, in which case design review is completed at the staff level.

10. Development Fees

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate services. Often times, development fees are passed through to renters and homeowners in the price/rent of housing, thus affecting the affordability of housing.

Tables 10-48 and 10-49 summarize the fees the City collects related to residential development. It is noted that the City has a fee incentive program in place through June 2015 to encourage in-fill development of residential subdivisions. The fees shown in Tables 10-48 and 10-49 represent the full fees without any as the reduction incentive will end 6 months into the 8-year planning period for this document.

Table 10-48
PLANNING, PERMITTING, AND DEVELOPMENT FEES SUMMARY

Building Fees	Fee
Building Permit Fees	
2,000 square foot home	$3,953
950 square foot home	$1,753
Administrative Building Fees	
2,000 square foot home	$1,186
950 square foot home	$595
Planning and Application Fees	**Fee**
General Plan Amendment	$9,669*
Zone Change	$7,524*
Conditional Use Permit	$3,807*
Variance	$2,856*
Zoning Administrator Fees – CUP/Variance	$550
Zoning Administrator Review	$1,225
Planning Commission/City Council Review Tentative Maps, Major Projects	$3,363*
Permit Extension – Administrative	$137
Permit Extension – Public Hearing	$603
Development Agreement	$488*
Residential Density Bonus Review	$1,465*
Subdivision Fees	**Fee**
Parcel Map	$5,237*
Major Subdivision	$11,938* (plus $100/lot per unit over 50)
Condominium Map	$7,987*
Public Works	**Fee**
Final map or parcel map check	$5,770*
Public Improvement Plan Review ($50,001 or more)	$15,969 plus 2% of improvements > $50,000
Grading Plan Review <$100,000/> $100,000	$3,983 / $9,372**
Grading Inspection <$100,000/> $100,000	$6,710 / $15,687

2014 Development Impact Fees

Type	Single Family	Multi-family	Second Unit
City Fees			
City Traffic	$12,792	$7,804	$3,668
Parks Impact	$8,500	$4,132	$2,713
General Plan	$300/acre	$300/acre	$300/acre
Public Facilities	$2,746	$1,794	$843
South Oakley Infrastructure Master Plan	$352/acre	$352/acre	$352/acre
Outside Agency Fees			
Regional Transportation Development Impact Mitigation	$18,860 $5,391 (senior housing)	$11,578 $5,391 (senior housing)	$5,441
East County Fire Protection District	$750	$468	$220
Ironhouse Sanitary District	$6,758	$6,758	$6,758

Diablo Water District	$8,636	$8,636	$8,636
Oakley Union Elementary School	$4.03/s.f.	$4.03/s.f.	$4.03/s.f.
Liberty Union High School	$1.50/s.f.	$1.50/s.f.	$1.50/s.f.
Antioch Unified School District	$2.24/s.f.	$2.24/s.f.	$2.24/s.f.

**ESTIMATED AVERAGE COST – COST BASED ON TIME AND MATERIALS*

***ESTIMATED AVERAGE COST – COST BASED ON IMPROVEMENT VALUE*

SOURCE: CITY OF OAKLEY, 2013 AND 2014

Table 10-49 summarizes the estimated cost of fees for a single family home, a 40-unit residential subdivision, and a 40-unit multifamily project. Total fees for a 2,000 s.f. single family home are approximately $59,444 while fees per unit for a 50-home subdivision (average home size of 2,000 s.f.) are $59,722 per unit. Fees per unit for a 50-unit multifamily project with an average unit size of 950 s.f. are $50,4401 per unit. Fees for single family homes are similar to neighboring jurisdictions while fees for multi-family development are higher than neighboring jurisdictions. While the City generally has reduced impact fees (traffic, parks, and public facilities fees) for multifamily development compared to single family development, some outside agencies (water district, sanitary district, and schools) serving Oakley do not provide for a reduction in multifamily fees. The City also provides a reduced fee structure for senior housing and for second units. The City's fees are generally comparable to fees of other regional jurisdictions.

As shown in Table 10-49, the majority of fees (60 percent of single family fees and 65 percent of multifamily fees) collected for development are for outside agencies. These outside agencies provide services necessary for health and public safety, particularly water, sewer, and school services and the City does not have the jurisdiction to reduce these outside fees.

It is noted that the Regional Transportation Development Impact Mitigation Fee is currently discounted; however, Table 10-48 reflects the full fee as the fee reduction is anticipated to end in 2015. The Regional Transportation Fee payment goes to completion of the new State Route 4, providing for regional funding assistance with the much-needed bypass. When a residential development project falls within the boundaries of the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) inventory area, additional fees may apply. The HCP/NCCP provides an effective framework to protect natural resources in Eastern Contra Costa County, while improving and streamlining the environmental permitting process for impacts on endangered species. The HCP/NCCP provides for comprehensive species, wetlands, and ecosystem conservation and contributes to the recovery of endangered species in northern California. HCP/NCCP fees are applied to development projects impacting potential habitat and are one option for mitigating impacts to, or incidental taking of, State and federally listed threatened and endangered species (under the Endangered Species Act and California Endangered Species Act.) The HCP/NCCP fee varies by project, depending on the location of the parcel and habitat type.

The City has worked to reduce fees to the extent feasible. The City continues to see significant levels of residential development, including lower income housing, and the fees have not posed a constraint to date. It is noted that Chapter VI, Housing Plan, includes a program to regularly review development fees and to take appropriate actions to revise fees, if appropriate. For fees that are outside of the City's control, the program requires the City to review the fees and to request fee reductions, to the extent feasible, from the administering agency.

Table 10-49
PLANNING, BUILDING, AND DEVELOPMENT IMPACT FEE ESTIMATES FOR TYPICAL DEVELOPMENT PROJECTS

	Single Family Unit[1]	50-Unit Single Family Subdivision[1]	50-Unit Multi-Family Project[2]
Planning and Building Department Fees			
Building Permit	$3,953	$197,650	$87,650
Administrative Building Fees	$1,186	$59,300	$29,750
Tentative Subdivision Map	-	$11,938	-
Development Agreement		$488	-
Zoning Administrator Review	$1,225	-	$1,225
Planning Commission City/Council Review	-	$3,363	-
Residential Density Bonus Review	-	-	$1,465
Subdivision Map	-	$11,938	-
Final Map Check	-	$5,770	-
Public Improvement Plan Review	-	$25,969	$4,324-
Grading Plan Review and Inspection	-	$15,687	$6,710
Subtotal Planning and Building Fees	*$6,364*	*$332,103*	*$131,124*
Development Impact Fees			
City Impact Fees	$24,129	$1,206,464	$751,700
Outside Agency Impact Fees	$46,064	$2,303,200	$1,634,675
Total Fees (Planning/Building and Impact Fees)	**$76,557**	**$3,841,767**	**$2,517,499**
Fee per Unit	**$76,557**	**$76,835.34**	**$50,349.98**

[1]*SINGLE FAMILY UNITS ESTIMATED TO BE 2,000 S.F.*

[2]*MULTI-FAMILY UNITS ESTIMATED AT AN AVERAGE OF 950 S.F.*

SOURCE: CITY OF OAKLEY, 2013 AND 2014; DE NOVO PLANNING, 2014

11. Local Processing and Permit Procedures

Applications for development permits are made in writing to the Community Development Department. Application processing times vary depending on the permit being requested. In addition, some planning applications require public hearings. On average, development permits are processed in less than three months. Overall, development permit approval processing in Oakley does not create any unnecessary delays or increases to the cost of housing.

The City is required to determine if an application is complete within 30 days of receipt. Once deemed complete, application processing begins. Applications are reviewed for consistency with the General Plan and Zoning Code, and conformance with design standards. In general, applications require 45 days for staff review and 90 days, if Planning Commission approval is required. A project requiring City Council approval will generally require an additional 90 days. An approved development plan will remain in effect for three years. All residential development in the City require either Planning Commission and/or City Council approval, except for single-family additions and the addition of second units, which only require staff review.

Applications are submitted to the Planning Department, which then reviews them for their completeness. Once the application is determined to be complete, it goes before the Planning Commission for review and approval. Final Maps for subdivisions are approved by the City Council once the Planning Commission has approved the Tentative Subdivision Map. The process can take six months to a year for approval.

The Planning Commission has recently been disbanded and the City Council absorbed the duties of the Planning Commission. Multi-family projects are permitted by-right in the Multiple Family Residential Districts (M-9, M-12, and M-17) and the Mobile Home Residential District (MH). However, the City Council reviews and approves design review applications for multi-family projects unless the project is a qualifying affordable housing project, in which case design review is completed at the staff level.

Certain applications for development are subject to the requirements of the California Environmental Quality Act (CEQA) and require the preparation of an environmental document (i.e., environmental impact report or mitigated negative declaration) before a project can be approved. The requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking up to one year to obtain project approval. However, the cost associated with preparing an environmental document is not considered to disproportionately constrain residential development in Oakley.

As described under Section 10 (Development Fees), some development projects may need to comply with outside agency requirements, including payment of applicable fees.

The costs associated with development project review will vary between projects. Oakley utilizes an efficient and comprehensive approach towards development review and permitting that allows for quick response to developer applications. In addition, the City utilizes many practices such as expedited application processing, reducing costs, and clarification of the process to developers and homeowners to minimize City impacts on the development process. Increased development costs resulting from the City's development review and permitting process are not considered to constrain housing development.

Table 10-50 illustrates the typical development timelines for various applications and permits.

Table 10-50
DEVELOPMENT PLAN REVIEW PROCESS

Project Type	Reviewing Authority	Timeframe
Single-Family house addition	Staff	45 days
Accessory unit	Staff	90 days
Custom home built on individual basis	Staff	45 days
Single-Family homes built as part of housing development of four or fewer units	Planning Commission or City Council	90 days
Single-Family homes built as part of housing development of five or more units	Planning Commission or City Council	90+ days
Multiple-Family housing	Planning Commission or City Council	90 days
Note: Requirements of CEQA can change the reviewing authority		
Source:: City of Oakley		

12. Environmental and Infrastructure Constraints

a. Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions, which provide the greatest threat to the built environment. The following hazards may impact future development of residential units in the City.

i. Seismic Hazards

Oakley is bordered by the San Joaquin River side of the Delta to the north, to the east by unincorporated areas of Contra Costa County, to the south by the City of Brentwood, and to the west by the City of Antioch. The two major seismic faults located near the City of Oakley are the San Andreas and Antioch Faults. The City of Oakley is underlain by the Brentwood Fault, which is inferred active on the basis of scattered small magnitude earthquakes near the trace of the fault. Other inferred active faults just west of Oakley are the Davis and Antioch Faults.

As required by the State of California, the Oakley General Plan contains policies regarding geologic and seismic hazards within the Health and Safety Element. The goal of the City of Oakley General Plan seismic hazard policies is to protect human life, reduce the potential for serious injuries, and minimize the risk of property losses from the effects of earthquakes, including fault rupture, ground shaking, and liquefaction - induced ground failure. The following policies are included in the Health and Safety Element:

- Recognize that a severe earthquake hazard exists and reflect this recognition in the City's development review and other programs

- Include a thorough evaluation of geologic-seismic and soils conditions at risk in all significant land use decisions (General Plan Amendment, Rezoning, etc., affecting ten acres or more)

- Require the design of structures for human occupancy for satisfactory performance under earthquake conditions

- Prohibit the erection of critical structures and facilities whose loss would substantially affect the public safety or the provision of needed services, in areas where there is a high risk of severe damage in the event of an earthquake unless appropriate engineering and construction practices are applied to ensure structural stability

A major earthquake could have the potential to cause the failure of the dam structure at the Los Vaqueros Reservoir south of Oakley. Upon failure, water would spill out quickly and head generally northeast to the Delta through low-lying land. However, according to a 1995 ABAG Hazard Map, Oakley is not in a dam inundation area.

ii. Soils

The City of Oakley is mostly made up of lowland soil association soils, with some tidal flat-delta-marsh lowlands soils in the northeast corner of the City. Physical and chemical characteristics of soils may limit construction/development. The following soil types are within areas currently designated for urban development in Oakley:

Lowland soil association. Slowly to very slowly permeable, highly expansive and corrosive with slight erosion hazard.

Tidal flat-delta-marsh lowland. Highly expansive, very highly corrosive, and moderately to slowly permeable. Class II Delhi sand. Excessively drained soils where runoff is slow or very slow.

These soils vary moderately regarding erosion potential, drainage, and suitability for fill.

iii. Flooding

Substantial areas within the City are subject to flooding, especially areas along the shoreline of the Delta and northeast of the Contra Costa Canal. The Marsh Creek area, the majority of the City's shoreline areas, and the entire Cypress Lakes Sphere of Influence (SOI) area are within the 100-year floodplain. The City has established policies and programs within the General Plan to mitigate hazards from potential flooding, therefore, flooding is not considered a constraint on the development.. The goal of the Flood Hazards section of the Health and Safety Element is to protect public safety and minimize the risk to life and property from flooding. Policies regarding flood hazards include:

- Applications for development at urban or suburban densities in 100-year floodplain areas where there is a serious risk to life and property shall demonstrate appropriate solutions or be denied

- In mainland areas along the creeks and bays affected by water backing up into the watercourse, it shall be demonstrated prior to development that adequate protection exist through levee protection or change of elevation.

In addition, the following policies must be considered in areas prone to flooding:

- Buildings in urban development near the shoreline of the Delta and in flood-prone areas shall be protected from flood dangers, including consideration of rising sea levels

- Habitable areas of structures near the shoreline of the Delta and in flood-prone areas shall be sited above the highest water level expected during the life of the project, or shall be protected for the expected life of the project by levees of an adequate design

- Rights-of-way for levees protecting inland areas from tidal flooding shall be sufficiently wide on the upland side to allow for future levee widening to support additional levee height

- Review flooding policies in the General Plan every five years in order to incorporate any new scientific findings regarding the potential for flooding and projected increases in sea levels

- Review flooding policies as they relate to properties designated by FEMA as within the 100-year floodplain

- Development proposals near the shoreline of the Delta and within flood-prone areas shall be reviewed by the Flood Control District, as an advisory agency, prior to approval by the City

iv. Toxic and Hazardous Wastes

Heavy industrial land uses centered in northwest Oakley have the potential to present significant risk to public safety. Potential hazards include explosion and flammability of petroleum products and other chemicals, and chemical toxicity. The former DuPont Chemical Plant was located in northwest Oakley; however, the site has since closed and DuPont is in the process cleaning up the site. The presence hazardous materials within Oakley poses a potential safety hazard.

Pipelines for the transportation of natural gas, crude oil, and refined petroleum products pass through Oakley, including residential and commercial areas. The public safety hazard from a pipeline break would depend on the proximity of the accident to populated areas, as well as the nature of the event that produced it.

There are several active gas and oil wells in Oakley, most of which are far from populated areas of the City. Although there is the risk of a well catching on fire, such incidents have been very few and the risk of such a fire causing a general disaster is remote.

To provide protection from hazards associated with the use, transport, treatment, and disposal of hazardous substances, the City has developed the following policies:

- Hazardous waste releases from both private companies and public agencies shall be identified and eliminated.

- Storage of hazardous materials and wastes shall be strictly regulated.

- Secondary contaminant and periodic examination shall be required for all storage of toxic materials.

- Industrial facilities shall be constructed and operated in accordance with up-to-date safety and environmental protection standards.

- Industries which store and process hazardous materials shall provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone shall be determined by the Community Development Department.

v. Fire Hazards

The City of Oakley receives fire protection from the East Contra Costa Fire Protection District (ECCFPD). The ECCFPD covers all of Oakley and the area to the east of Oakley north of Delta Road, west of Byron Highway, and south of the San Joaquin River channel, as well as other areas in the East County previously served by the East Diablo and Bethel Island Fire Protection Districts.

The ECCFPD provides service to structural, wildland, vehicle, and miscellaneous exterior fires; vehicle accidents involving disentanglement and extrication; medical emergencies and hazardous materials incidents. The District currently has one fire station, Station 93, serving the City of Oakley, as well as other stations serving areas outside Oakley.

A fire hazard severity scale has been devised which characterizes areas throughout the County by the number of days of moderate, high and extreme fire hazard. The City of Oakley is entirely within the boundaries of critical Fire Weather Class 3, which correlates to 9½ or more days per year of moderate, high and extreme fire hazard. The Class 3 category is the highest in the County, with Class 1 having less than one day per year, and Class 2 having one to 9½ days per year.

In order to promote a high level of emergency preparedness and protect public health and safety in the event of a natural or human-caused disaster, the City has developed the following policies in the Growth and Management Element of the General Plan:

- Promote and encourage the high service level of fire protection services within Oakley.

- Require that new development pay its fair share of costs for new fire protection facilities and services.

- Identify needed upgrades to fire facilities and equipment during project environmental review and planning activities.

- Incorporate analysis of optimum fire and emergency service access into circulation system design to maximize the effectiveness of existing and proposed fire protection facilities.

- Require special fire protection measures in high-risk uses (i.e., mid-rise buildings, and those developments where hazardous materials are used and/or stored) as conditions of approval.

- Require the provision of fire fighting equipment access to open space areas in accordance with the Fire Protection Code and to all future development in accordance with Fire Access Standards.

vi. Noise

According to the Noise Element of the Oakley General Plan, there are no obvious sources of disruptive noise in the City. Ambient noise can be heard, especially in those areas adjacent to major highways, intersections, and rail lines.

As development occurs, additional noise disturbance will emerge as a temporary impact of construction. The City is committed to imposing "Best Management Practices" on all development and construction in the City. This may include limiting the hours of construction to avoid disruption during normal sleep hours. In addition, the development of new neighborhoods may unintentionally create situations where new residents are introduced to existing noise conditions. However, proper land use practices will minimize the proximate placement of conflicting uses. Sound-walls can minimize many of these impacts, though land use practices will more effectively address the true issue. By recognizing the impacts of noise, the City can effectively address any proposed sources of noise or noise conflicts as they arise.

vii. Vegetation and Wildlife Habitat

Vegetation within the Oakley area includes agricultural and ruderal fields, perennial and seasonal marsh, orchards, riparian habitat, and landscaped (developed) vegetation communities.

The General Plan includes policies aimed at encouraging the preservation of important ecological and biological resources. The General Plan encourages the development of open space uses in an ecologically sensitive manner and the preservation and enhancement of the natural characteristics of the San Joaquin Delta and Dutch Slough in a manner that encourages public access. In addition, an effort should be made to preserve and expand stream corridors in Oakley, restoring natural vegetation where feasible.

viii. Rare and Endangered Species

According to the U.S. Fish and Wildlife Service species list for the City's representative USGS quadrangle, there are numerous special status plant and animal species known or expected to occur in Oakley. The HCP/NCCP conservation strategy will mitigate the impacts to the HCP/NCCP's covered species and contribute to recovery of these species (see Section 10. Development Fee for more detail).

Special-status plant species including Delta mudwort, Mason's lilaeopsis, rose mallow, and Suisun marsh aster have the highest potential to occur within the City. In general, habitat for these species includes the marsh habitat along the northern border of City.

One invertebrate species, curved-foot hygrotus diving beetle has the highest potential to occur within Oakley. Habitat for this species in the area includes the sloughs.

California red-legged frog, San Joaquin coachwhip, Giant garter snake, California horned lizard, silvery legless lizard, and Northwestern pond turtle have the highest potential to occur in the City. Generally, these species occur in aquatic habitats (marshes and sloughs), with the exception of the horned and legless lizards, which may occur in association with sandy soils.

Special-status mammal species that have the highest potential to occur in the City include San Joaquin kit fox, San Joaquin pocket mouse, and several species of bats. Generally, the pocket mouse and kit fox could occur in the open upland habitats in Oakley, and bats in the upland areas closer to water.

Special-status avian species including California black rail, Suisun song sparrow, tricolored blackbird, species of herons, ibis, egrets, mountain plover, Greater sandhill crane, Swainson's hawk, western burrowing owl, and other raptors including ferruginous hawk and Cooper's hawk have the highest potential to occur in the City. These species could potentially occur in undeveloped portions of Oakley.

ix. Agricultural Lands

Oakley has historically been an agricultural community, with a wide variety of agricultural crops. While much of the land used for agriculture has been developed into urban uses, there are remaining private parcels that continue in agricultural production. These agricultural areas help to preserve the traditional rural character of the community, maintain open space, and reduce congestion within the City. While the City recognizes the historic role of agriculture within the Oakley community and supports continued agriculture, the transition from agriculture to urban uses limits the potential for large-scale commercial agriculture within Oakley.

b. Infrastructure Constraints

i. Water

The Diablo Water District (DWD) provides water service to Oakley, and parts of Bethel Island and Knightsen. DWD's water supply comes from a commitment of 30 million gallons per day (MGD) from the Contra Costa Water District, a public water agency, which delivers water to 450,000 people in central and eastern Contra Costa County. CCWD provides water for irrigation and industry with a full commitment from the Central Valley Project of 174 MGD. DWD's commitment from CCWD is for "normal" years, though it can be less during drought years.

The District's raw water supply is from surface water from the Contra Costa Canal, which obtains water from the Sacramento-San Joaquin Delta at the Rock Slough intake. This water is then stored in Los Vaqueros Reservoir to improve the water quality, minimize seasonal water quality variations, and provide emergency storage. The Los Vaqueros Reservoir has a capacity of 100,000 acre-feet of storage (32,600 MG).

All surface water is treated at the Randall-Bold Water Treatment Plant (RBWTP), which was completed in 1992 and is jointly owned by DWD and CCWD. The RBWTP has an initial capacity of 40 MGD with expansion capability to 80 MGD. DWD has a treated water storage capacity of 12.8 MG. The ultimate storage capacity required within DWD's sphere of influence is 28.8 MG.

Historically, due to deteriorating water quality, DWD utilized wells only for emergency purposes. To increase supply reliability, provide operational flexibility and meet future needs, DWD has embarked on a Well Utilization Program to locate a better supply of groundwater in the greater Oakley Area. The Well

Utilization Program would allow DWD to reduce its surface water supply purchases from CCWD and delay purchase of additional RBWTP capacity because groundwater could be used to help meet high water demands in the summer. In 2006, DWD completed the first phase of this project which consists of a well and pump station in Glen Park in the City of Oakley; a blending facility at the RBWTP; and an 18-inch diameter, 18,250-foot-long pipeline that conveys water from the Glen Park well to the blending facility. There are two more phases proposed which include two additional wells and a groundwater monitoring program.

The DWD Urban Water Management Plan identified an existing water demand of 1,816 million gallons (MG) in 2010 and projected that water deliveries would increase to 5,572 MG by 2035, based on buildout land uses and adopted General Plans of the jurisdictions served by DWD. DWD's supply sources in 2010 provided 3,074 MG, which was more than adequate to serve the existing demand. By 2035, DWD has planned to develop additional supply sources for a total supply of 6,651 MG, which is adequate to accommodate projected demand. The City's RHNA is less than the buildout conditions projected within the City's General Plan and, as such, is within growth projections used by DWD to plan for water service. Adequate water supplies exist or are planned to meet the needs of Oakley.

According to the City's General Plan, Oakley can supply water service to all areas within the City limits. Currently, existing infrastructure is available to sites identified in the vacant land survey. Additionally, Oakley will continue to meet its future demands through programs such as the Well Utilization Program.

ii. Sewer

The Ironhouse Sanitary District (ISD) provides wastewater service to Oakley, Bethel Island and unincorporated areas of eastern Contra Costa County. The City of Oakley and its Sphere of Influence (SOI) areas are entirely within ISD's boundary. The wastewater services involve the transmission of wastewater from residential, commercial and light industry to a treatment facility and the final disposal of the wastewater and residual waste solids.

The wastewater system is composed of collection, treatment, and effluent recycling facilities. ISD has recognized that the collection and treatment facilities must be expanded to meet future requirements. The daily flow is approximately 2.6 MGD and, as of 2009, the treatment system capacity was 3.0 MGD. ISD is expanding its capacity to 4.3 MGD with the opening of a new treatment plant in 2011.

According to the General Plan, ISD has estimated a future potential wastewater flow of 8.0 MGD within its SOI. ISD is proposing to upgrade and increase both its wastewater treatment capacity and effluent application area to meet future wastewater service needs and projected effluent discharge water quality requirements. This increased capacity will be in phases until the ultimate build-out is reached. In order to meet future potential wastewater flow, ISD is proposing to expand their wastewater treatment plant. This expansion is currently under environmental review.

In 2007, ISD updated the Sewer Master Plan. The SMP evaluates the capacity needs of ISD and identifies capital improvement projects. The SMP anticipates buildout of the areas it serves based on General Plans and similar document. The SMP anticipates future dry weather flows of 8.63 MGD and wet weather flows of 10.7 MGD. ISD's Capital Improvements Program is regularly updated and plans for expansion of wastewater treatment and conveyance facilities to keep pace with new development.

In 1991, ISD prepared a Wastewater Facilities Expansion Plan (ISD Facilities Plan) that outlined the recommended treatment and effluent recycling projects necessary to meet the projected service demand.

Since completion of the ISD Facilities Plan, the District has continued to refine future wastewater flow projections and proposed facilities plans and prepares a Capital Improvements Program and annually updates its 5-year strategic plan. According to the General Plan, development within Oakley will not exceed ISD's planned maximum capacity limits.

13. East Cypress Corridor Annexation

In 2002, the Oakley City Council adopted the strategic goal of annexing the East Cypress Corridor area. In February 2004, the City determined that a specific plan should be prepared for the East Cypress Corridor area. As a result, the City authorized the preparation of the East Cypress Corridor Specific Plan for the development of approximately 2,546 acres of land in this area. An Environmental Impact Report (EIR) was prepared for the East Cypress Corridor Plan and was certified by City Council on March 13, 2006. On the same date, the City Council adopted the East Cypress Specific Plan, related General Plan Amendments, and CEQA findings for the approvals.

In April 2006, the EIR certification was challenged by the Greenbelt Alliance, who filed a petition for writ of mandate. On August 24, 2007, the Superior Court determined that the EIR was legally deficient and entered a judgment granting a peremptory writ of mandate. In compliance, the City rescinded their certification and authorized the preparation of a Supplemental EIR to address the specific legal deficiencies the Court had identified in its judgment and decision.

The City of Oakley issued a Notice of Preparation and Initial Study for the Supplemental EIR on October 26, 2007. On August 21, 2008, the Draft Supplemental EIR for the East Cypress Corridor Specific Plan was published for public review. The public review period was from September 5, 2008 through October 24, 2008. The City Council will conduct a public hearing on the matter on March 10, 2009.

For the purposes of the RHNA analysis, the annexation was not incorporated into the assessment of vacant land for this Housing Element period.

14. ON AND OFF-SITE IMPROVEMENTS

When developing land, the City may require the developer to dedicate land, construct, or pay fees to provide necessary on and off-site improvements. Land dedication, site improvements or fees may be required to provide adequate sanitary sewer and water service to a project, to make necessary transportation improvements, and to provide other infrastructure to the project. In addition, the City may require the payment for various offsite improvements as part of project mitigation measures (e.g., payment towards an offsite traffic signal). Developers of new residential projects are also required to construct all onsite streets, sidewalks, curb, gutter, and affected portions of offsite arterials. The cost for site improvements varies from project to project, based on the specific location and existing infrastructure. For infill projects where infrastructure may already be available, there may be a need to upgrade and/or expand the existing improvements to serve new residential development.

Road classifications and standards are found in the City's General Plan Circulation Element. They are as follows:

- Major Arterial – 4 or more lanes, 120 foot right-of-way
- Minor Arterial – 2 lanes, 76 foot right of way

- Collector – 2 lanes, 70-85 foot right–of-way
- Local Street – 2 lanes, 60 foot right-of-way

Arterials and collectors are designated on the General Plan according to existing and projected needs. Developers are responsible for the development of roadways associated with the residential project. City roadways are required to be paved. Curbs/gutters and drainage facilities direct storm and runoff water out of residential developments.

Development of and connection to municipal water and sewer services are required as a condition of approving tract maps. Water service is necessary for a constant supply of potable water. Sewer services are necessary for the sanitary disposal of wastewater. These off-site requirements allow for the development of much higher residential densities.

B. NON-GOVERNMENTAL CONSTRAINTS

1. Vacant and Underutilized Land

A thorough analysis of vacant and underutilized land within the City of Oakley is provided in Appendix B.

2. Land Prices

Land costs have a demonstrable influence on the cost and availability of affordable housing. Land prices are determined by numerous factors, most important of which are land availability and permitted development densities. As land becomes less available, the price of land increases. Vacant, unentitled residential land in Oakley is approximately $58,000 to $100,000 per acre. Individual residential lots range from $99,000 to $250,000 acre. A vacant multi-family site is priced at $201,153 per acre.

Land costs in the San Francisco Bay Area are relatively high as compared with the rest of the nation. The cost of land in Oakley is less than most areas in the San Francisco Bay Area, though higher than property in the Central Valley. Given the current downturn in the real estate market and the limited number of parcels for sale, land price projections are difficult to track accurately.

3. Construction Costs

Construction costs are primarily determined by the costs of materials and labor. They are also influenced by market demands and market-based changes in the cost of materials. Construction costs depend on the type of unit being built and the quality of the product being produced. Construction costs have remained relatively steady, due in part to the economic downturn. Table 10-51 summarizes the estimated construction costs based on type of development in Oakley.

Table 10-51
CONSTRUCTION COST ESTIMATES

Development Type	Cost per Square Foot
Single-Family Residential	$100-125
Town homes/Condominiums	$150-180
Multiple-Family- garden style apartments	$200
Multiple-Family- stacked flats with structured	$250

parking	
Source: City of Oakley	

4. Financing

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

As shown in Table 10-52, the number of loan applications increases as income increases. The percentage of persons denied for a home loan in the Oakland-Fremont-Hayward Metropolitan Area is highest for the very low-income (less than 50 percent of the MFI) category, at 21.7%.

Table 10-52
MORTGAGE LENDING RATES-2012
OAKLAND-FREMONT-HAYWARD MSA

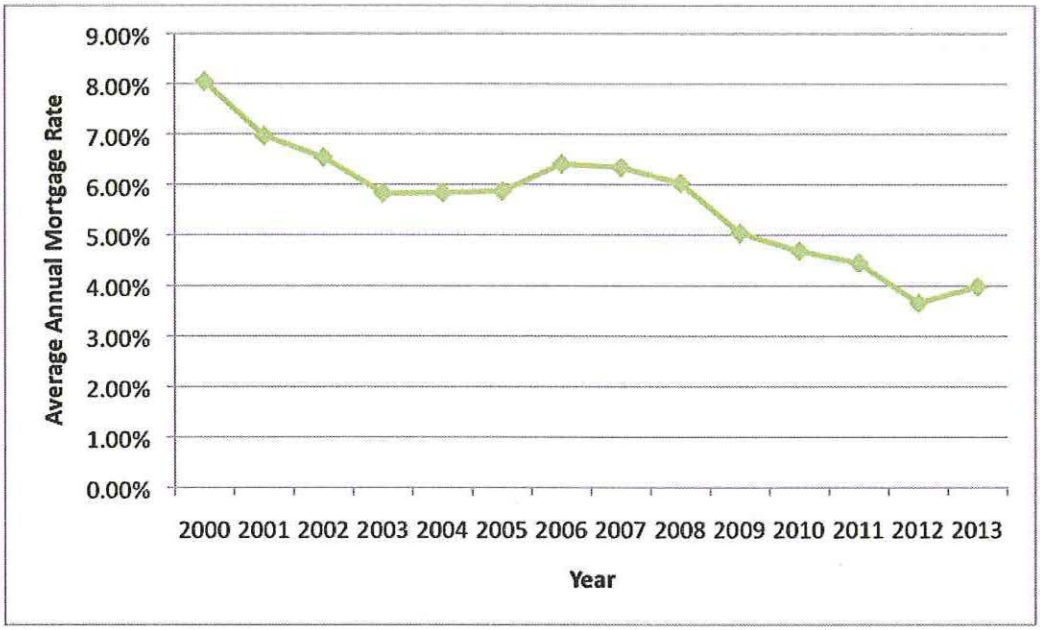
Income Group	Total Applications	Loans Originated	Applications Denied	Percentage Denied
<50% MFI	1,910	1,147	415	21.7%
50-79% MFI	3,748	2,527	562	15.0%
80-99% MFI	2,371	1,649	300	12.7%
110-119% MFI	2,321	1,647	256	11.0%
120% MFI	11,802	8,750	1,050	8.9%
Total	22,152	15,720	2,583	11.7%

Source: Federal Financial Institutions Examination Council (FFIEC), HMDA Data, 2014

Figure 10-2 shows the average interest rates between 2000 and 2013. Average annual interest rates have generally decreased from approximately 8% in 2000 to approximately 4% in 2013. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to lower-income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements.

There have been recent changes in the qualifications and lending standards for home loans. Nationally there has been a large increase in the number of delinquencies and foreclosures in the residential market; as a result, lenders have more stringent qualifications for home loans and lower-income households may find it more difficult to qualify.

Figure 10-2
AVERAGE ANNUAL MORTGAGE RATES 2000 - 2013



Source: Freddie Mac Primary Mortgage Market Survey, 2014

5. Energy Conservation

Energy conservation remains a major priority in the City of Oakley. The City continues to require compliance with Title 24 of the California Administrative Code on the use of energy efficient appliances and insulation. Through compliance with Title 24, new residential development has produced reduced energy demands.

Pacific Gas and Electric Company (PG&E), which provides electricity and gas service in the City of Oakley, offers public information and technical assistance to homeowners regarding energy conservation. PG&E provides numerous incentives for energy efficient new construction and home remodeling. Remodeling rebates include cool roofs, insulation and water heaters. Residents are granted between $150 - $200 per 1,000 square feet for installed cool roofs and attic and wall insulation. Installing new energy-efficient water heaters qualifies residents with a $30 rebate.

PG&E also offers energy-efficiency tax credits under the Energy Policy Act of 2005. Both homeowners and builders may qualify for these tax credits. Existing homeowners are eligible for tax credits up to a maximum of $500 for energy-efficiency improvements. An additional tax credit is available for solar energy systems. Builders of energy-efficient new homes are eligible for tax credits up to a maximum of $2,000.

The City will develop an energy conservation strategy, which may include but is not limited to the following programs to further encourage energy and resources conservation:

- Provide incentives, such as expedited plan check or reduced building permit fees, for developments utilizing green building or sustainable design
- Promote the programs offered by PG&E through informational materials at City Hall, on the City's website, and at other public locations

- Develop green building and sustainable design standards
- Provide educational materials and technical assistance regarding energy conservation and green building
- Encourage green building and energy conservation techniques in projects utilizing the City's rehabilitation program or in City-assisted new construction

There are a number of national voluntary recognition programs that encourage energy efficient homes and green building practices and provide guidance to cities and developers. Some of the programs utilized by the housing industry include:

- U.S. Green Building Council's LEED green building programs
- Build it Green's Green Point Rated program
- National Association of Home Builders Model Green Home Building program
- U.S. Environmental Protection Agency's Energy Star® for Homes program
- Building Industry Institute's California Green Builder program

Many of these programs have been designed to reduce the impacts associated with the construction and operation of residential buildings through reductions in energy and water use, use of innovative technologies, reduced maintenance costs, and improved occupant satisfaction. These programs and other programs similar to these have been applied to numerous single- and multi-family residential projects throughout California and nationwide.

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IV. LAND RESOURCES AND AT-RISK UNITS

A. ADEQUATE SITES ANALYSIS

Each city is mandated through State Housing Element Law to demonstrate it has adequate sites available through appropriate zoning and development standards and with the required infrastructure for a variety of housing types and income levels. The City must demonstrate it has capacity or adequate sites to accommodate the projected need for housing through the 2014-2022 planning period.

The State Department of Finance (DOF) is responsible for developing the total Statewide housing demand projection. With the State Department of Housing and Community Development (HCD), this demand is apportioned to each of the State's regions. The demand represents the number of additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-residential uses, and to allow for a future vacancy rate conducive to a healthy functioning housing market.

The Association of Bay Area Governments (ABAG), the Council of Governments (COG) representing the region, in cooperation with local jurisdictions, is responsible for allocating the region's projected new housing demand in each jurisdiction. This process is known as the Regional Housing Needs Allocation (RHNA) and the goals are referred to as the RHNA goals or the "regional share" goals for new housing construction. The allocation takes into account factors such as employment opportunities, market demand for housing, availability of suitable sites and public facilities, community patterns, types and tenure of housing needs and others. The allocation is divided into four income categories:

- Very-Low Income – 0 to 50 percent of the median income
- Low Income – 51 to 80 percent of the median income
- Moderate Income – 81 to 120 percent of the median income
- Above-Moderate Income – more than 120 percent of the median income

In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower-income households in one jurisdiction. In addition to the allocation in the four income categories, recent legislation requires cities to consider the needs of Extremely-Low Income households earning 30 percent or less of the median income.

The RHNA prepared by ABAG for the planning period of January 1, 2007 through June 30, 2014, identifies

Oakley's projected regional share need as 775 new housing units.

1. Construction Achievements in 2014

To determine the housing site needs for the 2014-2022 RHNA period, the needs are adjusted by the actual number of housing units constructed from January 1, 2014, to the current period, or a total of 70 units (through May 31, 2014). Of the 70 units constructed, 29 units are affordable to moderate income households. The remaining 41 are assumed to be affordable to above moderate income households. An additional 48 units are under construction, including a 29-unit affordable multifamily project. Based on this adjustment, the remaining RHNA need for Oakley to accommodate is 1,048 units, with the allocations based

on income category shown in Table 10-53.

Table 10-53
ADJUSTED RHNA NEED

Income Category	Dwelling Units			
	RHNA Allocation	Units Constructed	Units Under Construction	Remaining RHNA Need
Extremely-Low[1]	158	0	3[2]	155
Very-Low	157	0	15[2]	142
Low	174	0	11[2]	163
Moderate	175	29	4	142
Above-Moderate	502	41	15	446
Total	1,168	70	48	1,048

Notes:
1 Regional share of Extremely-Low income units is assumed 50 percent of the Very-Low income units.
2 CBH Project – Carol Lane

Source: ABAG, City of Oakley

2. Current Projects

The remainder of Oakley's RHNA needs for moderate and above moderate income households can be met through projects that are entitled but not yet constructed and through projects that are under construction.

A total of 5,348 units have been entitled and are either located in projects that are entitled, but not yet under development, or projects that are under development. Table 10-56 identifies entitled projects that are not yet under development. Table 10-57 identifies entitled projects that are under development, including the total number of units approved, number constructed, and number of units remaining to be developed. Entitled projects are shown on Figure HO-1.

Of these, 4,532 single family units and 195 multifamily units are entitled, but not yet constructed (Table 10-54) and an additional 4,991 single family/multifamily detached units and 567 multifamily attached units are planned in the approved East Cypress Corridor Specific Plan. As identified in Table 10-55, an additional 516 single family and 105 multifamily units are located in approved projects that are either partially or entirely under construction.

The single family units in Tables 10-54 and 10-55 are anticipated to be affordable primarily to above moderate income households; however, based on advertised sales prices and available market data, it is anticipated that approximately 30% of the single family units (2,856 units) will be affordable to moderate income households based on market conditions and current sales prices. These entitled projects are more than adequate to accommodate the City's remaining need for moderate and above moderate income units. As identified in Section 3 below, the City has additional sites appropriate for single family and high density single family uses that can accommodate additional moderate and above moderate income households.

Of the approved and under construction projects identified in Table 10-55, 29 multifamily units are currently being constructed by the Corporation for Better Housing as an affordable housing project that will provide 3 extremely low, 15 very low, 11 low, and 1 moderate income units. The remaining 75 units on the Corporation for Better Housing site will be affordable to very low and low income households, pursuant to the project's entitlements.

Table 10-54: ENTITLED PROJECTS, NOT YET CONSTRUCTED

Subdivision Tract Number	Development Name	Project Location	Resolution Number	Approved Lots/Units
7662	Stonewood - Seeno	Rose Lane	CC 05-03	215
8734	Seeno Homes	Grapevine Ln.	County Approved	28
8736	Pheasant Meadows - Discovery Builders	1860 O'Hara	CC 125-05	42
8787	Rosewood	4073 Rose Ave.	CC 40-10	61
8803	Brownstone 10 - DCM Group	Brownstone Rd	CC 18-07	50
8807	Villa Grove - Discovery Builders	2080 O'Hara	CC 37-07	50
8836	Vintner View - Discovery Builders	Grapevine Ln.	CC 82-06	16
8876	West of Gehringer School - JMH Weiss Road	South Simoni Ranch	CC 78-05	21
8904	Tuscany Estates - D.R. Horton	Cypress Road/Sellers	PC 08-06	97
8916	Heartwood Estates	Mellowwood/Clearwood	CC 69-05	41
8973	Ponderosa Homes	Sellers, south of Railroad	CC 117-05	176
8975	Meritage Homes	Main St./Simoni Ranch Rd.	CC 38-07	75
8656	Daybreak Development	Coventry Dr.	PC 03-04	6
8728	Calandev - Stewart Fahmy	Fuscia Ave	PC 35-05	30
8985	Clyde Miles Construction - Lois Lane	Lois Lane	PC 05-06	11
9104	Cutino Property Ryder Homes	Within 8541/Cedar Glenn Drive	CC 141-06	20
9015	Cosetti & Creson - Global Investments	4219 Machado Lane	CC 114-06	98
9016	De Jesus Property- Global Investments	Sellers, north of Railroad	CC 53-06	71
9027	Duarte Ranch - Discovery Builders	Southeast Corner Laurel/Rose	CC 76-06	116
9030	Jeff Olson	3930 Marsh Way	CC 28-06	6
9032	Emerson Property Project	N/W: E. Cypress Rd. and Sellers Ave.	CC 107-10	567
9033	Gilbert - Castle/Ryder	Cypress Road/Sellers	CC 117-07	506
9043	Aspen Lane -Discovery Builders	Empire Rd./Carpenter	CC 146-06	16
9044	Laurel - Discovery Builders	Laurel near Rose Ave.	CC 30-07	20
9052	Mederos Subdivision	4761 Live Oak Ave.	CC 15-09	5
9080	KB Home - Teal Cove II	Cypress Grove/ Frank Hengle Way	CC 112-06	26
9088	Cedarwood	Knox Lane - Michelle Lane, Live Oak Ave.	CC 09-10	34
9156	Bethel Island LLC	Summer Lake South/ North of Rock Slough	CC 122-11	933 single family 195 multifamily
9191	Empire Station	Empire/Neroly	CC 39-08	47
9284	The Ranchettes at Neroly	Oakley Rd.	88-12	7
9285	Estates at Vineyard Acres	Knarlwood Rd. and Oakley Rd.	70-12	7
9307	Summer Lake North	N/E: East Cypress and Bethel Island Rds	CC 116-11	824
9311	KT KB Oakley	Bethel Is., Jersey Is., and Dutch Slough Rds	CC 45-12	276

Subdivision Tract Number	Development Name	Project Location	Resolution Number	Approved Lots/Units
MS 03-978	--	60 Douglas Rd.	PC 30-05	4
MS 04-978	Zel Debelich	140 Hill Ave	PC 27-05	3
MS 04-980	Beers Minor Subdivision	30 W. Cypress Place	CC 61-05	3
MS 04-977	Thompson	151 Hill	PC 16-05	3
MS 05-978	Michelle Lane	300 Michelle Lane	PC 04-06	4
MS 06-976	Hooper Property	2836 Stirrup Drive	PC 20-06	2
MS 06-977	Dyer Property	115 Douglas Road	PC 26-06	2
MS 06-978	Hanoum Minor Subdivision	4790 Knarlwood Road	CC104-07	4
MS 06-979	Laniohan Property	91 Lozoya Way	CC 17-07	3
MS 06-982	Candelario Barragan	3239 Doyle Road	CC 75-07	4
MS 09-976	Baca Parcel Map	4901 Bethel Island Rd.	CC 90-10	2
	East Cypress Corridor Specific Plan (Specific Plan approved, individual projects need to request tentative maps, etc.). See Appendix B.			4,991 single family 567 multifamily
TOTAL			**9,523 single family 762 multifamily units**	

Table 10-55: PROJECTS APPROVED AND UNDER CONSTRUCTION

Subdivision Tract Number	Development Name	Project Location	Resolution Number	Approved Lots/Units	Completed Lots/Units	Remaining Units
7562, 8900, 8955	Summer Lakes South (apx. 127 lots permitted by County)	East Cypress Annexation Area	County Approval	625	288	337
7590, 7655, 7760	Monarch Ranch (Amberwood) – West Coast Builders	4440 Live Oak Ave.	County Approval	155	119	36
8541	Cortina - Standard Pacific	5373 Main St.	PC 24-05	354	121	25
	Sagewood - Ryder Homes		PC 23-05		60	
	Tanglewood - Meritage		PC 11-05		148	
8737	Hawkeye	East of Marsh Creek/ South of Subd. 6963	CC 27-04	172	56	116
9199	Magnolia Park II	Neroly Road	CC 90-09	162	160	2
MS 08-978	Corporation for Better Housing	Oakley Apartments at 52, 52, 54, 59, 69 and 71 Carol Lane	CC 125-08	509 multifamily	404 completed	30 units under construction, 75 units remaining
TOTAL				**1,468 single family 509 multifamily**	**952 single family 404 multifamily**	**516 single family 105 multifamily**

3. Vacant and Underutilized Land

The City has approximately 602.72 acres of vacant and underutilized residential land without a current project entitlement or development agreement in place. These sites are anticipated to accommodate 1,559 single family and 137 multifamily units. The underutilized parcels are zoned for residential use, but are developed with residential units at densities lower than the maximum allowed or with non-residential uses and could accommodate additional units. Table 10-56 summarizes vacant and underutilized parcels and their additional development capacity. Sites included in the Inventory of Residential Land for Development (Table 10-56) are shown on Figure HO-1. Appendix A describes each vacant and underutilized parcels, identifying the zoning designation, General Plan designation, APN, acreage, existing uses, realistic capacity, and maximum development potential; please note that the East Cypress Corridor parcels are summarized in Appendix B. All of the underutilized parcels are minimally developed with single family homes and/or accessory structures and do not have extensive development that would limit the future use of the parcel for the residential uses considered in the General Plan, or are parcels that are mostly developed but could be split at some point to accommodate additional units as allowed by the General Plan and Zoning Code. Exhibit 1 and shows the locations of the vacant and underutilized parcels, except for the East Cypress Corridor Specific Plan parcels which are shown in Appendix B.

Table 10-56
INVENTORY OF AVAILABLE RESIDENTIAL LAND FOR DEVELOPMENT

Zoning Designation[1]	Total Vacant/ Underutilized Acres	Dwelling Units Per Acre	Realistic Yield (80% of Max)[2]	Maximum Dwelling Unit Potential
Single Family				
Agricultural Living	80.52	1	52	64
Single Family R-40	115.41	1.09	78	96
Single Family R-15	138.70	2.90	296	360
Single Family R-10	122.75	4.34	420	517
Single Family R-6	124.45	7.26	701	870
P-1	3.31	4.34	12	15
	585.14		**1,559**	**1,922**
Multifamily				
M-9 – Multifamily Residential	9.33	9	61	78
M-12 – Multifamily Residential	8.25	12	76	95
TOTAL	**17.58**		**137**	**173**

[1]All sites included in the table have a General Plan designation that is compatible with the zoning

[2]80% of maximum capacity, except for sites with proposed/approved projects, which are calculated based on the number of units in the project

[3]Includes 'detached' multifamily units in East Cypress Specific Plan

Source: City of Oakley, 2014; Contra Costa County GIS, 2014, East Cypress Specific Plan, 2006; De Novo Planning Group, 2014

4. Capacity to Meet Remaining RHNA Need

Based on constructed units and the current projects, the City has adequate approved and entitled projects to meet the City's moderate and above moderate income needs. The City has a total RHNA allocation of 175 moderate and 502 above moderate units. The single family and multifamily development projects identified in Table 10-56, which identifies a total of 4,991 single family and 567 multifamily units, is more than adequate

to accommodate the City's allocation of 677 moderate and above moderate income units.

The City has a total allocation of 489 extremely low, very low, and low income units. The 6.37-acre portion of the CBH site has been approved and entitled for 105 units pursuant to a density bonus agreement with the project applicant. Construction is underway on 29 units (3 extremely low, 15 very low, 11 low, and 1 moderate income units) on a portion of the 6.37-acre site and capacity remains for an additional 75 units, consistent with the density bonus agreement and project entitlements.

After accounting for the CBH site, the City has 386 lower income units of the RHNA remaining to be accommodated. As identified by Government Code Section 65583.2(c)(3)(B)(i), a default density allowing at least 30 units per acre is appropriate to accommodate housing for lower income (extremely low, very low, and low) households for jurisdictions in metropolitan counties. The City's non-entitled multifamily sites have densities of 9 and 12 units per acre. The City's multifamily sites in the East Cypress Corridor Specific Plan allow densities of 9 and 12 units per acre and a maximum density of 20 units per acre with an affordable housing overlay. With the maximum density bonus available, these sites would allow 12.15 units per acre (M-9 x 1.35), 16.2 units per acre (M-12 x 1.35), and 27 units per acre (East Cypress 20 x 1.35). None of these densities are adequate to accommodate the City's remaining allocation of 386 lower income units. The Housing Plan includes a program to rezone sites with the AHO designation accommodate the remaining need of 386 units. While the default density that can be assumed for Oakley to accommodate lower income housing is 30 units per acre, the AHO designation, with a base density of 24 units per acre for affordable housing projects, has successfully accommodated affordable housing in Oakley and is considered appropriate to continue to accommodate the City's lower income housing needs.

a. Feasibility Analysis – AHO Designation and Lower Income Housing Sites

Recent projects in Oakley include the Oak Ridge Family Apartments, Oak Meadow Family Apartments, and Oak Forest Senior Villas. The Oak Forest Senior Villas was constructed in 2010; the Oak Ridge Family Apartments and Oak Meadow Family Apartments are currently under construction. Each of these projects provides 100% of units restricted to extremely low, very low, and low income households, with the exception of one manager unit in each project.

Recent Project Experience

Details regarding each project are provided in Table 10-57 below. The following analysis describes residential project experience, discusses market demand and trends, and describes the financial feasibility of developing affordable units in zones with a density that permits less than 30 units per acre.

Table 10-57
RECENT AFFORDABLE RESIDENTIAL PROJECTS

Project Name	Oak Ridge Family Apartments	Oak Meadow Family Apartments	Oak Forest Senior Villas
Zoning	AHO	AHO	AHO
Acres	1.25	1.39	1.61
Total Units	30	44	44
Type	4-story apartments (1, 2, and 3 bedroom units) with surface parking	4-story apartments (1, 2, and 3 bedroom units) with surface parking	4-story apartments (1 and 2 bedroom units) with surface parking
Year Built	Under construction	Under construction	2010

Project Name	Oak Ridge Family Apartments	Oak Meadow Family Apartments	Oak Forest Senior Villas
Actual Density	24 du/ac	31.6 du/ac	27.3 du/ac
% of Max. Density	100% of base density, 74% of max. density with density bonus	132% of base density, 97.5% of max. density with density bonus	114% of base density, 84% of max. density with density bonus
Affordability	3 units - 30% AMI 30 units - 45% AMI 12 units – 50% AMI 11 units – 60% AMI 1 unit - manager	5 units – 30% AMI 11 units – 45% AMI 18 units – 50% AMI 6 units – 55% AMI 3 units – 60% AMI 1 unit - manager	5 units – 30% AMI 7 units – 45% AMI 22 units – 50% AMI 9 units – 60% AMI 1 unit - manager
Land Assemblage	Multiple parcels assembled by developer and re-mapped through tentative parcel map	Multiple parcels assembled by developer and re-mapped through tentative parcel map	Multiple parcels assembled by developer and re-mapped through tentative parcel map
Total Development (Land, Construction, Permits, etc.) Cost per Unit	$240,787	$268,526	$209,248
Land Cost per Unit	$11,759	$14,545	$28,409
Land to Development Cost Ratio	4.9%	5.4%	13.6%
Per Unit Gap Financing	$51,676 (Contra Costa County HOME Consortium loan and SLAH funds)	$5,000 (Affordable Housing Program Grant - FHLBSF)	$6,841 (Affordable Housing Program Grant - FHLBSF)

Source: City of Oakley, 2014; TCAC Applications

**Low Income Housing Tax Credit is not included in the gap financing as it is assumed that a successful lower income project will receive an LIHTC allocation as the primary source of financing.*

Market Demand and Trends

The City's regional housing needs allocation demonstrates anticipated market demand for new housing between 2014 and 2022. The City's allocated new housing demand is 489 units for lower (extremely low, very low, and low income) households from 2014 through 2022. In addition, the City has 3,035 existing lower income households that are overpaying for housing that may support additional market demand for units restricted to and affordable to lower income households.

As demonstrated in Table 10-57, housing trends to accommodate the City's lower income housing needs in recent years have been primarily multi-family apartment complexes, developed at densities of 24 to 31.6 dwelling units per acre. Most of these development projects have received density bonuses to accommodate higher densities to maximize benefits of the base zoning (Affordable Housing Overlay – 24 units per acre).

The AHO designation encourages affordable development by providing an increase in density to the 24 units per acre base density only to projects that include units affordable to very low and low income households.

This process encourages development of affordable housing and also encourages use of the density bonus by specifically specifying and encouraging use of the density bonus to accommodate higher densities, up to 32.4 units per acre, on the AHO sites.

Financial Feasibility

Recent projects in Oakley demonstrate the feasibility of constructing affordable housing on sites zoned for less than 30 units per acre. Affordable projects have been successfully planned, financed, and developed on sites that accommodate 24 dwelling units per acre through the AHO designation.

Each of the projects identified in Table 10-57 used tax credits as the primary source of financing, through the state's Tax Credit Allocation Committee LIHTC program. However, even with use of tax credits, each project had a remaining financing gap. The financing gap ranged from $5,000 to $51,676 per residential unit and was filled through various funding sources, including Contra Costa County HOME Consortium funds, Contra Costa County Summer Lake Affordable Housing (SLAH) funds, and Federal Home Loan Bank Affordable Housing Program (AHP) funds. Funding through the Contra Costa County HOME Consortium, Contra Costa Urban County CDBG Program, and Federal Home Loan Bank AHP funds continue to be available to assist in filling the financing gap for future development projects.

The Oak Ridge Family Apartments, Oak Meadow Family Apartments, and Oak Forest Senior Villas projects were each constructed on AHO sites that permit 24 units per acre. The Oak Meadow Family Apartments and Oak Forest Senior Villas projects received density bonuses and were constructed at 31.6 and 27.3 units per acre, respectively. This demonstrates that the AHO zoning , which allows a base of 24 units per acre for affordable housing projects, is sufficient and appropriate to accommodate lower income development in Oakley. It is noted that the projects developed on AHO sites are not only appropriate for low income households, but included a significant number of units affordable to extremely low and very low income housing.

While no regional studies have been conducted recently to determine typical affordable housing densities in the east Contra Costa County area or the broader region, recent affordable housing projects in the east county region include The Grove at Sunset Court with a density of 17 units per acre (54 units on 3.18 acres) in nearby Brentwood.

B. AT-RISK ASSISTED UNITS

State Housing Element Law requires the analysis of government-assisted housing that is eligible to change from low-income to market-rate housing during the 2007-2014 planning period and the five years subsequent (2015-2019). For the purpose of Housing Element Law, assisted housing developments are defined as multifamily rental housing complexes that receive government assistance under federal, State, and/or local programs. Housing assistance could include a rental subsidy, mortgage subsidy or density bonus for an assisted housing development. Government assisted housing may convert to market-rate for a number of reasons including expiring subsidies, mortgage repayments or expiration of affordability restrictions.

This section will addresses:

- An inventory of assisted housing units that are at-risk of converting to market rate housing;
- An analysis of the costs of preserving and/or replacing these units; and
- Resources that could be used to preserve at-risk units.

1. Inventory of Assisted Affordable Units

There are a total of 620 assisted housing units in Oakley. Of those units, none are "at-risk" of losing their affordability during the 2007-2014 planning period; 33 units are "at-risk" of losing their affordability between the years 2015-2019. Table 10-58 is an inventory of affordable housing units that are not at-risk between 2007 and 2019.

Table 10-58
INVENTORY OF ASSISTED UNITS

Project	Address / APN	Type of Unit	Program	Term of Affordability Restrictions/	Total Units	Assisted Units
Oakley Family Apartments	53 Carol Ln.	Family	LIHTC	2063	208	205
Oakley Place Senior Villas	65 Carol Lane	Senior	LIHTC/ County/RDA	2063	54	53
Oak Grove Terrace	67 Carol Ln.	Senior	LIHTC	2063	54	53
Oak Forest Senior Villas	71 Carol Lane	Senior	LIHTC	2065	44	43
Golden Oak Manor	5000 Kelsey	Family	LIHTC	2036	50	49
Silver Oaks	4991 Gardenia	Disabled	HOME Funds/ HUD 202/811	2039	23	23
Oakley Summer Creek	4950 Empire Avenue	Senior	LIHTC/City Funds/ RDA	2056	80	79
Cypress Grove	2000 Rubens Way	Family	LIHTC; Housing Fund; Tax Exempt Bond; HOME Funds	2061	96	95
Habitat for Humanity Homes	035-313-004, 035-313-009	Family		2050	9	9
TOTAL					**618**	**609**

Source: City of Oakley

There are no assisted housing developments that are at-risk of converting from an affordable status to market rate in the next ten years. The earliest potential conversion, Golden Oak Manor, is in 2036. As there are no units at-risk of converting, a discussion of the cost to preserve affordability through new construction, rehabilitation, and/or subsidies is not required.

d. Resources for Preservation

There are a variety of federal, state and local housing programs to assist in the provision of affordable housing through new construction, acquisition/rehabilitation, and subsidies. The following summarizes the financial resources potentially available to developers and other entities interested in providing affordable housing and related services in the City of Oakley.

i. Federal and State Programs

Community Development Block Grants (CDBG) – CDBG funds are awarded to entitlement communities on a formula basis for housing activities. Funding is awarded on a competitive basis to each participating city. Activities eligible for CDBG funding include acquisition, rehabilitation, economic development and public services. The City of Oakley participates in the Urban County program, through which Contra Costa County administers CDBG funds for the unincorporated County as well as cities that participate in the program. The City may receive funds, on a competitive basis, through the Urban County program.

HOME Investment Partnership – HOME funds are granted by a formula basis from HUD to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include new construction, acquisition, rental assistance and rehabilitation. Oakley participates in the Contra Costa County-administered HOME Consortium, which administers HOME funds to projects in participating jurisdictions. HOME funds are typically allocated on a competitive basis.

Section 8 Housing Choice Voucher Program. The Section 8 Housing Choice Voucher Program provides monthly rental assistance payments to private landlords on behalf of low-income families who have been determined eligible by the Housing Authority of Contra Costa County. The program's objective is to assist low-income families by providing rental assistance so that families may lease safe, decent, and sanitary housing units in the private rental market. The program is designed to allow families to move without the loss of housing assistance. Moves are permissible as long as the family notifies the Housing Authority ahead of time, terminates its existing lease within the lease provisions, and finds acceptable alternate housing.

Section 8 – Project Based Assistance. The Section 8 Project-Based program is a component of the Housing Choice Voucher program. The program's objective is to induce property owners to make standard housing available to low-income families at rents within the program limits. In return, the Housing Authority or HUD enters into a contract with the owner that guarantees a certain level of rents. *Section 811/202 Program (Supportive Housing for Persons with Disabilities/Elderly)* – Non- profit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of Very-Low Income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.

Affordable Housing Innovation Program (AHIP) – Loan and Practitioner Funds. The AHIP provides acquisition financing to developers, through a non-profit fund manager, for the development or preservation of affordable housing.

Building Equity and Growth in Neighborhoods (BEGIN). BEGIN provides grants to local jurisdictions to make deferred payment second mortgage loans to qualified first-time low- and moderate-income home buyers for the purchase of eligible newly constructed homes. No current funding is offered for this program.

California Housing Finance Agency (CalHFA) Multifamily Programs – CalHFA's Multifamily Programs provide

permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for Low and Moderate Income families and individuals. One of the programs is the Preservation Acquisition Finance Program that is designed to facilitate the acquisition of at-risk affordable housing developments and provide low-cost funding to preserve affordability.

CalHOME Program. CalHome provides grants to local public agencies and non-profit developers to assist households in becoming homeowners. CalHome funds may be used for predevelopment, development, acquisition, and rehabilitation costs as well as downpayment assistance.

California Housing Finance Agency (CHFA). CHFA offers permanent financing for acquisition and rehabilitation to for-profit, non-profit, and public agency developers seeking to preserve "at-risk" housing units. In addition, CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

Emergency Housing and Assistance Program (EHAP). EHAP provides funds to local government agencies and non-profit corporations for capital development activities and facility operation for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families. No current funding is offered for this program.

Emergency Solutions Grant. The purpose of the Emergency Shelter Grants Program is to provide emergency shelter and related services to the County's homeless populations. Eligible activities include: the rehabilitation and conversion of buildings for use as emergency shelters; the provision of essential services to the homeless; operating support for emergency shelters; and homeless prevention/rapid rehousing activities. ESG funds administered by Contra Costa County can be used within the Urban County.

Federal Home Loan Bank System. The Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.

Infill Infrastructure Grant Program. The program funds infrastructure improvements to facilitate new housing development with an affordable component in residential or mixed use infill projects and infill areas.

Joe Serna Jr. Farmworker Housing Grant Program (Serna). The Serna program finances the new construction, rehabilitation and acquisition of owner- and renter-occupied housing units for agricultural workers, with a priority for lower income households. No current funding is offered for this program.

Low Income Housing Tax Credits. The California Tax Credit Allocation Committee (CTCAC) administers the federal and state Low-Income Housing Tax Credit Programs. Both programs were created to encourage private investment in affordable rental housing for households meeting certain income requirements. Under these programs, housing tax credits are awarded to developers of qualified projects. Twenty percent of federal credits are reserved for rural areas, and ten percent for non-profit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The assisted units must be reserved for the target population for 55 years. The federal tax credit provides a subsidy over ten years towards the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide up-front capital to build the units. Credits can

be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of nine percent per year for ten years and a state credit of 30 percent over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a four percent federal credit each year for ten years and a 13 percent state credit over four years. The CTCAC also administers a Farmworker Housing Assistance Program and a Commercial Revitalization Deduction Program.

Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA). LIHPRHA requires that all eligible HUD Section 236 and Section 221(d) projects "at-risk" of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA Incentives. The incentives to owners include HUD subsidies which guarantee owners an eight percent annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies for a 12 month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

Multifamily Housing Program (MHP). The MHP program provides low interest loans to developers of affordable rental and transitional housing projects. Funds may be used for new construction, rehabilitation, acquisition and rehabilitation, or conversion of non-residential structures.

Preservation Interim Repositioning Program (PIRP). PIRP is a short-term loan program designed to preserve housing at risk of conversion to market rates. Only non-profits, dedicated to the provision of affordable housing, may apply. Local matching funds, together with PIRP funds, may not exceed 20 percent of total costs. No current funding is offered for this program.

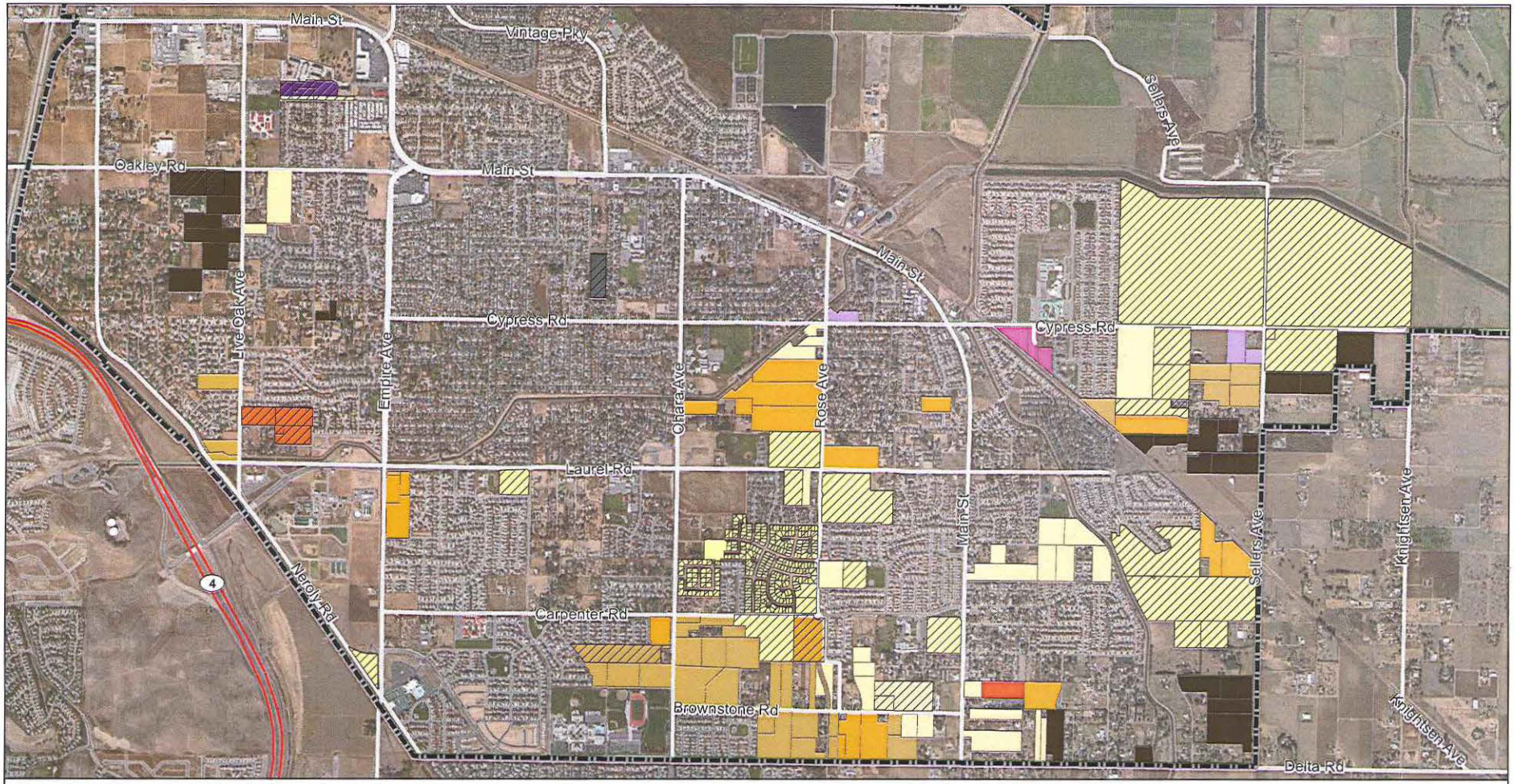
California Community Reinvestment Corporation (CCRC) – The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for Low Income families, seniors and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation and acquisition of properties.

iii. Local Programs

With the statewide closure of redevelopment agencies, the City of Oakley no longer has a dedicated program and funding source to directly assist with the development of affordable housing. Local programs, such as the density bonus program and related incentives, are discussed in Chapter II.

iv. Qualified Entities to Preserve At-Risk Units

24 non-profit corporations currently working in Contra Costa County and 96 entities working statewide have the experience and capacity to assist in preserving at-risk units. These organizations are tracked by HCD and up-to-date contact information for each entity can be obtained via the HCD website at: http://www.hcd.ca.gov/hpd/hrc/tech/presrv/.



Zoning Designations

- P-1
- P-1-NP
- M-9
- M-12
- M-17
- R-6
- R-10
- R-12
- R-15
- R-40
- Entitled
- Oakley City Boundary

N

0 875 1,750
Feet

1:21,000

Data sources: Contra Costa County GIS; ESRI StreetMap North America; ArcGIS Online World Imagery Map date: June 3, 2014

CITY OF OAKLEY HOUSING ELEMENT

Figure HO-1: Inventory of Housing Sites

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

V. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

Accomplishments under the 2009 Housing Element are evaluated in this chapter in order to determine the effectiveness of the previous housing element, the City's progress in implementing the 2009 Housing Element, and the appropriateness of the housing goals, objectives, and policies. This evaluation is conducted pursuant to Government Code Section 65588.

A. REVIEW OF THE PREVIOUS HOUSING ELEMENT

The 2009 Housing Element program strategy focused on the accomplishment of policies and implementation of programs to encourage the production of new housing, including affordable and special needs housing, to encourage the rehabilitation and weatherization of existing housing, revisions to the City's Zoning Ordinance to remove constraints and address requirements of State law, to provide housing opportunities for extremely low income households, the elderly, disabled persons, large families, and homeless, including at-risk, persons through provision of appropriate programs and removal of constraints to development of units appropriate for these populations, and to encourage fair housing and non-discrimination. The 2009 Housing Element identified the following goals:

- **Goal 1 Production of New Housing.** Provide adequate sites to accommodate the City's share of regional housing needs through appropriate zoning and development standards; and where appropriate, removal of identified governmental constraints to the development of housing.
- **Goal 2: Rehabilitation of Existing Housing Stock.** Conserve and improve the condition of existing housing stock for all income levels.
- **Goal 3: Preservation and Conservation of Existing Housing Resources.** Preserve existing affordable housing and maintain community character.
- **Goal 4: Increase Access to Housing Opportunities**. Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability.

The 2009 Housing Element included policies actions to achieve the identified goals. Table 10-60 analyzes each policy action provided in the 2009 Housing Element, describing the results of the program and recommending whether each policy action should be kept, modified, or removed in this update to the Housing Element.

B. APPROPRIATENESS AND EFFECTIVENESS OF HOUSING ELEMENT

The overarching goals and policies of the 2009 Housing Element continue to be appropriate to encourage the City's housing goals and will be kept in the Housing Plan. The 2009 Housing Element included policy actions that are appropriate to meet the requirements of State law. The City has maintained consistency with the policy actions in the 2009 Housing Element and implemented many programs, as described below. The policy actions related to maintaining the housing stock, providing adequate housing sites, encouraging new housing, ensuring fair housing opportunities, and encouraging energy efficiency continue to be relevant and applicable.

As discussed in Table 10-59, the majority of housing programs have been effective or are necessary and the intent of these programs will be kept in the Housing Element, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update.

During the 2007-2014 Housing Element period, a total of 1,609 housing units were constructed. The City was extremely proactive in ensuring the Housing Element's effectiveness through rezoning adequate sites to

accommodate affordable housing and taking multiple steps to reduce constraints to housing development. Of the 1,609 housing units, 404 are affordable to lower income households (10 – extremely low, 214 – very low, and 180 – low) and 874 are affordable to moderate income households. Three senior affordable housing projects were developed, totaling 152 units. Large families were assisted through 105 units affordable to lower income households. The City updated its density bonus ordinance, accommodated emergency shelters, and revised the Affordable Housing Overlay designation.

The Housing Plan included in this 2014 Housing Element includes modifications to make programs more effective, clarify objectives, and ensure that the programs are implementable. See the Housing Plan for the goals and policy actions of this Housing Element.

C. SHORTCOMINGS OF THE PREVIOUS HOUSING ELEMENT

There were no significant shortcomings of the Housing Element. During a period where the housing market struggled, the City achieved substantial success in providing housing at a range of affordability levels as well as a variety of housing types to serve various populations, including families, seniors, large households, and lower income households. The full number of extremely low income units was not constructed; however, this is not due to a lack of effort but rather a lack of funding sources necessary for the deep subsidies required for extremely low income units. However, 10 extremely low income units were constructed and 3 more are under construction. Several policy actions require refining in order to fully address requirements of State law related to transitional and supportive housing as discussed in the table below.

Table 10-59: 2009 HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Program	Quantified Objective	Evaluation / Results	Recommendations for the Housing Element Update
Policy Action 1.1: Provision of Adequate Sites to Meet Remaining RHNA Need. To ensure the availability of adequate sites to accommodate the City's projected future construction needs by income category, the City shall review existing entitlements for the Corporation for Better Housing site(s) referred to in Appendix B: Land Resources of the 2009 Housing Element. The City shall enter into an agreement with the Corporation for Better Housing to provide 88 Extremely-Low Income units.	Sites for 88 extremely low income units	The City has worked with CBH to provide affordable units in a 17.95-acre affordable housing community and entered into an agreement with CBH to accommodate 88 extremely low income units, if adequate funding is available. To date, 404 low income units have been provided, including 10 extremely low income units. An additional 105 lower income units have been approved on the remaining 6. acres of the CBH site; 29 of these units are under construction (3 extremely low, 15 very low, 11 low, and 1 moderate) and the remaining 75 units are required to be affordable to lower income households, including extremely low. While 88 extremely low income units have not been constructed due to a lack of financial resources, this program has been very successful in ensuring that affordable housing provides an extremely low income component.	This program will be kept in the Housing Plan, but will be revised to ensure adequate sites for the City's RHNA for the 2014-2022 cycle.
Policy Action 1.2: Rezoning for Consistency with the General Plan Upon incorporation, the City inherited the Contra Costa County General Plan and Zoning. In 2002, the City adopted its first General Plan. Thereafter, the City began a rezoning program to establish consistency between the City's General Plan land use designations and the Official Zoning Map. The City shall complete the rezoning program, including the rezoning of land to designations appropriate for residential development.		In 2011, the City rezoned residential properties to be consistent with the General Plan and to provide additional sites for residential development.	This program has been implemented and will be removed from the Housing Plan.
Policy Action 1.3: Amend Density Bonus Ordinance The City's existing Density Bonus Ordinance provides for incentives, concessions, and other regulatory procedures that		In September 2010, the City revised the Density Bonus Ordinance to be consistent with State law. This program has been successful in encouraging affordable housing. The CBH	The program has been implemented and will be updated accordingly.

Table 10-59: 2009 HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Program	Quantified Objective	Evaluation / Results	Recommendations for the Housing Element Update
facilitate and encourage the development of affordable housing in the community. To further the effectiveness of the Density Bonus Ordinance, the City shall review and revise the existing Density Bonus Ordinance as required by recent legislation (AB 2280) and any future revisions to State density bonus law.		project has applied for and received two density bonuses, which have resulted in the approval of 510 affordable units, 404 of which have been developed, 29 are under construction, and the remaining units are anticipated to be constructed during the 2014-2022 RHNA cycle.	
Policy Action 1.4: Review and Revise Development Fees The City will monitor required development fees including in-lieu fees, development impact fees and processing fees, with the aim of reducing constraints on the development of affordable residential projects, including, but not limited to, senior housing, housing for farmworkers, emergency/transitional housing, and housing for persons with disabilities. To respond to changing local market conditions during the planning period, the City shall revise required development fees, if it is deemed appropriate.		Development fees were reviewed and revised as part of the Fee Schedule Update approved in August 2009. Development impact fees for multi-family units were adopted at lower rates than the development impact fees for single family units, in order to encourage multi-family development and remove constraints to housing for special needs populations. The traffic impact fee for senior residential development was reduced as well to remove constraints to senior housing. In 2011, the City adopted a Fee Reduction Incentive Program, which reduces select development impact fees in order to incentivize construction of residential development, particularly finished single family lots. In 2013, the Fee Reduction Incentive Program was extended through June 30, 2015.	This program will be kept in the Housing Element.
Policy Action 1.5: Promote Energy-Conserving Programs To enhance the efficient use of energy resources, the City shall develop an energy conservation strategy that includes but is not limited to programs that: 1) provide incentives for developments utilizing green building techniques and sustainable design; 2) promote programs offered by PG&E; 3) develop green building and sustainable design standards; 4) provide educational materials and technical assistance; and 5) encourage green building and energy conservation in projects		The City has adopted the California Energy Code and CalGreen (the California Green Building Standards Code) and performs plan review to ensure projects meet the requirements of State codes for energy use. The City supports the East Bay Energy Watch, a collaboration between PG&E and local governments that assists residents with reducing energy use through Green House Calls, SmartSolar, and	This program has been successful and will be updated and kept in the Housing Element.

Table 10-59: 2009 HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Program	Quantified Objective	Evaluation / Results	Recommendations for the Housing Element Update
utilizing the City's rehabilitation program or in other City-assisted new construction.		Energy Upgrade California programs, and provides information regarding rebates and other incentives for switching to energy-efficient appliances, roofs, windows, and fixtures.	
Policy Action 1.6: Encourage Residential Development in Areas Served by Public Transit To encourage residential development in areas where regular transit service exists or is anticipated to serve, the City shall establish and utilize a criteria of proximity to public transit in the review of proposed residential development. The City shall continue to offer various incentives to developers for transit-serving development, including but not limited to reduced parking standards and reduced setback requirements.		The City did not adopt a city-wide standard for proximity to transit as it may serve as a constraint on residential development but rather encouraged high density and mixed use residential uses in proximity to transit through the Downtown Specific Plan. In 2010, the City adopted the Downtown Specific Plan which is within ½ mile of public transit. The DSP encourages residential transit-serving development through allowing reduced parking, reduced setbacks (in comparison to other zones), and densities up to 45 dwelling units per acre. The General Plan also supports high density development near transit corridors.	This program has been successful and will be updated and kept in the Housing Element.
Policy Action 1.7: Develop an Inventory of Available Land Resources The City shall develop an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development. The City will include the land inventory in the City's comprehensive housing outreach strategy.		The City developed a comprehensive map of vacant and underutilized parcels. The map has been updated and an inventory, including APNs, acreage, zoning, and General Plan designation, has been created to assist developers in locating housing sites.	This program will be kept in the Housing Element.
Policy Action 1.8: Inclusionary Housing Requirements In accordance with California Community Redevelopment Law, the City's Redevelopment Agency requires production of affordable housing units in conjunction with Agency-developed housing or in housing projects within the Redevelopment Project Areas. The City will continue to implement the provisions of the adopted Inclusionary Ordinance and monitor		During the 2007-2014 planning period, 434 lower and moderate income units were constructed within the former RDA boundary. With the State-mandated closure of the RDA, the associated inclusionary housing program has ended.	While this program has been successful, it will be removed from the Housing Element as it is no longer active due to the closure of the RDA.

Table 10-59: 2009 HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Program	Quantified Objective	Evaluation / Results	Recommendations for the Housing Element Update
the program through the annual review and reporting of the Housing Element.			
Policy Action 1.9: Encourage Infill Development The City will encourage infill development as a means to provide additional opportunities for the construction of owner and rental housing units. The City shall encourage and facilitate infill development through proactive and coordinated efforts with the Planning Department, private development and non-profit entities, and other housing related groups. Through these efforts, the City's aim is to encourage the construction of residential development affordable to Extremely-Low, Very-Low, Low and Moderate Income households through a menu of incentives, such as streamlined review, reduced development standards, land assemblage, lot consolidation, fee assistance, and other methods. The City will provide information on potential infill development areas and available incentives as part of the City's comprehensive housing outreach strategy.		The City encourages infill development as identified by this policy. The City's map of vacant and underdeveloped sites that was prepared under Policy Action 1.7 specifically includes infill sites in order to encourage development of these sites. The City's Downtown Specific Plan also encourages infill and mixed use residential development.	This program has been successful and will be kept in the Housing Element.
Policy Action 1.10: Jobs-Housing Balance Evaluation Jobs-housing balance is a measure of the harmony between employment and dwelling units in a specific area. A low jobs-housing ratio indicates a housing rich "bedroom community," while a high jobs-housing ratio indicates an employment center. In areas where jobs and housing are in balance, residents on average commute shorter distances and spend less time in cars, reducing transportation-related environmental impacts and improving quality of life. The City shall promote a jobs/housing balance in the community by analyzing the status of jobs and housing within the community and providing information to large employers of new commercial and industrial projects on housing developments within the community.		The City maintains a comprehensive list of approved and development subdivisions and affordable housing projects within the City. This list is available to large employers within the City. The City's Downtown Specific Plan encourages a mix of uses, including retail, office, entertainment, restaurant, civic, and residential uses, to provide more employment opportunities and improve the overall jobs/housing balance.	This program has been successful and will be kept in the Housing Element.

Table 10-59: 2009 HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Program	Quantified Objective	Evaluation / Results	Recommendations for the Housing Element Update
Policy Action 1.11: Annual Review and Reporting of Housing Element Progress As required by State law, the City will conduct an annual progress review for the 2007-2014 Housing Element. This review will include the following information: a log of new residential development permits and completion reports; inventory of units built in the Extremely-Low, Very-Low, and Low Income categories; an update or inventory of approved projects; an annual estimate of population from the State Department of Finance; and available vacant land and zoning survey. The annual review will serve as proactive tool to monitor the effectiveness of the Housing Element's policy program and can help identify necessary changes to successfully implement the City's housing goals and policies.		The City has prepared annual progress reports each year and submitted the progress reports to HCD. This program has assisted the City in implementing the Housing Element and tracking the effectiveness of the Housing Element.	This program has been successful and will be kept in the Housing Element.
Policy Action 1.12: Affordable Housing Overlay To encourage affordable housing development in Oakley, the City has adopted an Affordable Housing Overlay (AHO). The AHO allows higher densities for projects on sites zoned Multi-Family High and meeting state density bonus requirements. The AHO also provides development standards consistent with the higher density allowed. To ensure effectiveness in implementation, the City shall revise the AHO to clarify that 24 dwelling units per acre will be used to calculate the base density under the density bonus provisions for qualifying projects. The City shall review and revise other provisions in the AHO to ensure consistency with the permitted base density, as appropriate. In addition, the City will consider other zones to apply the AHO to ensure future opportunities for affordable housing.		The City revised the AHO as described in Policy Action 1.12, including revisions to specify 24 dwelling units per acre as the base density and to identify the maximum density with density bonus in order to make the AHO easier to implement. The AHO was applied to the CBH site to increase the density and encourage affordable housing.	This program will be kept in the Housing Element, but will be revised as described in Chapter III.

Table 10-59: 2009 HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Program	Quantified Objective	Evaluation / Results	Recommendations for the Housing Element Update
Policy Action 2.1: Rehabilitation of Existing Housing Units The City will continue to encourage the rehabilitation of existing housing units by providing information on programs available to assist in housing rehabilitation, such as the Contra Costa County Rental Rehabilitation Loan Program, the HUD 203(k) program, and additional programs as they become available through the City's website, at City Hall and in conjunction with the City's code enforcement program.		The City provides links to the Contra Costa County Rental Rehabilitation Loan Program and the HID 203(k) program on the City's website. The City does not operate a housing rehabilitation program at this time. While this program provides information for owners of rental housing that are interested in rehabilitation, it does not provide guidance to individual homeowners. A link should also be provided to the Contra Costa County Neighborhood Preservation Program (NPP), which provides housing rehabilitation assistance to jurisdictions in the Urban County CDBG program.	This program will be kept in the Housing Element, but will be revised to provide a link to the NPP website (www.cccounty.us/4334/Neighborhood-Preservation-Program) and to explore options to ensure dedicated housing rehabilitation funds through the Urban County CDBG program, State-administered CDBG program, and through either the County- or State-administered HOME programs.
Policy Action 2.2: Proactive Code Enforcement Within current staffing limits, the City will develop a proactive code enforcement strategy to enforce the City's Building Code to address existing exterior and interior code violations that affect single-family and multi-family housing units. The proactive code enforcement strategy will include identifying focus areas with high concentrations of substandard housing, contacting owners of units identified as substandard, offering inspection services, and providing information on the City's Single-Family Rehabilitation Loan and Grant Program available through the Redevelopment Agency.		The City has adopted and implemented a Property Maintenance Program and a Residential Rental Inspection Program in order to ensure that the condition of housing is reviewed and the housing codes are proactively enforced. The Property Maintenance Program requires residences to be maintained in habitable, safe conditions and addresses a range of potentially unsafe building conditions, including broken windows, paint deterioration, boarded up windows/doors, damaged conditions, unsafe wiring or gas connections, sanitation facilities, and yard maintenance. The Residential Rental Inspection program requires an annual inspection of rental units from the public right-of-way.	This program will be revised to ensure on-going implementation of the Property Maintenance Program and the Residential Rental Inspection Program as well as to change the information provided to owners of property in need of repair since the RDA housing rehabilitation program no longer exists.

Table 10-59: 2009 HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Program	Quantified Objective	Evaluation / Results	Recommendations for the Housing Element Update
Policy Action 2.3: Infrastructure Preservation Program The City will continue to implement the Infrastructure Preservation Program through the City's Capital Improvement Program to ensure that infrastructure facilities are adequately maintained and do not contribute to the deterioration of neighborhoods.		The City updates the Capital Improvement Program annually to plan and schedule infrastructure improvements. Improvements are based on adopted priorities and funding availability. The City aggressively implements CIP projects to ensure that the City has adequate infrastructure facilities. There are currently 15 capital improvement projects in process.	This program has been successful and will be kept in the Housing Element.
Policy Action 3.1: Monitor Assisted Housing Units The City has not identified any assisted housing units at-risk of converting to market-rate during the Planning Period. However, the City shall continue regularly monitor assisted housing units. The City will continue to maintain a database of assisted housing units. Annual reports, which are submitted by owners and managers of affordable units, will be filed with the Redevelopment Agency to ensure that all deed restrictions and agreements are in compliance.		The City maintains a list of affordable housing projects. For projects that have received City/RDA assistance, the City requires fiscal year financial information and proof of certification to be reported within 90 days of the end of the fiscal year. These reports are then audited to ensure that the properties are operated in compliance with deed restrictions and agreements. The City maintains active relationships with owners and management of affordable housing. This program has been successful in monitoring the affordable housing stock.	This program will be kept in the Housing Element.
Policy Action 3.2: Encourage Development of New Affordable Rental Housing for Remaining RHNA Need The City understands the importance of promoting the development of new rental housing affordable to lower income households where such development will promote a balanced inventory of housing types. The City shall encourage new affordable rental housing to meet the remaining RHNA need by continuing to offer regulatory and financial incentives such as a reduction in development standards, density bonuses, expedited permit processing, fee deferrals and public works modifications	*88 extremely low income units*	See Policy Action 1.1. During the planning period, the City entitled the CBH site for 509 affordable units. To date, 404 units, including 10 extremely low, 214 very low, and 180 low income units) have been constructed and an additional 30 affordable units are under construction. This program has been successful.	This program will be kept in the Housing Element.

Table 10-59: 2009 HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Program	Quantified Objective	Evaluation / Results	Recommendations for the Housing Element Update
to allow cost savings to developers of affordable rental housing units.			
Policy Action 4.1: Increase Access to Homeownership To increase access to homeownership for Very-Low, Low and Moderate Income households, the City will support homeownership programs carried out by non-profit housing corporations through provision of land, financial assistance and/or technical assistance. The City will explore partnering in local first-time homebuyer programs or identify first-time homebuyer programs that can be provided by the City. The City will disseminate information about the available programs through an informational brochure that will be provided at City offices, the library and the City website.		The City currently does not participate in any first time homebuyers programs. The City participates in the regional HOME and CDBG programs, but neither program currently provides first time homebuyer assistance. With the closure of the redevelopment agency, the City has lost a significant source of funding for affordable housing, including potential funding for first time homebuyer programs. While this program has not resulted in any programs, this program will continue to be implemented as homebuyer assistance continues to be an important issue and is an on-going need.	This program will be kept in the Housing Element and will be revised to include specific actions the City will take to further explore potential homebuyer assistance opportunities.
Policy Action 4.2: Promote Fair Housing Standards The City will continue to encourage the enforcement of federal and state fair housing standards. The City will acquire and maintain fair housing materials to educate the community on a variety of fair housing issues. The City will develop information flyers and brochures in English and other languages, as appropriate, that highlight the provisions of federal and state fair housing laws. Materials will be distributed at public locations such as the library, senior center and City offices. The City's Housing Analyst will continue to handle fair housing complaints and refer residents to the State Fair Employment and Housing Commission.		The City provides fair housing materials on the City's website as well as through the City's housing division and the Police Department. The City also provides a guide to tenant and landlord rights. The City refers persons with fair housing issues to the Contra Costa County Housing Services Collaborative, Housing Rights Inc., Pacific Community Services and Housing Rights, and Bay Area Legal Aid and also provides links to the California Department of Fair Housing and Employment, which provides fair housing materials in English and Spanish, and the federal Office of Fair Housing and Equal Opportunity. This program has been successful in providing information regarding fair housing to the City.	This program will be kept in the Housing Element.

Table 10-59: 2009 HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Program	Quantified Objective	Evaluation / Results	Recommendations for the Housing Element Update
Policy Action 4.3: Development of Housing for Extremely-Low Income Households The City encourages the development of housing units for households earning 30 percent or less of the median family income for Contra Costa County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancies, transitional facilities and housing units serving temporary needs. The City will encourage the development of housing for Extremely-Low Income households utilizing a variety of activities such as outreaching to housing developers through individual and group meetings, proactively seeking partnerships with housing developers, providing in-kind technical assistance, providing financial assistance or land write-downs when feasible, providing expedited processing, identifying grant and funding opportunities and providing support to developers in seeking funding, and/or offering additional incentives, such as density bonuses and parking reductions above and beyond those offered in the AHO.	*88 extremely low income units*	The City has worked to identify a site for extremely low income housing, approved a density bonus for the CBH project in order to accommodate and encourage lower income units, and has entered into an agreement with CBH to provide extremely low income units. To date, 10 extremely low income units have been constructed and an additional 3 are under construction. See Policy Action 1.1.	This program will be kept in the Housing Element and will be revised to include specific special needs groups.
Policy Action 4.4: Development of Housing for Large Families The recently adopted Zoning Ordinance encourages the development of units with three or more bedrooms to accommodate the needs of large families. The City shall encourage and support the development of rental and for-sale housing for larger families within future housing projects. The City will encourage developers to incorporate larger bedroom counts through activities and incentives such as technical assistance and flexibility in development standards.		The City continues to encourage housing for large families through the Zoning Ordinance. Single family subdivisions in the City typically include 3, 4, and 5 bedroom models. The City has encouraged larger units in affordable projects. To date, 105 3 affordable bedroom units have been provided on the CBH site and an additional 11 are included in the phase currently under construction.	This program will be kept in the Housing Element.

Table 10-59: 2009 HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Program	Quantified Objective	Evaluation / Results	Recommendations for the Housing Element Update
Policy Action 4.5: Reasonable Accommodation Procedures To accommodate the needs of persons with disabilities and provide a streamlined permit review process, the City will continue to implement reasonable accommodation procedures through the City's Building Official. The City will continue to provide information on accommodation procedures and accept requests through the City's website.		The City makes every effort to accommodate reasonable requests for accommodation from persons with disabilities. The City implements reasonable accommodation procedures and provides a streamlined permit review process for reasonable accommodation requests through the City's Building Official. Requests may be submitted in person at City Hall or through the City's website. It is difficult to determine how to submit a request through the City's website, however. This program remains appropriate.	This program will be kept in the Housing Element, but will be revised to ensure that the City's website is updated to make it more clear how to submit a request for reasonable accommodation.
Policy Action 4.6: Compliance with SB 2 To comply with Senate Bill (SB) 2, the City will analyze and revise the existing Zoning Code to allow for emergency shelters, transitional housing and supportive housing to homeless individuals and families. The City will comply with the requirements of the State in the following manner: • Provide at least one zoning category in which emergency shelters can be located without discretionary approvals. The subject zoning category(ies) shall include sites with sufficient capacity to meet the local need for emergency shelters. The City will permit emergency shelters by-right in the proposed Downtown Core Area Zone within the draft Downtown Specific Plan, or other suitable zone. . • Ensure the provisions of the Housing Accountability Act are enforced and prohibit the denial of emergency shelter/transitional/supportive housing facility via discretionary approvals if it is consistent with adopted regulatory standards. • Evaluate development standards and regulatory provisions to ensure that standards encourage rather than		The City implemented this program through updating the Zoning Code to allow for transitional and supportive housing and to identify a district to accommodate emergency shelters (Commercial Downtown District, implemented through the Downtown Specific Plan). However, transitional and supportive housing for seven or more persons requires a use permit in the residential zones. This requirement is not consistent with State law, as discussed in Chapter III. The City provided for emergency shelters, consistent with the requirements of State law, in the Downtown Specific Plan. Since adoption of the DSP, the district which allows emergency shelters has been developed. While this program was implemented, additional revisions to the City's Zoning Code need to be made to address the requirements of State law.	This program will be revised to ensure that transitional and supportive housing is permitted as a residential use, subject to only those requirements of other residential uses in the same zone, consistent with State law.

Table 10-59: 2009 HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Program	Quantified Objective	Evaluation / Results	Recommendations for the Housing Element Update
discourage development. • Amend the Zoning Code to allow transitional/supportive housing as a residential use, subject only to those requirements of other residential uses in the same zone.			
Policy Action 4.7: Pursue Outside Funding Sources The City will continue to monitor sources of development financing through federal, state and private sources to assist affordable or special needs housing development. When available, the City will annually evaluate and pursue funds, as appropriate.		The City works cooperatively with affordable housing developers to explore outside funding sources. Although the City does not have available funds, staff has explored funding sources from other agencies in efforts to assist with affordable housing and special needs housing development. The City has had numerous meetings with housing developers to explore incentives and creative financing. The City supports applications for tax credits and bond financing for affordable housing.	This program will be kept in the Housing Element.
Policy Action 4.8: Provide Comprehensive Housing Information To ensure the Oakley community is provided the highest level of access to housing information, the City shall evaluate the effectiveness of existing outreach and community education efforts and develop a comprehensive outreach strategy. The outreach strategy will consider various methods and tools to inform and educate the community about the City's housing programs, policies and resources, including print media, mailers, web-based information, and other methods that consider economic and cultural considerations unique to the City of Oakley.		The City continues to enhance its community outreach efforts, which include the use of e-mail, e-mail blasts, noticing in the local paper, encouraging articles in local publications and newspapers, posting information about upcoming events and meetings on the City's website and at City Hall, and participation in community events. As potential outreach venues become known to the City, they are added to the community outreach strategy. This program has been successful in providing housing information through multiple venues and ensuring the community has access to housing-related meetings, documents, programs, and events.	This program will kept in the Housing Element.

Table 10-59: 2009 HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Program	Quantified Objective	Evaluation / Results	Recommendations for the Housing Element Update
Policy Action 4.9: Zoning to Encourage and Facilitate Single-Room Occupancy Units (SROs) The City understands the importance of single-room occupancy units to provide housing opportunities for lower-income individuals, persons with disabilities, the elderly and formerly homeless individuals. The City shall amend the Zoning Code to establish explicit definitions for and regulatory standards addressing single- room occupancy units. The Zoning Code will include development standards and permitting procedures that encourage and facilitate development of SRO housing, consistent with State law.		The City adopted Ordinance No. 13-10 in September 2010 to encourage and facilitate the development of SROs. Section 9.1.1218, allows SROs in the General Commercial district with a conditional use permit and identifies straight-forward standards to ensure that SROs provide adequate rooms and facilities to serve the targeted population, was added to the Zoning Code.	This program has been implemented and will be removed from the Housing Element.

VI. HOUSING PLAN

A. GOALS AND POLICY ACTIONS

This section describes the City of Oakley's Housing Plan for the 2014-2022 RHNA period and the 2015-2023 planning period. The Housing Plan identifies specific goals and presents specific policy actions necessary to address present and future housing needs, meet statutory requirements and consider the input by residents and stakeholders. In developing this Housing Plan, the City assessed its housing needs, evaluated the performance of existing programs, and collaborated with residents and stakeholders.

The City of Oakley has identified four broad areas of housing policy priorities:

- Production of New Housing
- Rehabilitation of Existing Housing Stock
- Preservation and Conservation of Existing Housing Resources
- Increase Access to Housing Opportunities

Goal 1: Production of New Housing

Provide adequate sites to accommodate the City's share of regional housing needs, including housing for special needs groups, through appropriate zoning and development standards; and where appropriate, removal of identified governmental constraints to the development of housing.

Policy Action 1.1: Provision of Adequate Sites to Meet Remaining RHNA Need

To ensure the availability of adequate sites to accommodate the City's projected future construction needs by income category, the City shall rezone adequate sites to accommodate 386 lower income units.

The sites shall be zoned to permit owner-occupied and rental multifamily residential use by right. At least 50 percent of the very low and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted.

The City shall rezone the sites identified in Table 60 to include the Affordable Housing Overlay designation, which requires a minimum base density of 24 units per acre and allows up to 32.4 units per acre.

Table 60: Affordable Housing Overlay Designation Sites

APN	Acreage	Existing Condition	Zoning	Realistic Net Units - Existing Zoning*	Realistic Capacity - AHO
033012004 E. Cypress Rd	3.46	Undeveloped	M-12	33	90
033012005 211 E. Cypress Rd	2.39	One single family home	M-12	21	61
033012007 67 Van Pelt Lane	2.40	One single family home	M-12	22	61
033180007 6381 Sellers Ave	1.98	Two single family homes	M-9	11	48
033012009	1.11	One single family home	M-12	11	28

43 Van Pelt Ln					
033012008 251 E. Cypress Rd	1.12	One single family home	M-12	11	28
034030007 1961 Carpenter Rd	3.66	One single family home	C	0	94
TOTAL	**16.12**	-	-	**109**	**410**

**Realistic net unit capacity under the existing zoning is based on the site developing at 80% of the maximum density less existing units on the site.*

***Minimum net capacity is based on the 80% of the maximum density allowed for the AHO.*

Objective:	Provision of Adequate Sites to accommodate remaining RHNA need of 385 extremely low, very low, and low income units
Responsible Agency:	Planning
Financing Source:	General Fund
Time Frame:	Within two years of Housing Element adoption

Policy Action 1.3: Density Bonus Ordinance

Continue to use the Density Bonus Ordinance and associated incentives to encourage affordable housing, including housing for special needs populations. The City shall review and revise the existing Density Bonus Ordinance when required by any future revisions to State density bonus law.

Objective:	Implement Density Bonus Ordinance
Responsible Agency:	Planning
Financing Source:	General Fund
Time Frame:	Ongoing

Policy Action 1.3: Review and Revise Development Fees

The City will continue to monitor required development fees including in-lieu fees, development impact fees, and processing fees, with the aim of reducing constraints on the development of affordable residential projects, including, but not limited to, senior housing, housing for farmworkers, emergency/transitional housing, housing for persons with disabilities (including developmental), single room occupancies, and second units. To respond to changing local market conditions during the planning period, the City shall revise required development fees, if it is deemed appropriate.

Where fees are established and administered by regional agencies, such as the Regional Transportation Development Impact Fee, Ironhouse Sanitary District Fee, and Diablo Water District Fee, the City will request the administering agency to review and reduce fees if the City has determined that the agency's fee is constraining the residential development, particularly development of affordable housing and/or housing for special needs groups.

Objective:	Review and Revise Development Fees
Responsible Agency:	Planning
Financing Source:	General Fund
Time Frame:	Annual monitoring

Policy Action 1.4: Promote Energy-Conserving Programs

To enhance the efficient use of energy resources, the City continue to encourage energy conservation through programs that: 1) provide incentives for developments utilizing green building techniques and sustainable design; 2) promote programs offered by PG&E; 3) continue to require conformance with CalGreen; 4) provide educational materials and technical assistance; and 5) encourage green building and

energy conservation in new construction and rehabilitation projects. The City shall update the City website to describe programs offered by East Bay Energy Watch and PG&E, including Green House Calls, SmartSolar, and Energy Upgrade California.

Objective:	Efficient Use of Energy Resources
Responsible Agency:	Building
Financing Source:	General Fund
Time Frame:	Update website by June 2015; identify incentives and standards by December 2016

Policy Action 1.5: Encourage Residential Development in Areas Served by Public Transit
To encourage residential development in areas where regular transit service exists or is anticipated to serve, the City shall consider establishing criteria for proximity to public transit in the review of proposed residential development, particularly multifamily, affordable (lower income), and projects serving special needs groups (seniors, disabled, developmentally disabled, single female-headed households, and homeless). The City shall continue to offer various incentives to developers for transit-serving development, including but not limited to reduced parking standards and reduced setback requirements.

Objective:	Encourage Residential Development near Transit
Responsible Agency:	Planning
Financing Source:	General Fund
Time Frame:	Ongoing encouragement; Consider proximity criteria by June 2016

Policy Action 1.6: Maintain an Inventory of Available Land Resources
The City shall maintain and regularly update the inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development. The City will include the land inventory in the City's comprehensive housing outreach strategy. The City shall update the inventory of sites in Appendix A and the lists of current projects (Tables 10xx and 10-xx) on a bi-annual basis.

Objective:	Inventory of Available Land Resources
Responsible Agency:	Planning
Financing Source:	General Fund
Time Frame:	Review and update inventory by December 2016

Policy Action 1.7: Encourage Infill Development
The City will encourage infill development as a means to provide additional opportunities for the construction of owner and rental housing units. The City shall encourage and facilitate infill development through proactive and coordinated efforts with the Planning Department, private development and non- profit entities, and other housing related groups. Through these efforts, the City's aim is to encourage the construction of residential development affordable to extremely low, very low, low, and moderate income households through a menu of incentives, such as streamlined review, reduced development standards, land assemblage, lot consolidation, fee assistance, and other methods identified in the Density Bonus Ordinance. The City will provide information on potential infill development areas, including areas appropriate for smaller projects that serve specific special needs populations, such as residential care facilities, transitional housing, and supportive housing, and available incentives as part of the City's comprehensive housing outreach strategy.

Objective:	Encourage Infill Development
Responsible Agency:	Planning/Redevelopment
Financing Source:	General Fund/Redevelopment Agency
Time Frame:	Develop and disseminate informational material by December 2015

Policy Action 1.8: Jobs-Housing Balance Evaluation

Jobs-housing balance is a measure of the harmony between employment and dwelling units in a specific area. A low jobs-housing ratio indicates a housing rich "bedroom community," while a high jobs-housing ratio indicates an employment center. In areas where jobs and housing are in balance, residents on average commute shorter distances and spend less time in cars, reducing transportation-related environmental impacts and improving quality of life. The City shall promote a jobs/housing balance in the community by analyzing the status of jobs and housing within the community and providing information to large employers of new commercial and industrial projects on housing developments within the community.

Objective:	Evaluate Jobs-Housing Balance
Responsible Agency:	Planning/Redevelopment
Financing Source:	General Fund
Time Frame:	On-going

Policy Action 1.9: Annual Review and Reporting of Housing Element Progress

As required by State law, the City will conduct an annual progress review for the 2007-2014 Housing Element. This review will include the following information: a log of new residential development permits and completion reports; inventory of units built in the Extremely-Low, Very-Low, and Low Income categories; an update or inventory of approved projects; an annual estimate of population from the State Department of Finance; and available vacant land and zoning survey. The annual review will serve as proactive tool to monitor the effectiveness of the Housing Element's policy program and can help identify necessary changes to successfully implement the City's housing goals and policies.

Objective:	Annual Housing Element Review
Responsible Agency:	Planning
Financing Source:	General Fund
Time Frame:	Annually to HCD

Policy Action 1.10: Affordable Housing Overlay

To encourage affordable housing development in Oakley, the City has adopted an Affordable Housing Overlay (AHO). The AHO allows higher densities for projects on sites zoned Multi-Family High and meeting state density bonus requirements. The AHO also provides development standards consistent with the higher density allowed. To ensure effectiveness in implementation, the City shall revise the AHO to clarify that the AHO is consistent with all multifamily zoning districts and with all Specific Plan districts that allow multifamily housing.

Objective:	Review and revise the Affordable Housing Overlay
Responsible Agency:	Planning
Financing Source:	General Fund
Time Frame:	In conjunction with Policy Action 1.1

Policy Action 1.11: Multifamily Housing Sites

To ensure that multifamily housing sites are primarily developed with multifamily uses, the City shall revise the Zoning Code to only permit development of single family units in the multifamily zones if the single family unit(s) are: 1) replacing an existing single family unit on a one for one basis, 2) on an existing lot of 8,000 square feet or less, or 3) are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households.

Objective:	Encourage multifamily and affordable residential uses on multifamily sties
Responsible Agency:	Planning
Financing Source:	General Fund
Time Frame:	In conjunction with Policy Action 1.1

Goal 2: Rehabilitation of Existing Housing Stock

Conserve and improve the condition of existing housing stock for all income levels.

Policy Action 2.1: Rehabilitation of Existing Housing Units

The City will continue to encourage the rehabilitation of existing housing units by providing information on programs available to assist in housing rehabilitation, including programs like the Neighborhood Preservation Program (www.cccounty.us/4334/Neighborhood-Preservation-Program)appropriate for single family homeowners and programs appropriate for multifamily housing owners, such as the Contra Costa County Rental Rehabilitation Loan Program, the HUD 203(k) program, the CDBG Urban County, Contra Costa County HOME Consortium, and additional programs as they become available through the City's website, at City Hall and in conjunction with the City's code enforcement program.

Objective:	Continue to provide information on housing rehabilitation assistance
Responsible Agency:	Redevelopment
Financing Source:	Redevelopment Agency/CDBG
Time Frame:	Update website by June 2015

Policy Action 2.2: Proactive Code Enforcement

Within current staffing limits, the City will continue to implement the proactive Property Maintenance Program and Residential Inspection Program to enforce the City's Building Code to address existing exterior and interior code violations that affect single-family and multi-family housing units. The proactive code enforcement strategy will include identifying focus areas with high concentrations of substandard housing, contacting owners of units identified as substandard, offering inspection services, and providing information on the City's Single-Family Rehabilitation Loan and Grant Program available through the Redevelopment Agency.

Objective:	Develop a Proactive Code Enforcement Strategy
Responsible Agency:	Building
Financing Source:	General Fund
Time Frame:	On-going

Policy Action 2.3: Infrastructure Preservation Program

The City will continue to implement the Infrastructure Preservation Program through the City's Capital Improvement Program to ensure that infrastructure facilities are adequately maintained and do not contribute to the deterioration of neighborhoods.

Objective:	Provide Adequate Infrastructure
Responsible Agency:	Public Works & Engineering
Financing Source:	General Fund
Time Frame:	Ongoing

Goal 3: Preservation and Conservation of Existing Housing Resources
Preserve existing affordable housing and maintain community character.

Note: Policy Actions 2.1 through 2.3 also support Goal 3,

Policy Action 3.1: Monitor Assisted Housing Units

The City has not identified any assisted housing units at-risk of converting to market-rate during the Planning Period. However, the City shall continue regularly monitor assisted housing units. The City will continue to maintain a database of assisted housing units. Annual reports, which are submitted by owners and managers of affordable units, will be reviewed to ensure that all deed restrictions and agreements are in compliance.

Objective:	Monitor Assisted Units
Responsible Agency:	Redevelopment
Financing Source:	Redevelopment Agency
Time Frame:	Ongoing/Annual Report of Units

Policy Action 3.2: Encourage Development of New Affordable Rental Housing for Remaining RHNA Need

The City understands the importance of promoting the development of new rental housing affordable to lower income households where such development will promote a balanced inventory of housing types. The City shall encourage new affordable rental housing to meet the remaining RHNA need by continuing to offer regulatory and financial incentives such as a reduction in development standards, density bonuses, expedited permit processing, fee deferrals and public works modifications to allow cost savings to developers of affordable rental housing units. The City shall support funding requests by affordable housing developers for CDBG and/or HOME funds through the Contra Costa County CDBG Urban County and Contra Costa County HOME Consortium.

Objective:	Encourage Affordable Rental Housing Development to meet remaining RHNA need
Responsible Agency:	Community Development/Redevelopment
Financing Source:	General Fund/ Redevelopment Agency
Time Frame:	On-going

Goal 4: Increase Access to Housing Opportunities
Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability.

Policy Action 4.1: Increase Access to Homeownership

To increase access to homeownership for Very-Low, Low and Moderate Income households, the City will support homeownership programs carried out by non-profit housing corporations through provision of land, financial assistance and/or technical assistance. The City will explore partnering in local first-time homebuyer programs or identify first-time homebuyer programs that can be provided by the City, including programs funded through the Contra Costa County CDBG Urban County and Contra Costa

County HOME Consortium (Oakley is a member of both the Urban County and HOME Consortium). The City will disseminate information about the available programs through an informational brochure that will be provided at City offices, the library and the City website.

Objective:	Increase Access to Homeownership
Responsible Agency:	Planning/Redevelopment
Financing Source:	General Fund
Time Frame:	Update program information by August 2015

Policy Action 4.2: Promote Fair Housing Standards

The City will continue to encourage the enforcement of federal and state fair housing standards. The City will acquire and maintain fair housing materials to educate the community on a variety of fair housing issues. The City will provide flyers and brochures in English and other languages that are available from the California Department of Fair Housing and Employment and the federal Office of Fair Housing and Equal Opportunity, as appropriate, that highlight the provisions of federal and state fair housing laws. Materials will be distributed at public locations such as the library, senior center and City offices and provided on the City website. The City's Housing Analyst will continue to handle fair housing complaints and refer residents to the State Fair Employment and Housing Commission.

Objective:	Promote Fair Housing Standards
Responsible Agency:	Planning
Financing Source:	General Fund
Time Frame:	Update website and disseminate information by August 2015

Policy Action 4.3: Development of Housing for Extremely-Low Income Households and Special Needs Groups

The City encourages the development of housing units for households earning 30 percent or less of the median family income for Contra Costa County and for households with special housing needs for disabled persons, developmentally disabled persons, farmworkers, and persons/families that are homeless or at-risk of homelessness. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancies, transitional facilities, and housing units serving temporary needs. The City will encourage the development of housing for extremely low income households utilizing a variety of activities such as outreaching to housing developers through individual and group meetings, proactively seeking partnerships with housing developers, providing in-kind technical assistance, providing financial assistance or land write-downs when feasible, providing expedited processing, identifying grant and funding opportunities and providing support to developers in seeking funding, and/or offering additional incentives, such as density bonuses and parking reductions above and beyond those offered in the AHO.

Objective:	45 units of extremely low income and/or special needs housing
Responsible Agency:	Planning/Redevelopment
Financing Source:	General Fund/ Redevelopment Agency
Time Frame:	On-going, units to be provided during the 2014-2022 RHNA cycle

Policy Action 4.4: Development of Housing for Large Families

The recently adopted Zoning Ordinance encourages the development of units with three or more bedrooms to accommodate the needs of large families. The City shall encourage and support the

development of rental and for-sale housing for larger families within future housing projects. The City will encourage developers to incorporate larger bedroom counts through activities and incentives such as technical assistance and flexibility in development standards.

Objective:	Increase Housing for Large Families
Responsible Agency:	Planning/Redevelopment
Financing Source:	General Fund/ Redevelopment Agency
Time Frame:	Ongoing

Policy Action 4.5: Reasonable Accommodation Procedures
To accommodate the needs of persons with disabilities and provide a streamlined permit review process, the City will continue to implement reasonable accommodation procedures through the City's Building Official. The City will continue to provide information on accommodation procedures and accept requests through the City's website and will update the City's website to specify the City's procedures for accommodating requests and to include a dedicated contact or application form specific to reasonable accommodation requests. The City shall review revisions to the City's Municipal Code, General Plan, and other regulatory documents to ensure that no unnecessary constraints are created for persons with a disability.

Objective:	Continue reasonable accommodation procedures
Responsible Agency:	Planning/Building
Financing Source:	General Fund
Time Frame:	Ongoing/Update City's website by December 2015

Policy Action 4.6: Compliance with SB 2
To comply with Senate Bill (SB) 2, the City will revise the Zoning Code to permit transitional housing and supportive housing as residential uses subject only to the standards applied to residential uses of the same type (e.g., a transitional or supportive development that is a single family home shall be permitted as a single family residence and a transitional or supportive multifamily project will be permitted as a multifamily project, subject only to the standards and requirements applied to a single family or multifamily project in the same zone).

Objective:	Compliance with SB 2
Responsible Agency:	Planning
Financing Source:	General Fund
Time Frame:	Within one year of Housing Element adoption

Policy Action 4.7: Ensure Adequate Emergency Shelter Sites
Prior to issuance of any discretionary entitlements for the remaining undeveloped parcel on the Civic Center site, the City shall identify a replacement zoning district that has suitable site(s) to accommodate the City's emergency shelter need. The Zoning Code shall be updated to permit emergency shelters within the replacement zoning district consistent with the requirements of State law.

Objective:	Monitor Sources of Development Financing
Responsible Agency:	Planning
Financing Source:	General Fund
Time Frame:	Ongoing/Annually

Policy Action 4.8: Pursue Outside Funding Sources
The City will continue to monitor sources of development financing through federal, state, and private sources to assist affordable or special needs housing development. When available, the City will annually evaluate and pursue funds, as appropriate. The City shall review funding programs made available to City residents, affordable housing developers, and special needs service providers through the CDBG Urban County and HOME Consortium administered by Contra Costa County and shall consider opting out of the County-administered CDBG and HOME programs if the City determines that the City would have better funding opportunities through competing for funds through the State-administered CDBG and HOME programs.

Objective:	Monitor Sources of Development Financing
Responsible Agency:	Planning
Financing Source:	General Fund
Time Frame:	Ongoing/Annually

Policy Action 4.9: Provide Comprehensive Housing Information
To ensure the Oakley community is provided the highest level of access to housing information, the City shall continue to provide for comprehensive community outreach. Community outreach strategy will use various methods and tools to inform and educate the community about the City's housing programs, policies and resources, including print media, mailers, web-based information, e-mail blasts, and other methods that consider economic and cultural considerations unique to the City of Oakley.

Objective:	Comprehensive Housing Resources
Responsible Agency:	Planning
Financing Source:	General Fund
Time Frame:	On-going

Policy Action 4.10 Residential Care Facilities
Revise the Zoning Code to 1) define residential care facilities (also called group homes), 2) to identify that residential care facilities serving six or fewer persons are permitted by right in all residential districts, and 3) to identify permit requirements for residential care facilities that serve seven or more persons.

Objective:	Accommodate residential care facilities/group homes
Responsible Agency:	Planning
Financing Source:	General Fund
Time Frame:	Within one year of Housing Element adoption

Policy Action 4.11 Employee and Farmworker Housing
Revise the Zoning Code to permit employee housing and farmworker housing in accordance with Health and Safety Code Sections 17021.5 and 17021.6. The revisions will include the following:

- Permit employee housing, including mobile homes and manufactured housing, to accommodate up to six employees subject to the same standards and permit requirements as a single family residence in all zones and as a permitted use in residential zones. No discretionary actions shall be necessary, just submittal of building plans for plan check and application for building permits.
- Employee housing and farmworker housing will not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.

- Permit farmworker housing, including mobile homes and manufactured housing, consisting of up to 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household as a permitted use in the AL, A-4, and DR districts. No discretionary actions shall be necessary, just submittal of building plans for plan check and application for building permits.

Objective:	Accommodate farmworker and employee housing
Responsible Agency:	Planning
Financing Source:	General Fund
Time Frame:	Within one year of Housing Element adoption

B. Quantified Objectives

Table 10-61 summarizes the quantified objectives by income category for the 2015-2023 Housing Element planning period. The quantified objectives anticipate that the City or developers building in the City will receive funding assistance to subsidize the extremely low, very low, and low income units as the City does not have any funding sources for new construction or rehabilitation. The quantified objectives recognize that the City no longer has access to redevelopment agency funds and that many federal and state programs have been cut. Thus, the objectives are based on the expectation that the City and/or developers serving the City will be able to successfully compete for limited federal and state funding sources to assist in the construction and rehabilitation of extremely low, very low, and low income units.

Table 10-61
QUANTIFIED OBJECTIVE SUMMARY
2015-2023 PLANNING PERIOD

Income Category	New Construction	Rehabilitation	Preservation[1]
Extremely-Low Income	45	2	N/A
Very-Low Income	80	6	N/A
Low Income	125	6	N/A
Moderate Income	300	25	N/A
Above-Moderate Income	800	150	N/A
Total	1,350	187	0

Notes:
[1]The City has not identified any assisted units at-risk of converting to market rate during the planning period. The City will continue to monitor assisted units.

VII. COMMUNITY OUTREACH

A. INTRODUCTION

During 2014, the City sought input on the concerns and ideas of community members and housing stakeholder groups through community outreach activities. The City held a community workshop in February 2014, formed an Ad Hoc Citizen Advisory Committee and held four CAC meetings open to the public during the update process, and held three City Council meetings.

B. COMMUNITY WORKSHOP

A community workshop was held on February 27, 2014 to provide interested residents, businesspeople, stakeholders, and the public an opportunity to learn about the Housing Element update process and to comment on housing issues, needs, and priorities. The community workshop was noticed through multiple venues in order to reach a broad segment of the community and encourage participation in the meeting:

- Newspaper (Oakley Press)
- City website
- Chamber of Commerce
- City Reader Board

The following groups were also provided notice of the community workshop:

- Affordable housing developers
- Service providers, including senior organizations (Oakley Seniors), emergency food providers (Loaves and Fishes, Saint Anthony's Catholic Church, and Delta Family Bible Church), Contra Costa County Health Services, Contra Costa County Employment and Human Services, Oakley Union Elementary School District, Liberty Union High School District, Antioch Unified School District, and Knightsen Elementary School District.

Workshop participants were given an opportunity to comment on housing issues, including challenges, needs, and opportunities related to the provision of housing, maintenance of housing, and housing for various income levels and special needs groups. Comments received from participants are summarized below:

Challenges

- Having roads, schools, and parks in place as the houses are being built
- How to provide affordable housing without sacrificing quality of life to City residents
- Traffic patterns
- No rezoning
- Keep low density zoning next to farming
- Slum-oriented predator groups building substandard apartments while collecting high rents
- Do not change zoning

- Those who are upside down in the current home (mortgage)
- Devaluation of current housing prices
- Crime
- Integrate [housing] throughout City
- Land
- How to allocate land for low income to meet state requirements but discourage development

Priorities

- Emergency services
- Housing the people can live in happily, like Brentwood Senior Commons versus Corp for Better Housing in Oakley
- Do not touch farmland or ancient vines
- Do not be another Antioch
- Keep farming #1 priority

Opportunities

- Hiring people within our City for the jobs that come up (construction, Parks Dept., etc.)
- Local job opportunities
- Small business assistance
- Say no, none
- To create living spaces that would enhance the quality of life for affordable housing residents and Oakley

C. AD HOC CITIZEN ADVISORY GROUP

The City Council appointed an Ad Hoc Citizen Advisory Group of five members and one alternate. Meetings of the Ad Hoc Citizen Advisory Committee were noticed via the newspaper and City website.

The Ad Hoc Citizen Advisory Group met in September 2013, April 2014, August 2014, and September 2014. The group was provided with an overview of the Housing Element process and was asked to identify potential sites for multifamily housing in the event that additional sites were needed to accommodate housing needs. Two members of the public attended the meeting, but did not comment. Sites identified for further consideration by the Ad Hoc Citizen Advisory Group at its April 2014 meeting are included as Appendix C.

D. CITY COUNCIL

The City Council reviewed the Preliminary Draft Housing Element in August 2014. After receiving public comment related to the housing sites identified by Policy Action 1.1, the Council directed staff to identify additional potential sites that could be designated with the Affordable Housing Overlay zone. Staff identified additional sites and met with the Ad Hoc Citizen Advisory Group in September 2014 to receive comments. The City Council met on October 14, 2014 and received additional public comment on the Preliminary Draft Housing Element. Following public comment, the City Council directed staff to revise Policy Action 1.1 to include APNs 033012004, 033, 012005, 033012007, 033180007, 033012009, 033012008, and 03403007.

The City Council considered adoption of the Housing Element on January 27, 2015. The City Council considered public input that was received prior to adoption of the Housing Element. Following the public and HCD review period, the Housing Element was revised to address issues identified by HCD during the review period and to address comments received from the East Contra Costa County Habitat Conservancy.

In order to provide for increased outreach to the lower income groups, including family, senior, and disabled households, in response to HCD concerns raised during the City's conference call with HCD in December 2014 to review the Housing Element, notice of the meeting was posted at affordable housing developments in the City, including The Commons at Oak Grove, Summer Creek Place, Golden Oak Manor, Courtyards at Cypress Grove, Oakley Place Senior Apartments, Oak Grove Terrace, Oak Forest Senior Villas, Silver Oaks, and Oakley Summer Creek Apartments, in order to encourage participation by lower income households.

The January 27, 2015 City Council meeting was noticed through multiple venues in order to reach a broad segment of the community and encourage participation in the meeting:

- Newspaper (Oakley Press)
- City website
- Chamber of Commerce
- City Reader Board

The following groups were also provided notice of the January 27, 2015 City Council Meeting:

- Affordable housing developers
- Service providers, including senior organizations, emergency food providers, Contra Costa County Health Services, Contra Costa County Employment and Human Services, Oakley Union Elementary School District, Liberty Union High School District, Antioch Unified School District, and Knightsen Elementary School District.

The Housing Element was made available for review on the City's website and at City Hall and the Oakley Library Branch.

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APPENDIX A

INVENTORY OF RESIDENTIAL SITES

Appendix A - Vacant and Underdeveloped Residential Sites

APN	Acres	Address	Existing Land Use	General Plan	Zoning	Existing Units	Realistic Dwelling Units	Maximum Dwelling Units
032010007	7.79	6200 SELLERS AVE	Rural residence	AL	AL	1	5	6
032020014	18.72	4277 KNIGHTSEN AVE	Undeveloped, agricultural	AL	AL	0	14	18
034020007	5.11	1600 CARPENTER RD	One single family home	AL	AL	1	3	4
034020019	5.03	1520 CARPENTER RD	One single family home	AL	AL	1	3	4
032010004	10.11	6250 SELLERS AVE	Undeveloped, agricultural	AL	AL	0	8	10
033120015	2.60	10 ARMINIO LN	Single Family	SH	AL	1	1	1
033030016	2.72	209 HONEY LN	SF 1 res on 2 or more sites	SH	AL	1	1	1
033170018	1.87	6239 SELLERS AVE	Misc. improvements, no structures	SL	AL	0	1	1
041030038	0.99	LIVE OAK AVE	Undeveloped	SL	AL	0	1	0
034150002	3.92	670 BROWNSTONE RD	One single family home	SL	AL	1	2	2
033180001	9.63	821 CYPRESS E RD	Undeveloped, agricultural	SM	AL	0	7	9
033160021	6.52	4130 MACHADO LN	Two single family homes	SV	AL	2	3	4
041090016	5.50	4563 LIVE OAK AVE	One single family home	SV	AL	1	3	4
Subtotal: AL	***80.52***					***9***	***52***	***64***
034560074	0.02	3500 ROSE AVE	Undeveloped, gov't owned	SH	P-1	0	1	1
034590027	3.29	EAGLE NEST DR	Undeveloped	SM	P-1	0	11	14
Subtotal: P-1	***3.31***					***0***	***12***	***15***
035212006	14.96	ROSE AVE	Undeveloped, agricultural	SM	R-10	0	52	65
033150011	7.30	SELLERS AVE	Undeveloped	SM	R-10	0	25	31
034190002	1.50	BROWNSTONE RD	Undeveloped, gov't owned	SM	R-10	0	5	6
035220005	13.22	ROSE AVE	Undeveloped	SM	R-10	0	46	57
034010033	0.39	3980 EMPIRE AVE	Undeveloped, gov't owned	SM	R-10	0	1	1
034190003	6.40	BROWNSTONE RD	Undeveloped, gov't owned	SM	R-10	0	22	27
034190004	9.29	351 BROWNSTONE RD	Undeveloped, gov't owned	SM	R-10	0	32	40
033100005	7.05	MAIN ST	Undeveloped	SM	R-10	0	25	30
035212007	11.22	4351 ROSE AVE	Undeveloped, agricultural	SM	R-10	0	39	48
035250005	3.31	4799 MAIN ST	One single family home	SM	R-10	1	11	13
033160038	10.04	CYPRESS AVE	Undeveloped, agricultural	SM	R-10	0	35	43
035230002	9.36	422 LAUREL RD	One single family home	SM	R-10	1	32	39
034010020	2.99	3920 EMPIRE AVE	One single family home	SM	R-10	1	9	12
035220033	3.81	950 OHARA CT	One single family home	SM	R-10	1	12	15
034060014	4.29	2081 OHARA AVE	Rural, undeveloped	SM	R-10	0	15	18
035220013	2.05	800 OHARA CT	One single family home	SM	R-10	1	6	7

Appendix A - Vacant and Underdeveloped Residential Sites

APN	Acres	Address	Existing Land Use	General Plan	Zoning	Existing Units	Realistic Dwelling Units	Maximum Dwelling Units
034010034	1.65	1931 LAUREL RD	One single family home	SM	R-10	1	5	6
034010035	6.77	3800 EMPIRE AVE	Undeveloped	SM	R-10	0	24	29
033150018	7.14	5681 SELLERS AVE	One single family home	SM	R-10	1	24	30
Subtotal: R-10	***122.75***					***7***	***420***	***517***
033170021	5.06	SELLERS AVE	Undeveloped	SL	R-15	0	12	14
041021011	4.86	LIVE OAK AVE	Undeveloped	SL	R-15	0	11	14
034130004	8.10	BROWNSTONE RD	Undeveloped	SL	R-15	0	19	23
034200025	5.74	275 BROWNSTONE RD	Undeveloped, gov't owned	SL	R-15	0	13	16
034181001	5.49	BROWNSTONE RD	Undeveloped	SL	R-15	0	13	15
034200017	2.20	265 BROWNSTONE RD	Undeveloped, gov't owned	SL	R-15	0	5	6
034170007	3.07	BROWNSTONE RD	Undeveloped	SL	R-15	0	7	8
034120009	5.72	OHARA AVE	Undeveloped	SL	R-15	0	13	16
034120010	5.41	OHARA AVE	Undeveloped	SL	R-15	0	13	15
034130003	10.63	OHARA AVE	Undeveloped, agricultural	SL	R-15	0	25	30
034170006	10.00	637 BROWNSTONE RD	Undeveloped	SL	R-15	0	23	29
034110006	4.97	2080 OHARA AVE	One single family home	SL	R-15	1	11	13
041021033	3.37	4051 LIVE OAK AVE	One single family home	SL	R-15	1	7	8
034110001	1.59	977 CARPENTER RD	One single family home	SL	R-15	1	3	3
034060007	5.73	1100 VINTAGE DR	Two single family homes	SL	R-15	2	11	14
034182001	1.76	3140 ANDERSON LN	One single family home	SL	R-15	1	3	4
034220005	2.05	550 BROWNSTONE RD	One single family home	SL	R-15	1	4	4
033170022	4.78	4340 MACHADO LN	One single family home	SL	R-15	1	10	12
034150003	3.88	650 BROWNSTONE RD	One single family home	SL	R-15	1	8	10
034120011	7.65	100 KESSLER LN	Two single family homes	SL	R-15	2	16	20
034182002	1.77	3050 ANDERSON LN	One single family home	SL	R-15	1	3	4
034181008	5.08	3023 ANDERSON LN	One single family home	SL	R-15	1	11	13
033170023	4.80	6251 SELLERS AVE	One single family home	SL	R-15	1	10	12
034120008	2.00	804 SHERMAN LN	One single family home	SL	R-15	1	4	4
034150004	3.92	630 BROWNSTONE RD	Two single family homes	SL	R-15	2	7	9
034060016	3.02	76 BOTTLEBRUSH CT	One single family home	SL	R-15	1	6	7
033170024	4.82	6357 SELLERS AVE	One single family home	SL	R-15	1	10	12
034060006	5.72	1000 VINTAGE DR	One single family home	SL	R-15	1	12	15
033020011	4.00	4151 MACHADO LN	One single family home	SM	R-15	1	8	10
04102C001	1.48		Canal	W	R-15	0	0	0

Appendix A - Vacant and Underdeveloped Residential Sites

APN	Acres	Address	Existing Land Use	General Plan	Zoning	Existing Units	Realistic Dwelling Units	Maximum Dwelling Units
Subtotal: R-15	*138.70*					*21*	*296*	*360*
041110044	0.95	CYPRESS W RD	Undeveloped	SV	R-40	0	1	1
041110043	0.93	4528 HAGAR LN	Undeveloped	SV	R-40	0	1	1
033130035	2.20	185 LOZOYA WAY	One single family home	SV	R-40	1	1	1
033130056	4.96	5239 SELLERS AVE	Undeveloped	SV	R-40	0	4	5
033130055	5.41	5321 SELLERS AVE	Undeveloped	SV	R-40	0	5	5
033160028	6.07	6145 SELLERS AVE	Two single family homes	SV	R-40	2	3	4
033120012	6.61	370 DELTA RD	One single family home	SV	R-40	1	5	6
041090008	5.89	4761 LIVE OAK AVE	One single family home	SV	R-40	1	4	5
041090035	3.24	2551 OAKLEY RD	One single family home	SV	R-40	1	2	2
041090036	4.77	20 POCO LN	One single family home	SV	R-40	1	3	4
033160022	2.68	4121 MACHADO LN	One single family home	SV	R-40	1	1	1
032010010	5.78	6310 SELLERS AVE	One single family home	SV	R-40	1	4	5
033160013	2.24	6211 SELLERS AVE	One single family home	SV	R-40	1	1	1
033160023	2.66	4141 MACHADO LN	One single family home	SV	R-40	1	1	1
033160036	2.11	6185 SELLERS AVE	One single family home	SV	R-40	1	1	1
033130054	5.71	3300 CRISMORE DR	One single family home	SV	R-40	1	4	5
041090013	5.63	120 NUT TREE LN	One single family home	SV	R-40	1	4	5
033130057	11.11	5111 SELLERS AVE	Undeveloped, agricultural	SV	R-40	0	10	12
041090006	2.04	71 POCO LN	One single family home	SV	R-40	1	1	1
041090005	2.04	41 POCO LN	One single family home	SV	R-40	1	1	1
032020006	9.51	4460 FRANKLIN LN	Undeveloped, agricultural	SV	R-40	0	8	10
032010011	5.76	6300 SELLERS AVE	One single family home	SV	R-40	1	4	5
033160005	7.68	6035 SELLERS AVE	One single family home	SV	R-40	1	6	7
033160039	3.84	6057 SELLERS AVE	Two single family homes	SV	R-40	2	1	2
041090022	5.59	2806 STIRRUP DR	One single family home	SV	R-40	1	4	5
Subtotal: R-40	*115.41*					*21*	*78*	*96*
035202007	4.14	ROSE AVE	Undeveloped, miscellaneous improvements, no residences	SH	R-6	0	24	30
035202011	1.32	BIACALANA DR	Undeveloped, miscellaneous improvements, no residences	SH	R-6	0	8	9
033030032	5.60	560 HONEY LN	Undeveloped	SH	R-6	1	32	39
033030031	5.24	HONEY LN	Undeveloped	SH	R-6	0	30	38
034220039	1.33	BROWNSTONE RD	Undeveloped	SH	R-6	0	8	9

Appendix A - Vacant and Underdeveloped Residential Sites

APN	Acres	Address	Existing Land Use	General Plan	Zoning	Existing Units	Realistic Dwelling Units	Maximum Dwelling Units
033110003	8.46	MAIN ST	Undeveloped	SH	R-6	0	49	61
034250007	4.97	ALMOND AVE	Undeveloped	SH	R-6	0	29	36
034220040	2.27	BROWNSTONE RD	Undeveloped	SH	R-6	0	13	16
041100035	9.97	2371 OAKLEY RD	One single family home	SH	R-6	1	57	71
041100017	1.99	4790 LIVE OAK AVE	One single family home	SH	R-6	1	11	13
033030001	8.75	5360 MAIN ST	One single family home	SH	R-6	1	50	62
033120004	2.25	270 DELTA RD	Two single family homes	SH	R-6	2	11	14
033030028	5.02	463 HONEY LN	Single Family	SH	R-6	1	28	35
034230006	2.10	352 BOLTON W RD	One single family home	SH	R-6	1	11	14
034220032	3.95	300 BROWNSTONE RD	Two single family homes	SH	R-6	2	21	26
033030027	4.98	361 HONEY LN	One single family home	SH	R-6	1	28	35
033030030	4.95	637 HONEY LN	One single family home	SH	R-6	1	28	34
033110015	4.20	5790 MAIN ST	One single family home	SH	R-6	1	23	29
034220030	2.25	341 BOLTON W RD	One single family home	SH	R-6	1	12	15
034200028	2.85	125 BROWNSTONE RD	One single family home	SH	R-6	1	16	19
035202012	1.59	4417 ROSE AVE	One single family home	SH	R-6	2	7	9
034200027	2.78	339 BROWNSTONE RD	One single family home	SH	R-6	1	15	19
033120010	1.88	3175 OLIVE LN	One single family home	SH	R-6	1	10	12
033190001	19.67	551 CYPRESS E RD	Undeveloped, agricultural	SH	R-6	0	114	142
034290098	2.09	541 LAUREL RD	One single family home	SH	R-6	1	11	14
033030015	2.20	125 HONEY LN	One single family home	SH	R-6	1	12	14
033100004	7.65	5700 MAIN ST	Undeveloped	SL/C	R-6/C	0	44	55
Subtotal: R-6	***124.45***					***21***	***701***	***870***
033012004	3.46	CYPRESS E RD	Undeveloped	MH	M-12	0	33	41
033012005	2.39	211 CYPRESS E RD	One single family home	MH	M-12	1	21	27
033012007	2.40	67 VAN PELT LN	One single family home	MH	M-12	1	22	27
Subtotal: M-12	***8.25***					***2***	***76***	***95***
033180007	1.98	6381 SELLERS AVE	Two single family homes	ML	M-9	2	12	15
033180015	4.90	901 CYPRESS E RD	Rural residence	ML	M-9	2	33	42
035282054	2.46	440 CYPRESS W RD	One single family home, miscellaneous outbuildings	ML	M-9	1	16	21
Subtotal: M-9	***9.33***					***5***	***61***	***78***
TOTAL	**602.72**					**86**	**1,696**	**2,095**

APPENDIX B

EAST CYPRESS CORRIDOR SPECIFIC PLAN

Land Use Table
Land Use Map
Development Standards

Planning Area		I (Lesher / Dal Porto North)			II (Summer Lake North)			III (Dal Porto South)		IV (Bethel Island, LLC)		V (Summer Lake South)		VI			TOTALS		
		Acres	Units	Sq. Ft.	Acres	Units[3]	Sq. Ft.	Acres	Units	Acres	Units	Acres	Units[3]	Acres	Units	Sq. Ft.	Acres	Units	Sq. Ft.
Agriculture - Limited *Max. density = 1.0 du/ac*	(AL)				14.8	12								257.6	243		272.4	255	
Single Family Residential - Low *Max. density = 2.3 du/ac*	(SL)							19.2	23					60.3	175		79.5	198	
Single Family Residential - Medium *Max. density = 3.8 du/ac*	(SM)	150.0	487		75.6	233		52.8	180					35.3	58		313.7	958	
Single Family Residential - High *Max. density = 5.5 du/ac*	(SH)	175.9	766		44.0	200		44.8	197	138.0	584	77.4	272	103.6	405		583.7	2,424	
Multi-Family Residential - Low *Max. density = 9.6 du/ac (Detached)*	(ML)	55.0	297		78.9	371				23.8	132	71.3	356				229.0	1,156	
Multi-Family Residential - Low *Max. density = 9.0 du/ac (Attached)*	(ML)													19.9	163		19.9	163	
Multi-Family Residential - Medium *Max. density = 12.0 du/ac*	(MM)									41.7	404						41.7	404	
Mobile Home *Max. density = 9.6 du/ac*	(MO)													4.3	33		4.3	33	
Village Center	(VC)	46.6[1]	150[2]	435,600													46.6	150	435,600
Commercial	(CO)				1.7		10,000							44.3	13	193,000	46.0	13	203,000
Commercial Recreation	(CR)													37.3	5	162,500	37.3	5	162,500
Light Industrial	(LI)				5.7												5.7		
Schools[4]		12.4			20.0					10.0		10.0					52.4		
Community Facilities[5]		0.9			1.8					3.5		1.0		12.1			19.3		
Community Parks	(CP)							12.2				19.8		9.3			41.3		
Neighborhood Parks	(NP)	22.4			18.2			11.0		13.5		2.7					67.8		
Beach Club	(BC)	2.6										3.0					5.6		
Lakes		30.3			70.5			10.4		22.6		24.9					158.7		
Levees		25.2			36.5			3.2		38.4		9.6		4.5			117.4		
Interim Levees					14.9							18.5					33.4		
Open Space / Easements	(OS)	55.7			6.9			22.7		44.6		13.0		20.6			163.5		
Wetlands / Dune Area	(WL)	105.2			10.4							3.6					119.2		
Gas Well Sites	(GW)	3.9			5.5			2.4		6.3		2.1					20.2		
Roads (Bethel Island, Jersey Island, Byron Highway & East Cypress)		17.7			3.6			3.8		8.6		12.1		21.6			67.4		
TOTALS:		**703.8**	**1,700**	**435,600**	**409.0**	**816**	**10,000**	**182.5**	**400**	**351.0**	**1,120**	**269.0**	**628**	**630.7**	**1,095[6]**	**355,500[7]**	**2,546.0**	**5,759**	**801,100**
Percentage Totals:		**27.6%**	**29.5%**	**54.4%**	**16.0%**	**14.2%**	**1.2%**	**7.2%**	**6.9%**	**13.8%**	**19.4%**	**10.6%**	**10.9%**	**24.8%**	**19.1%**	**44.4%**	**100.0%**	**100.0%**	**100.0%**

NOTES:
1. Commercial square footage based on approximately 40 net acres. (46 acres include Streets A, B, C and portions of slope associated with elevated intersection at East Cypress and Bethel Island Roads)
2. Up to 150 units may replace approximately 20 acres of commercial (217,800 S.F.)
3. Does not include 200 potential entitled second units in Planning Areas 2 & 5 combined.
4. Schools include the following land uses: Elementary School (ES) and Middle School (MS).
5. Community facilities include the following land uses: Day Care (D); Fire Station (FS); Lift Station (L); Pump Station (PS); Water Well (WW); and Water Tank (WT).
6. Planning A-rea 6 reflects the loss of 5 units from the original 544 existing units.
7. Actual commercial square footage may be substantially less than 355,500 sf.
8. All acreages are based on gross area, except as noted.

Table 1
Overall Project Summary

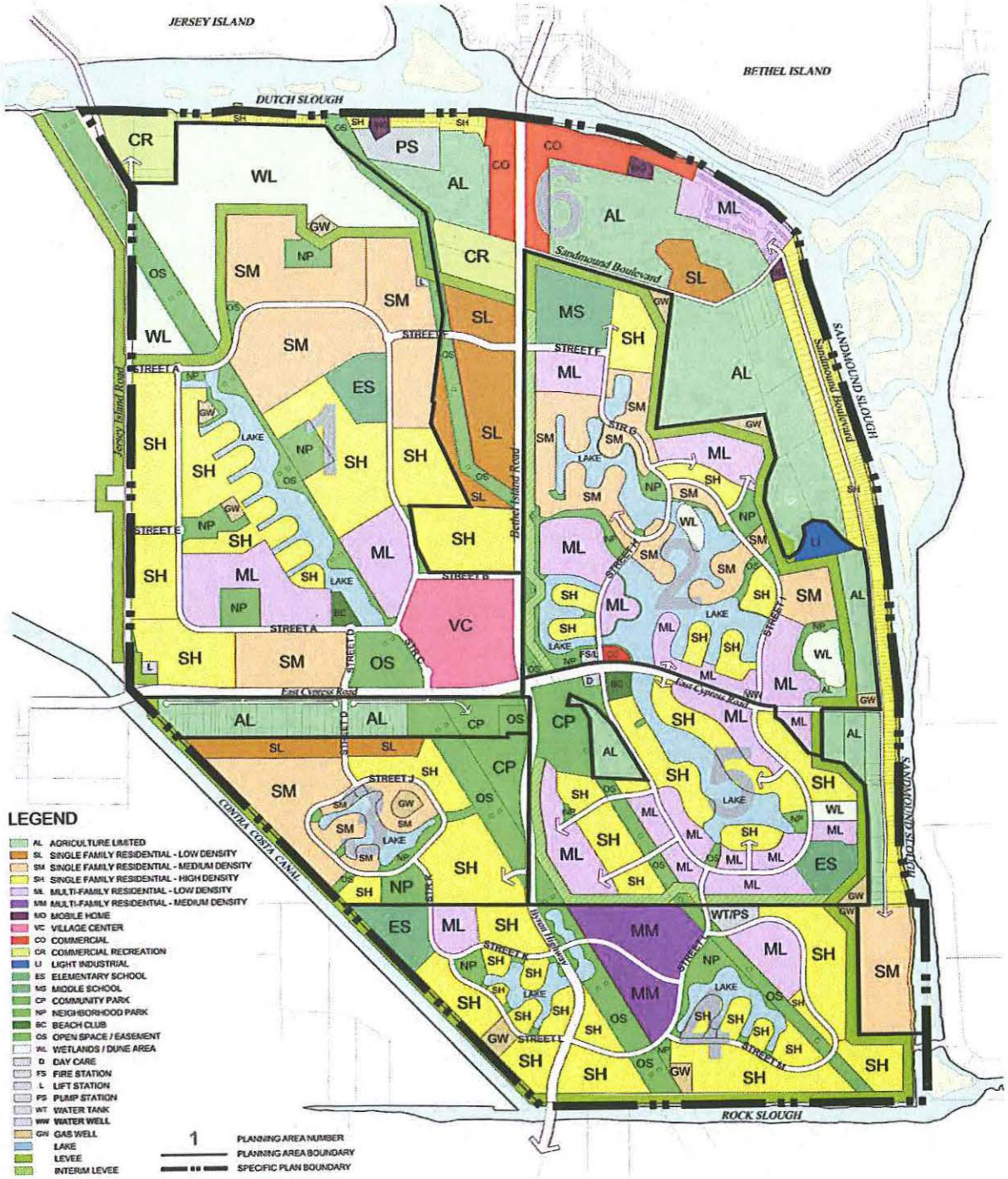


Exhibit 6

Land Use Plan

Table 2
Single Family Detached

	LOT STANDARDS				MINIMUM BUILDING SETBACKS						ACCESSORY STRUCTURES				
					FRONT[1,2,3]	SIDE	CORNER	REAR[6]				MINIMUM BUILDING SETBACKS			
Land Use	Size (S.F.)	Min. Size (S.F.)	Min. Width	Min. Depth	Min.	Min./Total	Min.	Building Min.	Garage Min.	Maximum Height [8,9]	Building Size (S.F.)	Front Min.	Side Min.	Rear Min.	Maximum Height
AL	43,000 or greater	43,000	140'	140'	30'	20'/40'	25'	15'	15'	30'	1,500[10]	65'	20'	15'	15'
SV	40,000-64,999	40,000	140'	140'	30'	20'/40'	25'	15'	15'	30'	1,500[10]	65'	20'	15'	15'
SL	20,000-39,999	20,000	120'	120'	30'	15'/35'	25'	15'	15'	30'	600	65'	15'	15'	15'
SL	15,000- 19,999	15,000	100'	100'	25'	10'/25'	20'	15'	10'	30'	400	65'	15'	15'	15'
SM	12,000- 14,999	12,000	100'	100'	25'	10'/25'	20'	15'	10'	30'	300	65'	10'	10'	12'
SM	10,000- 11,999	10,000	80'	100'	25'	10'/20'	20'	15'	10'	30'	300	50'	10'	10'	12'
SM	8,000- 9,999	8,000	70'	90'	25'	5'/15'	20'	15'	5'	30'	200	50'	10'	10'	12'
SH	6,000- 7,999	6,000	60'	90'	25'	5'/15'	20'	15'	5'	30'	200	50'	5'	5'	8'
SH	6,000- 6,999	6,000	55'	90'	25'	5'/15'	20'	15'	5'	30'	200	50'	5'	5'	8'
ML	5,000- 5,999	5,000	50'	90'	20'	5'/10'	15'	15'/7'[7]	5'[7]	30'	120	50'	3'	3'	8'
ML	4,000- 4,999	4,000	40'	90'	20'	0'/10'[4]	15'	15'/7'[7]	5'[7]	35'	80	50'	3'	3'	8'
ML	2,800- 3,999	2,800	35'	80'	20'	4'/8'	15'	7'[7]	5'[7]	35'	N/A	N/A	N/A	N/A	N/A
MM	2,100-2,799	2,100	30'	45'	15'	4'/8'[5]	15'	7'[7]	5'[7]	35'	N/A	N/A	N/A	N/A	N/A

NOTES
1. Minimum front setbacks for swing-in garages shall be equal to 5 feet less than the minimum front setback.
2. One-story architectural features such as front porches, entries, and bay windows may encroach a maximum of 5 feet into the front setback, or side yard adjacent to a street.
3. Front facing garages shall be a minimum of 18 feet to the property line.
4. Minimum side yard setbacks for garages on 4,000-4,999 s.f. lots shall be 0 feet, with a 10-foot minimum separation between garage and buildings on the adjacent lot.
5. Minimum side setbacks for buildings located on the perimeter of a cluster that does not face a street shall be 10 feet.
6. Minimum rear and side setbacks for detached second units over street-accessed detached garages shall be the same as garage setbacks but not less than 10 feet for rear and 5 feet for side setbacks.
7. Where garage access is from rear alleys, minimum setbacks shall be 7 feet to building and 5 feet to garage as measured from the alley. Alleys shall have a minimum width of 20 feet.
8. Maximum building height shall not exceed 35 feet or 2.5 stories.
9. Maximum building height shall not exceed 30 feet or 2 stories.
10. Accessory buildings may exceed 1,500 s.f. by the same percentage that the square footage of the lot exceeds 40,000 s.f. Maximum size for an accessory building on a lot shall be 3,000 s.f.

Table 3
Multi-Family Attached[5]

		LOT STANDARDS			MINIMUM BUILDING SETBACKS				MINIMUM BUILDING STANDARDS				
					FRONT	SIDE[1]	REAR		BUILDING SEPARATIONS				
Land Use	Density Range	Min. Lot Area (S.F.)	Min. Width	Min. Depth	Min.	Aggregate	Building Min.	Garage Min.	Front to Front	Side to Side	Bldg. to Garage	Max. Height	Max. Site Coverage[4]
ML	6-9 DU/AC	6,000	NA	NA	25'	20'	20'	10'	30'	20'	10'	35'[2]	30%
MM	9-12 DU/AC	8,000	NA	NA	25'	20'	20'	10'	30'	20'	10'	35'[3]	35%
MH	12-17 DU/AC	10,000	NA	NA	25'	20'	20'	10'	35'	25'	10'	40'[3]	40%
MH	17-21 DU/AC	10,000	NA	NA	25'	20'	20'	10'	35'	25'	10'	40'[3]	40%

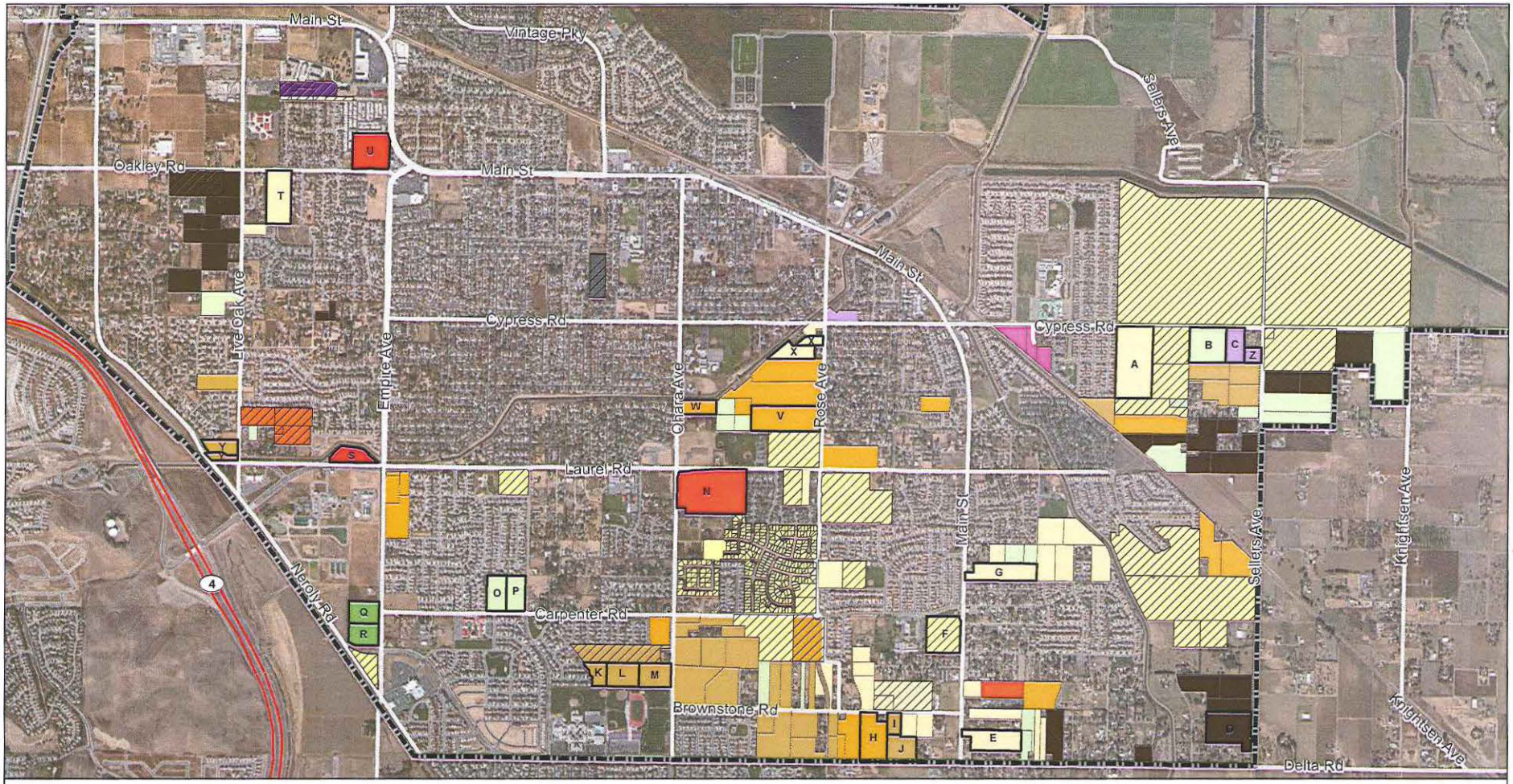
NOTES
1. Side yard setbacks along public streets shall be a minimum 15 feet.
2. Maximum building height shall not exceed 35 feet or 2.5 stories.
3. Maximum building height shall not exceed 40 feet or 3 stories.
4. Maximum site coverage is calculated using the gross acreage of the lot.
5. Development standards may be modified pursuant to City of Oakley Zoning Code, Chapter 4, Section A.5, "Affordable Housing Overlay District," and Chapter 4, Section A.6, "Residential Density Bonus and Incentives."

Tables 2 and 3
Residential Site Development Standards

APPENDIX C

AD HOC WORKING GROUP

Potential Multifamily Sites



Zoning Designations

C	M-9	R-12	Entitled
P-1	M-12	R-15	Potential Multi-Family Sites
P-1-NP	M-17	R-40	Oakley City Boundary
AL	R-6		
A-4	R-10		

N

0 875 1,750
Feet
1:21,000

CITY OF OAKLEY HOUSING ELEMENT

Potential Affordable Housing Sites

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Data sources: Contra Costa County GIS; ESRI StreetMap North America; ArcGIS Online World Imagery Map date: June 3, 2014

Attachment 3

ADDENDUM TO THE

OAKLEY 2020 GENERAL PLAN EIR

JANUARY 8, 2015

Prepared for:

City of Oakley
3231 Main Street
Oakley, CA 94561

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762

D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm

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1.0 INTRODUCTION

This Addendum was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. This document has been prepared to serve as an Addendum to the previously certified EIR (State Clearinghouse Number 2002042134) for the Oakley 2020 General Plan (Original Project). The City of Oakley is the lead agency for the environmental review of the proposed project modifications (Modified Project).

This Addendum addresses the proposed modifications in relation to the previous environmental review prepared for the General Plan Update Project. CEQA Guidelines Section 15164 defines an Addendum as:

> *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
>
> *.....A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record.*

Information and technical analyses from the General Plan Update EIR are utilized throughout this Addendum. Relevant passages from the General Plan Update EIR are cited and the complete General Plan EIR, including both the General Plan Draft EIR (City of Oakley, 2002) and the General Plan Final EIR (City of Oakley, 2002), is available for review at:

City of Oakley
Planning Division
3231 Main Street, Oakley, CA
http://ci.oakley.ca.us/subpage.cfm?id=999810

1.1 BACKGROUND AND PURPOSE OF THE EIR ADDENDUM

The City of Oakley General Plan EIR was certified on December 16, 2002 by the Oakley City Council. The 2020 General Plan includes nine elements: Land Use, Circulation, Growth Management, Economic Development, Open Space and Conservation, Parks and Recreation, Health and Safety, Noise, and Housing. Designated land uses were identified on the Land Use Map. The General Plan Update addressed future growth and development in the City, the Expansion Area, and the Planning Area. The 2020 General Plan is referred to as the "Original Project" in this EIR Addendum. The 2020 General Plan is described in detail in Chapter 2 of the General Plan Draft EIR.

Since certification of the EIR, the City has undertaken a planning effort to update the Housing Element, as required by State law. The update to the Housing Element is the Modified Project, which is described in greater detail under Section 2.0 below.

In determining whether an Addendum is the appropriate document to analyze the proposed modifications to the project and its approval, CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states:

a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

1.2 BASIS FOR DECISION TO PREPARE AN ADDENDUM

When an environmental impact report has been certified for a project, Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164 set forth the criteria for determining whether a subsequent EIR, subsequent negative declaration, addendum, or no further documentation be prepared in support of further agency action on the project. Under these Guidelines, a subsequent EIR or negative declaration shall be prepared if any of the following criteria are met:

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the

previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.

As demonstrated in the environmental analysis provided in Section 3.0 (Environmental Analysis) and Section 4.0 (Changes in Circumstances/New Information), the proposed changes do not meet the criteria for preparing a subsequent EIR or negative declaration. An addendum is appropriate here because, as explained in Sections 3.0 and 4.0, none of the conditions calling for preparation of a subsequent EIR or negative declaration have occurred.

2.0 PROJECT DESCRIPTION

This section provides a detailed description of the proposed Modified Project. The reader is referred to Section 3.0 (Environmental Analysis) for the analysis of environmental effects of the proposed modifications in relation to the analysis contained in the previously certified General Plan EIR.

2.1. MODIFIED PROJECT PURPOSE AND GOALS

The purpose of the Modified Project is to update the City's Housing Element to address the housing needs and objectives of the City and to meet the requirements of State law. The goals of the Housing Element are:

Goal 1 - Production of New Housing: Provide adequate sites to accommodate the City's share of regional housing needs, including housing for special needs groups, through appropriate zoning and development standards; and where appropriate, removal of identified governmental constraints to the development of housing.

Goal 2 - Rehabilitation of Existing Housing Stock: Conserve and improve the condition of existing housing stock for all income levels.

Goal 3 - Preservation and Conservation of Existing Housing Resources: Preserve existing affordable housing and maintain community character.

Goal 4 - Increase Access to Housing Opportunities: Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability.

2.2 MODIFIED PROJECT LOCATION

The Housing Element Update (Modified Project) includes text amendments to the General Plan that would be implemented City-wide. The City of Oakley is located in the eastern region of Contra Costa County and is within the nine-county San Francisco Bay Area. Oakley's west border is situated at the intersection of Highway 4 and Highway 160, which provide access to San Francisco, San Jose, Sacramento, and the Central Valley. Oakley is a Delta community along with the cities of Pittsburg, Antioch, Brentwood, and the unincorporated areas of Bay Point, Bethel Island, Byron, and Knightsen. The San Joaquin River side of the Delta borders Oakley to the north, with unincorporated County territory to the east, the City of Brentwood to the south and the City of Antioch to the west.

The proposed Housing Element Update project area is the area within the existing City boundary (Figure 1).

2.3. MODIFIED PROJECT COMPONENTS

The City of Oakley Housing Element Update would revise the City's Housing Element consistent with the requirements of State law. Government Code Section 65583 requires that the Housing Element include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources, including sites for residential development, and constraints related to the meeting of these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies relative to the preservation, improvement, and development of housing.
- A program which sets forth a schedule of actions that the City is undertaking or intends to undertake, in implementing the policies set forth in the Housing Element. The program must do all of the following:
    - Identify actions that will be taken to make adequate sites available to accommodate the City's share of the regional housing need, if the need could not be accommodated by the existing inventory of residential sites;
    - Assist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate income households;
    - Address and, where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing;
    - Conserve and improve the condition of the existing affordable housing stock;
    - Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and
    - Preserve assisted housing developments for lower income households.

The Housing Plan (Chapter VI) of the Housing Element Update identifies the City's commitment to specific actions in order to maintain and improve existing housing, promote development of housing affordable to all income levels and special needs populations, require non-discrimination in housing, and meet the requirements of State law related to housing elements.

Most of the goals, policies, programs, and objectives presented in the Modified Project would be carried forward from the Original Project or slightly revise existing goals,

policies, programs, and objectives from the Original Project. Specifically, the Modified Project includes the following changes to the Original Project to address housing needs:

- The time frame to address housing needs was changed to January 31, 2015 through January 31, 2023.
- Programs which had been completed were removed from the Housing Element.
- Policy Action 1.1 was updated to address the 2014-2022 Regional Housing Needs Allocation and would apply the Affordable Housing Overlay zoning designation to six existing multi-family sites and to one commercial site. It is noted that all of the designated sites currently allow multifamily uses.
- Policy Action 1.2 provides for continued monitoring of development fees and provides for coordination with regional agencies to address regional fees that may constrain residential development.
- Policy Action 1.5 was revised to specify specific types of development (multifamily, affordable, and special needs housing) to consider in establishing criteria for proximity of public transit to development projects.
- Policy Action 1.10 would revise the Affordable Housing Overlay zoning designation to clarify that the designation is consistent with all multifamily zoning districts and with all Specific Plan and other districts that allow multifamily housing.
- Policy Action 1.11 was added to discourage development of multifamily sites with single family housing.
- Policy Action 4.6 was revised to update the Zoning Code in compliance with state law that requires transitional and supportive housing be treated the same as other residential uses of the same type.
- Policy Action 4.7 was added to ensure adequate emergency shelter sites.
- Policy Action 4.10 was added to define residential care facilities, permit small residential care facilities by right in residential districts pursuant to State law, and to identify permit requirements for residential care facilities that serve seven or more persons.

The Modified Project identifies quantified objectives for housing construction, rehabilitation, and preservation based on the City's realistic expectations of development and conservation efforts that could occur with implementation of the Modified Project. Table 1, Quantified Objectives: Construction and Rehabilitation by Income Level, shows the quantified objectives by income category for the number of units to be constructed and rehabilitated over the planning period for both the Modified Project and the Original Project. The Modified Project would increase the new housing construction objective from 775 units under the Original Project to 1,350 units. The Modified Project would increase the rehabilitation objective from 29 units under the Original Project to 187 units. It is

noted that existing entitled projects are anticipated to provide the moderate and above moderate income new construction need and these units are anticipated to be developed regardless of approval of the Modified Project. . Rehabilitation of moderate and above moderate units is anticipated to occur as property owners improve and rehabilitate their homes, does not include any commitment from the City to assist with rehabilitation, and is anticipated to occur regardless of approval of the Modified Project. No assisted affordable units that are at-risk of conversion were identified by either the Original Project or Modified Project; therefore the Modified Project does not establish an objective for the preservation of assisted units.

TABLE 1: QUANTIFIED OBJECTIVES: CONSTRUCTION AND REHABILITATION BY INCOME LEVEL

Income Levels	New Construction Modified Project / Original Project	Rehabilitation Modified Project / Original Project	Preservation Modified Project / Original Project
Extremely Low	45/110	2/3	N/A/0
Very Low	80/109	6/2	N/A/0
Low	125/120	6/12	N/A/0
Moderate	300*/88	25/12	N/A/0
Above Moderate	800*/348	150/0	N/A/0
Total	**1,350/775**	**187/29**	**0/0**

N/A = Not Applicable
**Moderate and Above Moderate objectives are based on existing entitlements (see Public Review Draft Housing Element Tables 10-4 and 10-5)*
Source: City of Oakley, Draft 2014 Housing Element; City of Oakley, 2009 Housing Element

The new and revised programs in the Modified Project primarily provide for funding and planning for development of affordable housing and housing appropriate for special needs groups. Apart from Policy Action 1.1, the new and revised programs encourage housing to address the City's needs, but do not specifically identify the sites where this housing would be located. With the exception of the Affordable Housing Opportunity sites identified under Policy Action 1.1, housing to accommodate the City's needs would be located on sites that are currently designated for residential use by the General Plan (Original Project) and Zoning Code. Policy Action 1.1 would increase the allowed density on seven sites for affordable housing projects. The permitted density would be increased to 24.0 units per acre for projects providing affordable housing. Future affordable housing projects could request an additional density bonus, as provided by State law, to increase the density by up to 35%.

As shown in Table 2, the Original Project would accommodate approximately 191 units and 39,857 square feet of commercial uses on the seven sites. The Modified Project, based on base land use designations and zoning, would accommodate up to 383 units and would reduce commercial potential by up to 39,857 square feet.

TABLE 2: AFFORDABLE HOUSING OVERLAY SITES (POLICY ACTION 1.1) DEVELOPMENT POTENTIAL

SITE	APN/LOCATION	ACREAGE	EXISTING CONDITION	ZONING	GENERAL PLAN LAND USE	ORIGINAL PROJECT CAPACITY	MODIFIED PROJECT CAPACITY – BASE AHO DENSITY
1	033012004 E. Cypress Rd	3.46	Undeveloped	M-12	MFH	57 units	83 units
2	033012005 211 E. Cypress Rd	2.39	One single family home	M-12	MFH	39 units	57 units
3	033012007 67 Van Pelt Lane	2.40	One single family home	M-12	MFH	40 units	57 units
4	033180007 6381 Sellers Ave	1.98	Two single family homes	M-9	MFL	19 units	47 units
5	033012009 43 Van Pelt Ln	1.11	One single family home	M-12	MFH	18 units	26 units
6	033012008 251 E. Cypress Rd	1.12	One single family home	M-12	MFH	18 units	26 units
7	034030007 1961 Carpenter Rd	3.66	One single family home	C	C	39,857 s.f. commercial*	87 units
	TOTAL	16.12				**191 units and 39,857 s.f. commercial**	**383 units**

**Anticipates commercial development at 0.25 floor area ratio*

Government Code Section 65915(f)(5) states: "*All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval. The granting of a concession or incentive shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval. This provision is declaratory of existing law.*" The granting of the density bonus that would allow for the production of units in excess of the base zoning must not be interpreted to require any discretionary approval, as established by State law. Any project that requests a density bonus to receive more than the base units allowed under the Affordable Housing Overlay must request a density bonus and the associated increase in units is not subject to any discretionary approval. Therefore, this Addendum evaluates potential impacts associated with the base allowed density under the Affordable Housing Overlay that could occur with implementation of Policy Action 1.1. Any increase of units over the base allowed density would be pursuant to a density bonus request that would be required to be consistent with State law and with the City's municipal code. As previously stated, that increase in units would not be a discretionary action and is not subject to further CEQA review. Table 3 identifies the development if density bonuses were requested on all AHO sites for the

Original Project versus the Modified Project. Under this scenario, the Original Project would accommodate 266 multifamily residential units and 39,857 square feet of commercial uses. The Modified Project would accommodate 526 units and no commercial uses.

TABLE 3: AFFORDABLE HOUSING OVERLAY SITES (POLICY ACTION 1.1) DEVELOPMENT POTENTIAL WITH DENSITY BONUS

SITE	*APN/LOCATION*	*ACREAGE*	*EXISTING CONDITION*	*ZONING*	*GENERAL PLAN LAND USE*	*ORIGINAL PROJECT CAPACITY WITH DENSITY BONUS*	*MODIFIED PROJECT CAPACITY – BASE AHO WITH DENSITY BONUS*
1	033012004 E. Cypress Rd	3.46	Undeveloped	M-12	MFH	79 units	113 units
2	033012005 211 E. Cypress Rd	2.39	One single family home	M-12	MFH	54 units	78 units
3	033012007 67 Van Pelt Lane	2.40	One single family home	M-12	MFH	55 units	78 units
4	033180007 6381 Sellers Ave	1.98	Two single family homes	M-9	MFH	26 units	65 units
5	033012009 43 Van Pelt Ln	1.11	One single family home	M-12	MFH	26 units	36 units
6	033012008 251 E. Cypress Rd	1.12	One single family home	M-12	MFH	26 units	37 units
7	034030007 1961 Carpenter Rd	3.66	One single family home	C	C	39,857 s.f. commercial*	119 units
	TOTAL	16.12				**266 units and 39,857 s.f. commercial**	**526 units**

**Anticipates commercial development at 0.25 floor area ratio*

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Legend

Oakley City Boundary

Sites by Zoning Designation

C

M-9

M-12

N

0 1,000 2,000

Feet

CITY OF OAKLEY, CALIFORNIA

Figure 1: Affordable Housing Overlay Sites

De Novo Planning Group

A Land Use Planning, Development and Environmental Firm

3.0 ENVIRONMENTAL ANALYSIS

This section of the Addendum provides analysis and cites substantial evidence that supports the City's determination that the proposed modifications to the General Plan and Zoning Code proposed by the Housing Element Update (Modified Project) do not meet the criteria for preparing a subsequent or supplemental EIR under CEQA Guidelines Section 15162.

As addressed in the analysis below, the proposed modifications associated with the Modified Project are not substantial changes to the adopted project. The proposed modifications would not cause a new significant impact or substantially increase the severity of a previously identified significant impact from the Final EIR (CEQA Guidelines Section 15162[a][1]) that would require major revisions to the EIR. All impacts would be nearly equivalent to or reduced from the impacts previously analyzed in the Final EIR. Accordingly, the proposed modifications associated with the Housing Element Update are not inconsistent with the General Plan, Zoning Ordinance, or adopted Mitigation Measures for this project.

The proposed changes do not cause a new significant impact or substantially increase the severity of a previously identified significant impact, and there have been no other changes in the circumstances that meet this criterion (CEQA Guidelines Section 15162[a][2]). There have been no significant changes in the environmental conditions not contemplated and analyzed in the EIR that would result in new or substantially more severe environmental impacts.

There is no new information of substantial importance (which was not known or could not have been known at the time of the application (see Section 4.0), that identifies: a new significant impact (condition "A" under CEQA Guidelines Section 15162[a][3]); a substantial increase in the severity of a previously identified significant impact (condition "B" CEQA Guidelines Section 15162[a][3]); mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects; or mitigation measures or alternatives which are considerably different from those analyzed in the EIR which would substantially reduce one or more significant effects on the environment (conditions "C" and "D" CEQA Guidelines Section 15162[a][3]). The reader is referred to City Resolution No. 2436 regarding findings on the feasibility of mitigation measures and alternatives evaluated in the EIR. None of the "new information" conditions listed in the CEQA Guidelines Section 15162[a][3] are present here to trigger the need for a Subsequent or Supplemental EIR.

CEQA Guidelines Section 15164 states that "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a subsequent EIR have occurred.

The following includes a detailed discussion of applicable impacts identified under the EIR in relation to the Modified Project . All impacts identified under the EIR for the Original Project have been determined to be less than significant, less than significant with mitigation, or significant and unavoidable. As described in Table 4, the Modified Project would not result in the increase in significance of environmental impacts or in new significant environmental impacts.

Table 4 identifies the environmental topics addressed in the EIR, provides a summary of impacts associated with the Original Project, as described in the EIR, and includes an analysis of the potential impacts associated with the Modified Project when compared to the Original Project.

4.0 CHANGES IN CIRCUMSTANCES/NEW INFORMATION

In addition to the effects of the Project changes discussed in Section 3.0 and Table 4 of this Addendum, Section 15162 of the CEQA Guidelines states that a subsequent EIR would be required if substantial changes occur with respect to the circumstances under which the project is undertaken which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

To address the potential for other changed circumstances that may result in new or substantially more severe cumulative impacts, a review was completed of plans, policies, and regulations that would apply to the Modified Project. No new plans, policies, or regulations that would result in new significant environmental impacts or an increase in the severity of environmental impacts were identified. There have been no significant changes in circumstances that would involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Since the certification of the General Plan EIR and adoption of the Original Project, the City has not reached the residential build-out potential identified in the General Plan. The General Plan anticipated new residential development of 7,132 units in the City, 4,053 in the expansion area, and 10,885 in the Planning Area. A review of Department of Finance E-5 reports indicates that housing units in the City have increased from 8,275 in 2002 to 12,082 in 2014, an increase of 3,807 units. This increase in units is well under the residential development of 7,132 units anticipated in the City by the General Plan. The growth trend in the City and region suggests that the build-out scenario envisioned for the Original Project will likely occur at a much slower pace and impacts associated with future growth in 2020 and beyond will occur at a slower and reduced rate.

Overall, the changes in circumstances that have occurred since preparation of the General Plan EIR would not result in new significant impacts or substantial increases in the severity of previously identified significant impacts in association with the Modified Project. No other additional information of substantial importance, which would require major revisions to earlier analyses that would warrant preparation of a subsequent EIR pursuant to Section 15162 of the CEQA Guidelines, has been identified or received. Therefore, pursuant to Section 15164 of the CEQA Guidelines, an Addendum to the General Plan EIR provides the appropriate level of environmental review for the Modified Project.

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
Aesthetics *a through d) Would the project result in substantial adverse effects regarding a scenic vista, scenic resources, visual character, and light or glare?*	The General Plan EIR identified that future development associated with the Original Project may impact scenic vistas and visual natural resources within the Planning Area. The General Plan EIR identified that the goals, policies, and implementation measures included in the General Plan would provide for the protection of scenic qualities of visual resources and that the General Plan's goals, policies, and programs would mitigate any potential impacts on aesthetic qualities inherent in the Planning Area (Impact 3.2-A, General Plan Draft EIR pp. 3-22 - 3-24). No mitigation was required. The General Plan EIR identified that the Original Project would have a potentially significant impact associated with alteration of the visual character or quality and urban design of the Planning Area. The General Plan EIR concluded that the policies and programs presented in the General Plan would preserve the community character and scenic qualities of Oakley, mitigating any potential impacts on visual character and quality (Impacts 3.2-B and 3.2-C, General Plan Draft EIR pp. 3-24 – 3-26). No mitigation was required.	The General Plan EIR found that the Original Project would result in less than significant impacts to visual scenic resources and visual character with implementation of General Plan policies and programs. The Modified Project would allow for an increase in density on the AHO sites, which could result in a larger development footprint, including increased building sizes and heights. Future development under Modified Project would be subject to the policies and actions of the General Plan identified to reduce potential impacts associated with visual character, scenic resources and vistas, and light and glare. As discussed under Impacts 3.2-A, 3.2-B, and 3.2-C in the General Plan EIR (see General Plan Draft EIR pp. 3-22 through 3-26), these policies and programs include measures to protect natural and scenic views, require new development to be generally consistent with Oakley's character, and ensure infill development is consistent with the architectural characteristics of the neighborhood. Future development will also be required to comply with Zoning Code provisions, including design criteria that address visual impacts and exterior lighting. As with the Original Project, compliance with the policies and programs in the General Plan and applicable regulations would ensure the Modified Project's potential to degrade existing visual character, impact scenic resources and vistas, and cause light and glare impacts would be reduced to less than significant. There would be no new significant impacts or increase in the significance of impacts associated with aesthetic

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
		resources.
Agricultural and Forest Resources *a through e) Would the project convert Farmland (Prime Farmland, Unique Farmland, or Farmland of Statewide Importance) to non-agricultural use, conflict with existing agricultural zoning or Williamson Act contracts, involve other changes that could convert Farmland, or involve changes that could convert forest and timber resources to non-residential uses?*	The General Plan EIR identified that the Original Project may convert agricultural resources, including Farmland, or conflict with existing zoning for agricultural use or a Williamson Act within the Planning Area. The General Plan includes policies and programs aimed to preserve the agricultural heritage and reduce impacts associated with conversion of or conflicts with agricultural lands. Implementation of the General Plan would reduce the impact to less than significant and no mitigation was required (Impact 3.5-C, General Plan Draft EIR pp. 3-75 - 3-77).	The Modified Project would not identify any new sites for urbanization or development that were not anticipated for development in the General Plan EIR. The Modified Project would increase the potential density of sites identified for development by the Original Project. The General Plan EIR identified General Plan policies and programs that would reduce potential impacts to agricultural resources to less than significant (see Impact 3.5-C, General Plan Draft EIR pp. 3-75 – 3-77). Therefore, the Modified Project would have no change to the significance of impacts associated with agricultural zoning, uses, or resources in comparison to the Original Project. There are no designated forest and timber resources in the City. Therefore, the Modified Project would not have a significant impact on forest and timber resources.
Air Quality *a through e) Would the project conflict with or obstruct implementation of the applicable air quality plan, violate or contribute to violation of an air quality standard, result in a cumulatively considerable net increase of a non-attainment*	The Original Project was determined to have a potentially significant impact associated with mobile and stationary source emissions of reactive organic gases, nitrous oxides, and particulate matter. The General Plan EIR concluded that the policies and programs in the General Plan would mitigate emissions to a less than significant level and no mitigation was required (Impact 3.4-A, General Plan Draft EIR pp. 3-54 – 3-57). The Original Project was determined to have a	The Original Project was determined to have less than significant air quality impacts associated with construction-related emissions, operational emissions, toxic air emissions, and odorous emissions with implementation of the General Plan. No mitigation was required for these impacts. Impacts associated with new stationary and mobile sources of air pollutants discussed under Impact 3.4-A of the General Plan EIR were primarily associated with new motor vehicle trips and operation of other stationary sources. The Modified Project would

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
criteria pollutant, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors affecting a substantial number of people?	potentially significant impact associated with emissions from construction activities that may substantially contribute to existing air quality violations or expose sensitive receptors to substantial pollutant concentrations. The General Plan EIR concluded that the policies and programs in the General Plan would reduce the impact to less than significant and no mitigation was required (Impact 3.4-B, General Plan Draft EIR pp. 3-57 and 3-58). The General Plan EIR indicated that the population projections associated with the Original Project may be inconsistent with the Clean Air Plan. The General Plan EIR concluded that the policies and programs in the General Plan would include all feasible transportation control measures and would reduce the impact to less than significant. No mitigation was required (Impact 3.4-C, General Plan Draft EIR p. 3-58 – 3-60). The Original Project was determined to have a less than significant impact associated with increased localized carbon monoxide concentrations at congested intersections. Mo mitigation was required (Impact 3.4-D, General Plan Draft EIR pp. 3-60 – 3-61). The Original Project was determined to have a potentially significant impact associated with placement of sensitive land uses near potential	increase the potential number of dwelling units constructed while decreasing commercial development. Development without a density bonus would result in a decrease in vehicle trips as shown in Appendix A, Table A-1. Development with a density bonus would result in a slight increase in vehicle trips (27 additional trips) as shown in Appendix A, Table A-2. The General Plan EIR anticipated approximately 577,000 vehicle trips would be generated by the Original Project. The increase in trips by 27 would not result in a significant change in air quality. The policies and programs that address air pollutant emissions for vehicle traffic and stationary sources, identified under Impact 3.4-A of the General Plan Draft EIR, would apply to development under the Modified Project and would continue to ensure that impacts remain less than significant (see Impact 3.4-A, General Plan Draft EIR pp. 3-54 – 3-57). Impacts associated with construction emissions are anticipated to be comparable under the Modified Project and the Original Project. The sites anticipated for development under the Modified Project were considered for development under the Original Project. There could be an increase in development density and intensity, however, the policies and programs identified in the General Plan EIR to address potential impacts associated with construction activities would apply to development under the Modified Project (see Impact 3.4-B, General Plan Draft EIR pp. 3-57 and 3-58). Implementation of the General Plan, including policies and programs that address air quality, would ensure that impacts remain less than significant.

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
	sources of objectionable odors, dust, or toxic air contaminants. The General Plan EIR concluded that the policies and programs included in the General Plan would reduce impacts associated with exposure to odors and toxics to a less than significant level (Impact 3.4-E, General Plan Draft EIR pp. 3-61 – 3-63). The General Plan EIR identified that the Original Project would a potentially significant impact associated with cumulative emissions of reactive organic gases, nitrous oxides, and particulate matter from new stationary and mobile sources of air pollutants. The General Plan included policies and programs to address air pollution and implementation of the General Plan would reduce the impact to less than significant (Impact 3.4-F, General Plan Draft EIR p. 3-63).	Future development under the Modified Project would be subject to the policies and programs associated with the General Plan, including all feasible Transportation Control Measures. This would ensure that the Modified Project would remain consistent with the Clean Air Plan and that impacts would be less than significant. As described previously, the Modified Project would result in a slight increase in trip generation. However, the Modified Project is not anticipated to have a significant change in intersection levels of service and therefore result in carbon monoxide hot spots. Policies and programs that address traffic congestion and ensure acceptable operations of roadways and intersections are described under Impact 3.3-A (see General Plan Draft EIR pp. 3-36 and 3-37). These policies and programs would apply to development under the Modified Project. Potential impacts associated with carbon monoxide emissions would remain less than significant. The Modified Project would place development on sites intended for development under the Original Project. As such, no change in potential impacts related to exposure to odors or toxic air contaminants would occur. General Plan policies and programs related to odorous emissions and toxic air contaminants, as described under Impact 3.4-E of the General Plan EIR, would continue to apply to development under the Modified Project. As previously described, the Modified Project would result in a potential increase in residential development

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
		and decrease in commercial development that could result in a small increase in vehicle trips. The Modified Project would continue to be subject to General Plan policies and regulations related to air quality and the cumulative impact associated with air quality would remain less than significant, as described under Impact 3.4-F of the General Plan Draft EIR (see General Plan Draft EIR p. 3-63). As described above, air quality impacts associated with the Modified Project would remain less than significant with implementation of applicable General Plan policies and programs. There would be no new impacts or increase in significance of identified impacts.
Biological Resources *a through f) Would the project cause a substantial adverse effect on special-status species, sensitive habitat, federally protected wetlands, wildlife movement corridors, local policies and ordinances adopted to protect biological resources, and adopted habitat or conservation plan?*	The General Plan EIR identified that the Original Project would have a potentially significant impact related to the reduction or destruction of habitat of sensitive species and loss of plant and wildlife habitat within the Planning Area. The Original Project also has the potential to adversely affect wildlife movement and wildlife migration corridors. The General Plan included policies and programs to address impacts to biological resources and implementation of the General Plan would reduce the potential impact to less than significant. No mitigation was required (Impacts 3.9-A, 3.9-B, and 3.9-C, General Plan Draft EIR pp. 3-134 – 3-140). The Original Project has the potential to result in the introduction and spread of non-native invasive plant species. This impact would be	The Modified Project would not identify any new sites for urbanization or development that were not anticipated for development in the General Plan EIR. The Modified Project would increase the potential density of sites identified for development by the Original Project. Potential impacts to biological resources in the vicinity of these sites would remain consistent with those identified for the Original Project. The policies and programs identified in the General Plan EIR would apply to the Modified Project and would reduce potential impacts to biological resources as described under Impacts 3.9-A through 3.9-F in the General Plan EIR and would reduce potential impacts to less than significant as described in the General Plan EIR (see General Plan Draft EIR pp. 3-134 through 3-142). Therefore, the Modified Project would not result in any new impacts to biological resources and would not increase the significance of impacts to biological

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
	reduced to less than significant with implementation of the proposed General plan and no mitigation measures are required (Impact 3.9-E, General Plan Draft EIR p. 3-141). The General Plan EIR identified that development associated with the General Plan may lead to the cumulative conversion and loss of plant and animal habitat. This impact was determined to be less than significant with implementation of the proposed General Plan. No mitigation was required (Impact 3.9-F, General Plan Draft EIR p. 3-142).	resources in comparison to the Original Project.
Cultural Resources *a through d) Would the project cause a substantial adverse change in the significance of a historical, archaeological, paleontological, or geologic resource or disturb human remains?*	The General Plan EIR identified that future development associated with the Original Project could disturb or destroy cultural resources. The General Plan includes policies and programs to preserve and protect cultural, historic, prehistoric, and archaeological resources. With implementation of the General Plan, impacts would be less than significant and no mitigation was required (Impacts 3.10-A and 3.10-B, General Plan Draft EIR pp. 3-148 – 3-151). The General Plan EIR identified that development associated with the Original Project could result in a potentially significant cumulative loss to cultural resources. The General Plan EIR concluded that implementation of the General Plan along with	The Modified Project would not identify any new sites for urbanization or development that were not anticipated for development in the General Plan EIR. The Modified Project would increase the potential density of sites identified for development by the Original Project. Potential impacts to cultural resources associated with these sites would remain consistent with those identified for the Original Project. The policies and programs identified in the General Plan EIR would apply to the Modified Project and would reduce potential impacts to cultural resources to less than significant as described under Impacts 3.10-A through 3.10-C in the General Plan EIR (see General Plan Draft EIR pp. 3-134 through 3-142). Therefore, the Modified Project would not result in any new impacts to cultural resources and would not increase the significance of impacts to cultural resources in comparison to the

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
	other existing General Plans and design guidelines in the area would reduce the impact to less than significant. No mitigation was required (Impact 3.10-C, General Plan Draft EIR p. 3-151).	Original Project.
Geology and Soils *a through e) Would the project expose people or structures to potential substantial adverse effects associated with seismicity, geologic or soil instability, expansive soil, result in substantial soil erosion or loss, or have soils incapable of supporting septic or alternative wastewater disposal systems?*	The Original Project would have a less than significant impact associated with seismic events, related ground shaking, and expansive soils with implementation of General Plan policies and programs that address seismic and geologic hazards. No mitigation was required (Impact 3.12-A, General Plan Draft EIR pp. 3-166 – 3-168). The Original Project would have a less than significant impact associated with liquefaction, tsunami, and other seismic hazards with implementation of General Plan policies and programs. No mitigation was required (Impacts 3.12-B and 3.12-C, General Plan Draft EIR p. 3-168 – 3-169).	The Modified Project would not identify any new sites for urbanization or development that were not anticipated for development in the General Plan EIR. The Modified Project would increase the potential density of sites identified for development by the Original Project. Potential impacts associated with geology and soils on these sites would remain consistent with those identified for the Original Project. The policies and programs identified in the General Plan EIR would apply to development under the Modified Project and would reduce potential impacts associated with geology and soils to less than significant as described under Impacts 3.12-A through 3.12-C in the General Plan EIR (see General Plan Draft EIR pp. 3-166 through 3-169). Therefore, the Modified Project would not result in any new impacts associated with geology and soils and would not increase the significance of impacts related to geology and soils in comparison to the Original Project.
Greenhouse Gases *a and b) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the*	The General Plan EIR did not address greenhouse gas emissions.	Greenhouse gas emissions associated with residential uses primarily occur as a result of transportation (vehicle trips) and energy usage (electricity and natural gas). The Modified Project has been prepared to accommodate Oakley's fair share of residential units as allocated by the Association of Bay Area Governments

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
environment or conflict with a plan, policy or regulation reducing greenhouse gas emission?		and is consistent with the regional planning documents prepared by ABAG to address greenhouse gas emissions. The Modified Project would not have a significant impact related to conflicts with plans, policies, or regulations adopted to reduce greenhouse gas emissions. At the local level, the Modified Project would not result in a significant increase in greenhouse gas emissions. As demonstrated in Appendix A, development under the Modified Project could result in a decrease in daily vehicle trips and would not result in an increase of more than 27 daily vehicle trips. Development associated with the Modified Project would be subject to energy efficiency measures, including CalGreen standards as well as the policies and programs established by the General Plan to reduce energy usage (see Impact 3.11-B, General Plan Draft EIR pp. 3-158 and 3-159). The Modified Project would not result in an increase in greenhouse gas emissions that would have a significant impact on the environment, as development under the Modified Project would not result in a significant increase in vehicle trips and potential energy usage would be reduced as described under Impact 3.11-B of the General Plan Draft EIR.
<u>Hazards and Hazardous Materials</u> *a through h) Would the project create a significant hazard to the public or the environment through potential exposure to hazardous materials,*	The General Plan EIR identified that new development associated with the Original Project would have a potentially significant impact related to increased fire hazards. New development would be guided by the policies and programs contained in the General Plan, including requirements related to fire risk, that would reduce potential impacts to less than	As previously discussed, the Modified Project would allow for an increase in density on sites that are currently designated in the General Plan to allow for multi-family residential development or multi-family residential development as part of a mixed use project. The General Plan policies and programs identified in the Draft EIR under Impacts 3.7-B, 3.7-C, 3.7-D, and 3.7-E would apply to any development under the AHO. These

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
wildland fires, or incidents associated with airplane facilities and uses, or conflict with implementation of plan adopted to address emergencies?	significant. No mitigation was required (Impact 3.7-B, General Plan Draft EIR pp. 3-109 – 3-112). The General Plan EIR identified that Original Project would have a less than significant impact associated with emergency preparedness with implementation of the General Plan policies and programs. No mitigation was required (Impact 3.7-C, General Plan Draft EIR pp. 3-112 – 3-114). The General Plan EIR identified that new development associated with the Original Project would have a potentially significant impact related to use of hazardous materials and wastes close to existing or proposed sensitive receptors. New development would be guided by the policies and programs contained in the General Plan, including requirements related to hazardous materials and waste, that would reduce potential impacts to less than significant. No mitigation was required (Impact 3.7-D, General Plan Draft EIR pp. 3-114 – 3-116). The Original Project would have the potential to lead to potential cumulative impacts to health and safety. Implementation of the General Plan, including policies and programs discussed under Impacts 3.7-A through 3.7-D would reduce the impact to less than significant.	policies and programs address potential exposure to hazardous materials and conditions and would continue to ensure that potential impacts associated with hazards and hazardous materials remain at a less than significant level under the Modified Project. The Modified Project is not anticipated to introduce any new impacts associated with hazards and hazardous materials.

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
	(Impact 3.7-E, General Plan Draft EIR p. 3-116).	
Hydrology and Water Quality *a through j) Would the project result in adverse environmental effects associated with water quality, waste discharge, drainage patterns, groundwater supplies, runoff, flood hazards, or other hydrological hazards?*	The Original Project could result in changes in absorption rates, drainage patterns, and surface runoff rates and amounts that could result in water related hazards, including flooding. This impact would be reduced to less than significant as future development would be required to comply with General Plan policies which address flooding and stormwater management. No mitigation was required (Impact 3.7-A, General Plan Draft EIR pp. 3-105 - 3-109). The General Plan EIR identified that impacts associated with violation of water quality standards or waste discharge requirements associated with future development would be reduced to less than significant with implementation of relevant General Plan policies and programs. No mitigation was required (Impact 3.8-A, General Plan Final EIR pp. 3-122 – 3-125). The Original Project may result in a potentially significant impact associated with the potential to increase construction-related erosion and sedimentation into surface waters. The General Plan policies and programs that address drainage and construction-related water contamination would reduce the impact to less than significant. No mitigation was required (Impact 3.8- B, General Plan Final EIR pp. 3-125	The EIR found that the approved project would result in less than significant impacts associated with hydrology and water quality. No mitigation measures were required. The Modified Project would not identify any new areas for development in comparison to the Original Project. While densities would increase on the AHO sites, the Original Project anticipated disturbance of the sites related to multifamily and commercial development. The Modified Project would result in comparable effects associated with water quality, waste discharge, drainage patterns, runoff, flood hazards, and other hydrological hazards. The Modified Project would not result in an increase in groundwater usage, as the City's water supply comes from surface sources (see Utilities discussion below). The Modified Project would be subject to the General Plan policies and programs described under Impacts 3.7-A, 3.8-A, 3.8-B, and 3.8-C of the General Plan Draft EIR. Implementation of the General Plan would ensure that potential hydrology and water quality impacts remain less than significant and no new or increased impacts would occur.

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Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
	– 3-127). The General Plan EIR identified that wastewater generated by new development associated with the Original Project could have a potentially significant impact associated with the collection and treatment capacity of the wastewater treatment plant. The General Plan includes policies and programs to address wastewater and implementation of the General Plan would reduce the impact to less than significant. No mitigation was required (Impact 3.8-C, General Plan Final EIR pp. 3-127 – 3-129).	
Land Use and Planning *a through c) Would the project physically divide an established community or conflict with any applicable land use plan, policy or regulation adopted for purpose of avoiding or mitigating an environmental effect?*	The General Plan EIR identified the Original Project would have a less than significant impact associated with physical division of an established community with implementation of policies included in the General Plan (Impact 3.1-A, General Plan Draft EIR pp. 3-12 – 3-14). No mitigation was required. The General Plan EIR identified that future development associated with the Original Project has the potential to induce growth and increase the number of housing units and jobs in the Planning Area. New development would be required to be consistent with the City's performance standards and the General Plan provides for treatment of growth management issues. The General Plan EIR concluded that implementation of General Plan policies would	The EIR found that the Original Project would result in less than significant impacts associated with land use and planning and no mitigation measures were required. The Modified Project would increase the potential density on the proposed AHO sites. The Modified Project would not physically divide an established community, as it would not create any new roads or barriers within existing communities and potential impacts to established communities would be reduced as the Modified Project would be required to comply with the General Plan policies discussed under Impact 3.1-A in the General Plan Draft EIR. The Modified Project includes modifications to the General Plan and Zoning Code that would ensure the Modified Project is consistent with adopted regulations. Development associated with the Modified Project

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
	reduce the impact to a less than significant level (Impact 3.1-B, General Plan Draft EIR pp. 3-14 – 3-16). The Original Project has the potential to result in land use conflicts and incompatibility between existing and proposed land uses. The General Plan EIR identified that the policies and programs presented in the General Plan provided methods to prevent conflicts from occurring and that implementation of the General Plan policies would reduce the impact to a less than significant level (Impact 3.1-C, General Plan EIR pp. 3-16 – 3-18). No mitigation was required. The General Plan EIR concluded that impacts to Downtown Oakley, as a focal point and destination, would be reduced to less than significant through implementation of policies and programs to support the preservation of Downtown Oakley as the center of the City (Impact 3.1-D, General Plan EIR pp. 3-18 – 3-20). No mitigation was required. The General Plan EIR identified that the Original Project may result in a cumulative impact on land use and development, regional population growth, and jobs/housing balance. The General Plan EIR concluded that the short-term (20-year) and long-term (buildout conditions) were mitigated by the General Plan's goals, policies,	would be required to comply with applicable local, state, and federal regulations that have been adopted to avoid or mitigate an environmental effect. Compliance with the General Plan policies and programs would ensure that potential impacts remain less than significant. The Modified Project would not result in a significant increase in any environmental impacts associated with land use and planning and would not result in any new impacts.

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
	and programs (Impact 3.1E, General Plan EIR pp. 3-20 – 3-21). No mitigation was required	
Mineral Resources *a and b) Would the project result in the loss of availability of a known mineral resource or recovery site?*	The General Plan EIR identified that impacts associated with mineral resources would not be significant (General Plan Draft EIR pp. 5-13 – 5-14).	The Modified Project does not identify any new locations for development in comparison to the Original Project. There would be no change to potential impacts to mineral resources.
Noise *a through f) Would the project result in noise levels in excess of standards, a substantial temporary, periodic, or permanent increase in ambient noise levels, or exposure to excessive noise associated with an airport or airstrip?*	The Original Project would result in increased traffic levels, resulting in exposure to increased roadside noise levels. Future development projects would be required to comply with the General Plan policies and programs designed to maintain or reduce exposure to excessive noise levels; implementation of the General Plan would reduce potential impacts to a less than significant level. No mitigation was required (Impact 3.13-A, General Plan Draft EIR pp. 3-175 and 3.177). The Original Project would have a less than significant impact associated with exposure of noise-sensitive land uses to a substantial temporary, periodic, or permanent increase in ambient noise levels, including construction-related noise. Future development projects would be subject to the General Plan policies and programs that address potential increases in noise levels. No mitigation was required (Impact 3.13-B, General Plan Draft EIR pp. 3-	The EIR found that the Original Project would result in less than significant noise impacts and no mitigation measures were required. As previously described, the Modified Project would result in minimal changes to traffic levels (see Appendix A). Future development accommodated by the Modified Project would be required to comply with the General Plan policies and programs that address exposure to excessive noise levels, as described under Impact 3.13-A in the General Plan Draft EIR. Compliance with these policies and programs would continue to ensure that potential exposure to excessive noise levels remains less than significant. Potential impacts associated with construction activities and substantial temporary, periodic, or permanent increase in ambient noise levels are anticipated to be comparable under the Modified Project to the Original Project as the AHO sites were designated for urban development with residential and/or commercial uses by the Original Project. Future development under the Modified Project would be

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
	177 – 3-179). The Original Project would have the potential to locate noise-generating, non-traffic noise sources close to sensitive land uses. The policies and programs included in the General Plan would avoid development that results in land use incompatibility and ensure that adequate measures are implemented to reduce potential noise impacts (Impact 3.13-C, General Plan Draft EIR p. 3-179 – 3-181).	required to comply with the General Plan policies and programs that address potential increase in noise levels, as described under Impact 3.13-B of the General Plan EIR. The impact would remain less than significant. The Modified Project would accommodate residential development on sites designated for multifamily residential and/or commercial development by the Original Project. No change in potential exposure to noise-generating, non-traffic noise sources is expected with adherence to the General Plan policies and programs identified under Impact 3.13-C of the General Plan Draft EIR. The Modified Project would not result in any changes in noise exposure relative to airstrips or airports, so there would be no new impacts or increase in significance of impacts in relation to this topic.
Population/Housing *a through c) Would the project induce substantial population growth or displace substantial numbers of housing or people?*	The General Plan EIR identified that the Original Project may result in a cumulative impact on land use and development, regional population growth, and jobs/housing balance. The General Plan EIR concluded that the short-term (20-year) and long-term (buildout conditions) were mitigated by the General Plan's goals, policies, and programs (Impact 3.1E, General Plan EIR pp. 3-20 – 3-21). No mitigation was required Impacts associated with displacement of existing housing and people were determined to be less than significant and no mitigation was required (General Plan Draft EIR, pp. 5-13 – 5-	The Original Project would result in less than significant impacts associated with population growth and related growth inducement, with adherence to General Plan policies and programs. The Modified Project would accommodate an increase in residential dwelling units as described in Section 2, Project Description. This increase in growth is consistent with the state housing allocations made by the State Department of Housing and Community Development and ABAG. The Modified Project would accommodate planned growth for the region and is consistent with population forecasts. Long-term growth would continue to be mitigated by the General

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
	14).	Plan policies and programs described under Impact 3.1E of the General Plan Draft EIR (see General Plan Draft EIR, pp. 3.20 – 3-21). The Modified Project would not result in any increase in significance or new impacts related to population/housing. Impacts associated with potential displacement of existing housing and people would remain less than significant; the Modified Project would have no effect on the significance of this impact.
Public Services *a through e) Would the project have an effect upon, or generate a need fire protection, police services, parks, schools, or other public facilities?*	The General Plan EIR determined that potential impacts associated with government services would be reduced to less than significant with implementation of General Plan policies and programs. No mitigation was required (Impact 3.6-A, General Plan Draft EIR pp. 3-81 – 3-89). The General Plan EIR determined that potential impacts associated with fire protection and emergency services, including demand for expanded services and facilities, would be reduced to less than significant with implementation of General Plan policies and programs. No mitigation was required (Impact 3.6-B, General Plan Draft EIR pp. 3-89 – 3-91). The General Plan EIR determined that potential impacts associated with law enforcement, including demand for expanded services and facilities, would be reduced to less than significant with implementation of General Plan policies and programs. No mitigation was	The General Plan EIR determined that the Original Project would have a less than significant impact on fire protection and emergency services, law enforcement, schools, and government services and facilities and that no mitigation was necessary. The Modified Project would result in an increase in demand for public services associated with the potential increase in residential units. As described under Impacts 3.6-A, 3.6-B, 3.6-C, 3.6-D, and 3.6-E of the General Plan Draft EIR, the General Plan includes policies and programs to ensure that environmental impacts associated with the demand for increased governmental services, fire protection and emergency services, law enforcement, and schools, including the demand for expanded facilities, would be reduced to less than significant. The General Plan policies and programs also ensure that cumulative environmental impacts associated with provision of public services would be reduced to less than significant, as described under Impact 3.6-F of the General Plan Draft EIR. Development accommodated by the Modified Project

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
	required (Impact 3.6-C, General Plan Draft EIR pp. 3-91 – 3-93). The General Plan EIR determined that potential impacts associated with schools, including demand for expanded services and facilities, would be reduced to less than significant with implementation of General Plan policies and programs. No mitigation was required (Impact 3.6-D, General Plan Draft EIR pp. 3-93– 3-96). The General Plan EIR identified that new urban development associated with the Original Project may result in a cumulative effect on public services. This impact was determined to be less than significant with implementation of the General Plan, including policies and programs discussed under Impacts 3.6-A through 3.6-E (Impact 3.6-F, General Plan Draft EIR pp. 3-97).	would be required to comply with General Plan policies and programs related to the provisions of public services and facilities as well as payment of all applicable impact fees for public services and facilities, as described in the General Plan Draft EIR (General Plan Draft EIR pp. 3-81 - 3-97). The Modified Project would not result in an increase in the significance or any new environmental impacts associated with the provision of public services.
Recreation *a and b) Would the project result in substantial physical deterioration of recreational facilities or require construction or expansion of recreational facilities that may have an adverse physical effect on the environment?*	The General Plan EIR determined that with the implementation of the General Plan, including the Parks and Recreation Element, the Original Project would have a less than significant impact on parks and recreation facilities resulting from increased population and use of facilities and no mitigation was necessary (Impact 5-A, General Plan Draft EIR pp. 3-70 - 71).	The Original Project was determined to have a less than significant impact associated with use of and provision of parks and recreation facilities and no mitigation measures were required. The Modified Project would result in an increase in residential development. Future development would be required to comply with policies and programs related to the provision of parks and recreation facilities. There would be no new impact or increase in the significance of an impact associated with the provision or use of

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
		parks and recreational facilities.
Transportation/Traffic *a through g) Would the project conflict with a plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, conflict with an applicable congestion management program, result in a change in air traffic patterns, increase roadway hazards, result in inadequate emergency access,, or conflict with adopted policies or programs supporting alternative transportation?*	The Original Project may increase traffic volumes and level of service (LOS) standards for roadway segments and signalized intersections. General Plan policies will ensure that necessary improvements are planned and that the City coordinates with appropriate agencies. This impact is less than significant and no mitigation was required (Impact 3.3-A, General Plan Draft EIR pp. 3-36 – 3-37). New urban development and intensification of uses in developed areas associated with the Original Project may result in a potentially significant impact associated with increased needs for transit services. General Plan policies and programs would address the need for increased transit services. The impact was determined to be less than significant and no mitigation was required (Impact 3.3-B, General Plan Draft EIR pp. 3-38 - 3-39). New urban development associated with the Original Project may result in a potentially significant impact associated with demand for pedestrian and bicycle facilities. General Plan policies and programs would address the pedestrian and bicycle improvement standards and address needed facilities. The impact was determined to be less than significant and no mitigation was required (Impact 3.3-C, General	The Original Project would result in less than significant impacts associated transportation and traffic. No mitigation was required. As shown in Appendix B, development under the Modified Project under base density conditions would result in a decrease in vehicle trips (Table A-1). Under density bonus conditions (Table A-2), the Modified Project could result in an increase in up to 27 daily vehicle trips. While this would not have a significant impact on regional traffic generation or vehicle miles travelled, the Modified Project would result in a localized increase in traffic in the vicinity of AHO sites 1 through 6, which could affect roadway and intersection LOS. The General Plan includes policies and programs to ensure that the acceptable roadway LOS is maintained throughout the City under General Plan buildout conditions. No significant reduction in future LOS is anticipated with continued implementation of General Plan policies and programs. Future development under the Modified Project would be required to comply with General Plan policies and programs that require development projects to identify potential traffic impacts and to pay their fair-share of improvements necessary to address traffic. General Plan policies would continue to ensure that necessary improvements are addressed by new development providing necessary improvements or addressing traffic impacts through an appropriate funding mechanism and by regular review of intersection LOS and implementation of circulation improvements necessary

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
	Plan Draft EIR pp. 3-39 and 3-42). Under cumulative conditions, the Original Project could result in a cumulative effect on traffic, transit, or pedestrian and bicycle facilities. General Plan policies and programs to address these issues would reduce the impact to less than significant. Therefore, no mitigation was required (Impact 3.3-D, General Plan Draft EIR pp. 3-42 - 3-43).	to mitigate effects of growth. Continued implementation of General Plan policies and programs would ensure that the Modified Project continues to be consistent with adopted plans, regulations, and policies associated with the performance of the circulation system, as described under Impact 3.3-A of the Draft EIR, and does not result in any new impacts or the increase in significance of impacts relative to this topic. The Modified Project would result in an increase in demand for transit, bicycle, and pedestrian facilities associated with population growth. However, future development associated with the Modified Project would be required to comply with applicable adopted policies and programs supporting alternative transportation as described under Impacts 3.3-B and 3.3-C of the General Plan Draft EIR, which would ensure that impacts remain less than significant. The Modified Project would not result in any new or increased impacts associated with alternative transportation. The Modified Project would result in a decrease in potential development and does not include any plans that would introduce roadway or other transportation hazards. There would be no impact associated with roadway or transportation hazards. The Modified Project would reduce the potential overall footprint and extent of new development and would continue to focus development within the existing City and Proposed Modified SOI. There would be no change in the potential for changes in air traffic patterns or air traffic hazards.

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
Utilities/Service Systems *a through g) Would the project exceed wastewater treatment requirements or capacity, require the construction or expansion of utility facilities that would result in a significant environmental effects, be served by a landfill with sufficient capacity, and comply with applicable statues and regulations related to solid waste?*	The Original Project would result in increased demand for water supplies, distribution, and treatment facilities. The General Plan includes policies and programs to address water demand through build out. Implementation of the General Plan would reduce the impact to less than significant and mo mitigation was required (Impact 3.11-A, General Plan Draft EIR pp. 3-154 – 3-157). The General Plan EIR identified that wastewater generated by new development associated with the Original Project could have a potentially significant impact associated with the collection and treatment capacity of the wastewater treatment plant. The General Plan includes policies and programs to address wastewater and implementation of the General Plan would reduce the impact to less than significant. No mitigation was required (Impact 3.8-C, General Plan Final EIR pp. 3-127 – 3-129). The General Plan EIR determined that potential impacts associated with solid waste and recycling services, including demand for expanded services and facilities, would be reduced to less than significant with implementation of General Plan policies and programs. No mitigation was required (Impact 3.6-E, General Plan Draft EIR pp. 3-96 – 3-98). The Original Project would result in a	The Original Project would result in less than significant impacts associated with wastewater treatment and conveyance facilities, storm drainage facilities, solid waste disposal, and water supply and treatment facilities. No mitigation was necessary to address these impacts. While the Modified Project would result in an increase in residential development, there would be a decrease in commercial development as shown in Tables 2 and 3. The Modified Project could result in a slight increase in demand, compared with buildout conditions of the General Plan, for wastewater, stormwater, solid waste, water supply, and energy utilities. The General Plan Draft EIR identified that under buildout conditions, the demand for services would exceed existing facilities and supply and that improvements and expansion to service infrastructure, facilities, and supply would be needed to address buildout conditions for water, wastewater, solid waste, and other utilities. As discussed under Impacts 3.11-A, 3.8-C, 3.6-E, and 3.11-B of the General Plan Draft EIR, implementation of General Plan policies and programs would address potential impacts to utility services and would reduce potential impacts to less than significant. Future development accommodated by the Modified Project would continue to be subject to General Plan policies, development impact fees, ordinances, and requirements identified in the General Plan EIR to reduce potential impacts associated with an increased demand for wastewater, stormwater, solid waste, and water supply services and facilities to a less than significant level, consistent with

TABLE 4: COMPARISON OF ORIGINAL PROJECT IMPACTS AND MODIFIED PROJECT IMPACTS

Environmental Issues	Adopted General Plan (Original Project)	Housing Element Update (Modified Project)
	potentially significant impact associated with exceeding utility service capabilities, including electric and natural gas, during peak periods. The General Plan includes policies and programs to address utility systems and energy use. Implementation of the General Plan would reduce the impact to less than significant and no mitigation was required (Impact 3.11-B, General Plan Draft EIR pp. 3-157 – 3-159).	the discussion provided for Impacts 3.11-A, 3.8-C, 3.6-E, and 3.11-B in the General Plan Draft EIR.. There would be no increase in the severity of impacts and there would be no new impacts associated with utilities and service systems.

REFERENCES

City of Oakley, 2002. Oakley 2020 General Plan Update Draft Environmental Impact Report. Prepared by Quad Knopf for the City of Oakley. September 2002.

City of Oakley, 2002. Oakley 2020 General Plan Update Final Environmental Impact Report SCH #2002042134. Prepared by Quad Knopf for the City of Oakley. November 2002.

City of Oakley, 2010. City of Oakley General Plan 2020. Adopted December 16, 2002, amended January 26, 2010.

City of Oakley, 2014. Public Review Draft Housing Element. Prepared by De Novo Planning Group for the City of Oakley. October 2014.

City of Oakley, 2014. Oakley Municipal Code, Title 4 – Chapter 2, Title 7 – Chapters 1 and 2, and Title 9, Chapters 1 – 4. Current through Ordinance 16-14 passed October 14, 2014.

TABLE A-1: COMPARISON OF TRIP GENERATION – ORIGINAL PROJECT V. MODIFIED PROJECT

		Existing Project		Modified Project		
Type of Use	**Trip Generation Rate**	**Units**	**Trips**	**Units**	**Trips**	**Difference**
Multifamily Apartments (Dwelling Units)	6.65 trips/unit (ITE 220)	191	1,270	383	2,547	1,277
Shopping Center (1,000 s.f.)	42.70 trips/1,000 s.f. (ITE 820)	39.857	1,702	0	0	(1,702)
TOTAL			**2,972**	**2,547**	**58,080**	***(425)***

Source: Trip Generation Rates, 9th Edition

TABLE A-2: COMPARISON OF TRIP GENERATION – ORIGINAL PROJECT WITH DENSITY BONUS V. MODIFIED PROJECT WITH DENSITY BONUS

		Existing Project		Modified Project		
Type of Use	**Trip Generation Rate**	**Units**	**Trips**	**Units**	**Trips**	**Difference**
Multifamily Apartments (Dwelling Units)	6.65 trips/unit (ITE 220)	266	1,769	526	3,498	1,729
Shopping Center (1,000 s.f.)	42.70 trips/1,000 s.f. (ITE 820)	39.857	1,702	-	-	(1,702)
TOTAL			***3,471***		***3,498***	***27***

Source: Trip Generation Rates, 9th Edition

STATE OF CALIFORNIA -BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY EDMUND G. BROWN JR., Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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December 16, 2014

Mr. Joshua Murray, Senior Planner
Planning Division
City of Oakley
3231 Main Street
Oakley, CA 94561

Dear Mr. Murray:

RE: City of Oakley's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the City of Oakley's draft housing element received for review on October 21, 2014, along with additional revisions received on December 11, 2014. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a conversation on December 9, 2014 with you and Beth Thompson, the City's Consultant.

The draft housing element addresses most of the statutory requirements. However, the following is still necessary to comply with State housing element law (GC, Article 10.6):

Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort (GC Section 65583(c)(7)).

While the element includes a general summary of the public participation process (beginning on page 10.VII -1), the element should be revised to specifically describe the City's efforts to circulate the housing element among lower-income households and organizations that represent them and to involve such groups and persons in the development of the element. During the period between this draft element and the adoption of the final housing element, the City should continue efforts to achieve public participation including low and moderate income households.

Once the element has been revised to address the requirement described above, it will comply with State housing element law.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2015 for Association of Bay Area Governments localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For information on element adoption requirements, visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

The Department appreciates the hard work and dedication of Ms. Thompson during the course of our review. We are committed to assist Oakley in addressing all statutory requirements of housing element law. If you have any questions or need additional technical assistance, please contact Hilda Sousa, of our staff, at (916) 263-1784.

Sincerely,

Glen A. Campora
Assistant Deputy Director

Attachment 5

Agenda Date: 09/09/2014
Agenda Item: 7.1

CITY of OAKLEY
CALIFORNIA
A PLACE for FAMILIES in the HEART of the DELTA

STAFF REPORT

Approved and Forwarded to City Council:
Bryan H. Montgomery, City Manager

Date: Tuesday, September 9, 2014

To: Bryan H. Montgomery, City Manager

From: Joshua McMurray, Senior Planner

Subject: **Work Session Regarding the State-Mandated Housing Element Update**

Summary

The City has initiated a State Mandated Housing Element update required by Government Code Section 65583. The new Housing Element must be updated to comply with the 2014-2022 Regional Housing Needs Allocation (RHNA), as determined by the Bay Area Association of Governments (ABAG), and new statutory requirements. The final RHNA was adopted by ABAG on July 18, 2013. The Housing Element update will provide the capacity for the City's fair share of affordable housing for the next eight years. The City's Housing Element needs to be adopted by the City Council by January 31, 2015.

Background

The City adopted the Oakley General Plan in 2002, and in 2006, the State Department of Housing and Community Development (HCD) certified Oakley's first Housing Element, and in 2009, HCD certified the current 2007-2014 Housing Element. In August of 2013 the City Council approved an agreement for consulting services with De Novo Planning to facilitate the Housing Element Update. Within the Housing Element, the City must demonstrate it has capacity or adequate sites to accommodate the projected RHNA need through the 2014-2022 planning period.

The Bay Area Association of Governments, the Council of Governments (COG) representing the region, in cooperation with local jurisdictions, is responsible for allocating the region's projected new housing demand in each jurisdiction. This process is known as the RHNA and the goals are referred to as the RHNA goals or the "regional share" goals for new housing construction. The allocation takes into account factors such as employment opportunities, market demand for housing, availability of suitable sites and public facilities, community patterns, types and tenure of housing needs and others. The allocation is divided into five income categories: In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower-income households in one jurisdiction. The RHNA prepared by

ABAG for the planning period of January 2015 through January 2023, identifies Oakley's projected regional share need as 1,168 new housing units.

To assist and provide recommendations to the City Council in the update process, a five member 2014-2022 Housing Element Update Citizen Advisory Committee (HECAC) was appointed in August of 2013. Since the committee was formed; a total of three meeting have been held in addition to one public workshop where the committee and community stakeholders were invited to share their thoughts on the housing element update. The last meeting held was on August 18, 2013 where the focus centered on the sites needed to accommodate the RHNA allocation.

Work Session Focus

The City will have to accommodate sites to meet the RHNA need in all income categories. The City has sufficient entitled land through the East Cypress Corridor as well as other entitled residential projects throughout the City to accommodate the need for the Moderate and Above –Moderate units. The focus of this work session centers on the 489 Low, Very-Low, or Extremely-Low income units. The first table below (City of Oakley 2014-2022RHNA Allocations) shows the RHNA allocation to Oakley of 1,168 total units, with the breakdown of the 489 low income units. The table also shows the five income categories as well as the income ranges for each of the categories.

City of Oakley 2014-2022
RHNA Allocations

Income Category	Annual Income Range	Oakley Regional Share (units)
Extremely-Low[1]	*<30% MFI*	*158*
Very-Low	0%- 50% MFI	157
Low	31%- 80% MFI	174
Moderate	81%- 120% MFI	175
Above-Moderate	>120% MFI	502
Total		**1,168**

[1] Regional share of extremely low-income units is assumed to be 50% of the very low-income units.

The second table (Adjusted RHNA Need) details Oakley's RHNA minus the units either under construction or that have been constructed since January 1, 2014, that can be used to count towards the RHNA total. Based on the RHNA assigned by ABAG, the total number of affordable units allocated to Oakley was 489. The Corporation for Better Housing site had 29 units under construction and there is additional capacity of 75 units on the CBH site. Those units can be used to reduce the 489 affordable units. There is a remaining need of approximately 386 affordable units (defined by either being Low, Very-

Low, or Extremely-Low income). This means the City will need to identify sites able to accommodate the need, not necessarily meaning those units will be constructed.

Adjusted RHNA Need

Income Category	Dwelling Units			
	RHNA Allocation RHNA Need	Units Constructed	Units Under Construction	Remaining RHNA Need
Extremely-Low[1]	*158*	o	3[2]	155
Very-Low	157	o	15[2]	142
Low	174	o	11[2]	163
Moderate	175	29	4	142
Above-Moderate	502	41	15	446
Total	**1,168**	**70**	**48**	**1,048**

[1] Regional share of extremely low-income units is assumed to be 50% of the Very Low-income Units.
[2] CBH Project – Carol Lane

The City's Housing Consultant in conjunction with input and direction received by both the Housing Element Update Citizen Advisory Committee and Staff, have outlined a plan to satisfy the sites needed to accommodate the remaining RHNA need within the Preliminary Draft Housing Element as follows:

- Page 10.VI-1 of the Preliminary Draft Housing Element contains Policy Action 1.1. This action requires the City to identify sites used to accommodate the remaining adjusted RHNA allocation of 386 units. The proposal includes 6 parcels where the existing zoning is M-9 or M-12 (already a multi-family zone) and proposes to apply the Affordable Housing Overlay (AHO) on the parcels. The AHO is an overlay district already contained within Oakley Municipal Code section 9.1.410. This overlay brings the minimum density on these parcels to 24 dwelling units per acre, and with a State mandated Density Bonus applied, the effective density goes up to 32.4 dwelling units per acre. The proposal does not include a plan to rezone a parcel to change the underlying zone (which could mean taking a R-6 single family parcel allowing a maximum of 5.5 dwelling units per acre and rezoning the site to allow 30+ dwelling units per acre). Applying the AHO to these six sites would allow for up to 419 units, which slightly exceeds the 386 needed to comply with State requirements.

Conclusion

Staff recommends the City Council review the information provided, through the Staff Report and Power Point presentation, and provide Staff with direction on determining where the remaining RHNA need can be accommodated. Thereafter, Staff and De Novo Planning will finalize a Draft Housing Element that will be submitted to HCD, and released

for formal public review. It typically takes HCD sixty (60) days to respond to the City on the Draft Housing Element. Staff plans to bring a Final Housing Element back to the City Council, for adoption by resolution, by January 2015.

Agenda Date: 10/14/2014
Agenda Item: 7.1

CITY of OAKLEY
CALIFORNIA
A PLACE for FAMILIES in the HEART of the DELTA

STAFF REPORT

Date: Tuesday, October 14, 2014

To: Bryan H. Montgomery, City Manager

From: Joshua McMurray, Senior Planner

Approved and Forwarded to City Council:
Bryan H. Montgomery, City Manager

Subject: **Work Session Regarding the State-Mandated Housing Element Update**

Summary
At the September 9, 2014 City Council work session Staff presented the City Council with six sites to satisfy the Regional Housing Needs Allocation (RHNA) for the Housing Element update. The City Council expressed a desire to have more sites analyzed at a future work session. Staff held a public meeting with the Housing Element Update Citizen Advisory Committee (CAC) on September 22, 2014. A variety of sites were discussed using the direction received from the City Council. Staff along with the City's CAC and the Housing Element Consultant has come up with twelve additional sites for the City Council to consider. In total, Staff is presenting seventeen sites, which includes five of the six sites presented at the last work session. Based on the feedback from the City Council, the site at 901 E. Cypress Road has been removed from the list of eligible sites. The Staff report containing the background and technical information related to the Housing Element update has been attached for reference.

Two of the twelve additionally proposed sites are zoned M-12 (Multi-Family Residential), one of the sites is zoned R-B (Retail Business), and nine of the sites are zoned C (General Commercial). In total, the City needs to identify sites that total be at least 14.85-acres. This acreage anticipates that the remaining 386 units are accommodated by the Affordable Housing Overlay (AHO) designation which allows a range from the minimum 24 to the maximum 32.4 dwelling units per acre and is based on a realistic capacity of 80% of the maximum density. Another point to keep in mind is that at least half of the City's very-low and -low income sites need to be limited to residential only (no mixed use). That means the City cannot choose all commercial sites or other sites that allow a mix of uses for application of the AHO. It should also be noted that the AHO allows a property owner or developer an option to either build at the density allowed by the underlying zoning or build at a higher density for a qualifying affordable project, but in no case can the densities from both the underlying zone and the AHO be combined.

An option to consider in looking at grouping appropriate sites together is grouping several of the properties proposed along East Cypress Road. The City Council previously looked at three sites in this area identified as sites1, 2 and 3 on the attached map. At the last work session the property owner at 67 Van Pelt Lane expressed interest in having his property included in the Housing Element as an adequate site, and has since contacted

three of the other four property owners (indicated on the attached map as Sites 1, 2, 3, 6, and 7) who appear to have the same interests. If combined, the total combined acreage for the five parcels would be 10.47-acres. If the City Council chooses to include these five parcels as adequate sites, then approximately 4.5-acres of additional land would be needed. As mentioned above, the City needs to provide no less than 50% of the acreage needed to accommodate the RHNA on sites with only a residential zoning. That means the remaining 4.5-acres could be accommodated using commercially zoned land. There are several sites along Main Street, north of Delta Road, zoned commercial. In particular, sites 13 and 14 would most likely meet the requirements of HCD as well as fill the need for the remaining 4.5-acres as discussed above. Staff has provided a table to visually show how the RHNA can be accommodate using the sites mentioned above.

APN	Zoning	Map #	Acreage	Current Use	Potential AHO Units	Maximum AHO Units
033-012-004	M-12	1	3.46	Vacant	90	112
033-012-005	M-12	2	2.39	1 single family residence	61	76
033-012-007	M-12	3	2.40	1 single family residence	61	77
033-012-009	M-12	6	1.11	1 single family residence	28	35
033-012-008	M-12	7	1.12	1 single family residence	28	35
034-200-023	C	13	2.33	1 single family residence	59	74
034-200-024	C	14	2.33	1 single family residence	59	74
Totals			15.03		386	483

It should also be noted that although sites 16 and 17 are up for consideration it is unlikely that HCD would consider these sites suitable for the AHO as they are both just slightly over an acre and both have existing single family units on them.

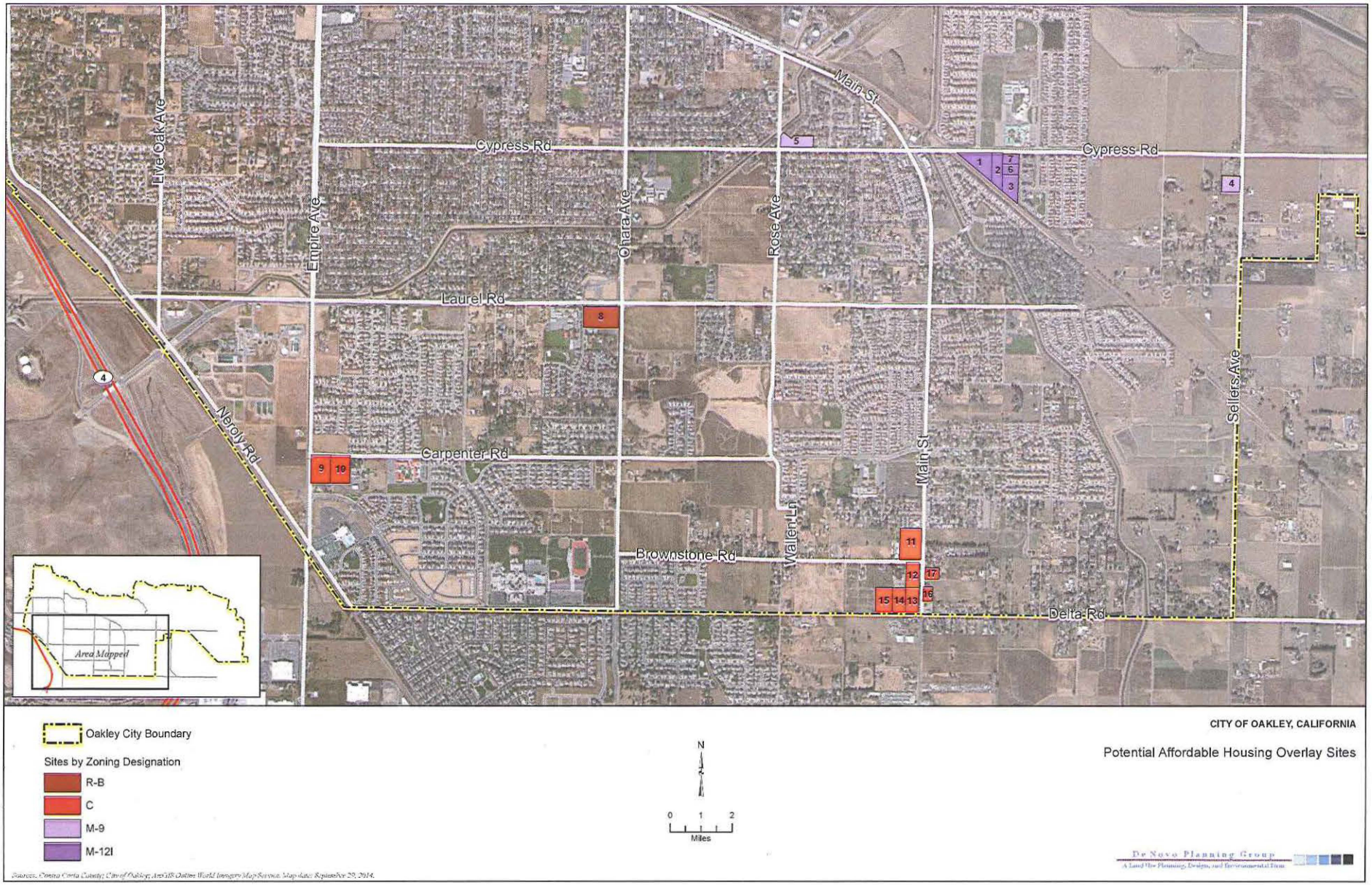
Conclusion

Staff recommends the City Council review the information provided, through the Staff Report and Power Point presentation, and provide Staff with direction on determining where the remaining RHNA need can be accommodated.

Attachments

1. September 9, 2014 Work Session Staff Report
2. Vacant and Underdeveloped Property Map
3. Housing Element Site Table

Attachment 2



Attachment 3

APN	Zoning	Map #	Acreage	Current Use	Notes	Potential AH	Maximum AHO Units
033-012-004	M-12	1	3.46	Vacant		90	112
033-012-005	M-12	2	2.39	1 single family residence		61	76
033-012-007	M-12	3	2.40	1 single family residence		61	77
033-180-007	M-9	4	1.98	3 single family residences		48	61
035-282-054	M-9	5	2.46	Miscellaneous improvements, no structures		64	80
033-012-009	M-12	6	1.11	1 single family residence		28	35
033-012-008	M-12	7	1.12	1 single family residence		28	35
034-080-031	R-B	8	5.71	1 single family residence		147	184
034-030-007	C	9	3.66	1 single family residence		94	118
034-030-008	C	10	3.66	Vacant		95	119
034-210-006	C	11	4.56	Miscellaneous improvements, no structures		118	148
034-200-022	C	12	2.22	Vacant		58	72
034-200-023	C	13	2.33	1 single family residence		59	74
034-200-024	C	14	2.33	1 single family residence		59	74
034-200-026	C	15	2.97	1 single family residence		76	95
033-110-004	C	16	1.07	1 single family residence		27	34
033-110-017	C	17	1.08	1 single family residence		27	34