

DATE: March 26, 2024
TO: Joshua McMurray, City Manager
FROM: Evan Gorman, Associate Planner
SUBJECT: Adoption of the Housing Element and SB 341 Annual Progress Reports (Report year 2023)

Approved and Forwarded to the City Council

Summary

Every year the City Council is required to adopt an Annual Progress Report on the implementation of the Housing Element of the General Plan. In addition to that, the City creates an annual report compliant with SB 341, which requires annual reporting for housing successors to redevelopment agencies. The reports and resolution are then forwarded on to the State Office of Planning and Research (“OPR”) and the Department of Housing and Community Development (“HCD”) no later than April 1 of that year. The SB 341 report, which is included as an attachment to the Housing Element Annual Progress Report for the purposes of presenting it to the City Council, is separately submitted to HCD and posted on the City website.

Background and Analysis

The Housing Element Annual Progress Report for reporting year 2023 is included as Attachment 1 to this Staff Report. It includes information from year 2023, such as new residential entitlements, issued building permits, and final inspections. It also includes numbers of deed restricted and non-deed restricted affordable units, and progress on implementation of Housing Element programs in the General Plan. The SB 341 report is included as an attachment to the Housing Element Annual Progress Report. The SB 341 report covers the fiscal year ending on June 30, 2023.

Consistency with the Oakley Strategic Plan 27+

Adoption of the Housing Element and SB 341 Annual Progress Reports (Reporting Year 2023) is consistent with the Oakley Strategic Plan 27+. Under the Finance and Fiscal Responsibility Goal, the action will help to implement the Finance and Fiscal Responsibility objective of communicating on financial updates, particularly through the SB 341 report. The Housing Element Annual Progress Report assists the City in not only implementing the Housing Element, but also implementing the goals and objectives of the Community and Economic Development Goal of inspiring and encouraging thoughtful growth.

Fiscal Impact

There is no fiscal impact to the General Fund associated with this recommendation of adoption of the Housing Element and SB 341 Annual Progress Reports.



Staff Recommendation

Staff recommends that the City Council adopt the resolution approving the Housing Element Annual Progress Report including the SB 341 Report as an attachment (Reporting Year 2023).

Attachments

1. Housing Element Annual Progress Report with SB 341 Report as an Attachment (Reporting Year 2023)
2. Draft Resolution



Jurisdiction	Oakley		ANNUAL ELEMENT PROGRESS REPORT				Note: "*" indicates an optional field													
Reporting Year	2023	(Jan. 1 - Dec. 31)	Housing Element Implementation				Cells in grey contain auto-calculation formulas													
Planning Period	6th Cycle 01/31/2023 - 01/31/2031																			

Table A

Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density B Applic		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below							0	0	0	0	8	8	714	730	16	0			
	035-322-019, 035-322-020, 035-322-021, 035-322-022	4891, 4901, 4911, 4921 Teakwood Dr	Yellow Roof Foundation - Teakwood	(DR 02-23)	SFD	R	5/9/2023					4			4	4		NONE	Yes
	035-322-019, 035-322-020, 035-322-021, 035-322-022	4891, 4901, 4911, 4921 Teakwood Dr	Yellow Roof Foundation - Teakwood	(DR 02-23)	ADU	R	5/9/2023					4			4	4		NONE	Yes
	037-160-018	Journey Way	Delta Pointe Plaza	(CUP 04-23, DR 08-23)	5+	R	11/9/2023							8	8			NONE	No
	033-140-020, 021, and 028	Sellers Avenue	Stonecreek Subdivision 9647	(TM 02-23)	SFD	O	5/12/2023							176	176			NONE	No
	032-082-010 and 011	west side of Bethel Island Road, approximately 0.8 miles north of East Cypress Road	Planning Area 6-H (ECCSP)	(TM 01-23)	SFD	O	1/9/2023							87	87			NONE	No
	032-370-033	NE of Bethel Island Rd & East Cypress Rd	Summer Lake North Subdivision 9657	(TM 03-23)	SFD	O	2/1/2023							54	54			NONE	No
	032-370-033	NE of Bethel Island Rd & East Cypress Rd	Summer Lake North Subdivision 9658	(TM 04-23)	SFD	O	2/1/2023							85	85			NONE	No
	032-370-033	NE of Bethel Island Rd & East Cypress Rd	Summer Lake North Subdivision 9659	(TM 05-23)	SFD	O	2/1/2023							131	131			NONE	No
	032-370-033	NE of Bethel Island Rd & East Cypress Rd	Summer Lake North - 9660	(TM 06-23)	SFD	O	2/1/2023							106	106			NONE	No
	032-370-033	NE of Bethel Island Rd & East Cypress Rd	Summer Lake North Subdivision 9661	(TM 07-23)	SFD	O	2/1/2023							51	51			NONE	No
	032-370-033	NE of Bethel Island Rd & East Cypress Rd	Summer Lake North Subdivision 9662	(TM 08-23)	SFD	O	2/1/2023							16	16			NONE	No
	034-300-079	15 THYME CT	15 A THYME CT	BLD-2023-0367	ADU	R	3/1/2023						1	1	1			NONE	No
	041-190-040	4739 LUCCHESI CT	4739 A LUCCHESI CT	BLD-2023-0450	ADU	R	3/10/2023						1	1	1			NONE	No
	035-142-008	220 E HOME ST	220 A E HOME ST	BLD-2023-0583	ADU	R	3/28/2023						1	1	1			NONE	No
	034-080-035	1269 LAUREL RD	1269 A LAUREL RD	BLD-2023-1268	ADU	R	7/6/2023						1	1	1			NONE	No
	034-150-002	670 BROWNSTONE RD	670 BROWNSTONE RD	BLD-2023-1637	ADU	R	8/23/2023						1	1	1			NONE	No
	035-141-017	410 OHARA AVE	410 A OHARA AVE	BLD-2023-1483	ADU	R	8/1/2023						1	1	1			NONE	No
	035-113-026	207 OHARA AVE	207 A OHARA AVE	BLD-2023-1803	ADU	R	9/14/2023						1	1	1			NONE	No
	033-053-024	120 HILL AVE	120 A HILL AVE	BLD-2023-2145	ADU	R	11/13/2023						1	1	1			NONE	No

Jurisdiction	Oakley	
Reporting Year	2023 (Jan. 1 - Dec. 31)	
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability															
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2										3	4	
			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level		
Very Low	Deed Restricted	279	-	-	-	-	-	-	-	-	-	-	-	-	279
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	161	-	-	-	-	-	-	-	-	-	-	-	-	161
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	172	-	-	-	-	-	-	-	-	-	-	-	-	10
	Non-Deed Restricted		4	6	-	-	-	-	-	-	-	-	-	-	
Above Moderate		446	163	92	-	-	-	-	-	-	-	-	-	-	255
Total RHNA		1,058													
Total Units			167	98	-	-	-	-	-	-	-	-	-	-	265
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
	5 Extremely low-income Need		2										6	7	
			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining		
Extremely Low-Income Units*		140	-	-	-	-	-	-	-	-	-	-	-	-	-

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

- VLI Deed Restricted
- VLI Non Deed Restricted
- LI Deed Restricted
- LI Non Deed Restricted
- MI Deed Restricted
- MI Non Deed Restricted
- Above Mod Income

Jurisdiction	Oakley	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		Oakley	
Reporting Year		2023 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1 REZONE ADEQUATE SITES TO MEET REMAINING RHNA NEED	Provision of Adequate Sites to accommodate remaining RHNA need of 434 lower income units.	Before January 21, 2026	Planning Staff are working on rezone for Planning Commission and Council Review in early 2025.
1.2 MAINTAIN AN INVENTORY OF AVAILABLE LAND RESOURCES	Inventory of Available Land Resources	Ongoing, update inventory as development projects are approved	The City has developed a map of vacant and underutilized parcels. The list includes both vacant parcels and parcels that have infill potential. The City is working to update the map following rezoning and is also in the process of integrating interactive GIS data that will be available to the public.
1.3 ENCOURAGE DEVELOPMENT OF NEW AFFORDABLE RENTAL HOUSING	Offer regulatory and financial incentives to affordable developments.	Distribute news blast to affordable housing developers within three months of implementing Action 1.1. Provide ongoing support to affordable housing developers as projects are proposed.	The City is exploring regulatory and financial incentives to implement. The City expects to notify affordable housing developers following the completion of Program 1.1.
1.4 PROMOTE ACCESSORY DWELLING UNITS	The City shall facilitate the construction of new accessory dwelling units by promoting the Pre-Approved ADU Program including the ADU How-to-Guide for Oakley residents, homeowners, and contractors made available on the City website.	Ongoing, monitor legislative changes annually and update ordinance within the timeframe required by new legislation. Re-publish newsletter article and highlight on City website main page by June 2023 and annually thereafter.	The City has posted multiple articles in City emailed and printed newsletters highlighting the relative ease associated with obtaining an ADU permit. The ADU webpage for the City has been updated so it's easier to use and understand. The City continues to monitor changes in state law.
1.5 OBJECTIVE STANDARDS	The City shall prepare and adopt objective development and design standards for residential and mixed-use development to facilitate housing production by providing clarity and certainty for applicants proposing residential development in the City.	Dec-23	The City is actively working on development objective standards and expects to complete them this year.

1.6 DENSITY BONUS ORDINANCE	Implement Density Bonus Ordinance in compliance with State law	Update Density Bonus Ordinance by January 31, 2024. Review State density bonus law annually and amend ordinance within the timeframe required by new legislation as necessary to maintain compliance with State law	The City Planning Division is working to complete an ordinance before the end of the fiscal year.
1.7 MONITOR DEVELOPMENT FEES	The City shall 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 housing.	Annually.	The City's Planning Division anticipates evaluating constraints on affordable development caused by fees in 2025 when a full year has elapse since the housing element was approved.
1.8 AMENDMENTS TO THE DOWNTOWN SPECIFIC PLAN	Accelerate housing production in the downtown by providing clarity and transparency in the application of development standards	Dec-24	The Planning Division is exploring by-right density for the downtown and objective design standards.
2.1 REHABILITATION OF EXISTING HOUSING UNITS	The City shall encourage the rehabilitation of existing housing units by providing information on programs available to assist in housing rehabilitation.	Update City website by December 2024	The City's Planning Division is working to update the City's website with rehabilitation information by December 2024.
2.2 CODE ENFORCEMENT	Within current staffing limits, the City will continue to implement the Property Maintenance Program and Residential Rental Inspection Program to enforce the City's Building Code to address code violations that affect single-family and multi-family housing units.	Ongoing	The City has successfully operated the rental inspection program. The Code Enforcement division has identified multiple examples of substandard housing and have encouraged the associated successful application for permits.
2.3 DOWNTOWN-SPECIFIC INVESTMENT PROGRAM	Provide adequate infrastructure and encourage revitalization of Downtown Oakley to improve pedestrian safety and expand access to transit, services, and amenities to residents living in low resource neighborhoods in and around Downtown.	Initiate sidewalk repair and replacement projects in Spring 2023. Begin demolition of Sheriff's Substation for new library facility in Spring/Summer 2023. Release Request for Proposals (RFPs) for Architectural Design and Economic Analysis for new library facility in Summer 2023. Initiate Downtown storm drain improvement project in Summer 2023. Initiate street resurfacing and repair in Summer 2023.	The City continued to build public improvements in the downtown in 2023, the Sheriff's substation was demolished in 2023, RFPs were distributed for the library facility.
2.4 MONITOR ASSISTED HOUSING UNITS	the City will continue to maintain a database of assisted housing units and regularly monitor assisted housing units to ensure compliance with affordability requirements.	Annual monitoring	Ongoing. The City Planning Division continues to keep a list of deed restricted units and also in 2023 the City tracked approval of new affordable units to continue to maintain the data.

3.1 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, as feasible.	2023 and ongoing	The City Planning Division continues to explore the programs available so that the information can be disseminated within the year.
3.2 PROMOTE FAIR HOUSING	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.	Contact State agencies to secure informational materials by November 2023 and distribute materials by June 2024 and annually thereafter	The City Planning Division plans to complete these items by June 2024.
3.3 HOUSING CHOICE VOUCHER PROGRAM	The City shall continue to support the Housing Authority of Contra Costa County in its continuing administration of the Housing Choice Voucher (HCV) Program to assist very low-income Oakley households.	Initiate collaboration with the Housing Authority in 2025; ongoing	The Oakley Planning Division expects to continue this work in 2025.
3.4 HOUSING FOR EXTREMELY-LOW INCOME HOUSEHOLDS AND SPECIAL NEEDS GROUPS	The City shall encourage the development of housing units for extremely low-income households (earning 30 percent or less of the median income for Contra Costa County) and for households with special housing needs, including persons with disabilities and developmental disabilities, farmworkers, and persons/families experiencing or at-risk of homelessness.	Outreach to developers of special needs housing in 2024 and bi-annually thereafter; ongoing support of development projects	The Oakley Planning Division expects to reach out to developers of special needs housing in 2024.
3.5 REASONABLE ACCOMMODATION PROCEDURES	To accommodate the housing needs of persons with disabilities and provide a streamlined permit review process, the City shall prepare and adopt a reasonable accommodation ordinance.	Adopt reasonable accommodation ordinance by June 2025	The City is on track to adopt a reasonable accomodation ordinance by June 2025.
3.6 ZONING AMENDMENTS FOR SPECIAL NEEDS HOUSING	The City shall amend the Zoning Code to ensure compliance with State law and encourage special needs housing.	Within one year of Housing Element adoption	The City of Oakley Planning Division expects to complete this work in 2024.

3.7 ADEQUATE EMERGENCY SHELTER SITES	The City currently (2023) allows emergency shelters as a by-right permitted use on the Civic Center site within the Downtown Specific Plan.	January of 2024	The Oakley Planning Division has worked on finding the appropriate zone, and expects to complete this work in 2024.
3.8 INCREASE CAPACITY FOR CIVIC ENGAGEMENT	The City shall work to increase capacity for civic engagement with an emphasis on building capacity among historically underrepresented populations.	Conduct targeted outreach to affordable housing building leaders quarterly starting in 2023. Work with the OYAC in 2023 to identify ways to reach underserved and underrepresented populations in planning processes such as the General Plan and Housing Element. Consider initiating Leadership Academy in 2024.	The Oakley Planning Division expects to work on this action item and its various facets in 2024 and 2025.
3.9 TENANTS' RIGHTS INFORMATION	The City will partner with fair housing organizations to ensure that residents have information about the California Tenant Protection Act of 2019 (AB 1482). Develop print and online educational materials and make materials available at City facilities, on the City's website, and at apartment complexes throughout the City.	Jan-25	The Oakley Planning Division expects to complete this work by January 2025.

Jurisdiction	Oakley	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Oakley	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Oakley	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023 (Jan. 1 - Dec. 31)		

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

For Contra Costa County jurisdictions, please format the APN's as follows:999-999-999-9

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
034-040-028	Neroly Road	Vacant		Surplus Land	3.98	
037-050-013	1033 Main Street	Vacant		Surplus Land	0.568	
033-302-026	95 Laurel Road	Vacant		Surplus Land	1	Deeded to City for Child Care use
035-181-005	3960 Main Street	Vacant		Surplus Land	0.569	
035-181-004	3960 Main Street	Vacant		Surplus Land	0.02	
037-150-030	2950 Main Street	Vacant		Surplus Land	0.32	
037-150-026	2990 Main Street	Vacant		Surplus Land	0.91	

Jurisdiction	Oakley	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.		
Notes		

Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		166
Total Units		167

Oakley Housing Fund
SB 341 Annual Reporting Requirements for Housing Successors to
Redevelopment Agencies
For Fiscal Year Ended June 30, 2023

1. *Amounts Deposited into the Low & Moderate Housing Asset Fund, distinguishing any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) from other amounts deposited.*

a. ROPS Schedule Funding	\$ 0
b. Loan Payments Received	\$ 1,819
c. Interest Earnings on Cash Balances	<u>\$ 13,502</u>
Total Deposits	<u>\$15,321.</u>

2. *A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the ROPS from other amounts:*

Cash	\$ 378,744
Restricted for Current Payables	<u>\$ 0</u>
Available Cash Balance	<u>\$378,744</u>

3. *Description of the expenditures from the fund by category, including, but not limited to, expenditures (A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a), (B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and (C) for the development of housing pursuant to paragraph (3) of subdivision (a).*

(A) Monitoring and Preserving LT Affordability of Units	\$ 3,233
(B) Homeless Prevention	\$ 0
(C) Development of Housing	\$ 0
(D) Other (accounting, bank fees, etc..)	<u>\$25,485</u>
Total Expenditures	<u>\$28,718.</u>

4. *As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of the loans and grants receivable, and the sum of these two amounts.*

Real Property Owned	\$ 0
Loans Receivable	<u>\$12,246,459</u>
Total	<u>\$12,246,459</u>

5. *Description of any transfers made pursuant to paragraph (2) of subdivision (C) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.*

\$0 (No transfers made under this section, in the current or any prior year).

6. *Description of Projects for which the Oakley Housing Fund receives or is holding property tax revenue pursuant to the ROPS and the status of that project.*

N/A -The Oakley Housing Fund neither receives nor holds property tax revenue pursuant to a ROPS.

7. *For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with section 33334.16. For interest in real property acquired on or after February 1, 2012, a status update on the project.*

N/A – The Oakley Housing Fund owns no real property.

8. a. *A description of outstanding obligations pursuant to Section 33413 that remain to transfer to the Housing Successor on February 1, 2012.*

The Oakley Housing Fund is obligated to pay the remaining deferred impact fee obligation related to the Oakley Cypress Associates project. The balance at June 30, 2022, including interest, was \$1,199,893.

- b. *A description of the Housing Successor's progress in meeting obligations described in 8a.*

Very little progress has been made since dissolution of the Oakley Redevelopment Agency, as these fees were only recently confirmed as solely a Housing Successor obligation, and the Department of Finance continually denied any Successor Agency payment.

- c. *A description of the housing successor's plan to meet unmet obligations described in 8a.*

The Housing Successor receives loan repayments each year, and after paying for the services described in item 3 above, it will continue to use remaining balances to pay down this obligation. Given the state of the projects and length of the loan repayment terms, payment of the impact fees may take decades.

9. *Information required by subparagraph (B) or paragraph (3) of subdivision (a).*

N/A.

10. Percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former RDA and its host jurisdiction within the last 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former RDA and its host jurisdiction within the same time period.

45%

11. a. The amount of excess surplus. N/A – None.

b. The amount of time that the successor agency has had the excess surplus.
N/A

c. The housing successor's plan for eliminating the excess surplus. N/A

RESOLUTION NO. 37-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY MAKING FINDINGS AND APPROVING THE HOUSING ELEMENT ANNUAL PROGRESS REPORT (REPORTING YEAR 2023)

WHEREAS, in 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 as part of the General Plan the City developed a 2001-2007 Housing Element, which was certified by The State Department of Housing and Community Development (HCD) in 2005; and

WHEREAS, in August 2009, the Oakley City Council adopted the 2007-2014 Housing Element; and

WHEREAS, in January 2015, the Oakley City Council adopted the 2015-2023 Housing Element; and

WHEREAS, in May 2023, the Oakley City Council adopted the 2023-2031 Housing Element; and

WHEREAS, the City is required to provide housing opportunities for all income groups. HCD reviews the Housing Element portion of the General Plan and requires an Annual Element Progress Report on the implementation of the Housing Element;

WHEREAS, the Housing Element Annual Report includes the SB 341 Report as an attachment for the purposes of this resolution;

WHEREAS, the SB 341 Report, which requires annual reporting for housing successors to redevelopment agencies, will be separately submitted to HCD, as well as posted on the City's website.

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


1. The City has completed the Housing Element Annual Progress Report for reporting year 2023, which outlines the progress the City has made on the goals and policies outlined in the Housing Element:
 - a. The City shall meet the State Department of Housing and Community Development Department (HCD) requirements to ensure the City is providing adequate housing types for all income groups.
 - b. Compliance with HCD requirements will provide for orderly and well-balanced growth within the City.

PASSED AND ADOPTED by the City Council of the City of Oakley this 26th day of March 2024 by the following vote.

AYES: Fuller, Henderson, Meadows, Shaw, Williams
NOES:
ABSTENTION:
ABSENT:

ATTEST: 

Libby Vreonis, City Clerk

APPROVED: 

Anissa Williams, Mayor

04/01/24

Date