



HOUSING ELEMENT

HOUSING GOALS, POLICIES, AND PROGRAMS

This section describes the City of Live Oak's goals, objectives, and programs regarding the provisions of safe, adequate housing for residents. The primary housing goal of the City of Live Oak is to: ¹

Promote the construction of a variety of housing types that meet safe standards with minimal environmental impact and provide a choice location, preserve existing neighborhoods, and have adequate public services for the residents of the City of Live Oak.

To satisfy this goal, this Housing Element addresses the following policy areas:

- A. Adequate Sites for Affordable Housing
- B. Assist in the Development of Affordable Housing
- C. Conserve and Improve the Existing Housing Stock
- D. Preserve Units At-Risk of Conversion
- E. Promote Equal Housing Opportunities
- F. Energy Conservation

ADEQUATE SITES FOR AFFORDABLE HOUSING

Goal A: To accommodate the City's share of the Regional Housing Need.

- Policy A.1** Ensure that Live Oak has sufficient land with appropriate zoning to accommodate the City's obligation to provide its share of the regional housing needs, including accommodations for affordable housing to extremely low, very low, low, and moderate- income households.
- Policy A.2** Ensure that future sites designated for higher-density housing are located near community services, schools, and public transportation.
- Policy A.3** Identify whether there are any vacant or underutilized parcels that could accommodate the development of multi-family housing. Encourage the development of these parcels for affordable housing.
- Policy A.4** Coordinate the provision of services, such as water, sewer, drainage, and law enforcement and fire protection to those areas where development is planned and take the steps to ensure the public facilities are made available to meet the expected housing growth.

¹Please see Appendix B of the General Plan for background information regarding housing.

**Program A.1 Provide Adequate Sites for Housing for All Income Levels**

Accommodate housing for all income groups - in particular affordable housing - that contributes to the City's share of the Regional Housing Needs Allocation (RHNA) for lower and moderate income households, by ensuring that adequate sites for all types of housing are located throughout the City. To achieve this objective, the City will do the following:

- The City will aid the Redevelopment Agency in preparing applications for state planning grants and applications for state and federal project development grants to collect as much funding as possible.
- Inform property owners and developers of regulatory and financial incentives through direct contacts with affordable housing providers in Live Oak, the distribution of a brochure explaining the City's residential property development standards at the City's permit counter and post of information on the City's web site, and mail to owners of recorded vacant and underutilized properties.
- Use the flexible application of the Zoning Ordinance, including approval of minor variations from, or exceptions to, zoning standards (such as minimum lot dimension, parking, yard, or set-back requirements), when necessary, to permit financially feasible residential development.
- The Zoning Ordinance shall be modified to increase the maximum allowable density of the highest density residential zone (currently anticipated to be called "R-3") to at least 30 units per acre.
- Amend the Zoning Ordinance so that residential parking standards are based on the number of bedrooms per dwelling unit rather than by zone. Standards shall be revised so that units with zero to one bedroom units will provide one on-site parking space, units with two bedrooms will provide 1.5 on-site parking spaces, and units with three or more bedrooms will provide two on-site parking spaces.
- Amend the Zoning Ordinance for parking in mixed-use areas (areas with mixed-use land use designations and areas where adjacent parcels allow for nonresidential and residential in close proximity) to allow shared parking for commercial and residential uses.
- Amend the Zoning Ordinance to reduce parking standards for second units, senior housing, group housing, transitional housing, and publicly assisted affordable housing projects. Parking standards shall be revised to one space per unit for second units and 0.6 spaces per unit for senior housing. Parking standards for group housing, transitional housing, and publicly assisted housing projects shall be determined based on the specific characteristics of each project. The City will allow for these types of projects to apply for use permits that reduce parking standards, as deemed appropriate for the use.
- Establish minimum density requirements of at least 12 units per acre to ensure that parcels intended for multi-family development are not underutilized.
- Revise the Zoning Ordinance to prohibit the development of single-family detached residences in the highest density residential zone (currently anticipated to be called "R-3").
- Allow multi-family housing in non-residential zones, except in zones intended for industrial or light industrial development.



- Amend Chapter 17 of the Zoning Ordinance to permit the placement of manufactured homes on permanent foundations in any zone that permits single-family homes without the need for a special combining district, conditional use permit, or other discretionary process.
- As a part of the ongoing comprehensive General Plan update, the City will identify lands for housing that can be developed by 2013 and that accommodate Live Oak's share of the regional housing needs by income category. Among the various changes currently being considered by the City for this General Plan update is allowing higher-density housing in commercial and commercial mixed use land use designations. Currently, the zoning code allows higher-density residential uses in commercial zones, but the current (pre-update) General Plan does not. The City will provide a minimum of 11 acres in zoning districts that allow multi-family development of 20 units per acre or more by right, with at least 50 percent of this total land area in a zoning district that does not permit nonresidential use without a conditional use permit. The City has identified 46.29 acres within existing City limits, near infrastructure, and without substantial environmental constraints that will be considered for rezoning to accommodate the remaining City RHNA for lower-income households. As a part of the General Plan and subsequent rezoning, the City will consider lands listed on the following table and identified on Figure Housing Plan-1, and/or other appropriate parcels for rezoning to accommodate lower-income housing.

Assessor's Parcel Number	Existing Land Use	Existing GP LU Designation (pre-update)	Zoning	Acres	Development Capacity (in units)
06530026	Orchard	Highway Commercial	C-3	1.34	21
06310006	Orchard	Low Density Residential	R-1	0.98	16
06330004	Vacant	Light Industrial	C-3	1.70	27
06310005	Orchard	Community Commercial	C-3	10.33	165
06310002	Orchard	Split: Community Commercial and Low Density Residential	Split: C-3 and R-1	12.55	201
06303008	SF Residential	Low Density Residential	R-2	1.41	23
06310009	Orchard	Low Density Residential	R-1	4.56	73
06310008	Orchard	Low Density Residential	R-1	6.01	96
06630008	Vacant	Low Density Residential	R-1	2.72	44
06092023	Vacant	Low Density Residential	Split: R-1 and R-2	1.25	20
06060006	SF Residential	Split: Community Commercial and Low Density Residential	Split: C-3 and R-1	1.18	19
06470039	Orchard	Highway Commercial	C-3	2.26	36
Total				46.29	

These parcels will be specifically evaluated by the City during the General Plan update and rezoning process. The City will rezone these parcels or others of equal or greater affordable



housing development capacity to provide the minimum amount of land required to accommodate the City's RHNA. Parcels rezoned shall be within the current City limits, vacant, have infrastructure available, and be free of environmental constraints that would reduce their development capacity or feasibility.

- Responsibility: Planning Department, City Manager
- Timeframe: Update the General Plan by December 31, 2009. Modify the Zoning Ordinance within 12 months of Housing Element adoption. The City will apply for state planning grants and applications for state and federal project development grants as such grant applications become available on an ongoing basis between 2009 and 2013. The City will inform property owners and developers of regulatory and financial incentives on an ongoing basis between 2009 and 2013.
- Funding: Live Oak Redevelopment Agency, Community Development Block Grant, Home Investment Partnership Program (HOME), California Housing Finance Agency (CalHFA) HELP Program, CalHome Program, other state and federal funds identified for specific projects/planning activities.
- Objective: Accommodate the development of a minimum of 174 additional dwelling units, including 34 low income units, 70 very low income units, and 70 extremely low income units, in Live Oak between 2009 and 2013 to meet the City's share of the RHNA, according to income level, by ensuring that adequate sites for such development are available.

Program A.2 Identify Opportunity Sites for Infill Development

Investigate ways to encourage residential infill development on vacant and under-utilized lots in older sections of the City. Prepare a report to the City Council regarding the supply of vacant and underutilized lots in the City, including commercial and retail sites with opportunities for mixed use and second floor residential. Once these "opportunity sites" are documented, the City will apply for funding for state and federal planning and development grants to develop these sites to assist in accommodating a portion of the City's RHNA.

- Responsibility: Planning Department, City Manager
- Timeframe: Within 12 months of Housing Element adoption
- Funding: Live Oak Redevelopment Agency, Community Development Block Grant, HOME Program, USDA Rural Development Services grants
- Objective: Provide for sites that could accommodate 100 units. Prepare report detailing vacant and underutilized sites that could potentially be used for infill development and determine whether a portion of those sites could be developed to accommodate the City's housing needs

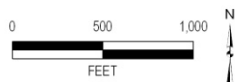


LEGEND

City Limits

Parcels

Rezone



Base map: CASIL layers
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**Figure Housing-1
Potential Rezone Sites**



Program A.3 Special Housing Needs

Continue existing zoning practices that allow for the permitting of a wide range of alternative housing and shelter facilities in both the residential and non-residential zones. The City shall revise the Zoning Ordinance, as necessary, to specifically define and allow residential care facilities, single-room occupancy units (SROs), boarding houses, apartment hotels, group care facilities, institutional group care facilities, and other special needs housing by right in at least one residential zone (with facilities of six or fewer allowed by right in all residential zones). The Zoning Ordinance shall be revised to allow apartment hotels, group care facilities, institutional group care facilities, and other special needs housing in non-residential zones. The Zoning Ordinance will further be amended to allow community apartments and stock cooperative apartments in the R-3 by right.

The City will also revise the Zoning Ordinance, as necessary, to provide exceptions for reasonable accommodations necessary to make housing available for persons with disabilities, and speed the processing time for such requests. This procedure will be a ministerial process, with minimal or no processing fee, subject to staff approval so long as the requested exception does not impose an undue financial or administrative burden on the City, and would not require a fundamental alteration in the nature of the City’s land use policies and Zoning Ordinance.

Though the region includes significant agricultural activity that attracts farmworkers and their families, agricultural activity and farmworker housing is expected to occur largely outside City limits. The most likely alternative housing need would be for temporary housing during those times of year when crop harvesting and processing occur. The City will coordinate with the Housing Authority to meet the needs of farmworkers and their families by increasing the supply of affordable housing – both temporary and permanent – for lower-income families, many of whom are farmworkers. Although the City does not currently have any agricultural zones defined in the Zoning Ordinance other than the agricultural combining zone, the City will revise the Zoning Ordinance to define farmworker housing and permit such housing by right in any future agricultural zones according the requirements of the Employee Housing Act (sections 17000 – 170652.5 of the California Health and Safety Code. Multifamily housing for farmworkers and their families shall be allowed under the same standards as any other type of multifamily housing.

- Responsibility: Planning Department
- Timeframe: Revise Zoning Ordinance within 12 months of the adoption of the Housing Element
- Funding: General Fund
- Objective: Ensure adequate sites for special housing types by continuing zoning practices that currently allow these uses within the City and by revising the Zoning Ordinance to comply with state law regarding the placement of these uses.

Program A.4 Second Units

Consistent with Assembly Bill (AB) 1866, the City will continue to support the use and construction of second units on single family residential lots to provide additional affordable housing options. Revise the Zoning Ordinance, as necessary, to allow second units by right in all residential zones. Modify



development standards to encourage the development of second units on existing and future residential properties by right in all of the residential zoning districts and by reducing parking requirements for second units to one space per unit. The City will develop an over-the-counter permitting program for second unit development, as long as proposed second units meet architectural compatibility requirements. Create and distribute brochures containing information about the benefits of building second units and the City's permitting process. The City will ensure that any impact fees related to second units are proportional to the actual impact of this type of development, rather than using a flat fee for each unit.

Responsibility: Planning Department

Timeframe: Revise Zoning Ordinance within 12 months of Housing Element adoption; Develop over the counter permitting program within 18 months of Housing Element adoption with brochures distributed; revise development impact fees within 18 months of Housing Element adoption.

Funding: General Fund, permit fees

Objective: Educate residents about second units and how they can help the City meet its affordable housing obligation

Program A.6 Emergency Shelters, Transitional, and Supportive Housing

The City will also revise chapter 17.10 of the Zoning Ordinance to include definitions for “emergency shelter,” “transitional housing,” “group care home,” and “farmworker housing” consistent with definitions for these types of shelter in state law (Health and Safety Code section 50801 for emergency shelter and transitional housing, section 1566.3 for group care home, and section 50517.5 for farmworker housing).

Emergency shelters shall be permitted use without the need for a conditional use or other discretionary action in the C-1, C-2, and C-3 zones, which are the City’s neighborhood, central, and general commercial zones, respectively. These zones collectively provide 21 parcels and 5.79 acres of vacant land, is located in developed portions of the City near where these services would be required, and allows uses compatible with these services. In other zones, the City will continue to allow emergency shelter facilities for six or fewer persons as a permitted use and add language to allow larger facilities for up to 12 persons as a conditional use, and require such facilities to meet the same development standards as other permitted uses in the designated zones.

The City will revise the Zoning Ordinance, as necessary to ensure that “transitional housing” and “supportive housing,” as those terms are defined in California Government Code section 65582, are treated as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone, in conformance with section 65583 of the California Government Code. The City will revise the Municipal Code also to remove the distinction between residential care homes for children and those provided for adults.

In addition, the City will work with the Sutter County Social Services & Welfare Department and regional non-profit organizations providing services for the homeless to find ways Live Oak can assist in



addressing homelessness in the region. Explore alternative housing options for the homeless or people in danger of becoming homeless, such as shared housing. The City should also consider reducing the permitting and development impact fees that would be collected by the City to allow the development of facilities like emergency shelters, transitional housing, and supportive housing; this would ensure that if such facilities become needed, the extra cost associated with the permitting and development impact fees will not present a constraint to the facilities' development.

- Responsibility: Planning Department
- Timeframe: Revise the Zoning Ordinance within 12 months of the adoption of the Housing Element. Revise development impact fee schedule and permit fees to reduce fees for emergency shelters, transitional housing, and supportive housing within 18 months of the adoption of the Housing Element.
- Funding: General Fund and permitting fees
- Objective: Accommodate any future needs for housing that can support those without permanent residents, including the homeless

Program A.7 Design Review

As noted in the Community Character Element, the City will adopt changes to Municipal Code and revisions to the Public Works Improvements Standards for consistency with the 2030 General Plan, including any changes needed to be consistent with the Community Character and Design Element. The Zoning Ordinance will be revised to provide flexibility in setbacks and other components of development standards in order to accommodate compact housing development.

Also following adoption of the General Plan, as noted in the Community Character Element, the City will consider drafting a design manual or design guidelines. The City will consider whether a discretionary or administrative process will be used for design review to ensure compliance with the Community Character and Design Element. Until such time as a design manual or design guidelines are adopted, the City will clarify the temporary process for design review before a design manual is adopted.

The City will clarify and specify what types of projects are subject to design review by a design review committee or the Planning Commission. The City will clarify which specific aspects of proposed projects are subject to City design review and the application materials required to demonstrate compliance.

The City will review the design review process on an annual basis and report to the City Council and Planning Commission. As a part of this review, staff will examine the procedures, processing time, and expense of design review to ensure that this is not an impediment to higher-density housing development. The City will make changes to the procedures for design review, the Municipal Code, and the design review manual, as necessary, to facilitate the production of higher-density housing.

- Responsibility: Planning Department
- Timeframe: Revise the Zoning Ordinance within 12 months of the adoption of the Housing Element. Prepare design guidelines within 18 months of Housing Element



adoption. Monitor on an annual basis starting in June 2010 and through June of 2013.

Funding: General Fund and permitting fees

Objective: To clarify the design review process to provide certainty for development and facilitate higher-density housing development.

ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING

Goal B: Provide for a variety of housing opportunities and affordability levels within the City of Live Oak.

Policy B.1 Facilitate and encourage the construction of a variety of housing types to provide alternatives to single family housing, provide housing for all income levels, and address special housing needs.

Policy B.2 Encourage the development of "move-up" housing to provide opportunities for residents to trade up to housing with more amenities without the need to relocate outside the City of Live Oak.

Policy B.3 Encourage the construction of new homes that vary in cost, size, and design to meet the needs of existing and future residents of all income levels. Promote balanced distribution of housing that is affordable to lower and moderate income households rather than concentrating such housing in a single location.

Program B.1 Density Bonuses and Other Incentives

The City will encourage the use of density bonuses in accordance with the State Density Bonus Law. In compliance with current state law, the City's density bonus program used a sliding scale for density bonuses based on the percentage and affordability level of the housing developed. Developers can receive a maximum density bonus of up to 35 percent when they develop at least 10 percent very-low-income housing, 20 percent low-income housing, or 40 percent moderate-income housing, along with other cost-saving incentives. Other ratios of different levels of affordability result in lower density bonuses. These incentives may include, but are not limited to reductions in zoning standards, different development standards and design criteria, mixed-use zoning, expedited staff review and permit processing, and financial assistance from the Live Oak Redevelopment Agency, if appropriate, to fill financing gaps.

Responsibility: Planning Department

Timeframe: Ongoing as projects qualifying for density bonuses are proposed

Funding: General Fund, permit fees, Live Oak Redevelopment Agency



Objective: Provide developers with incentives to encourage the construction of housing that is affordable to all income levels and meets the needs of special housing groups

Program B.2 Large Unit Multi-Family Development

Encourage the construction of 3 and 4 bedroom units when subsidized affordable multi-family projects are proposed within the City. The City will coordinate with the Housing Authority to encourage inclusion of larger rental units. To increase the financial feasibility of meeting those needs, the Live Oak Redevelopment Agency will consider additional tax-increment funding for large family housing units. The City will ensure that development standards do not impede the development of larger uses, including parking, open space requirements, and other requirements.

Responsibility: Planning Department, City Manager, City Council

Timeframe: Current and ongoing, 2009-2013, through pre-application meetings for affordable housing projects that request City assistance

Funding: General Fund, Live Oak Redevelopment Agency

Objective: Create a greater number of affordable housing units, primarily rental units, which can accommodate larger families

Program B.3 Financing Programs and Agreements

Participate in financing programs and agreements such as mortgage credit and bond financing to provide assistance to first time lower and moderate income homebuyers. In addition, the City will determine the feasibility of participating in a consortium with other public agencies to take advantage of tax-exempt bond financing. Assist the funding of these programs through the submission of HOME applications. Feasibility will be based on the amount of funding that could be used within the City in relation to the cost of participation and the attractiveness of these certificates to first-time homebuyers. The City will identify existing public agency consortiums and determine the most feasible group in which to participate. The availability of these programs will continue to be publicized locally through brochures, quarterly newsletter, and education of local finance agencies and real estate offices. Credit certificate allocations are available at a countywide level on a first-come first serve basis.

Responsibility: City Manager, Finance Department, Consolidated Housing Authority of Sutter County

Timeframe: Identify consortiums within 12 months of the adoption of the Housing Element.
Funding: General Fund

Objective: Increase financing options for affordable housing projects

Program B.4 Pursue Funding Under State and Federal Programs

Provide assistance in preparing funding applications for affordable housing projects proposed by or with the Housing Authority. The City will also consider providing financial support through the



Redevelopment Agency and/or staff support in providing needed information for funding requests to increase the likelihood of receiving state or federal funding. To promote its application assistance efforts, a representative of the City will meet annually, and additionally during the year as needed, with the Housing Authority to determine their interest in, and plans for, constructing affordable housing in Live Oak. Based on the clients to be served by proposed projects and the type of housing and services to be incorporated into funding requests, the City will assist the Housing Authority in identifying the most appropriate state and/or federal funding sources.

Responsibility: Planning Department, City Manager, Finance Department

Timeframe: Ongoing, 2009-2013, as well as annual contact with affordable housing providers, and additional contact as needed to discuss project-specific issues

Funding: Various state or federal programs, depending on the clients to be served and the type of housing to be provided

Objective: Assist the Housing Authority in seeking funding to provide affordable housing to meet the City's affordable housing obligations

Program B.5 Community Reinvestment

The City will meet with representatives of each of the locally/regionally-based lending institutions to determine their interest in funding community development and housing activities, including participation in Federal Home Loan Bank Board affordable housing programs. For participating lenders, the City will serve as a liaison between the institution and housing providers seeking funding sources for their projects.

Responsibility: City Manager, Finance Department, Live Oak Redevelopment Agency

Timeframe: Meet with representatives of local lending institutions within 12 months of the adoption of the Housing Element, and as needed thereafter for project-specific funding requests

Funding: General Fund

Objective: Increase funding options for affordable housing projects

Program B.6 Joint Effort with Sutter County and Non-Profit Organizations

The City will seek the assistance of the Consolidated Housing Authority of Sutter County and non-profit housing organizations to identify and secure funding sources to develop vacant properties and to rehabilitate and convert non-residential buildings to residential use. To accomplish this, the City will:

- Meet with Housing Authority representatives to provide information on potential sites and housing development proposals that would be appropriate for the use of housing vouchers in conjunction with state or federal new construction or rehabilitation subsidies.
- Meet with representatives of non-profit housing providers to seek their interest in securing funding and developing infill sites or converting nonresidential buildings.



Responsibility: Planning Department and City Manager

Timeframe: Conduct initial meetings with the Housing Authority and non-profit organizations within the first 12 months after Housing Element adoption, and then meet annually thereafter

Funding: General Fund, Live Oak Redevelopment Agency

Objective: Improve collaboration among public and private agencies that provide housing and supportive services to lower-income households

Program B.7 Impact Fees

Review impact fees and revise for multi-family projects and other high-density residential uses so that fees are proportional to unit size, rather than using a flat fee for each unit regardless of unit type or size. Seek public funding options that would help subsidize impact fees for affordable housing projects. Delay payment of development impact fees for affordable housing development until the certificates of occupancy is issued, instead of at issuance of a building permit.

Responsibility: Planning Department, City Manager, City Council

Timeframe: Within 18 months of the adoption of the Housing Element

Funding: General Fund, grants, redevelopment funding, and other potential funding options to help subsidize fees

Objective: Reduce the cost of development impact fees in order to provide incentive to the Housing Authority and other housing developers to build affordable housing

Program B.8 Service Provision

The City will prioritize service for affordable housing. The City provides water and wastewater service. Although this is not currently planned, it is possible in the future that the City could contract with another water or sewer service provider. If this happens, the City will provide a copy of the adopted Housing Element to such water and wastewater service providers and ensure that they are aware of their legal requirement to prioritize service for affordable housing. Refer to Government Code Section 65589.7 in the conditions of approval for subdivisions that require "will-serve" letters from sewer and water districts.

Responsibility: Planning Department, City Manager

Timeframe: Current and ongoing, 2009-2013

Funding: General Fund

Objective: To make applicants and service providers aware of state law requirements for serving affordable housing.



Program B.9 Extremely Low-Income Households

The City will direct its housing programs to consider the needs of extremely low-income households, including the funding programs discussed throughout the Housing Element that address production/preservation of residential care facilities, supportive housing, farmworker housing, and other types of housing that would be expected to serve extremely low-income households. Examples of such programs in this Housing Element include Program A.1, Program A.3, Program A.6, Program B.6, Program D.1, and Program D.2.

The City shall coordinate with the Housing Authority and other operators of subsidized housing projects to track the number of units provided to extremely low-income households and maintain the affordability of existing housing units that provide housing to extremely low-income households. The City, in coordination with the Housing Authority, shall seek funding for programs that would add subsidy to existing subsidized projects to increase the number of units provided in the project for extremely low-income households. This "buy down" of units could apply to both projects that are entirely income-restricted and those that provide mixed-income housing. The City, in coordination with the Housing Authority, shall apply for, and use available housing resources, including project-based rental subsidies and other resources to support housing for extremely low-income households.

- Responsibility: Planning Department, City Manager
- Timeframe: Current and ongoing, 2009-2013
- Funding: General Fund, General Fund, regional, state, and federal housing grants, loans, and other funding
- Objective: To increase the supply of housing for extremely low-income households.

CONSERVE AND IMPROVE EXISTING HOUSING STOCK

- Goal C:** **Encourage and assist in the rehabilitation of housing units in need of repair and occupied by extremely low-, very low-, and low-income residents. Strive to enhance the overall quality of the City's existing housing stock.**
- Policy C.1** Provide property owners with assistance to inspect and identify code violations in residential buildings.
- Policy C.2** Encourage property owners to rehabilitate units in deteriorating or critical condition and promote room additions that can eliminate overcrowding.
- Policy C.3** Advertise the availability of grants, loans, and other funds available for the rehabilitation of housing stock to homeowners, landlords, and other investors.
- Policy C.4** Continue to apply for state and federal assistance for housing rehabilitation for low-income households. Rental housing that is repaired with government



assistance shall remain affordable to low-income households for a specified period of time.

Program C.1 Housing Survey

Continue to conduct housing condition surveys every five years to monitor the overall condition of the City's housing stock. Maintain an inventory of properties in need of improvement and track improvements or increasing deterioration over time.

- Responsibility: Planning and Building Departments
- Timeframe: Every five years after the last survey, conducted in 2008.
- Funding: Live Oak Redevelopment Agency, CDBG planning grant, General Fund
- Objective: Monitor the City's housing stock to help target which properties need to be rehabilitated

Program C.2 Voluntary Inspections

The City will, on a request basis, arrange for inspections of residential properties where building code violations may be present and may need to be corrected. A more comprehensive voluntary building code inspection would be performed by the Building Department for an inspection fee that covers the cost of this service, or at no cost to the property owner in conjunction with an application for housing rehabilitation assistance.

- Responsibility: Building Department
- Timeframe: Current and ongoing, 2009-2013
- Funding: Inspection fees, Live Oak Community Development Department, Rehabilitation Program funds (Community Development Block Grant, Home Investment Partnership Program)
- Objective: Increase the rate of compliance with City code requirements and participation in housing rehabilitation programs.

Program C.3 Code Enforcement and Abatement

The City will initiate appropriate code enforcement action on dwelling units that are so substandard that they represent an imminent threat to health and safety. The City will require that property owners comply with building code standards or that property owners remove such housing units. If necessary, the City may abate the unsafe building. These actions will be taken only in the most extreme cases in which the owner of the dwelling unit is unable or unwilling to make necessary repairs, in which repairs are not feasible, or in which the dwelling unit has been abandoned.

- Responsibility: Building Department



Timeframe: Current and ongoing, through 2013

Funding: General Fund, code enforcement fees, Housing Rehabilitation Program funds

Objective: Correction of the most serious code violations

Program C.4 Rehabilitation of Substandard Dwelling Units

To encourage private rehabilitation efforts, the City will undertake the following actions:

- The City will apply for and/or assist eligible households in applying for various private, state, and federal sources of funding for housing rehabilitation and home repairs, which would include the correction of health and safety hazards, weatherization, and the addition of space to alleviate overcrowding. The City will continue to contribute Redevelopment Agency housing set-aside funds, as available, to support its rehabilitation program. Owners of rental properties who are assisted in financing the rehabilitation of their dwelling units will be required to rent the units to low-income households and to sign a rent limitation agreement for specified minimum time period.
- The City will apply for state funding as frequently as the City has the capacity to expend and manage grant funds. The City will promote the housing rehabilitation program through program information included in semi-annually in utility billings, brochures available at City Hall, the City's web site, and distribution of program information to property owners in targeted neighborhoods.
- The City will maintain current information on the condition of dwelling units by periodically updating its housing conditions data base. Approximately every 5 years, the City will resurvey housing conditions to ensure the currency of its housing conditions information.

Responsibility: Planning Department, Building Department

Timeframe: Current and ongoing, through 2013

Funding: Community Development Block Grant, Home Investment Partnership Program (HOME), Live Oak Redevelopment Agency, Multifamily Housing Program, USDA Rural Development Services

Objective: Rehabilitate 25 dwelling units that do not conform to City code and are a risk to personal and public health

PRESERVE UNITS AT-RISK OF CONVERSION

Goal D: Preserve, and if necessary replace, the City's publicly assisted affordable housing.

Policy D.1 The City will seek to preserve the affordable housing developments in Live Oak.



Policy D.2 Require replacement housing per state law (or relocation of displaced residents) within the Redevelopment Project Area whenever subsidized affordable housing units are demolished as a result of government activity; including development, road widening, and other improvements.

Program D.1 Monitoring and Preservation of At-Risk Housing

The City will coordinate with the Housing Authority and property owners of privately-owned, government-subsidized affordable housing projects with the goal of maintaining affordability status of properties in the long term. The City will contact property owners of such affordable housing projects at least one year in advance of the date where properties could convert to market rate. The City, in collaboration with the Housing Authority, will describe options for maintaining affordability status. If the owner expresses an interest in selling or converting their properties, the City will contact the Housing Authority to determine interest in acquisition and operation of such properties, or to get assistance in seeking another interested investor or nonprofit housing corporation to acquire and continue operating the rental development for low-income households. The City will, in coordination with the Housing Authority, assist in identifying and applying for funds to maintain the affordability of rental units.

Responsibility: Planning Department, City Manager

Timeframe: Contact property owners of publicly assisted rental housing at least one year prior to the expiration of the affordable housing covenant for each property to determine future ownership plans; implement preservation strategy if owners indicate desire to sell or convert their properties

Funding: Multifamily Housing Program, California Housing Finance Agency Preservation, Acquisition Financing Mortgage Insurance for Purchase/Refinance (HUD)

Objective: Preservation of affordable rental housing units

Program D.2 Housing Replacement Relocation Assistance

The City will seek funding to pay for the relocation expenses of low-income residents displaced as a result of the condemnation or required vacation of dwelling units due to code violations. The City will follow the requirements of state law regarding the demolition or conversion of dwelling units occupied by lower-income households within the city.

Responsibility: Planning and Building Departments

Timeframe: Current and ongoing, 2009-2013

Funding: Community Development Block Grant, Home Investment Partnership Program, Live Oak Redevelopment Agency

Objective: Avoidance of permanent displacement and replacement of housing demolished as a result of code enforcement and implementation of housing rehabilitation program



PROMOTE EQUAL HOUSING OPPORTUNITIES

Goal E.1: Ensure that no person seeking housing in the City of Live Oak is discriminated against on the basis of race, color, religion, sex, disability, familial status, ancestry, national origin, ancestry, marital status, sexual orientation, source of income, or age.

Policy E.1 Continue to provide information and referral services to people with fair housing complaints.

Policy E.2 Support the enforcement of fair housing laws by appropriate State and County agencies.

Policy E.3 Promote equal housing opportunities and programs for all housing within the City.

Program E.1 Fair Housing Program

The City will continue its present information and referral services for equal housing opportunities. The City will provide published information from state and federal agencies that investigate housing discrimination complaints. The City will also assist individuals with complaints in contacting the appropriate agency and filing a complaint. The City will provide a point of contact for these services at City Hall for referral information. The City will consider other means, as well, for distributing such information. For example, City building inspectors could distribute information, as appropriate.

Responsibility: Finance and Planning Department

Timeframe: Within six months of adoption of the Housing Element the City shall provide public information on housing discrimination; assist individuals as necessary, ongoing, 2009-2013

Funding: General Fund, Community Development Block Grant, Live Oak Community Development Department

Objective: Resolution or referral of fair housing complaints to the appropriate agency

Program E.2 Public Information and Education

Promote education and awareness of fair housing laws by making this information widely available to the public. Fair housing law materials in printed in several languages will be posted in prominent locations throughout the City. The City shall also post and make available informational flyers on fair housing complaints. This information will also be made available at the local library branch and City Hall. The City shall, during all public hearings, program seminars, and other housing related meetings, provide fair housing information to all attendees and will include fair housing materials in all housing program application packages.

Responsibility: City Manager



Timeframe: Provide public information on fair housing law within 6 months of Housing Element adoption and as appropriate when housing is proposed, ongoing, 2009-2013

Funding: General Fund, Community Development Block Grant, Live Oak Community Development Department

Objective: Inform the public about fair housing laws

ENERGY CONSERVATION

Goal F.1: To promote energy conservation.

- Policy F.1 Continue to implement state energy efficiency standards.
- Policy F.2 Seek funding to provide weatherization assistance to low-income households.

Program F.1 Implement State Energy Conservation Standards

The City will continue to require applicants for building permits to demonstrate compliance with the state energy conservation requirements at the time building plans are submitted.

Responsibility: Building Department

Timeframe: Current and on-going, 2009-2013

Funding: Permit fees

Objective: Compliance with minimum energy efficiency standards.

Program F.2 Energy Conservation Assistance for Low-Income Households

The City will include weatherization and energy conservation as eligible activities under its housing rehabilitation program. The City will provide information and refer eligible property owners to other programs offered by Pacific Gas & Electric and nonprofit organizations. The City will promote weatherization and energy efficiency home improvement options through general advertisement of its housing rehabilitation program. The City will also refer interested individuals to energy rebate and conservation assistance programs offered by others and maintain information on these programs at City Hall. Information on other energy conservation and weatherization programs will be included in City mailings and advertisements of its housing rehabilitation program.

Responsibility: Finance and Planning Department

Timeframe: Current and on-going, 2009-2013

Funding: Community Development Block Grant, Home Investment Partnership Program (HOME), USDA Rural Development Services



Objective: Weatherization and energy efficiency improvement of between 25 and 30 dwelling units

QUANTIFIED OBJECTIVES

Table Housing Plan-1, below, summarizes the City of Live Oak housing needs and its objectives for production, rehabilitation, and conservation of housing through the end of the Housing Element Planning Period.

TABLE HOUSING -1
QUANTIFIED OBJECTIVES
CITY OF LIVE OAK 2009-2013

Income Category	New Construction	Objectives for Conservation and Rehabilitation		
	New Housing Construction Objective	Conservation	Rehabilitation	Total Conservation and Rehabilitation
Extremely Low	70	7	7	14
Very Low	70	7	8	15
Low	104	15	10	25
Moderate	141	7	5	12
Subtotal Affordable Units	385	36	30	66
Above Moderate	240	0	0	0
Total	625	72	60	132