AGENDA
REGULAR MEETING OF THE OAKLEY PLANNING COMMISSION

Tuesday, March 07, 2023
6:30 PM
Oakley City Council Chamber, 3231 Main Street, Oakley, California. Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA Guidelines Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

MISSION STATEMENT: The City of Oakley will create a resilient future that fosters and attracts a vibrant and evolving community that welcomes and values all people.

VISION STATEMENT: The City of Oakley celebrates our unique Delta lifestyle and small-town feel where we ***Live*** in a safe, dynamic community, ***Work*** together to build the future, and ***Play*** in our own backyard.

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A complete packet of information containing staff reports and exhibits related to each item is available for public review prior to an Oakley Planning Commission meeting at Oakley City Hall, 3231 Main Street, Oakley, CA 94561. Any writings or documents provided to a majority of the Oakley Planning Commission regarding any item on this agenda will be made available for public inspection, during regular business hours, at the front counter in the Main Lobby of the Oakley City Hall located at 3231 Main Street, Oakley, CA 94561.

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Please keep cell phones/electronic devices turned off during the meeting. Please be advised that Oakley Planning Commission meetings are video recorded and attendees may appear on video.

Members of the public may address the Oakley Planning Commission on items of interest that are within the City's jurisdiction. Public comment on items not listed on the agenda will be heard under the Public Comments section of the agenda. In compliance with State law, the Oakley Planning Commission may not take action on an item that is not specifically listed on the agenda. If you would like to speak on any agenda item, please fill out a public speaker card available in the lobby and submit it to the City Clerk prior to the agenda item being called. The Oakley Planning Commission Chair will call you by name to the podium to hear your comments and you have up to 3 minutes to speak.

1.OPENING MATTERS

1.1 Call to Order and Roll Call of the Oakley Planning Commission

1.2 Pledge of Allegiance to the Flag

2.PUBLIC COMMENTS

At this time, the public is permitted to address the Planning Commission on non-agendized items.

3.CONSENT CALENDAR

Consent Calendar items are typically non-controversial in nature and are considered for approval by the Planning Commission with one single action. Members of the audience, Staff or the Planning Commission who would like an item removed from the Consent Calendar for purposes of public input may request the Chair remove the item. The public may request to remove an item(s) to provide input by completing a public speaker card and submitting it to the City Clerk prior to the item(s) being called by the Chair.

3.1 Approve Minutes from the Planning Commission Meeting held February 7, 2023 (Libby Vreonis, City Clerk)

Minutes 02-07-23

4.PUBLIC HEARINGS

4.1 Summer Lake North Design Review (DR 09-22) (Ken Strelo, Planning Manager)

Staff Report
1. Vicinity Map
3. Applicant's Plans

2. Notice of Public Hearing
4. Proposed Resolution

4.2 City of Oakley 2023-2031 Housing Element Update (Ken Strelo, Planning Manager)

Staff Report
1. Notice of Public Hearing
2. Addendum to the City of Oakley Focused General Plan Update Initial Study/Negative Declaration
3. Proposed Resolution
3.a Exhibit A. 2023-2031 Housing Element Update
3.b Exhibit B. 2023-2031 City of Oakley Housing Element Errata
3.c Exhibit C. HCD Finding Letter, dated November 28, 2022

5.REGULAR CALENDAR

6.REPORTS

6.1 Reports from Staff Members

6.2 OAKLEY PLANNING COMMISSION
(a) Reports from Commission Members
(b) Requests for Future Agendas

7.WORK SESSIONS

8.ADJOURN

Minutes of the Regular Meeting of the Oakley Planning Commission held February 7, 2023

1) OPENING MATTERS

1.1 Call to Order and Roll Call of the Oakley Planning Commission

Chair Oleksii Chuiko called the meeting to order at 6:30 pm in the Oakley City Council Chambers located at 3231 Main Street, Oakley, California. Vice Chair Diego Verduzco and Commissioner Leonard Price were also present. Two Commissioner seats are currently vacant.

1.2 Pledge of Allegiance to the Flag

Vice Chair Verduzco led the Pledge of Allegiance to the Flag.

2) PUBLIC COMMENTS

None.

3) CONSENT CALENDAR

3.1 Approve Minutes from the Planning Commission Meeting held January 17, 2023 (Libby Vreonis, City Clerk)

It was moved by Commissioner Price and seconded by Vice Chair Verduzco to approve the minutes. Motion was unanimous and so ordered. (3-0)

4) PUBLIC HEARINGS

4.1 Machado Lane Subdivision 9615 (RZ 06-21, FDP 01-21, TM 03-21, DR 10-21) (Ken Strelo, Planning Manager)

Planning Manager Ken Strelo provided the staff report and PowerPoint presentation. He mentioned Rod Stinson, Vice President of Raney Planning & Management, is present for any questions regarding CEQA compliance.

Mr. Strelo mentioned there is a proposed modification to MM VIII-1. He also mentioned Condition of Approval (COA) # 63 is not recommended for the Council to approve, rather staff requests direction to work with the applicant to revise.

Commissioner Price inquired about the timing of construction if approved by the City Council.

Mr. Strelo deferred to the applicant to provide the information.

Chair Chuiko inquired if the park will be maintained by HOA fees.

Mr. Strelo confirmed that the park will be maintained by HOA fees.

Chair Chuiko inquired how the subdivision will impact schools.

Mr. Strelo responded that CEQA covers impacts to certain public services; impacts to schools are mitigated with school impact fees for new housing.

Chair Chuiko inquired which schools would be impacted.

Mr. Strelo indicated he is not certain but can get that information.

Chair Chuiko requested staff bring the information back.

Chair Chuiko inquired if recycled water was part of the CEQA analysis.

Mr. Strelo mentioned he is uncertain if recycled water is out there.

Chair Chuiko clarified he is referring to purple pipes used for irrigation in parks.

Mr. Strelo mentioned that under the City's Water Efficient Landscape Ordinance there are calculations that dictate how much water can be used on specific square footage of landscape. He added there is currently no detailed irrigation plan.

Chair Chuiko inquired if there are any plans to eventually repave and widen Sellers since it is one of the main arteries.

Mr. Strelo explained that this project is not responsible for any work on Sellers. He mentioned there are other projects that have frontage on Sellers. He shared that one of the challenges with Sellers is it is part City and part County, and improvements are not in the City's Capital Improvement Project Plan at this time, so it is development dependent.

Chair Chuiko opened the public hearing.

Applicant Kevin Freyer with Meritage Homes mentioned it was May 2021 when they asked the Council for a General Plan amendment to increase density and the Council directed them to bring back something consistent with the General Plan. He shared they are excited to bring housing to this property. He indicated if all goes well here and at the Council meeting, they could be grading by this summer, and could see vertical construction during the spring of 2024, and if the market is well, begin sales in 2026. He mentioned they have another project on Sellers and they plan to bring forth with plans for development. Regarding COA # 63, he mentioned they were requested by staff to install additional improvements extending beyond the project and it is a voluntarily condition for the project to provide benefit, but the exact timing and cost is late in the

process, so they want to continue to work together to figure out the details. He mentioned they previously proposed 106 homes and revised the concept to provide larger setbacks.

No public comments were submitted.

Chair Chuiko closed the public hearing.

Chair Chuiko inquired if the CEQA item was the applicant's request or if it was proposed by staff.

Mr. Strelo mentioned the City is waiting for direction from the State; staff didn't want to do something in the CEQA document that is above and beyond what they are doing for their own building permits. He mentioned it may be a non-issue by the time they get around to pulling permits if the State has provided direction by then or the developer may choose not to have it as they have other developments without it now, but the condition would provide options and it would result in no greater emissions than would be there without the infrastructure.

Commissioner Price moved to approve the item.

Chair Chuiko summarized Commissioner Price's motion is to approve the resolution including the CEQA mitigation and excluding COA # 63.

It was seconded by Vice Chair Verduzco. Motion was unanimous and so ordered. (3-0)

5) REGULAR CALENDAR

None.

6) REPORTS

6.1 Reports from Staff Members

Community Development Director Brent Smith reported staff received 9 applications for the two vacant Planning Commission seats and the City Council will review the applications and conduct interviews during its regular meeting to be held February 14.

6.2 OAKLEY PLANNING COMMISSION

(a) Reports from Commissioners

None.

(b) Requests for Future Agendas

None.

7) ADJOURN

There being no further business, the meeting was adjourned at 7:05 p.m.

Respectively Submitted,

Libby Vreonis
City Clerk

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: March 7, 2023

TO: Joshua McMurray, City Manager

Approved and Forwarded to the Planning Commission

FROM: Ken Strelo, Planning Manager

SUBJECT: **Summer Lake North Design Review (DR 09-22) – Request for approval of Design Review for 817 homes within the Summer Lake North Subdivision 9307. APNs 032-370-033 and 032-370-035.**

Summary

This is an application by Alec Tappin of DeNova Homes LLC ("Applicant") requesting Design Review (DR 09-22) approval for the Summer Lake North Subdivision. Plans consist of floor plans, architectural elevations, colors and materials schemes, and village preliminary development plans for 817 new single-family residential homes. There are a total of 20 floor plans (5 single-story and 15 two-story), each with three architectural types pre-selected from five architectural types used throughout the entire subdivision (Spanish, Tuscan, Farmhouse, Traditional, and Prairie) ("Project"). Livable area of the homes is between 1,927 sf. and 3,479 sf. The site is the Summer Lake North Subdivision 9307 located east of Bethel Island Road and north of East Cypress Road. The site is zoned SP-1 (East Cypress Corridor Specific Plan) District. APNs 032-370-033 and 032-370-035.

Staff recommends the Planning Commission adopt the proposed resolution approving the project titled "Summer Lake North Design Review (DR 09-22)", as conditioned.

Background

General Plan

Specific Plan (SP) – The project site is designated as "SP" (Specific Plan) in the Oakley General Plan. The "SP" designation was approved through adoption of City Council Resolution 49-07, at which time other specific land use modifications were made to the East Cypress Corridor Specific Plan ("ECCSP") area, including adding additional Commercial, Community Park, and Light Industrial acreage.

Zoning

SP-1 (East Cypress Corridor Specific Plan) District – The zoning classification for the project site is SP-1 (East Cypress Corridor Specific Plan) District. The SP-1 District and ECCSP were approved with adoption of City Council Ordinance 10-09. The SP-1

District is further classified into land uses within the ECCSP. The project site is known as “Planning Area – 2 (PA 2)” in the ECCSP.

History of Land Use Entitlements for Project Site

Summer Lake North is part of the East Cypress Corridor Specific Plan that was adopted through Ordinance No. 10-09 on March 24, 2009. On October 25, 2011, the City Council adopted Resolution No. 116-11 approving the Summer Lake North Vesting Tentative Map 9307 (TM 01-11) subdividing approximately 409 acres into 824 residential lots, a 70 acre man-made lake, open space, parks, a commercial area, and other associated improvements, including construction of approximately 14,000 linear feet of new levee. That tentative map approval did not include a Design Review application for home designs.

Summer Lake North Subdivision has received two separate letters of consistency which were issued in response to the owner/developer requesting the City find a modified conceptual land plans to be consistent with the approved tentative map entitlement. The first was issued on January 7, 2019, and the second on April 23, 2021. The most recent consistency letter included the same conceptual land plan used for this Design Review application.

Existing Conditions and Surrounding Land Uses

Summer Lake North Subdivision is a part of the East Cypress Corridor Specific Plan. It is bordered on the west by Bethel Island Road, the south by East Cypress Road, the north by Sandmound Boulevard, and the east by rural and residential properties located in unincorporated Contra Costa County. A majority of the ECCSP is approved as a master-planned residential development. Beyond East Cypress Road further south is the Summer Lake South subdivision. It consists of over 625 single-family residential homes, a canoe club, and community park.

A regional levee is ultimately planned to surround the parts of the ECCSP area to be developed with urban uses. As different areas develop under different time frames, interim levees may be built in order to secure that entire area.

Project site and surrounding properties (Google Maps, 2023)



Project Description

Design Review (DR 10-21)

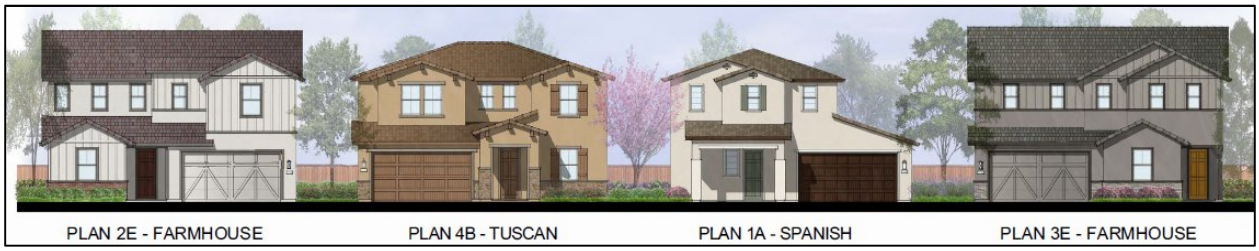
Since the conceptual landscaping, road medians, and entries are handled at the Specific Plan level, this Design Review application focuses on the house plans. There are a total of 20 floor plans (5 single-story and 15 two-story) proposed for the 817 lots. The development is planned into five neighborhoods based on lot dimensions and size, and 12 villages based on groups of lots. Each floor plan includes three different architectural types selected from a collection of five architectural types used throughout the entire subdivision (Spanish =”A”, Tuscan = “B”, Prairie = “C”, Traditional = “D”, and Farmhouse = “E”). Livable area of the homes ranges between 1,927 square feet (“sf”) to 3,479 sf. The following tables provide summaries of the proposed homes by neighborhood, followed by figures showing sample streetscapes for each neighborhood.

Neighborhood 1 includes four two-story floor plans, and features the Spanish, Tuscan, and Farmhouse architectural styles.

Table 1. Summary of Proposed Homes for Neighborhood 1

	Livable sf.	Stories	Bedrooms	Bathrooms	Arch. Styles	Garage (sf./cars)
NH 1: Plan 1	1,927	2	4	3	A, B, E	481 / 2
NH 1: Plan 2	2,147	2	4	3	A, B, E	450 / 2
NH 1: Plan 3	2,347	2	4/5	3	A, B, E	450 / 2
NH 1: Plan 4	2,522	2	4/5	3	A, B, E	442 / 2

Figure 1. Streetscape of Neighborhood 1



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Neighborhood 2 includes one single-story floor plan and two two-story floor plans, and features the Tuscan, Traditional, and Farmhouse architectural styles.

Table 2. Summary of Proposed Homes for Neighborhood 2

	Livable sf.	Stories	Bedrooms	Bathrooms	Arch. Styles	Garage (sf./cars)
NH 2: Plan 1	2,101	1	4	3	B, D, E	416 / 2
NH 2: Plan 2	2,429	2	4	3	B, D, E	628 / 3
NH 2: Plan 3	2,707	2	4	3.5	B, D, E	611 / 3

Figure 2. Streetscape of Neighborhood 2



Neighborhood 3 includes one single-story floor plan and two two-story floor plans, and features the Spanish, Prairie, and Farmhouse architectural styles.

Table 3. Summary of Proposed Homes for Neighborhood 3

	Livable sf.	Stories	Bedrooms	Bathrooms	Arch. Styles	Garage (sf./cars)
NH 3: Plan 1	2,277	1	3 (opt. 4)	3 (opt. 2.5)	A, C, E	477 / 2
NH 3: Plan 2	2,634	2	4 (opt. 5)	3.5	A, C, E	477 / 2
NH 3: Plan 3	3,007	2	4 (opt. 5)	3.5	A, C, E	513 / 2

Figure 3. Streetscape of Neighborhood 3



Neighborhood 4 includes one single-story and two two-story floor plans, and features the Spanish, Prairie, and Traditional architectural styles.

Table 4. Summary of Proposed Homes for Neighborhood 4

	Livable sf.	Stories	Bedrooms	Bathrooms	Arch. Styles	Garage (sf./cars)
NH 4: Plan 1	2,166	1	4	3	A, C, D	436 / 2
NH 4: Plan 2	3,120	2	5	4.5	A, C, D	640 / 3
NH 4: Plan 3	3,400	2	5	4.5	A, C, D	648 / 2

Figure 4. Streetscape of Neighborhood 4



Neighborhood 5 includes two single-story and two two-story floor plans, and features the Spanish, Prairie, and Traditional architectural styles.

Table 5. Summary of Proposed Homes for Neighborhood 5

	Livable sf.	Stories	Bedrooms	Bathrooms	Arch. Styles	Garage (sf./cars)
NH 5: Plan 1	2,489	1	3 (opt. 4)	3 (opt. 2.5)	A, C, D	460 / 2
NH 5: Plan 2	2,845	1	4 (opt. 5)	3.5	A, C, D	485 / 2
NH 5: Plan 3	3,084	2	4 (opt. 5)	3 (opt. 4)	A, C, D	591 / 2
NH 5: Plan 4	3,479	2	4 (opt. 5)	4	A, C, D	498 / 2

Figure 5. Streetscape of Neighborhood 5



In addition to the five neighborhoods, the applicant has proposed three additional flex plans, all of which are two-story homes. The flex plans look similar to the rest of the homes and use the same architecture. They each offer internal options, not unlike those offered on some of the homes presented in the main five neighborhoods. The three flex plans use the Spanish, Prairie, and Traditional architectural styles, and range in size between 2,769 sf. to 3,356. The flex plans can be viewed after Neighborhood 5 in the Applicant's Plans attached to this Staff Report.

Analysis

Analysis for Design Review refers to the Standards for Review as laid out in OMC section 9.1.1604(f), which focuses on site planning, architecture, landscaping and site elements, and streetscapes. The analysis is only done in areas applicable to the submitted plans. With these standards in mind, the proposed plans were analyzed for consistency with the adopted City of Oakley Residential Guidelines ("Guidelines").

Neighborhood Layout and Design

Neighborhood layout and design is not a part of this Design Review application since it has already been approved as part of the Summer Lake North Vesting Tentative Map. No additional analysis is required.

Residential Siting and Lot Design

Each Village is represented with its own Preliminary Development Plan where it shows plotting for all lots, and how many of each floor plan is proposed for that Village. Homes have been plotted on the lots, but without setbacks shown. Specific setbacks are not provided on the development plans, but homes are plotted to provide staggering and variations in the setbacks, most importantly the front and side setbacks. The ECCSP contains the development regulations for the project's SP-1 District zoning, and Table 2 of that document provides setbacks for single family detached residential development. The setback requirements are specific depending on the subject lot sizes. Since each Village in the project includes a minimum lot size (eg. Village 1 = 50x90 ft. or 4,500 sf.), homes in that Village will be subject to the applicable setbacks provided for in the ECCSP, and so on for other lot sizes. Although this is the case by default, the project has been conditioned to meet these setbacks to eliminate any potential confusion when the applicant later submits plot plans.

Building mass is an element of lot siting and design and can greatly affect the aesthetics of the overall project. For the proposed project, changes in roof materials and design among the same floor plan assist in giving each Neighborhood more visual variety. Some changes apply to the main roof line, while others focus on the projecting elements such as porches or a bedroom. A general example of roofline variety can be seen in the streetscape figures included in this Staff Report. More specific examples can be seen when looking at the front elevations for any of the proposed homes, such as for Plan 1 in Neighborhood 2. This is a single-story home with three architectural styles

that each have a unique roofline. The Traditional style has a main front-facing gable for the entire house width with a matching front-facing gable over the porch. The Farmhouse style has side-facing gables for the main roofline with a front-facing gable over the porch. The Tuscan style has a pyramid hip roof for both the main roofline and porch. Similar variations in the roofs can be seen on all of the proposed homes.

Architectural Character

The architectural character and design of the proposed homes meets several of the design guidelines. There is variation in materials between architectural styles, such as roofing, veneer, and siding, and often more than one secondary exterior material is proposed. Architectural details such as gable siding, architectural gable vents, and second-story window dividers are used through the project. Additionally, different garage door and exterior lighting designs are used for the different architectural styles.

Each architectural style includes different color schemes that are dedicated to groups of Neighborhoods. All architectural styles include their own three color schemes that are proposed to be used in Neighborhoods 2 and 4 and on the Flex plans. For the remaining three Neighborhoods (1, 3 and 5), the Spanish style has three schemes specific to each neighborhood since it is found in all three; the Tuscan style has three schemes for Neighborhood 1; the Prairie style has three schemes each for Neighborhoods 3 and 5; the Traditional style has three schemes for Neighborhood 5; and the Farmhouse style has three schemes each for Neighborhoods 1 and 3.

Based on the analysis in the Staff Report as conditioned in the attached resolution, the proposed project is designed in a manner consistent with the Oakley Residential Design Guidelines.

Findings

Draft findings can be found in the proposed resolution.

Consistency with the City of Oakley Strategic Plan 27+

The Community and Economic Development Goal includes a Strategic and Thoughtful Growth Objective that states, “Plan and develop Cypress Corridor holistically with improvements and commerce to service new development to ease downtown traffic.” Development of this project will bring in new residents needed to support that future commercial growth in places such as the northwest corner of East Cypress Road and Sellers Avenue. Also, this project will be consistent with the Parks and Open Space Goal by providing a new park with ball fields and other park-related facilities, which implements the Parks and Public Areas Objective of this goal.

Fiscal Impact

The approval of these entitlements will not impact the General Fund. This is a developer funded account. All Staff time and City of Oakley generated materials are charged to the developer deposit account funded by the developer.

Staff Recommendation

Staff recommends the Planning Commission adopt the proposed resolution approving the project titled, “Summer Lake North Design Review (DR 09-22),” as conditioned.

Attachments

1. Vicinity Map
2. Notice of Public Hearing
3. Applicant’s Plans
4. Proposed Resolution

Vicinity Map
Summer Lake North Design Review (DR 09-22)





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OAKLEY, CA
DECEMBER 16, 2022

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SHEET INDEX (continued)

FLEX PLANS

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SB-FP	FLEX PLANS SETBACK EXHIBIT
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A-2	FLEX PLAN 1 FRONT ELEVATIONS (TRADITIONAL & FARMHOUSE)
A-3	FLEX PLAN 1 FLOOR PLAN
A-4	FLEX PLAN 1 ELEVATIONS 'A' SPANISH
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A-6	FLEX PLAN 1 ELEVATIONS 'C' PRAIRIE
A-7	FLEX PLAN 1 ELEVATIONS 'D' TRADITIONAL
A-8	FLEX PLAN 1 ELEVATIONS 'E' FARMHOUSE
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COLOR SCHEMES

CS-1	(FLEX, N2, N4) SPANISH
CS-2	(FLEX, N2, N4) TUSCAN
CS-3	(FLEX, N2, N4) PRAIRIE
CS-4	(FLEX, N2, N4) TRADITIONAL
CS-5	(FLEX, N2, N4) FARMHOUSE
CS-6	(N1, N3, N5) SPANISH
CS-7	(N1, N3, N5) TUSCAN
CS-8	(N1, N3, N5) PRAIRIE
CS-9	(N1, N3, N5) TRADITIONAL
CS-10	(N1, N3, N5) FARMHOUSE

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NEIGHBORHOOD 4

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A-12	PLAN 3 FLOOR PLAN
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A-15	PLAN 3 ELEVATIONS 'D' TRADITIONAL

NEIGHBORHOOD 5

T-5	CONCEPTUAL STREETSCAPE
AP-5	TYPICAL PLOTTING PLAN
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A-2	PLAN 1 FLOOR PLAN
A-3	PLAN 1 ELEVATIONS 'A' SPANISH
A-4	PLAN 1 ELEVATIONS 'C' PRAIRIE
A-5	PLAN 1 ELEVATIONS 'D' TRADITIONAL
A-6	PLAN 2 FRONT ELEVATIONS
A-7	PLAN 2 FLOOR PLAN
A-8	PLAN 2 ELEVATIONS 'A' SPANISH
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A-10	PLAN 2 ELEVATIONS 'D' TRADITIONAL
A-11	PLAN 3 FRONT ELEVATIONS
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A-13	PLAN 3 ELEVATIONS 'A' SPANISH
A-14	PLAN 3 ELEVATIONS 'C' PRAIRIE
A-15	PLAN 3 ELEVATIONS 'D' TRADITIONAL
A-16	PLAN 4 FRONT ELEVATIONS
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A-18	PLAN 4 ELEVATIONS 'A' SPANISH
A-19	PLAN 4 ELEVATIONS 'C' PRAIRIE
A-20	PLAN 4 ELEVATIONS 'D' TRADITIONAL

SHEET INDEX

GENERAL SHEETS

A00	COVER SHEET
A01	SHEET INDEX & VICINITY MAP

CIVIL

NH1	NEIGHBORHOOD 1-5 PLAN
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V2	VILLAGE 2 DEVELOPMENT PLAN
V3	VILLAGE 3 DEV ELOPMENT PLAN
V4	VILLAGE 4 DEVELOPMENT PLAN
V5	VILLAGE 5 DEVELOPMENT PLAN
V6	VILLAGE 6 DEVELOPMENT PLAN
V7	VILLAGE 7 DEVELOPMENT PLAN
V8	VILLAGE 8 DEVELOPMENT PLAN
V9	VILLAGE 9 DEVELOPMENT PLAN
V10	VILLAGE 10 DEVELOPMENT PLAN
V11	VILLAGE 11 DEVELOPMENT PLAN
V12	VILLAGE 12 DEVELOPMENT PLAN

NEIGHBORHOOD 1

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A-2	PLAN 1 FLOOR PLAN
A-3	PLAN 1 ELEVATIONS 'A' SPANISH
A-4	PLAN 1 ELEVATIONS 'B' TUSCAN
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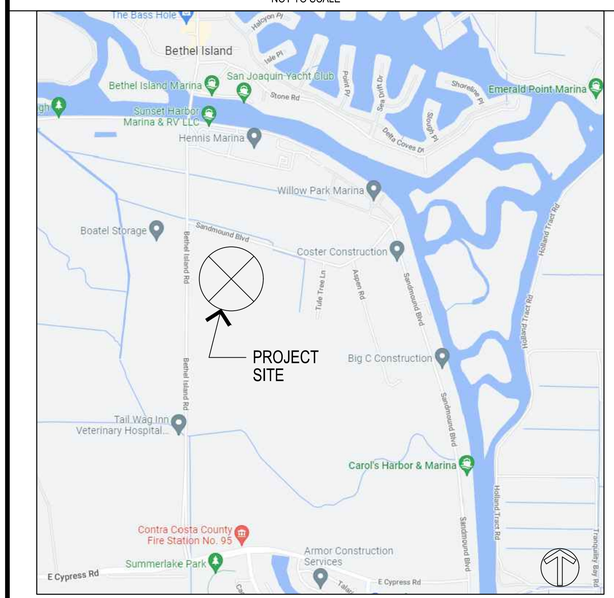
A-18	PLAN 4 ELEVATIONS 'A' SPANISH
A-19	PLAN 4 ELEVATIONS 'B' TUSCAN
A-20	PLAN 4 ELEVATIONS 'E' FARMHOUSE

NEIGHBORHOOD 2

T-2	CONCEPTUAL STREETSCAPE
SB-N2	NEIGHBORHOOD 2 SETBACK EXHIBIT
A-1	PLAN 1 FRONT ELEVATIONS
A-2	PLAN 1 FLOOR PLAN
A-3	PLAN 1 ELEVATIONS 'B' TUSCAN
A-4	PLAN 1 ELEVATIONS 'D' TRADITIONAL
A-5	PLAN 1 ELEVATIONS 'E' FARMHOUSE
A-6	PLAN 2 FRONT ELEVATIONS
A-7	PLAN 2 FLOOR PLAN
A-8	PLAN 2 ELEVATIONS 'B' TUSCAN
A-9	PLAN 2 ELEVATIONS 'D' TRADITIONAL
A-10	PLAN 2 ELEVATIONS ' 'E' FARMHOUSE
A-11	PLAN 3 FRONT ELEVATIONS
A-12	PLAN 3 FLOOR PLAN
A-13	PLAN 3 ELEVATIONS 'B' TUSCAN
A-14	PLAN 3 ELEVATIONS 'D' TRADITIONAL
A-15	PLAN 3 ELEVATIONS 'E' FARMHOUSE

VICINITY MAP

NOT TO SCALE



307.082 Summer Lake North
Oakley, CA
December 16, 2022

SHEET INDEX
A01

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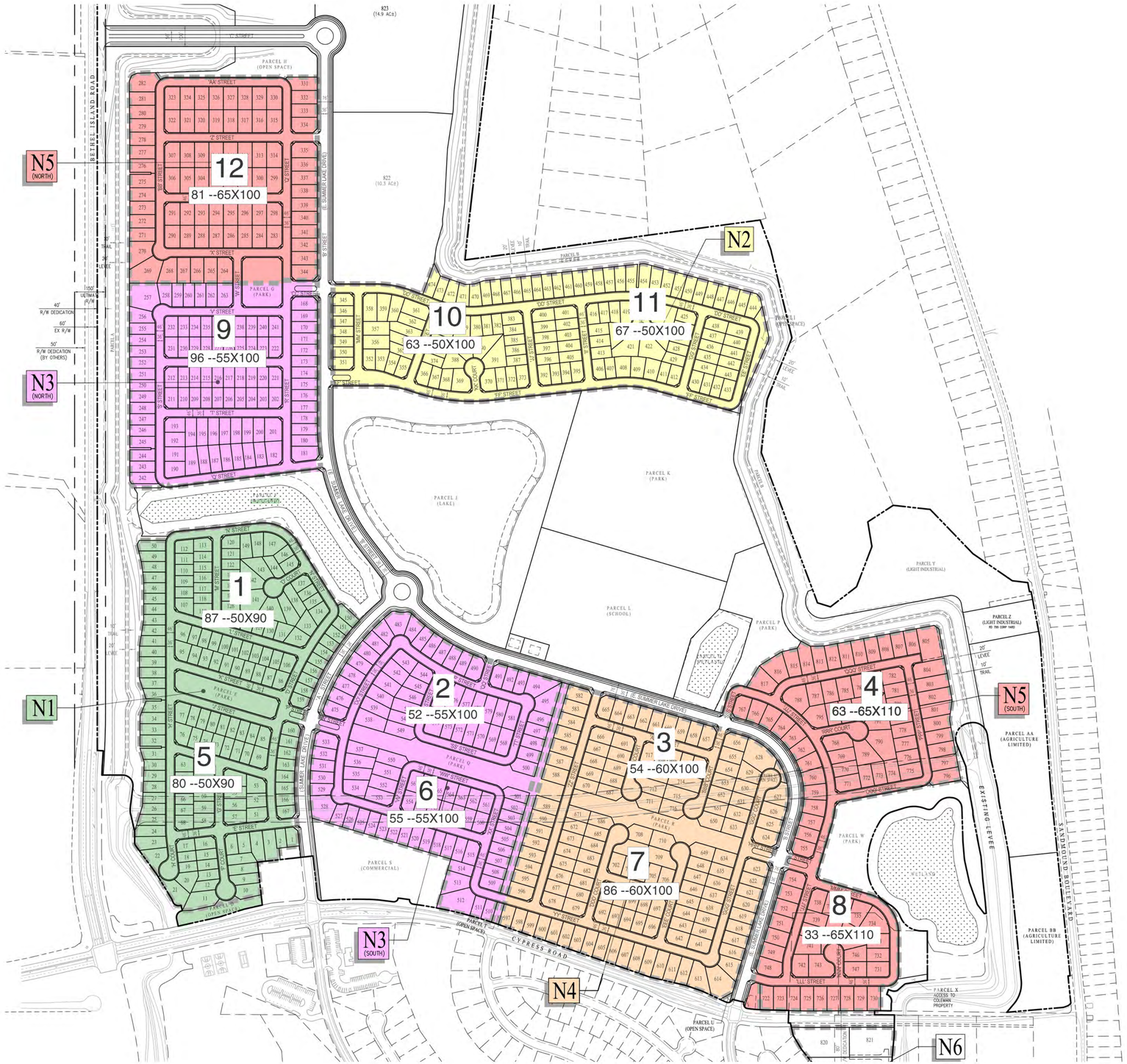
1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



307.082 **Summer Lake North**
Oakley, CA
December 16, 2022

NEIGHBORHOOD 1-5 PLAN
NH1

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925.685.0110

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

'N' STREET

'H' STREET

'M' STREET

'O' COURT

'N' STREET

E. SUMMER LAKE DRIVE

PARCEL I

EXISTING LEVEE

PARCEL A

'L' STREET

'D' STREET

SUMMER LAKE DRIVE

'K' STREET

PARCEL A

'J' STREET

'P' STREET

VILLAGE 2

VILLAGE 5

(50' x 90' LOTS)

DEVELOPMENT PLAN SUMMARY		
PLAN	NUMBER OF LOTS	PERCENT OF TOTAL
PLAN 1 (1,927 SF)	22	25.0%
PLAN 2 (2,147 SF)	22	25.0%
PLAN 3 (2,347 SF)	22	25.0%
PLAN 4 (2,522 SF)	22	25.0%
TOTAL	88	100.0%

VILLAGE 1 (SUBD 9616)

PRELIMINARY DEVELOPMENT PLAN

SUMMER LAKE NORTH

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: DECEMBER 16, 2022

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V1

PARCEL I
WETLAND

PARCEL C
LAKE

PARCEL F
STORM DRAIN PUMP STATION

PARCEL G
SEWER PUMP STATION

PARCEL E

E. SUMMER LAKE DRIVE

VILLAGE 1

SUMMER LAKE DRIVE

'OO' STREET

'PP' STREET

'QQ' STREET

'RR' STREET

'SS' STREET

'TT' STREET

'NN' STREET

VILLAGE 3

PARCEL A

VILLAGE 5

VILLAGE 6

VILLAGE 7

(55' x 100' LOTS)

DEVELOPMENT PLAN SUMMARY		
PLAN	NUMBER OF LOTS	PERCENT OF TOTAL
PLAN 1 (2,277 SF)	17	32.7%
PLAN 2 (2,634 SF)	16	30.8%
PLAN 3 (3,012 SF)	19	36.5%
TOTAL	52	100.0%

VILLAGE 2 (SUBD 9617)

PRELIMINARY DEVELOPMENT PLAN

SUMMER LAKE NORTH

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

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V2



(60' x 100' LOTS)

DEVELOPMENT PLAN SUMMARY		
PLAN	NUMBER OF LOTS	PERCENT OF TOTAL
PLAN 1 (2,595 SF)	18	33.3%
PLAN 2 (2,141 SF)	18	33.3%
PLAN 3 (2,319 SF)	18	33.3%
TOTAL	54	100.0%

VILLAGE 3 (SUBD 9618)

PRELIMINARY DEVELOPMENT PLAN

SUMMER LAKE NORTH

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

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V3



(65' x 110' LOTS)

DEVELOPMENT PLAN SUMMARY		
PLAN	NUMBER OF LOTS	PERCENT OF TOTAL
PLAN 1 (2,489 SF)	16	25.4%
PLAN 2 (2,845 SF)	16	25.4%
PLAN 3 (3,084 SF)	15	23.8%
PLAN 4 (3,479 SF)	16	25.4%
TOTAL	63	100.0%

VILLAGE 4 (SUBD 9619)

PRELIMINARY DEVELOPMENT PLAN

SUMMER LAKE NORTH

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: DECEMBER 16, 2022

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V4



(50' x 90' LOTS)

DEVELOPMENT PLAN SUMMARY

PLAN	NUMBER OF LOTS	PERCENT OF TOTAL
PLAN 1 (2,489 SF)	19	24.1%
PLAN 2 (2,845 SF)	20	25.3%
PLAN 3 (3,084 SF)	20	25.3%
PLAN 4 (3,479 SF)	20	25.3%
TOTAL	79	100.0%

VILLAGE 5 (SUBD 9620)
PRELIMINARY DEVELOPMENT PLAN
SUMMER LAKE NORTH

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: DECEMBER 16, 2022

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V5

VILLAGE 1

VILLAGE 2

VILLAGE 3

VILLAGE 5

VILLAGE 7

SUMMER LAKE DRIVE

'WW' STREET

'VV' STREET

'XX' STREET

'UU' STREET

'YY' STREET

PARCEL K
COMMERCIAL

PARCEL L
EX SANITARY SEWER
PUMP STATION

CITY OF
OAKLEY
FIRESTATION

EAST CYPRESS ROAD

(55' x 100' LOTS)

DEVELOPMENT PLAN SUMMARY		
PLAN	NUMBER OF LOTS	PERCENT OF TOTAL
PLAN 1 (2,277 SF)	18	32.7%
PLAN 2 (2,634 SF)	18	32.7%
PLAN 3 (3,012 SF)	19	34.5%
TOTAL	55	100.0%

VILLAGE 6 (SUBD 9621)

PRELIMINARY DEVELOPMENT PLAN

SUMMER LAKE NORTH

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: DECEMBER 16, 2022

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V6



(60' x 100' LOTS)

DEVELOPMENT PLAN SUMMARY		
PLAN	NUMBER OF LOTS	PERCENT OF TOTAL
PLAN 1 (2,595 SF)	29	33.7%
PLAN 2 (2,141 SF)	26	30.2%
PLAN 3 (2,319 SF)	31	36.0%
TOTAL	86	100.0%

VILLAGE 7 (SUBD 9622)

PRELIMINARY DEVELOPMENT PLAN

SUMMER LAKE NORTH

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: DECEMBER 16, 2022

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V7



(65' x 110' LOTS)

DEVELOPMENT PLAN SUMMARY		
PLAN	NUMBER OF LOTS	PERCENT OF TOTAL
PLAN 1 (2,489 SF)	8	24.2%
PLAN 2 (2,845 SF)	8	24.2%
PLAN 3 (3,084 SF)	9	27.3%
PLAN 4 (3,479 SF)	8	24.2%
TOTAL	33	100.0%

VILLAGE 8 (SUBD 9623)

PRELIMINARY DEVELOPMENT PLAN

SUMMER LAKE NORTH

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

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V8

VILLAGE 12

LOT 15

PARCEL A

'W' STREET

'CC' STREET

'V' STREET

EAST SUMMER LAKE DRIVE

VILLAGE 10

'U' STREET

'S' STREET

'R' STREET

'T' STREET

'Q' STREET

PARCEL B

EXISTING LEVEE

PARCEL C
LAKE

PARCEL I
EXISTING WETLAND

(55' x 100' LOTS)

DEVELOPMENT PLAN SUMMARY		
PLAN	NUMBER OF LOTS	PERCENT OF TOTAL
PLAN 1 (2,277 SF)	32	33.3%
PLAN 2 (2,634 SF)	32	33.3%
PLAN 3 (3,012 SF)	32	33.3%
TOTAL	96	100.0%

VILLAGE 9 (SUBD)
PRELIMINARY DEVELOPMENT PLAN
SUMMER LAKE NORTH

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: DECEMBER 16, 2022

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V9



(50' x 100' LOTS)

DEVELOPMENT PLAN SUMMARY		
PLAN	NUMBER OF LOTS	PERCENT OF TOTAL
PLAN 1 (2,516 SF)	21	33.3%
PLAN 2 (1,782 SF)	21	33.3%
PLAN 3 (2,076 SF)	21	33.3%
TOTAL	63	100.0%

VILLAGE 10 (SUBD)

PRELIMINARY DEVELOPMENT PLAN

SUMMER LAKE NORTH

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: DECEMBER 16, 2022

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V10

EXISTING LEVEE

PARCEL A

'DD' STREET

'HH' COURT

'II' STREET

'JJ' STREET

'GG' STREET

'EE' STREET

'FF' STREET

VILLAGE 10

BATES

WALLACE

PARCEL C
LAKE

PARCEL K
LAKE

(50' x 100' LOTS)

DEVELOPMENT PLAN SUMMARY		
PLAN	NUMBER OF LOTS	PERCENT OF TOTAL
PLAN 1 (2,516 SF)	23	34.3%
PLAN 2 (1,782 SF)	21	31.3%
PLAN 3 (2,076 SF)	23	34.3%
TOTAL	67	100.0%

VILLAGE 11 (SUBD)

PRELIMINARY DEVELOPMENT PLAN

SUMMER LAKE NORTH

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

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V11



(65' x 100' LOTS)

DEVELOPMENT PLAN SUMMARY

PLAN	NUMBER OF LOTS	PERCENT OF TOTAL
PLAN 1 (2,489 SF)	20	24.7%
PLAN 2 (2,845 SF)	21	25.9%
PLAN 3 (3,084 SF)	20	24.7%
PLAN 4 (3,479 SF)	20	24.7%
TOTAL	81	100.0%

VILLAGE 12 (SUBD)
PRELIMINARY DEVELOPMENT PLAN
SUMMER LAKE NORTH

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: DECEMBER 16, 2022

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SUMMER LAKE NORTH N.1

OAKLEY, CALIFORNIA



PLAN 2E - FARMHOUSE | PLAN 4B - TUSCAN | PLAN 1A - SPANISH | PLAN 3E - FARMHOUSE

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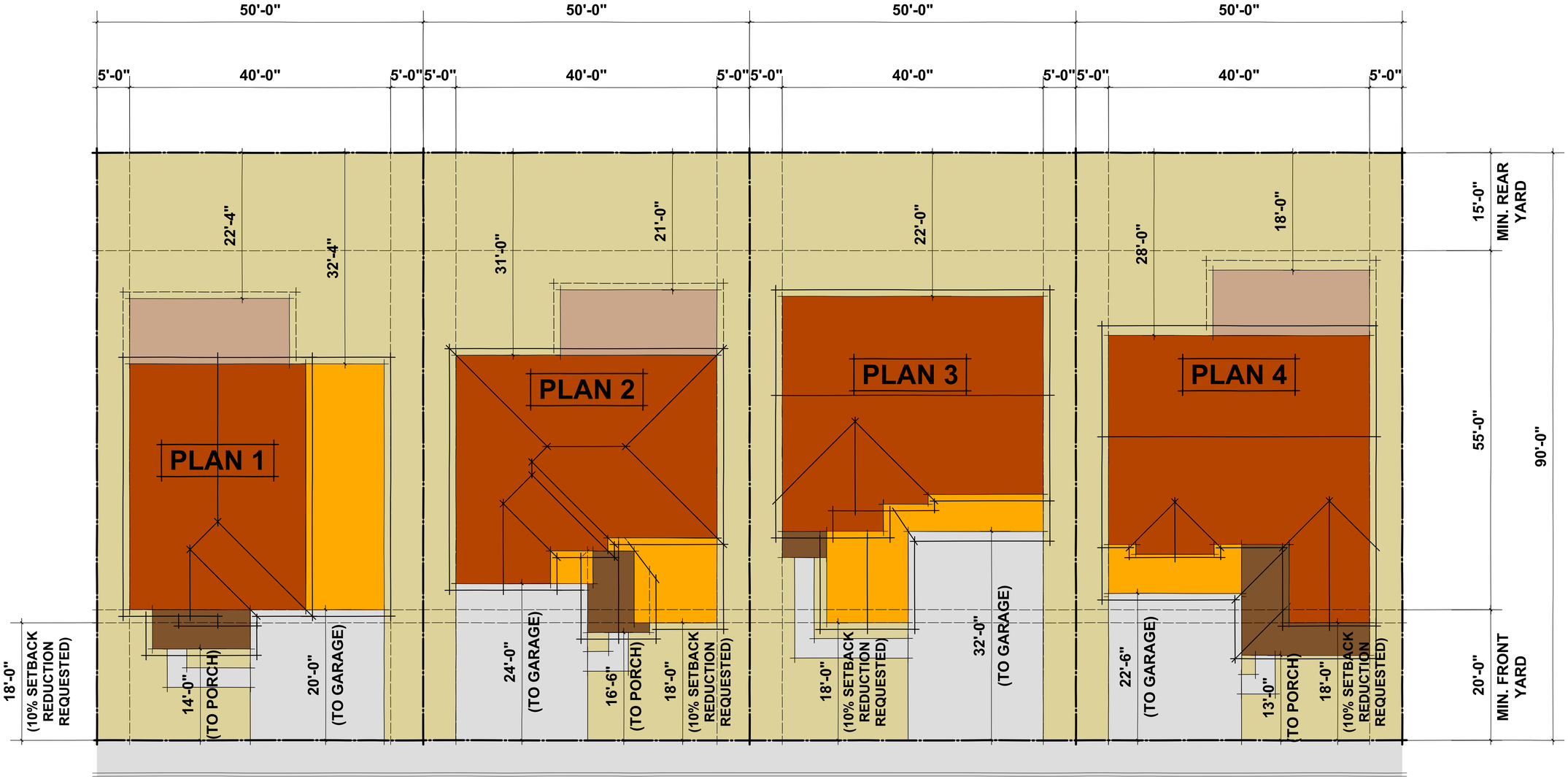
STREETSCAPE

938 Tyler Street #101
Benicia, CA 94510
Phone: (707 746-6586)

OAG ARCHITECTS

2211.1 12-16-22

SHEET T-1



AREA SUMMARY - PLAN 1				
	LOT COVERAGE			LIVABLE AREA
1st Floor	994			994
2nd Floor	933			933
Garage	481			-
Covered Entry	A	B	C	-
	238	238	238	-
TOTAL	1713	1713	1713	-
Opt. Covered Patio	90	111	111	-
TOTAL	1803	1824	1824	1927

AREA SUMMARY - PLAN 2				
	LOT COVERAGE			LIVABLE AREA
1st Floor	995			995
2nd Floor	1152			1152
Garage	450			-
Covered Entry	A	B	C	-
	73	89	32	-
TOTAL	1518	1534	1477	-
Opt. Outdoor Living	240	240	240	-
TOTAL	1758	1774	1717	2147

AREA SUMMARY - PLAN 3				
	LOT COVERAGE			LIVABLE AREA
1st Floor	1126			1126
2nd Floor	1221			1221
Garage	450			-
Covered Entry	A	B	C	-
	66	66	38	-
TOTAL	1642	1642	1614	2347

AREA SUMMARY - PLAN 4				
	LOT COVERAGE			LIVABLE AREA
1st Floor	1153			1153
2nd Floor	1369			1369
Garage	442			-
Covered Entry	A	B	C	-
	84	103	182	-
TOTAL	1679	1698	1777	-
Opt. Covered Patio	240	240	240	-
TOTAL	1919	1938	2017	2522

SETBACK VARIATIONS

THIS ARTICULATION PLAN DEPICTS THE MEDIAN LOT SIZE. SETBACKS WILL VARY ACCORDING TO ACTUAL LOT WIDTH AND DEPTH. SEE DEVELOPMENT PLAN FOR SPECIFIC BUILDING LOCATION AT ALL LOTS

COLOR KEY

- TWO STORY ELEMENT
- SINGLE STORY ELEMENT
- COVERED PORCH (SINGLE STORY ELEMENT)
- OPTIONAL COVERED PATIO
- PAVED DRIVEWAY

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TYPICAL PLOTTING PLAN
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Oakley, California

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SHEET AP-1



FRONT ELEVATION "A"
(SPANISH)



FRONT ELEVATION "B"
(TUSCAN)



FRONT ELEVATION "E"
(FARMHOUSE)

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PLAN 1

SUMMER LAKE NORTH, N.1

Brentwood, California

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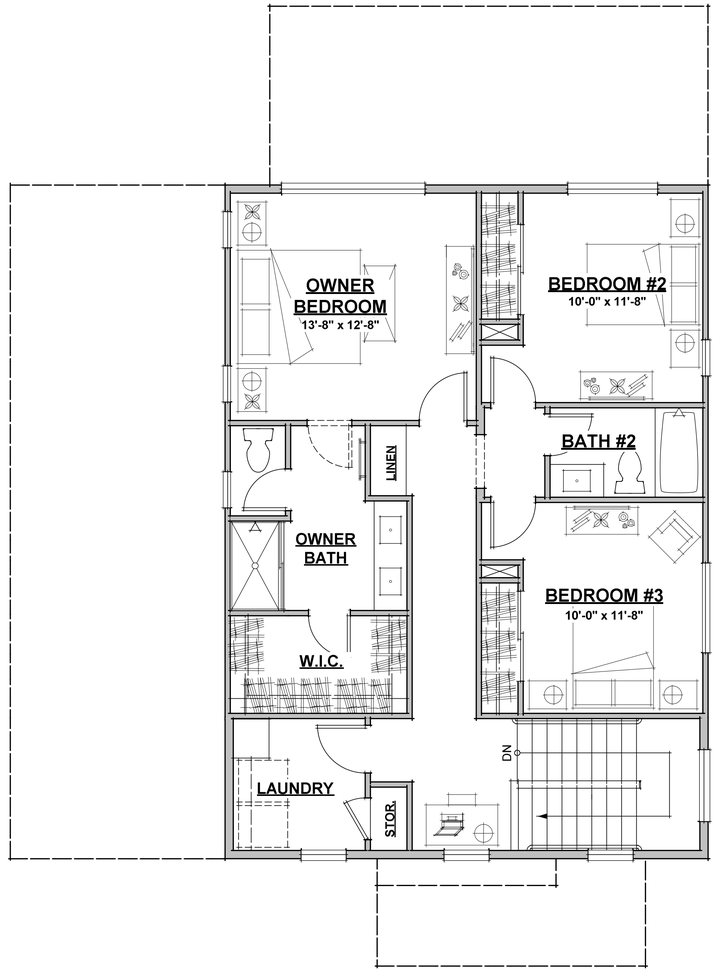
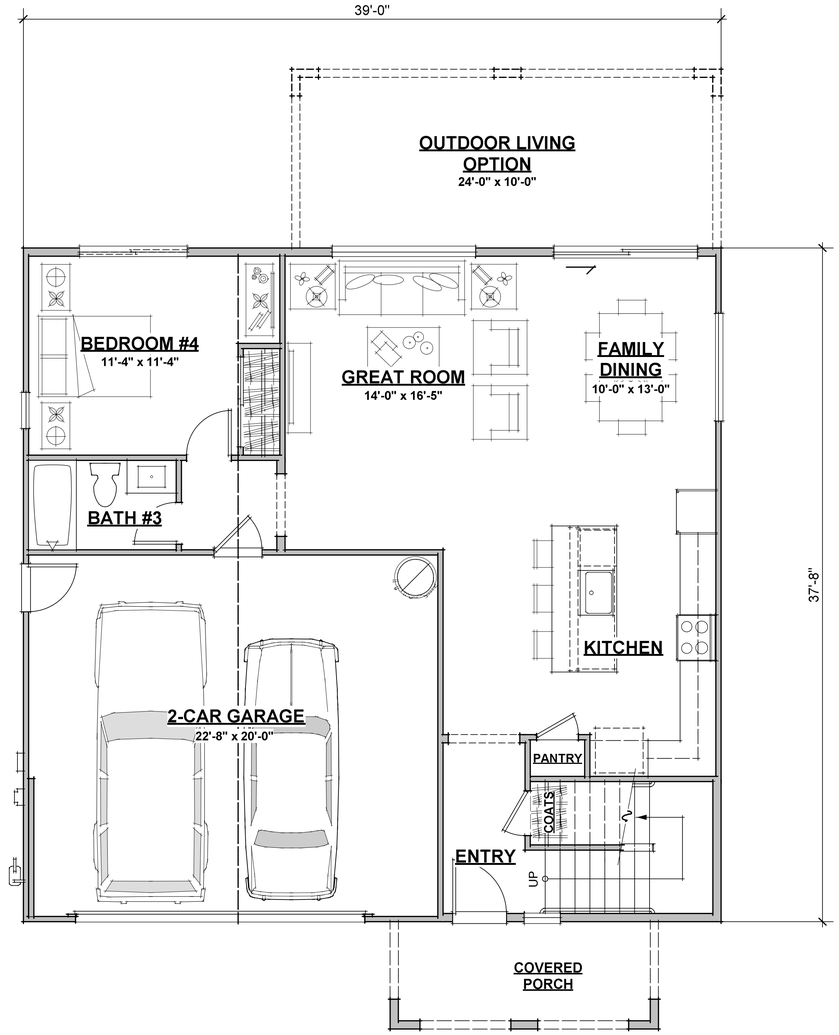
SHEET A-1



SECOND FLOOR PLAN (933 S.F.)



FIRST FLOOR PLAN (994 S.F.; 1927 TOTAL S.F.)

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PLAN 1 (239-1927)

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Oakley, California

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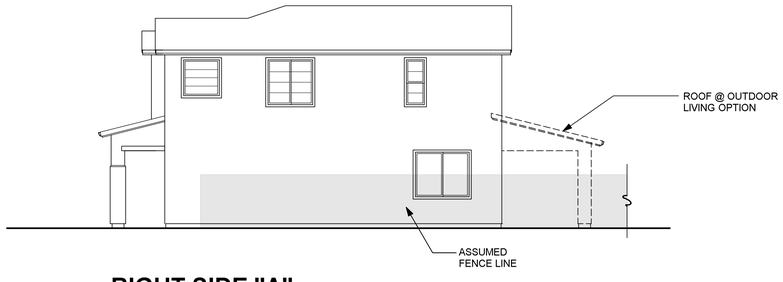
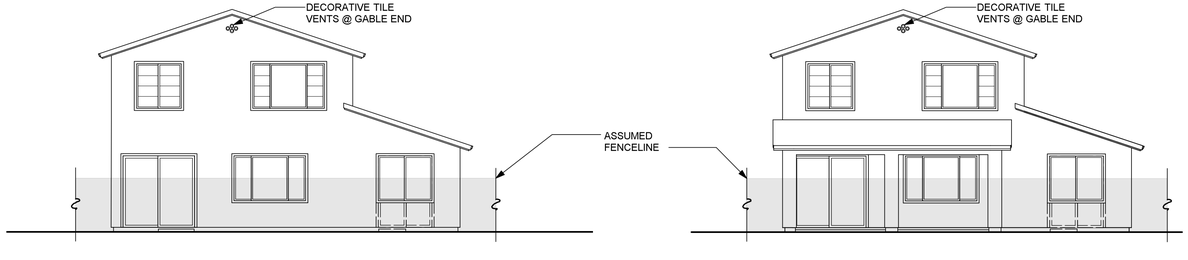
OAG ARCHITECTS

2211.1 12-16-22

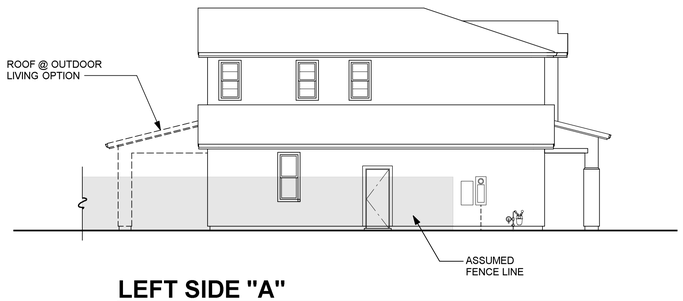
A-2



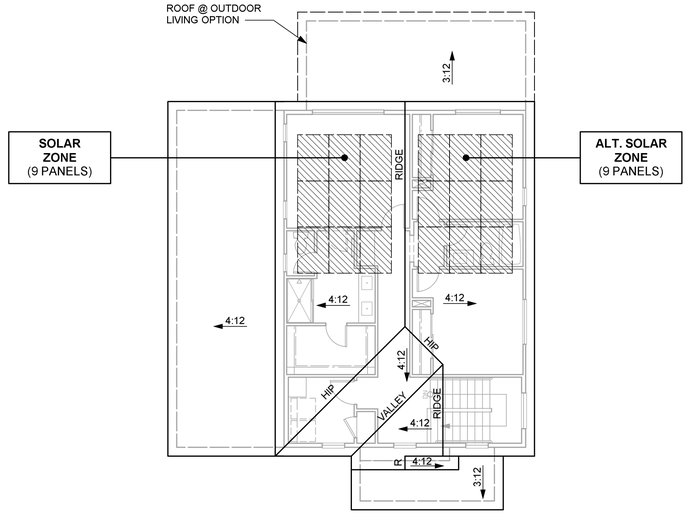
RIGHT SIDE "A"



REAR "A"



LEFT SIDE "A"



ROOF PLAN "A"

SPANISH CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

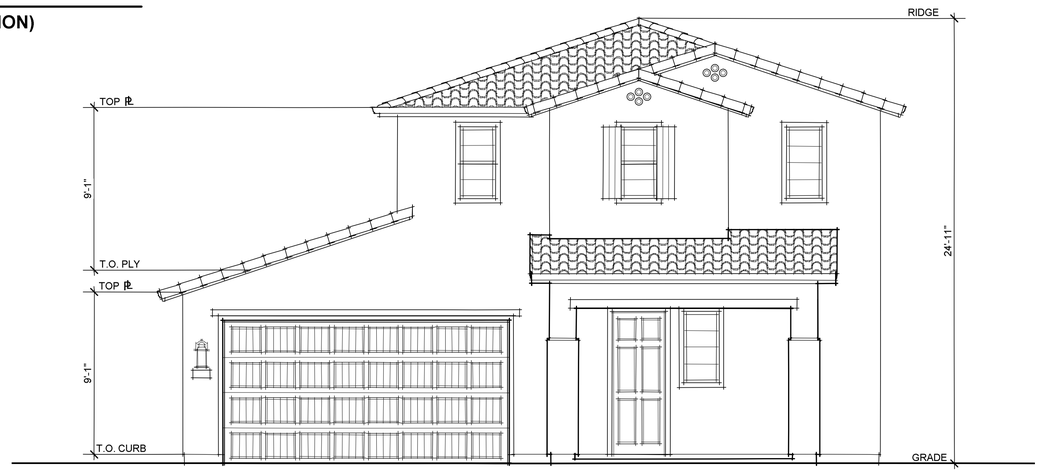
ROOF
- HIP, SHED & GABLE ROOFS
- CONCRETE TILE "S" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- DECORATIVE TILE VENTS AT GABLE END (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADES & SECOND STORY WINDOWS

TRIM
- STUCCO OVER FOAM TRIM

REAR "A"
(OUTDOOR LIVING OPTION)



FRONT ELEVATION "A"
(SPANISH)

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Oakley, California

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OAG ARCHITECTS

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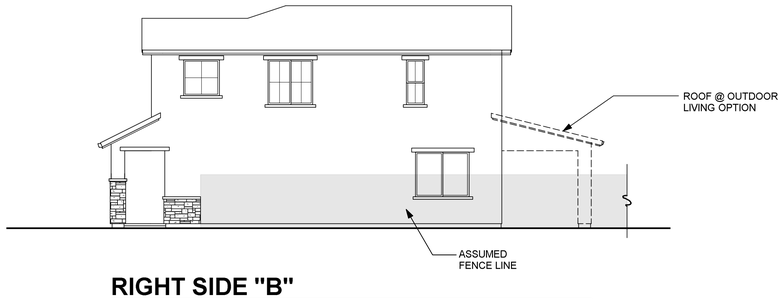
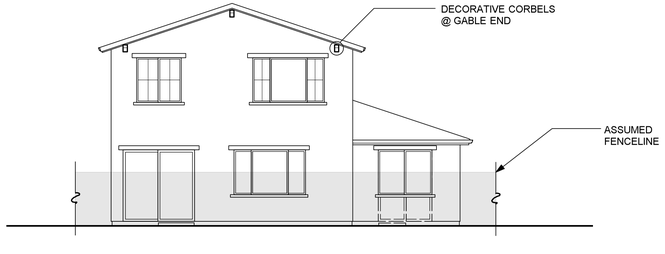
SHEET A-3



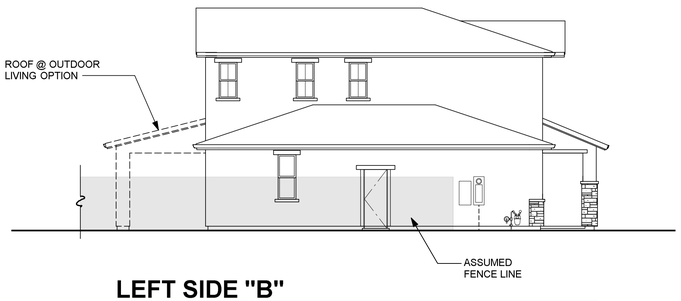
RIGHT SIDE "B"



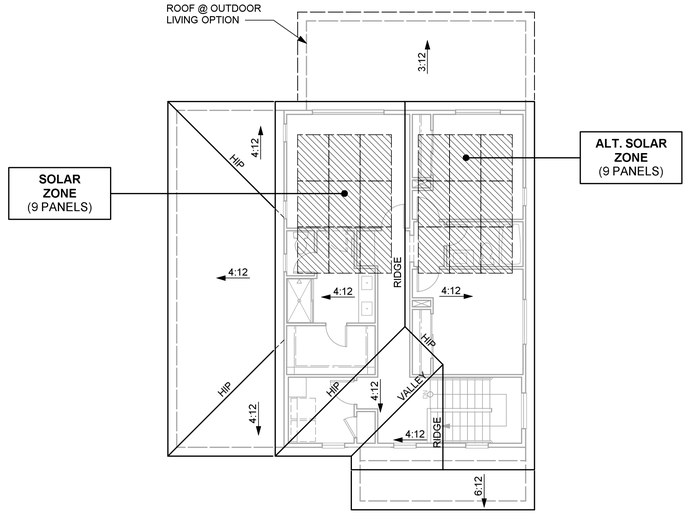
REAR "B"



REAR "B"
(OUTDOOR LIVING OPTION)



LEFT SIDE "B"



ROOF PLAN "B"



FRONT ELEVATION "B"
(TUSCAN)

TUSCAN CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- HIP, SHED & GABLE ROOFS
- CONCRETE TILE "S" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- STONE VENEER (WHERE OCCURS)
- WOOD OUTLOOKERS AT GABLE END (WHERE OCCURS)
- DECORATIVE SHUTTERS (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADES & SECOND STORY WINDOWS

TRIM
- STUCCO OVER FOAM TRIM

DeNova Homes
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PLAN 1
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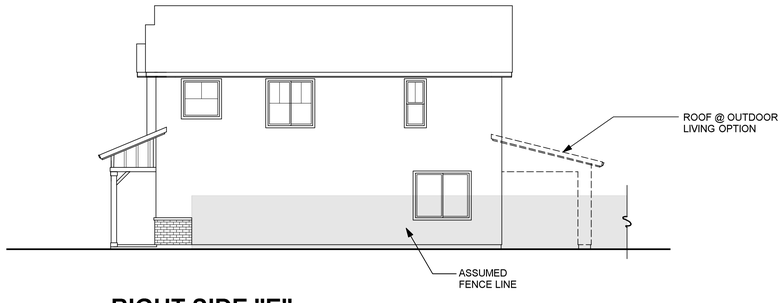
Oakley, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

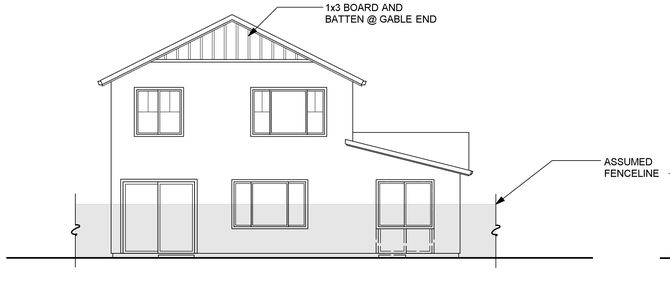
OAG ARCHITECTS

2211.1 12-16-22

SHEET A-4

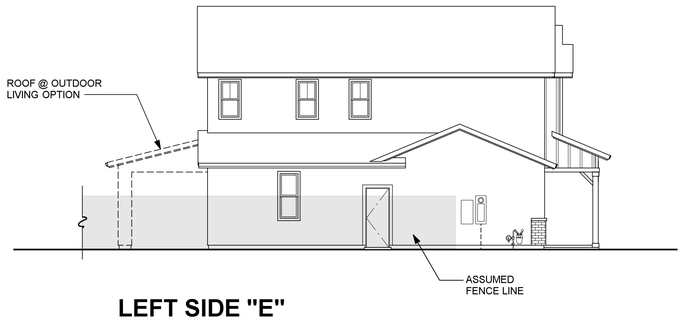


RIGHT SIDE "E"



REAR "E"





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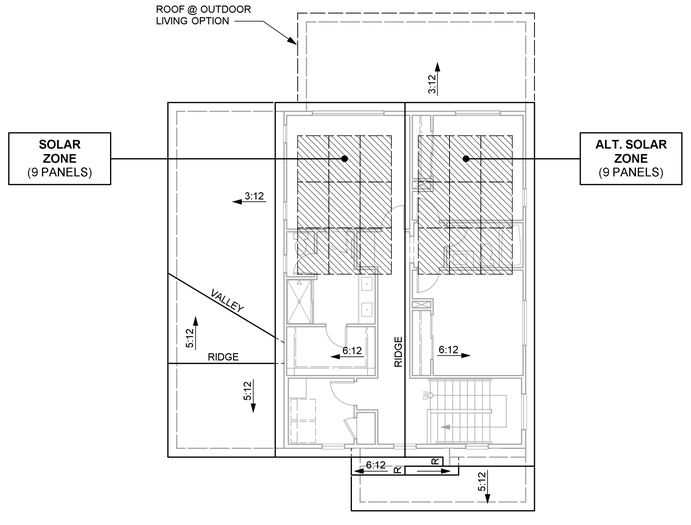

ROOF PLAN "E"

FARMHOUSE CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- SHED & GABLE ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- BRICK VENEER (WHERE OCCURS)
- BOARD & BATT LAP SIDING (WHERE OCCURS)
- DECORATIVE POST AT ENTRY
- WINDOW GRIDS ON STREET FACADES & SECOND FLOOR WINDOWS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

REAR "E"
(OUTDOOR LIVING OPTION)



FRONT ELEVATION "E"
(FARMHOUSE)

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OAG ARCHITECTS

2211.1 12-16-22

SHEET A-5



FRONT ELEVATION "A"
(SPANISH)



FRONT ELEVATION "B"
(TUSCAN)



FRONT ELEVATION "E"
(FARMHOUSE)

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PLAN 2

SUMMER LAKE NORTH, N.1

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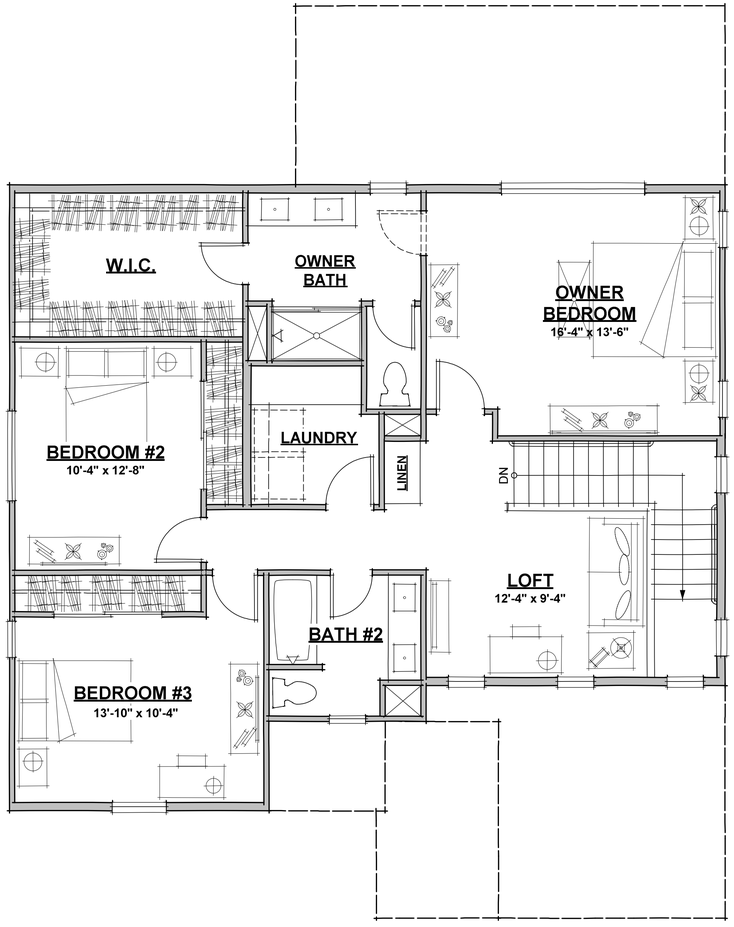
938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

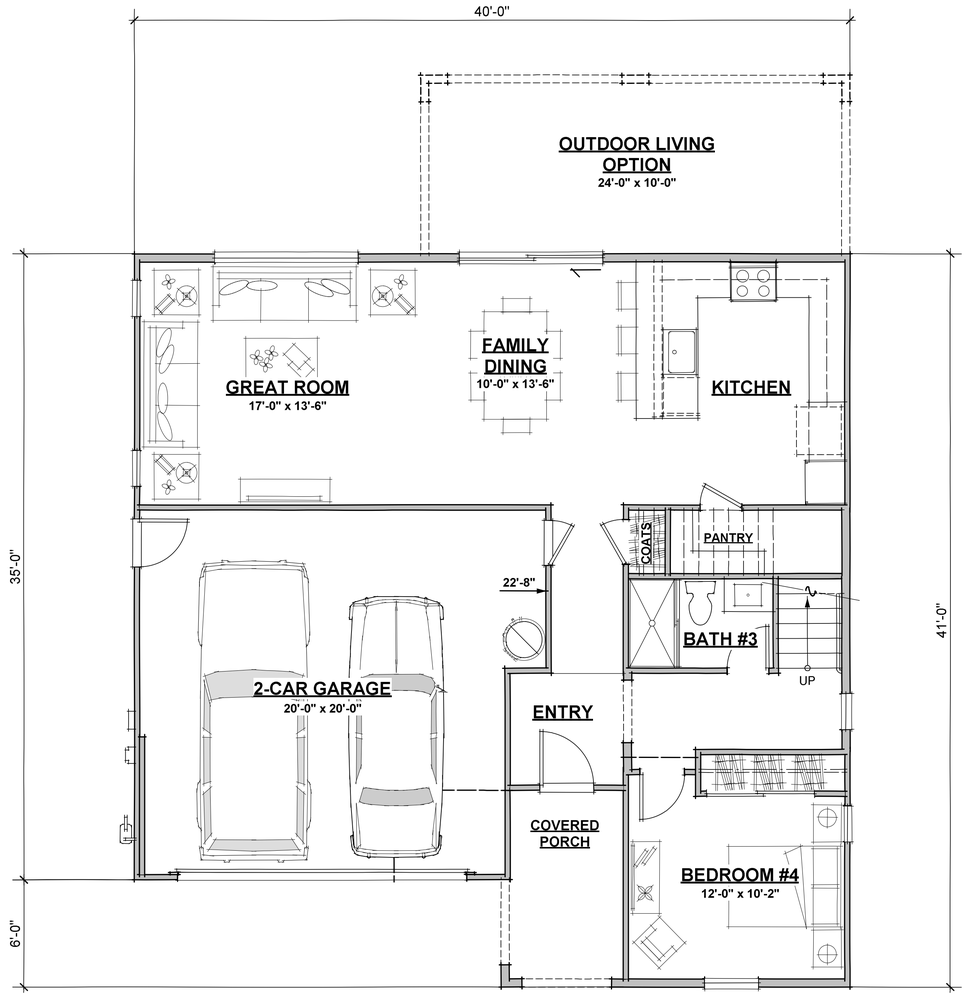
OAG ARCHITECTS

2211.1 12-16-22

SHEET A-6



SECOND FLOOR PLAN (1152 S.F.)



FIRST FLOOR PLAN (995 S.F.; 2147 TOTAL S.F.)

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PLAN 2 (240-2147)

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Oakley, California

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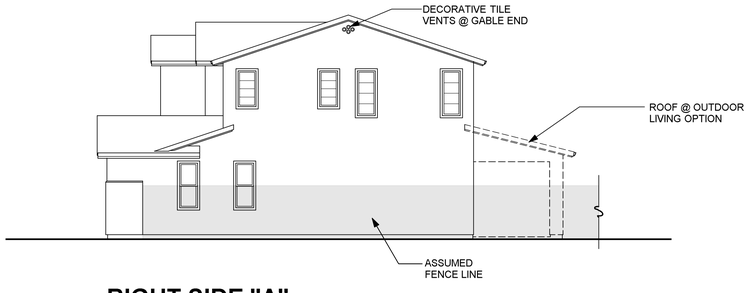
OAG ARCHITECTS

2211.1 12-16-22

SHEET A-7



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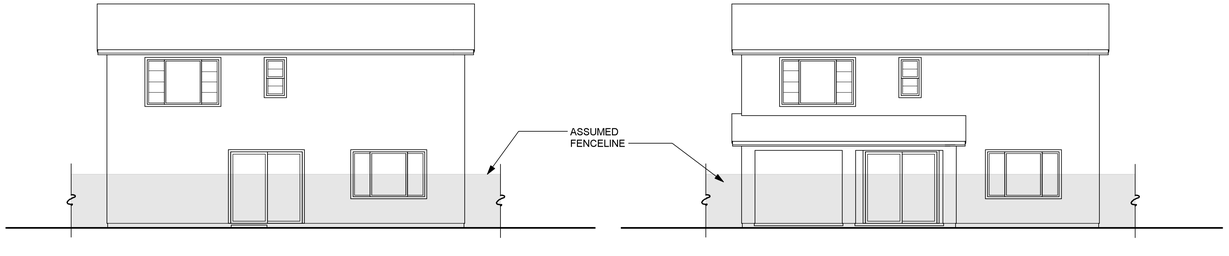
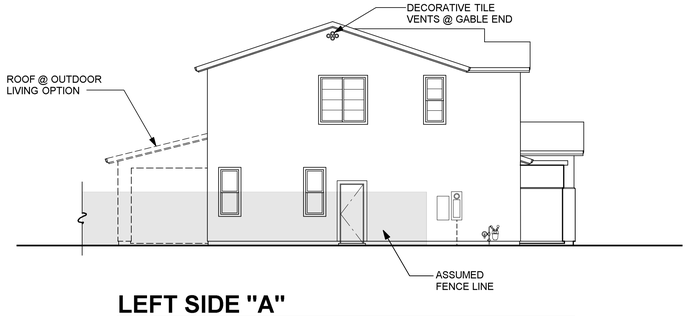
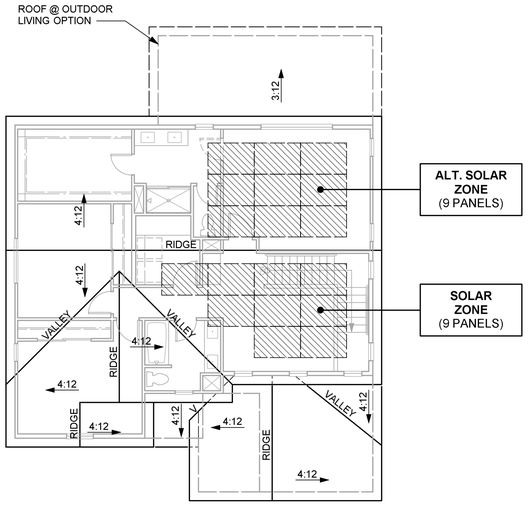


REAR "A"



LEFT SIDE "A"



ROOF PLAN "A"

SPANISH CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

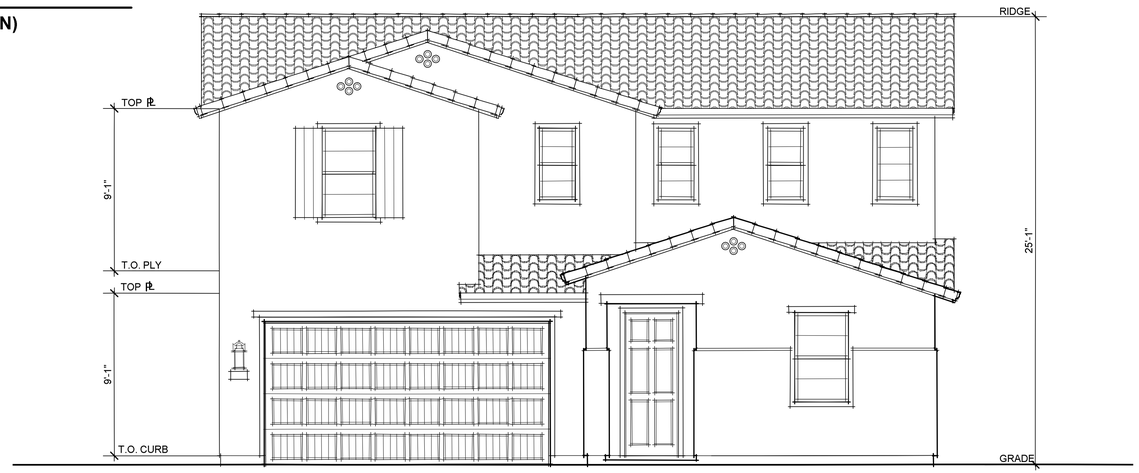
ROOF
- HIP, SHED & GABLE ROOFS
- CONCRETE TILE "S" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- DECORATIVE TILE VENTS AT GABLE END (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADES & SECOND STORY WINDOWS

TRIM
- STUCCO OVER FOAM TRIM

REAR "A"
(OUTDOOR LIVING OPTION)



FRONT ELEVATION "A"
(SPANISH)

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Benicia, CA 94510
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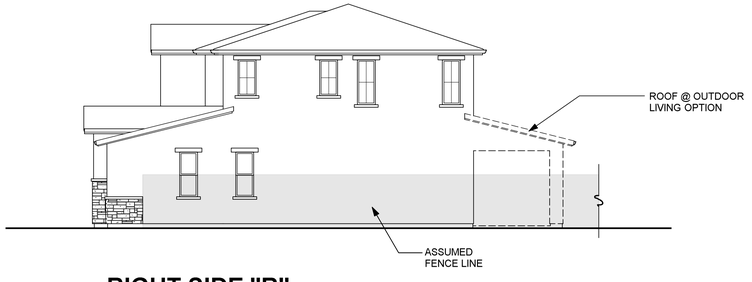
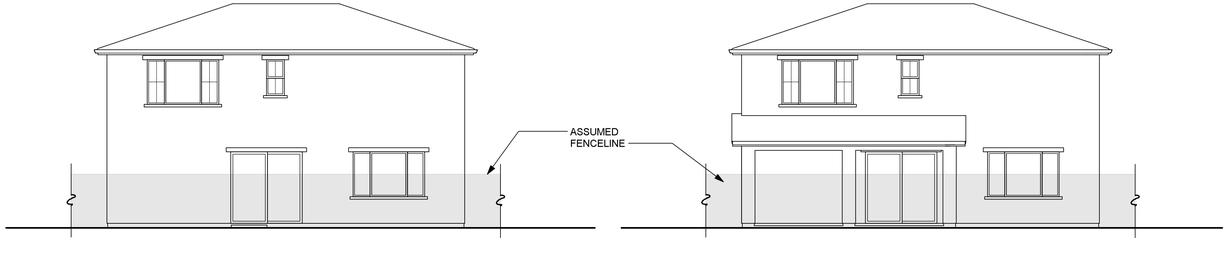
OAG ARCHITECTS

2211.1 12-16-22

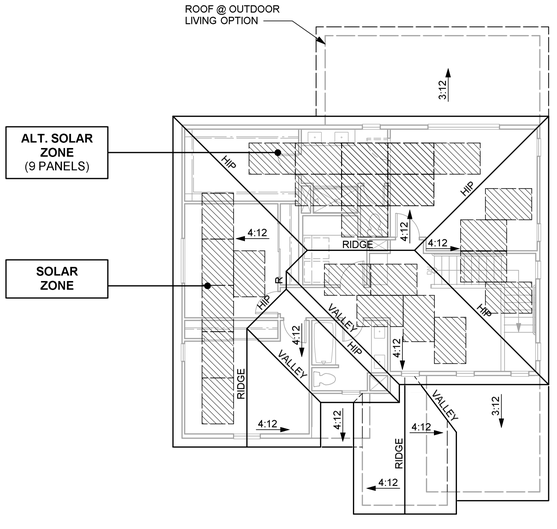
SHEET A-8



RIGHT SIDE "B"



REAR "B"



ROOF PLAN "B"

TUSCAN CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

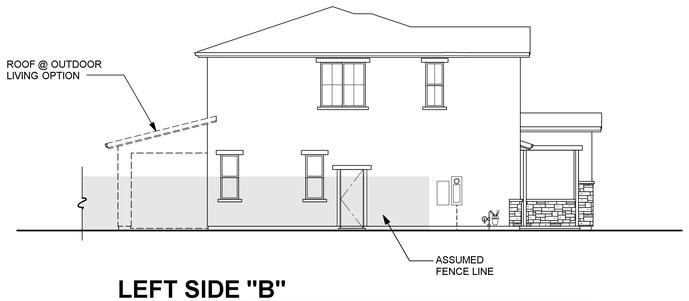
ROOF
- HIP, SHED & GABLE ROOFS
- CONCRETE TILE "S" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- STONE VENEER (WHERE OCCURS)
- WOOD OUTLOOKERS AT GABLE END (WHERE OCCURS)
- DECORATIVE SHUTTERS (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADES & SECOND STORY WINDOWS

TRIM
- STUCCO OVER FOAM TRIM

REAR "B"
(OUTDOOR LIVING OPTION)



LEFT SIDE "B"



FRONT ELEVATION "B"
(TUSCAN)

DeNova Homes
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PLAN 2
SUMMER LAKE NORTH, N.1
Oakley, California

938 Tyler Street #101
Benicia, CA 94510
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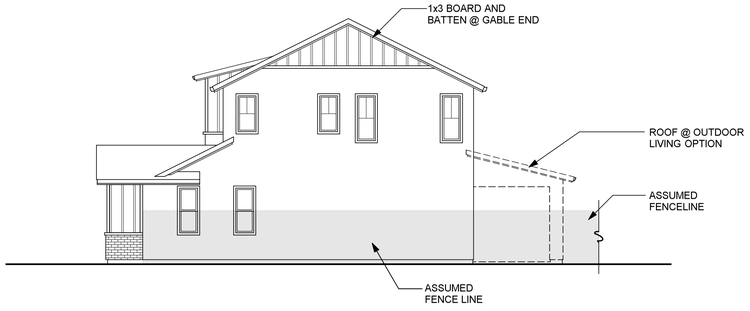
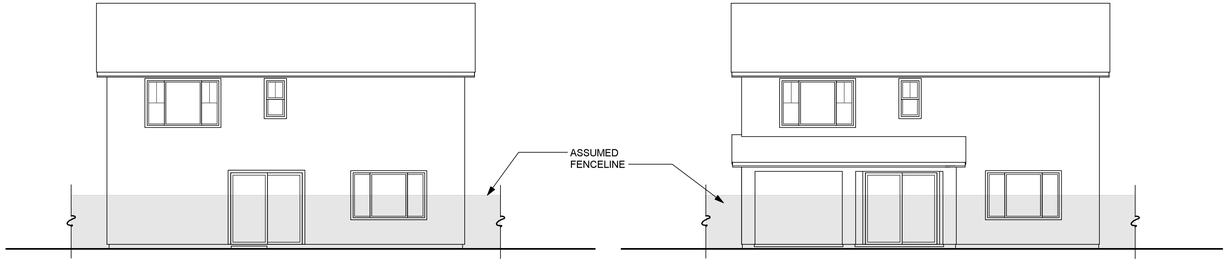
OAG ARCHITECTS

2211.1 12-16-22

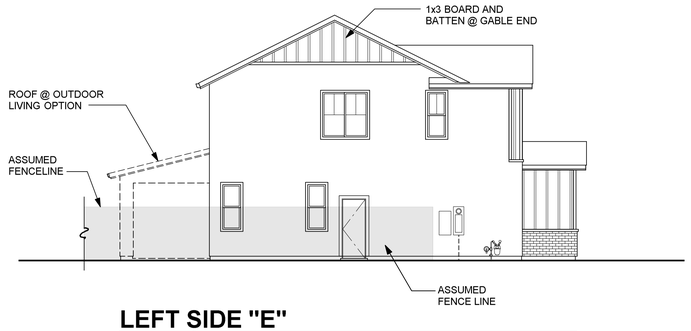
SHEET A-9



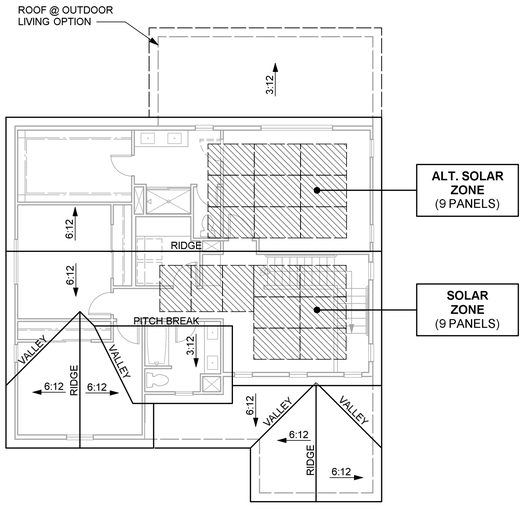
RIGHT SIDE "E"



REAR "E"



LEFT SIDE "E"



ROOF PLAN "E"

FARMHOUSE CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- SHED & GABLE ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- BRICK VENEER (WHERE OCCURS)
- BOARD & BATT LAP SIDING (WHERE OCCURS)
- DECORATIVE POST AT ENTRY
- WINDOW GRIDS ON STREET FACADES & SECOND FLOOR WINDOWS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

REAR "E"
(OUTDOOR LIVING OPTION)



FRONT ELEVATION "E"
(FARMHOUSE)

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OAG ARCHITECTS

2211.1 12-16-22

SHEET A-10



FRONT ELEVATION "A"
(SPANISH)



FRONT ELEVATION "B"
(TUSCAN)



FRONT ELEVATION "E"
(FARMHOUSE)

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PLAN 3

SUMMER LAKE NORTH, N.1

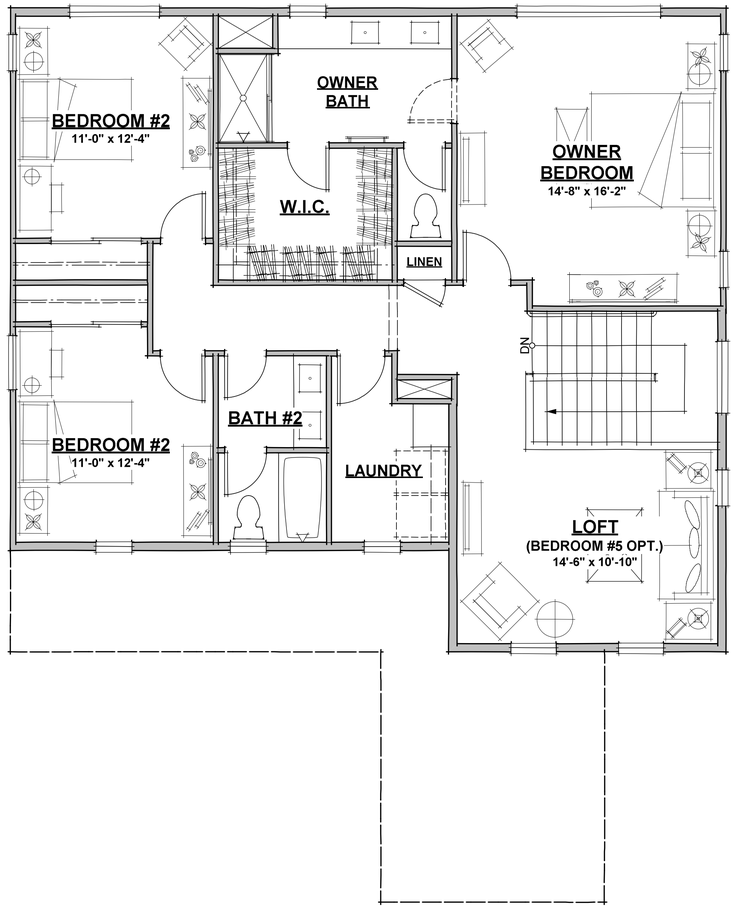
Brentwood, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

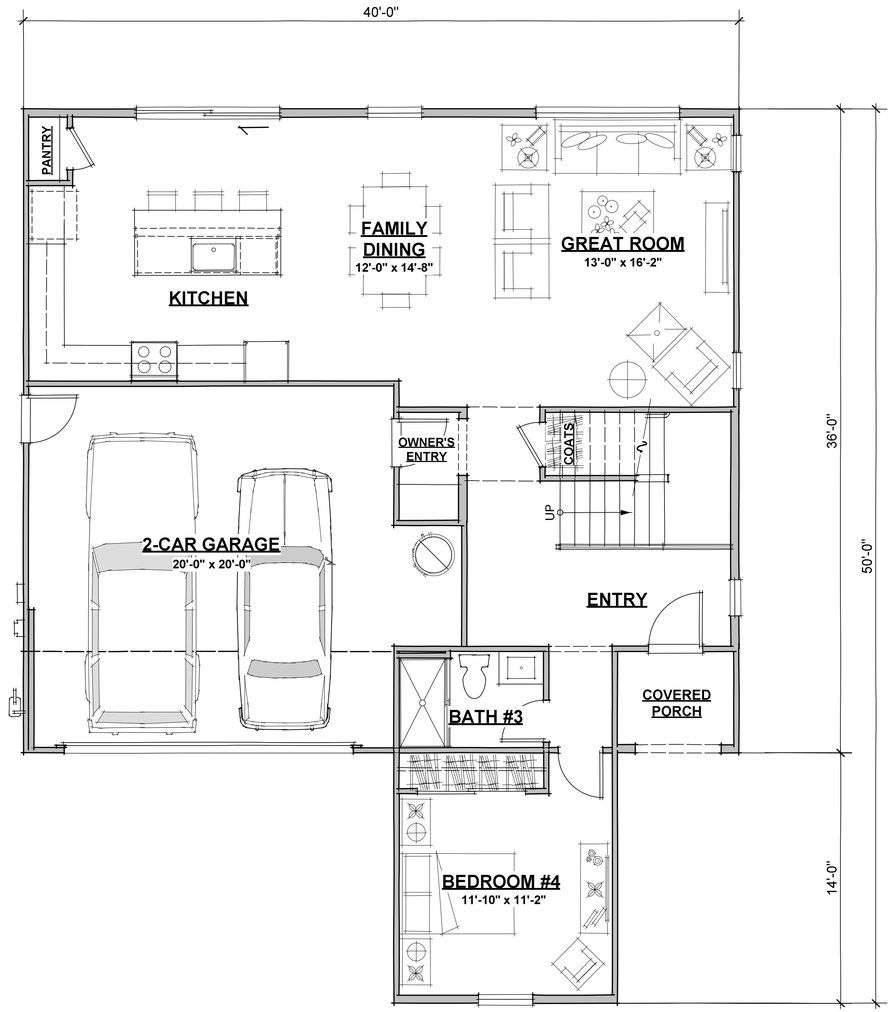
OAG ARCHITECTS

2211.1 12-16-22

SHEET A-11



SECOND FLOOR PLAN (1221 S.F.)



FIRST FLOOR PLAN (1126 S.F.; 2347 TOTAL S.F.)

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PLAN 3 (240-2347)

SUMMER LAKE NORTH, N.1

Oakley, California

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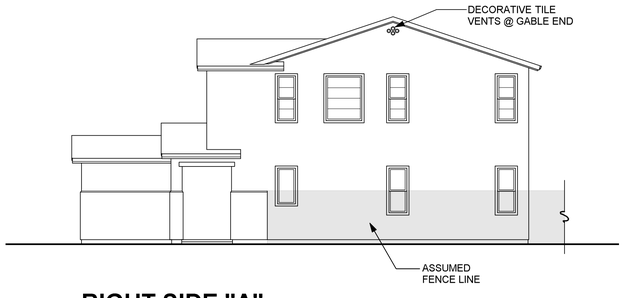
OAG ARCHITECTS

2211.1 12-16-22

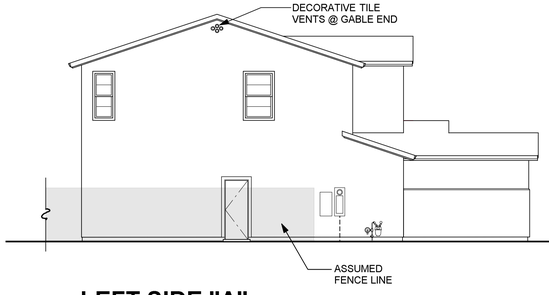
SHEET A-12



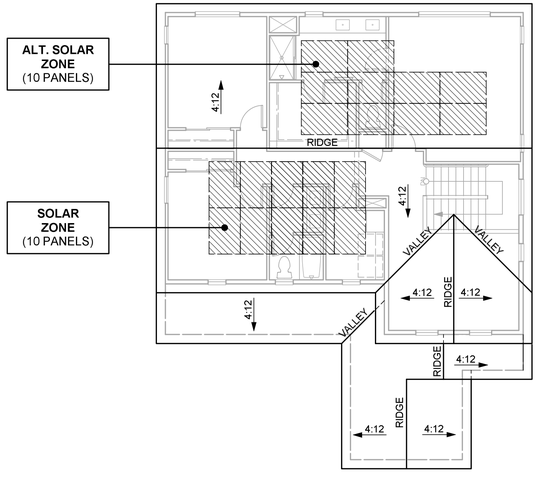
RIGHT SIDE "A"



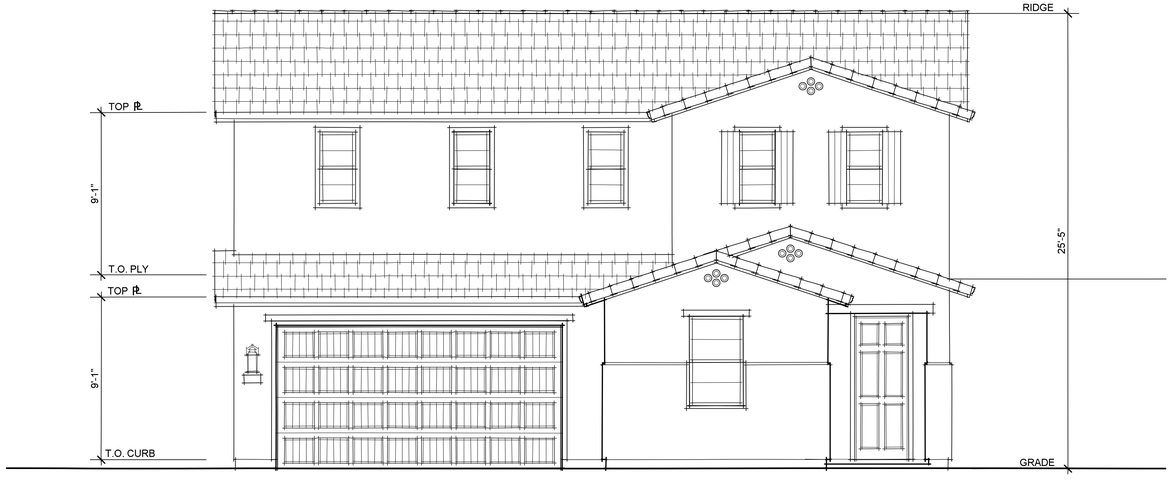
REAR "A"



LEFT SIDE "A"



ROOF PLAN "A"



FRONT ELEVATION "A"
(SPANISH)

SPANISH CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- HIP, SHED & GABLE ROOFS
- CONCRETE TILE "S" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- DECORATIVE TILE VENTS AT GABLE END (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADES & SECOND STORY WINDOWS

TRIM
- STUCCO OVER FOAM TRIM

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PLAN 3

SUMMER LAKE NORTH, N.1

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Benicia, CA 94510
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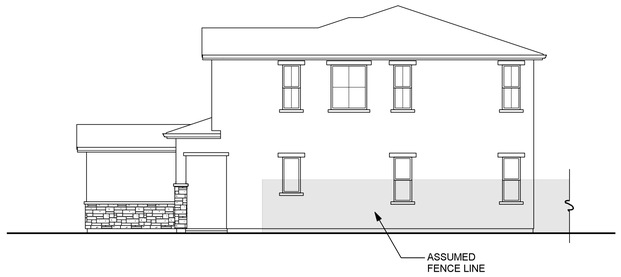
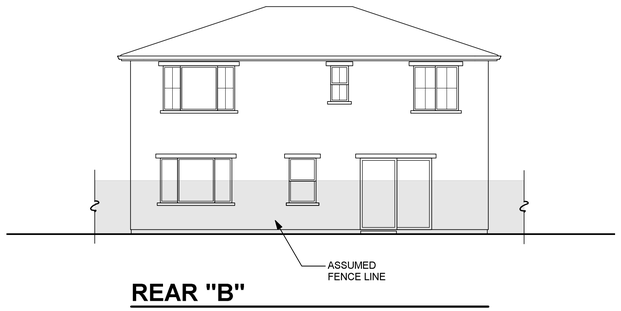
OAG ARCHITECTS

2211.1 12-16-22

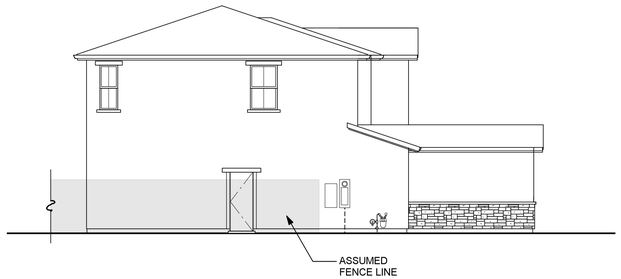
SHEET A-13



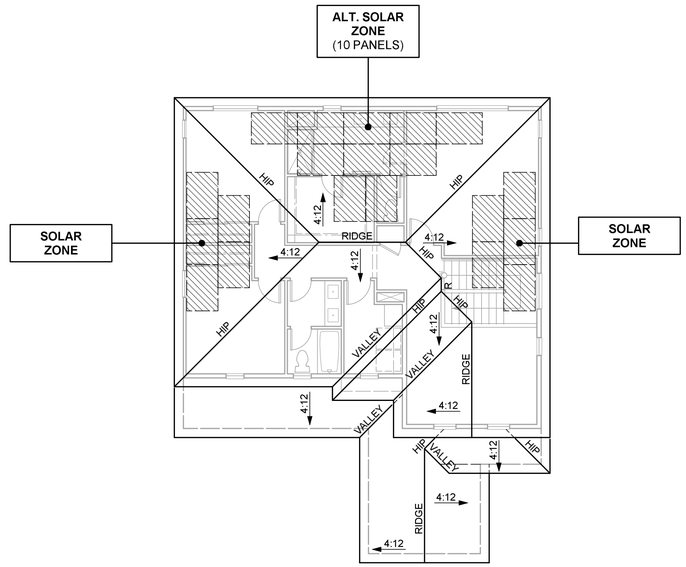
RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"



ROOF PLAN "B"



FRONT ELEVATION "B"
(TUSCAN)

TUSCAN CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- HIP, SHED & GABLE ROOFS
- CONCRETE TILE "S" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- STONE VENEER (WHERE OCCURS)
- WOOD OUTLOOKERS AT GABLE END (WHERE OCCURS)
- DECORATIVE SHUTTERS (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADES & SECOND STORY WINDOWS

TRIM
- STUCCO OVER FOAM TRIM

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Benicia, CA 94510
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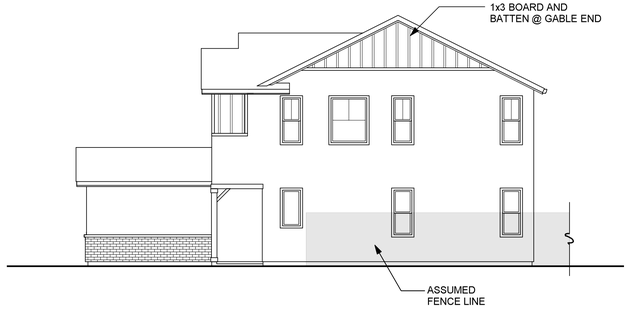
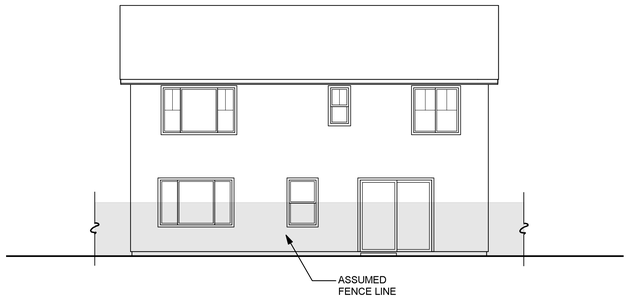
OAG ARCHITECTS

2211.1 12-16-22

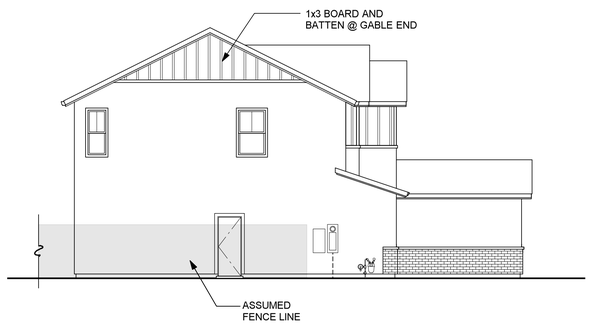
SHEET A-14



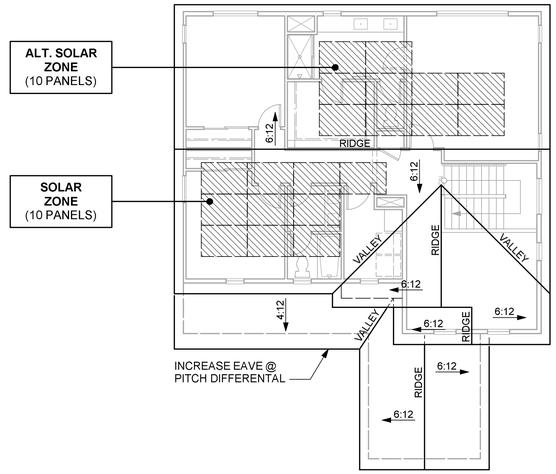
RIGHT SIDE "E"



REAR "E"



LEFT SIDE "E"



ROOF PLAN "E"



FRONT ELEVATION "E"
(FARMHOUSE)

FARMHOUSE CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- SHED & GABLE ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- BRICK VENEER (WHERE OCCURS)
- BOARD & BATT LAP SIDING (WHERE OCCURS)
- DECORATIVE POST AT ENTRY
- WINDOW GRIDS ON STREET FACADES & SECOND FLOOR WINDOWS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

DeNova Homes
Building a Better Community®

PLAN 3

SUMMER LAKE NORTH, N.1
Oakley, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

OAG ARCHITECTS

2211.1 12-16-22

SHEET A-15



FRONT ELEVATION "A"
(SPANISH)



FRONT ELEVATION "B"
(TUSCAN)



FRONT ELEVATION "E"
(FARMHOUSE)

DeNova Homes
Building a Better Community®

PLAN 4

SUMMER LAKE NORTH, N.1

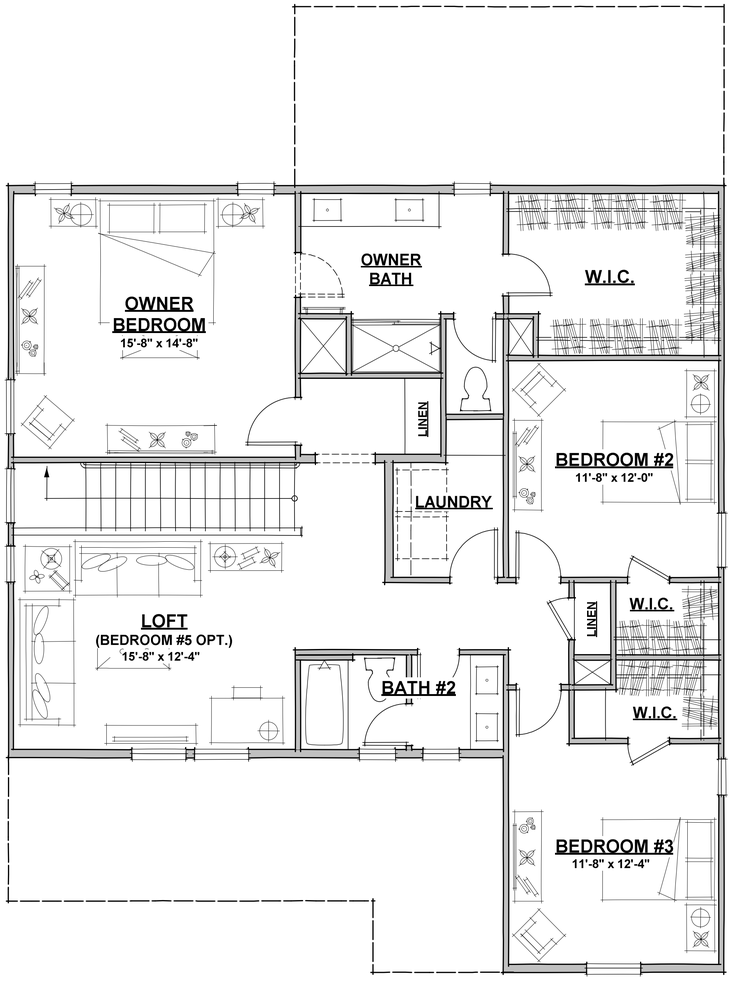
Brentwood, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

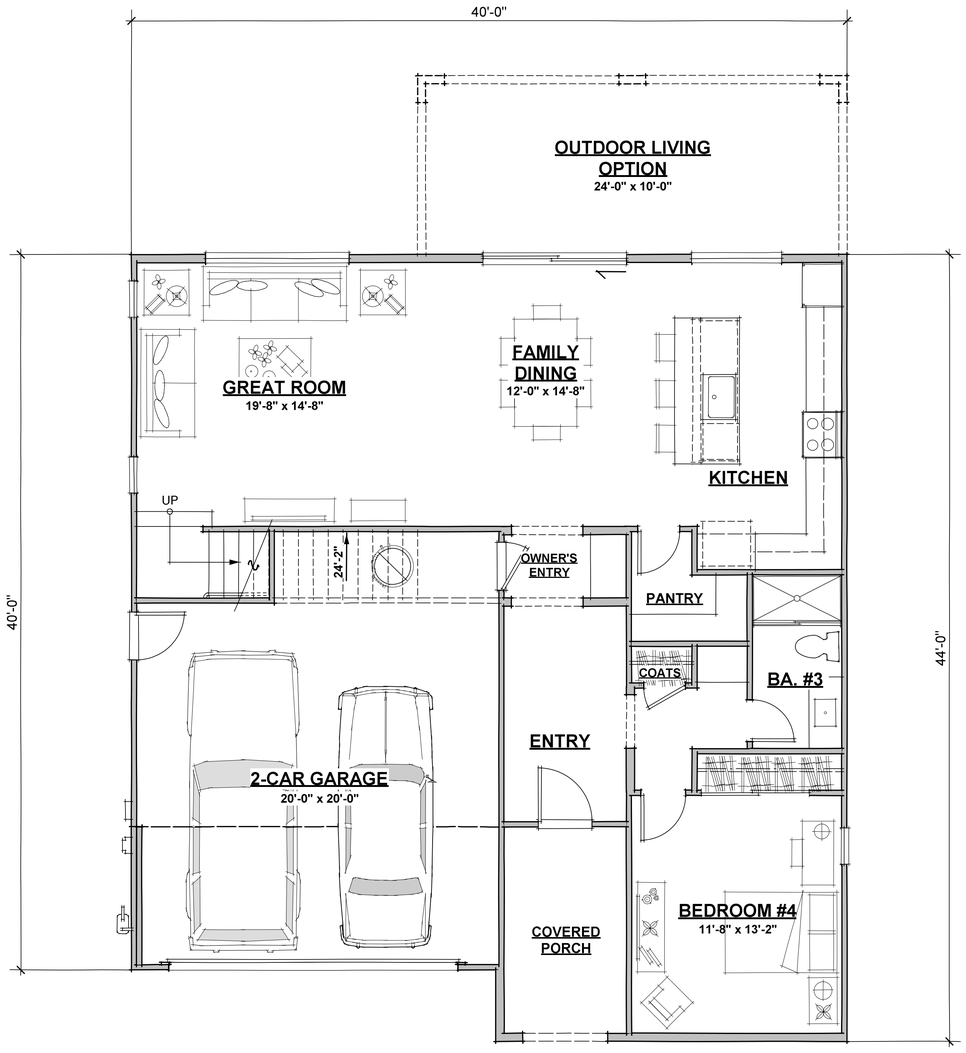
OAG ARCHITECTS

2211.1 12-16-22

SHEET A-16



SECOND FLOOR PLAN (1369 S.F.)



FIRST FLOOR PLAN (1153 S.F.; 2522 TOTAL S.F.)

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PLAN 4 (240-2522)

SUMMER LAKE NORTH, N.1

Oakley, California

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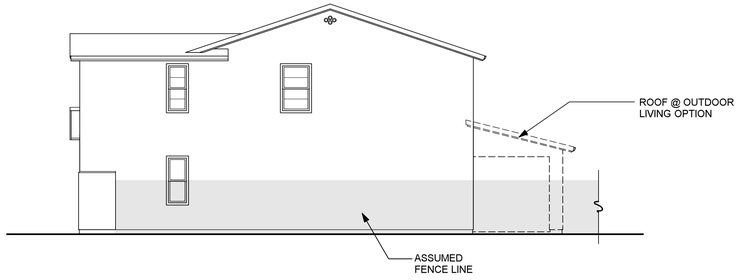
Benicia, CA 94510
Phone: (707) 746-6586

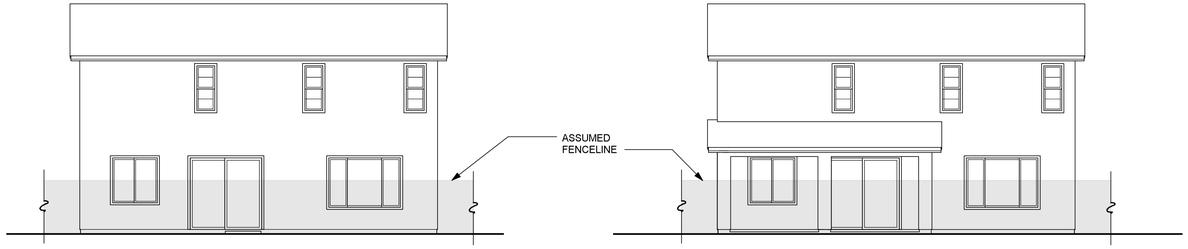
OAG ARCHITECTS

2211.1 12-16-22

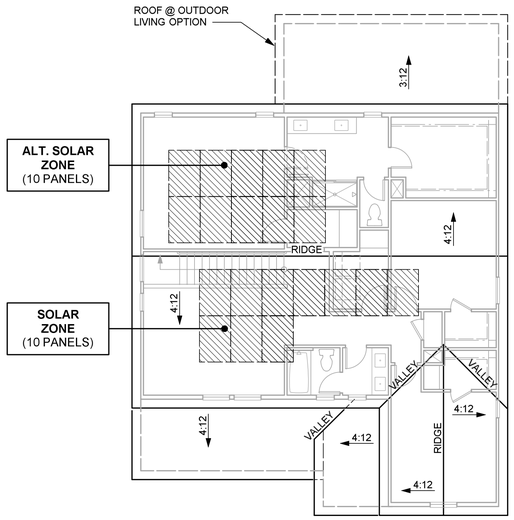
SHEET A-17



RIGHT SIDE "A"



REAR "A"



ROOF PLAN "A"

SPANISH CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

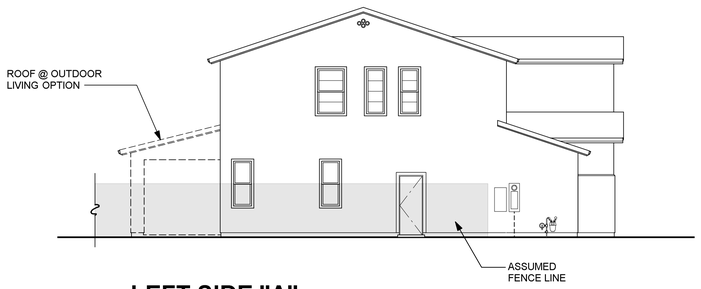
ROOF
- HIP, SHED & GABLE ROOFS
- CONCRETE TILE "S" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- DECORATIVE TILE VENTS AT GABLE END (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADES & SECOND STORY WINDOWS

TRIM
- STUCCO OVER FOAM TRIM

REAR "A"
(OUTDOOR LIVING OPTION)



LEFT SIDE "A"



FRONT ELEVATION "A"
(SPANISH)

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PLAN 4

SUMMER LAKE NORTH, N.1

Oakley, California

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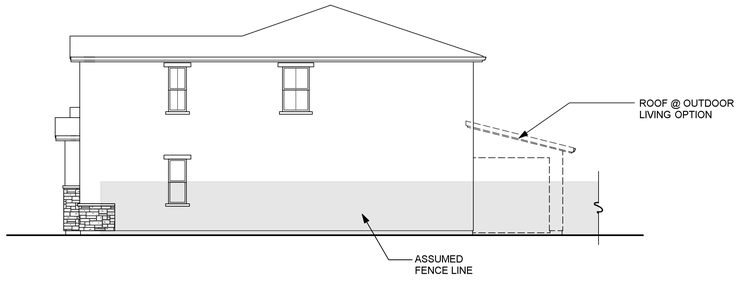
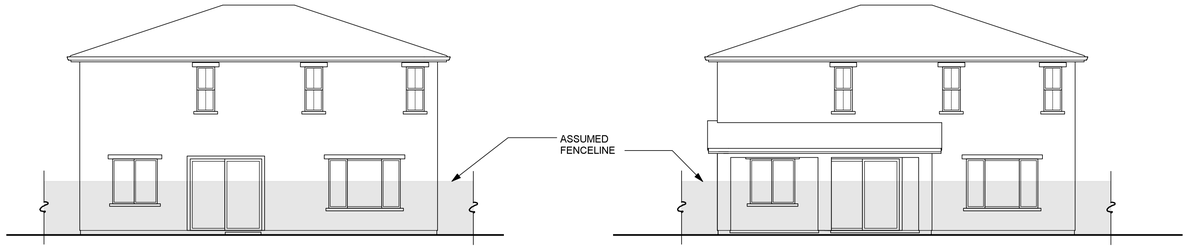
OAG ARCHITECTS

2211.1 12-16-22

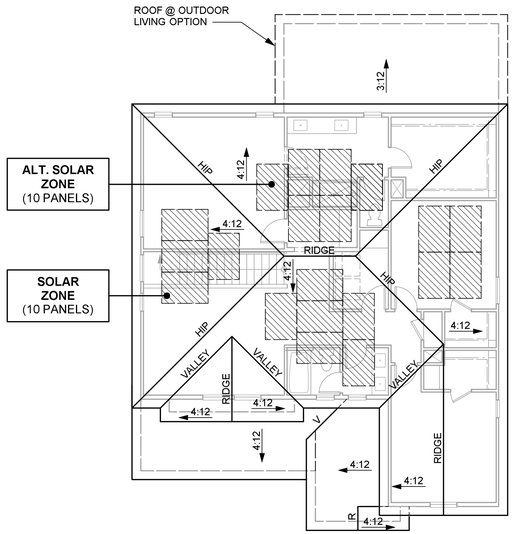
SHEET A-18



RIGHT SIDE "B"



REAR "B"



ROOF PLAN "B"

SPANISH CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

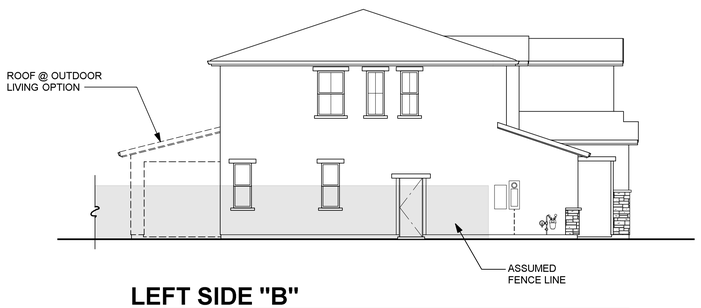
ROOF
- HIP, SHED & GABLE ROOFS
- CONCRETE TILE "S" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- DECORATIVE TILE VENTS AT GABLE END (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADES & SECOND STORY WINDOWS

TRIM
- STUCCO OVER FOAM TRIM

REAR "B"
(OUTDOOR LIVING OPTION)



LEFT SIDE "B"



FRONT ELEVATION "B"
(TUSCAN)

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Oakley, California

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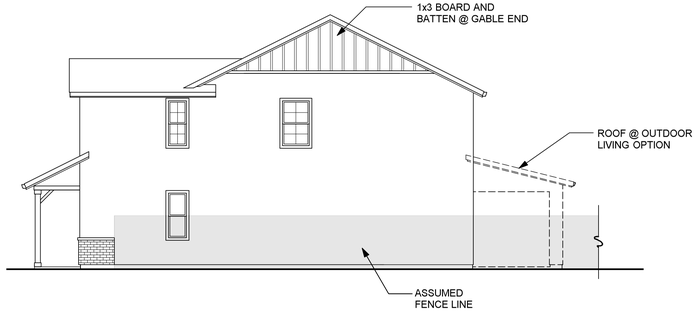
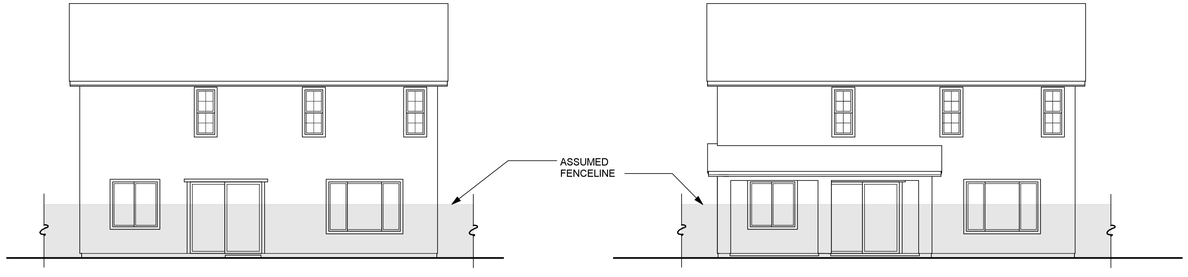
OAG ARCHITECTS

2211.1 12-16-22

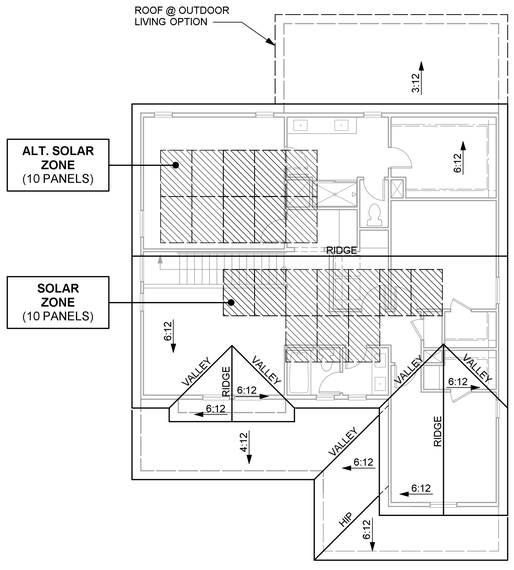
SHEET A-19



RIGHT SIDE "E"



REAR "E"



ROOF PLAN "E"

FARMHOUSE CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

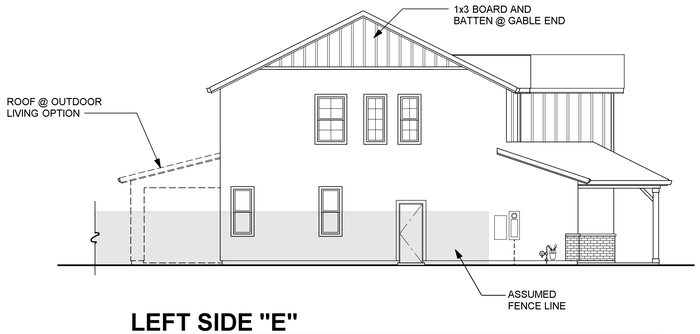
ROOF
- SHED & GABLE ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- BRICK VENEER (WHERE OCCURS)
- BOARD & BATT LAP SIDING (WHERE OCCURS)
- DECORATIVE POST AT ENTRY
- WINDOW GRIDS ON STREET FACADES & SECOND FLOOR WINDOWS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

REAR "E"
(OUTDOOR LIVING OPTION)



LEFT SIDE "E"



FRONT ELEVATION "E"
(FARMHOUSE)

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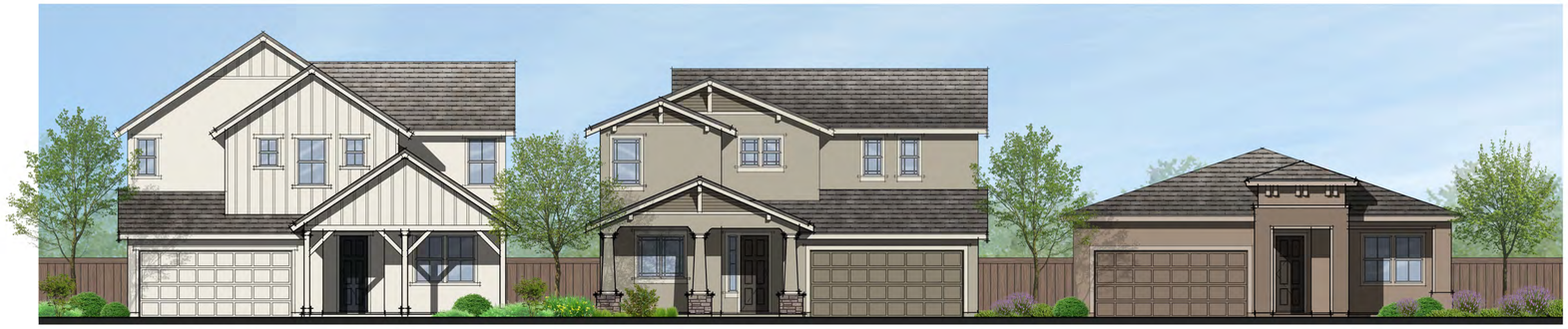
OAG ARCHITECTS

2211.1 12-16-22

SHEET A-20



PLAN 3 - FARMHOUSE | PLAN 2 - TRADITIONAL | PLAN 1 - TUSCAN

307.082 Summer Lake North
Oakley, CA
December 16, 2022

NEIGHBORHOOD 2 CONCEPTUAL STREETSCAPE

T-2

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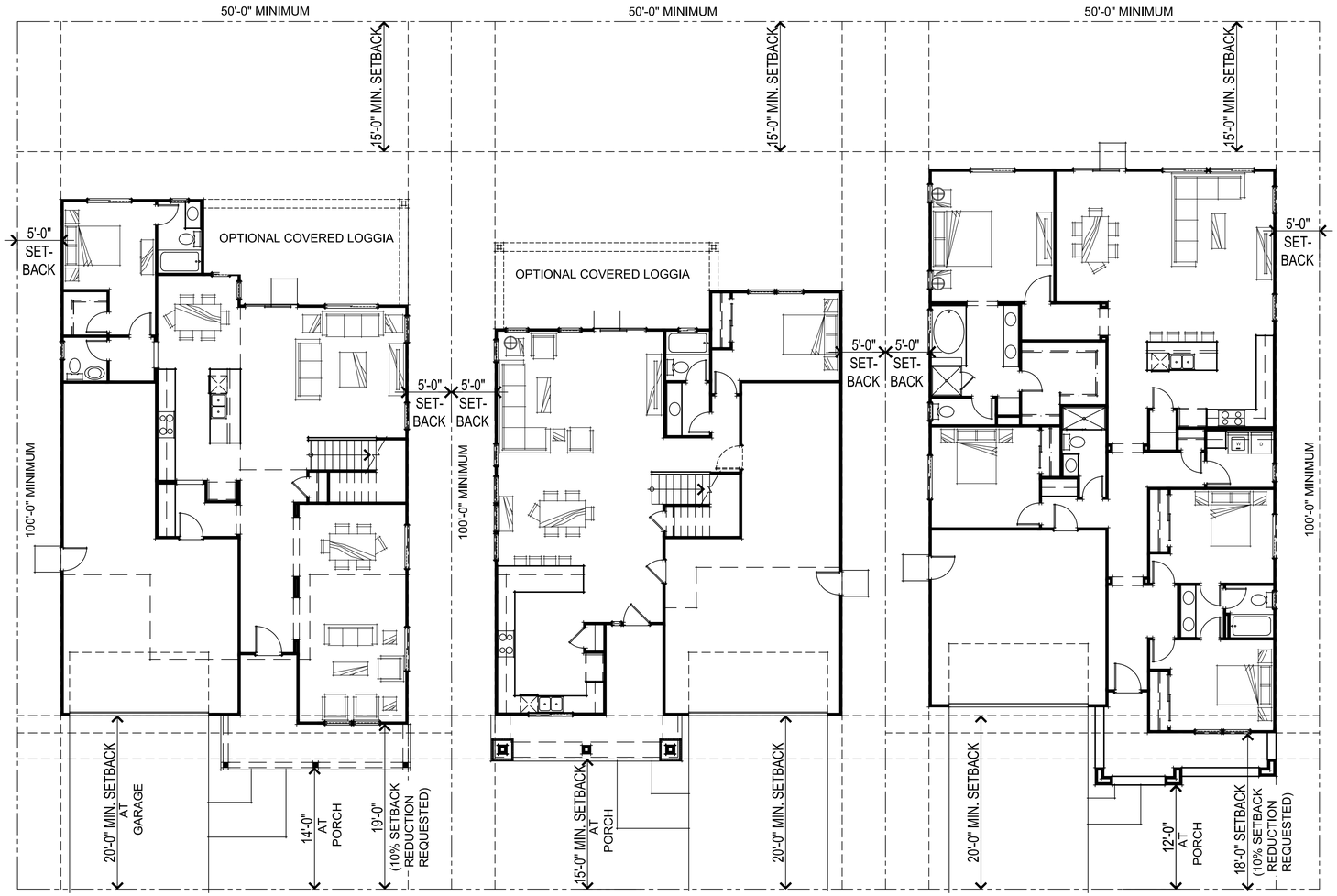

PLAN 3 - FIRST FLOOR PLAN
(FARMHOUSE)

PLAN 2 - FIRST FLOOR PLAN
(TRADITIONAL)

PLAN 1 - FIRST FLOOR PLAN
(TUSCAN)

307.082 Summer Lake North
Oakley, CA
December 16, 2022

0 2' 4' 6' 8' 16'

NEIGHBORHOOD 2 SETBACK EXHIBIT
SB-N2

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TRADITIONAL ELEVATIONS

FARMHOUSE ELEVATIONS

TUSCAN ELEVATIONS

0 1' 2' 3' 4' 8'

NEIGHBORHOOD 2 PLAN 1 FRONT ELEVATIONS

A-1

307.082 Summer Lake North
Oakley, CA
December 16, 2022

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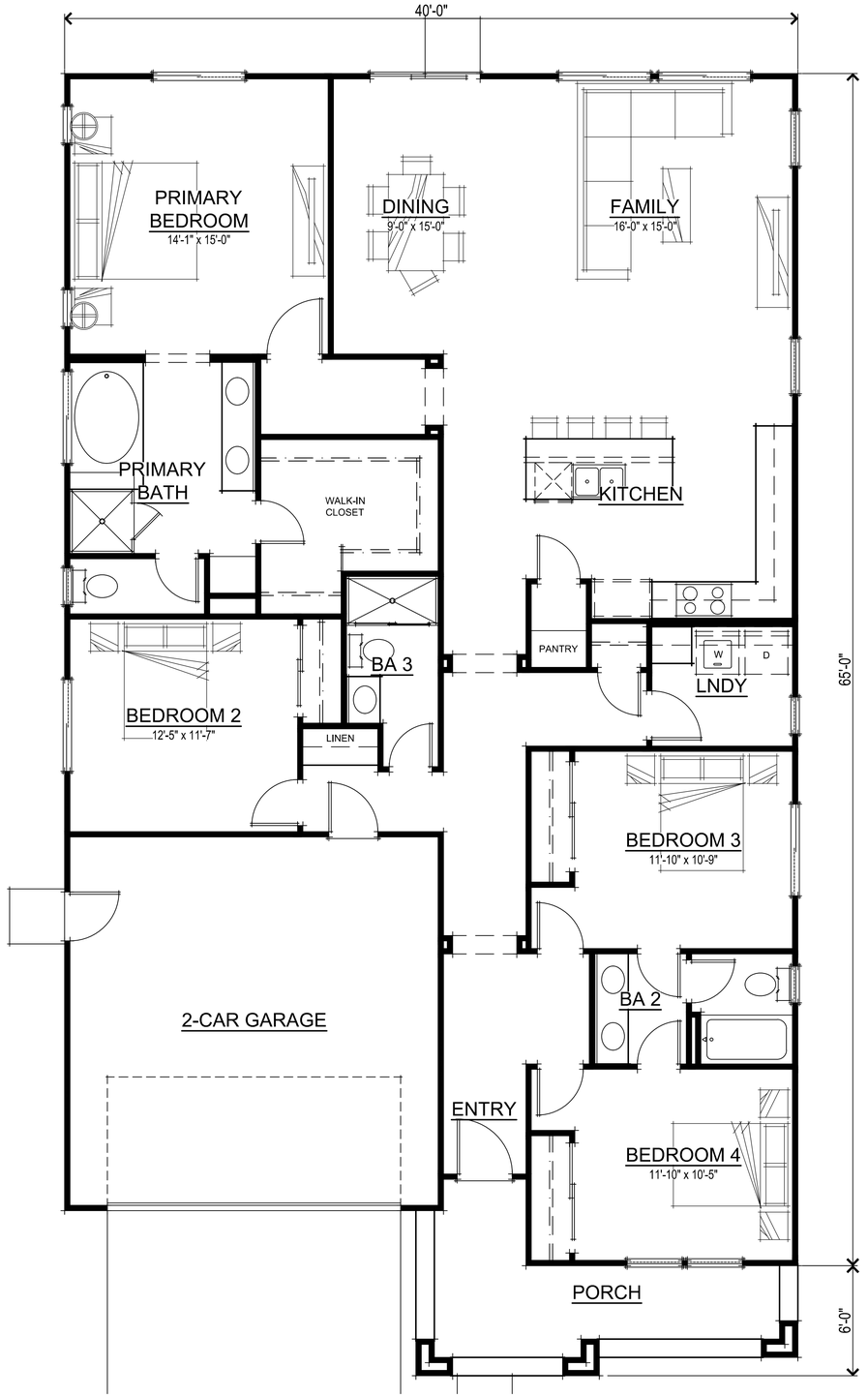

N2 PLAN 1 SQUARE FOOTAGES	
TOTAL LIVING	2101 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	107 SQ. FT.

0 1' 2' 3' 4' 8'

NEIGHBORHOOD 2 PLAN 1 FLOOR PLAN

A-2

307.082 Summer Lake North
Oakley, CA
December 16, 2022

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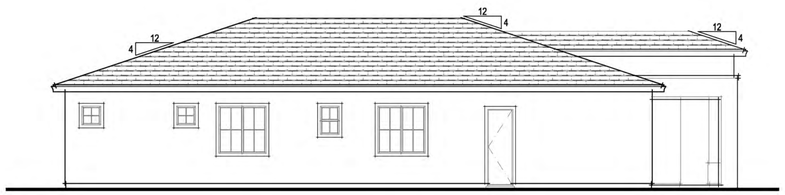
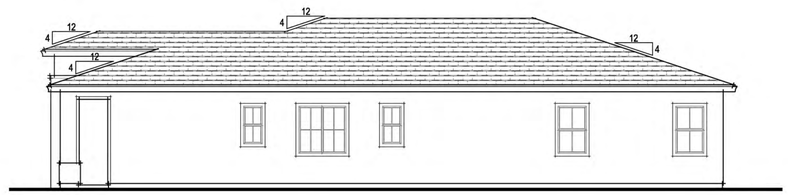


LEFT ELEVATION



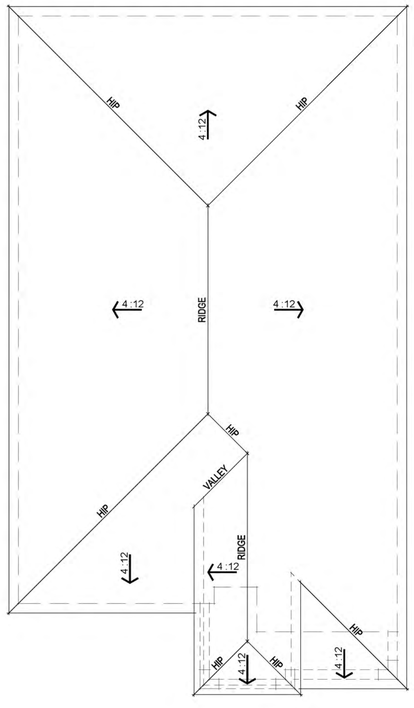
REAR ELEVATION



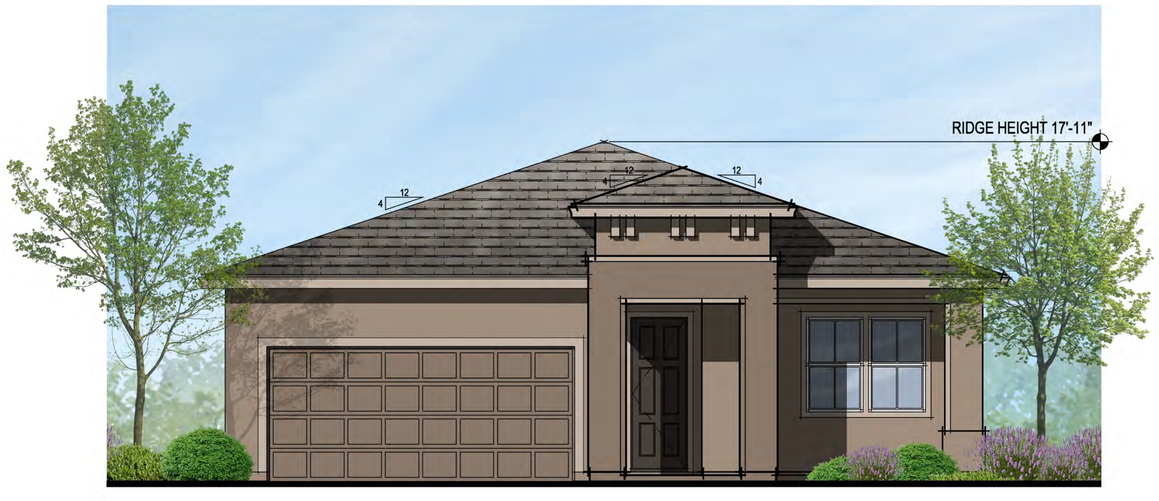
RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
HIP ROOF FORMS
STUCCO WALL FINISH
DECORATIVE CORBELS
STUCCO o/ 2x FOAM TRIM
DECORATIVE STUCCO WAINSCOT



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

NEIGHBORHOOD 2 PLAN 1 TUSCAN ELEVATIONS
A-3

307.082 Summer Lake North
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December 16, 2022

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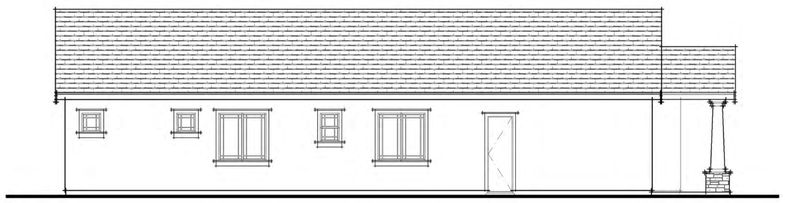
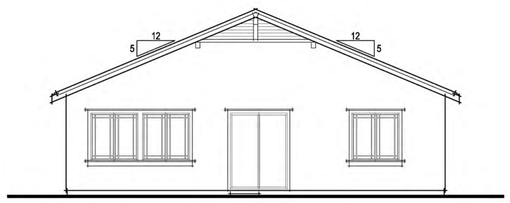
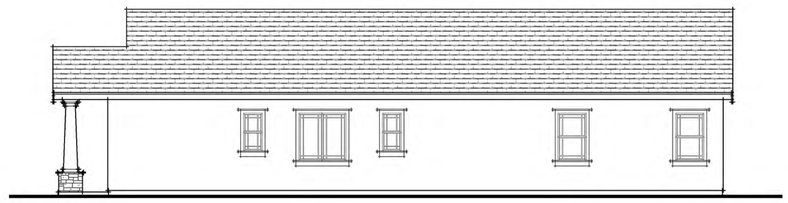


LEFT ELEVATION



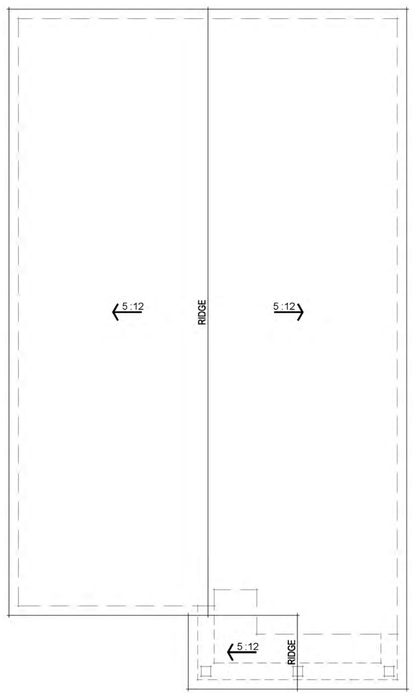
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
STUCCO WALL FINISH
GABLE ROOF FORMS
STUCCO PORCH COLUMNS w/ STONE VENEER
STUCCO o/ 2x FOAM TRIM
FIBER CEMENT HORIZONTAL LAP SIDING
DECORATIVE GABLE TREATMENT



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

307.082 **Summer Lake North**
Oakley, CA
December 16, 2022

NEIGHBORHOOD 2 PLAN 1 TRADITIONAL ELEVATIONS
A-4

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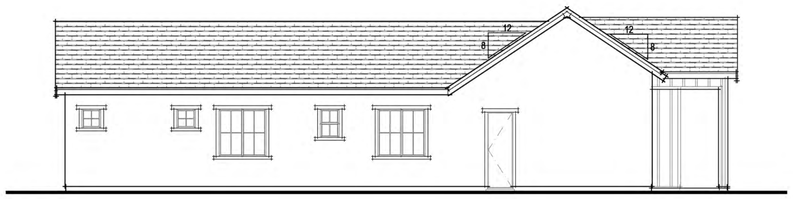

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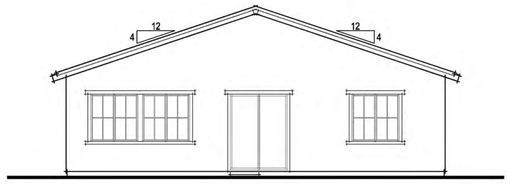
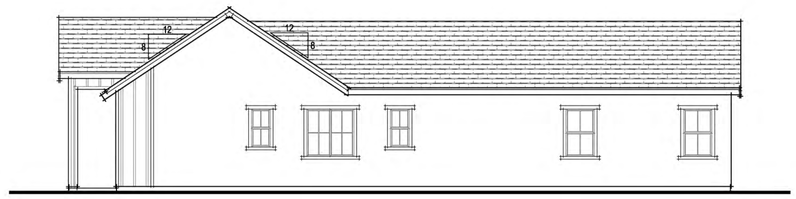


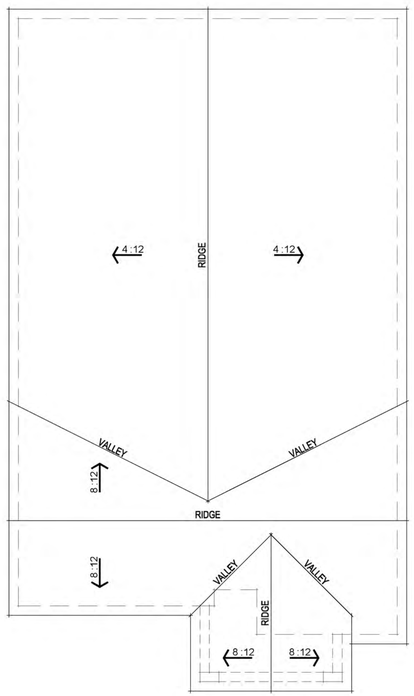
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
STUCCO WALL FINISH
GABLE ROOF FORMS
8x8 WOOD PORCH POSTS w/ CORBELS
STUCCO o/ 2x FOAM TRIM
FIBER CEMENT BOARD & BATTEN SIDING



ROOF PLAN

FRONT ELEVATION

0 1' 2' 3' 4' 8'

307.082 Summer Lake North
Oakley, CA
December 16, 2022

NEIGHBORHOOD 2 PLAN 1 FARMHOUSE ELEVATIONS
A-5

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TRADITIONAL ELEVATIONS



FARMHOUSE ELEVATIONS



TUSCAN ELEVATIONS

0 1' 2' 3' 4' 8'

NEIGHBORHOOD 2 PLAN 2 FRONT ELEVATIONS

A-6

307.082 Summer Lake North
Oakley, CA
December 16, 2022

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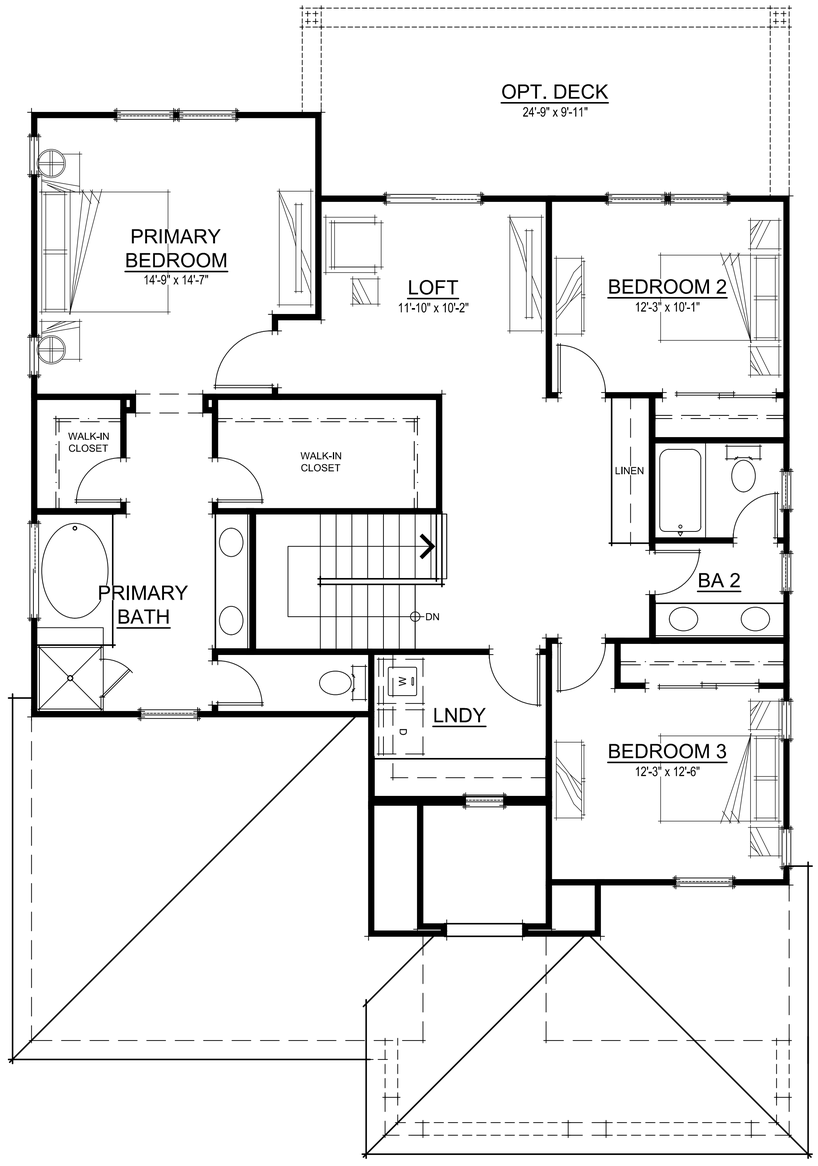
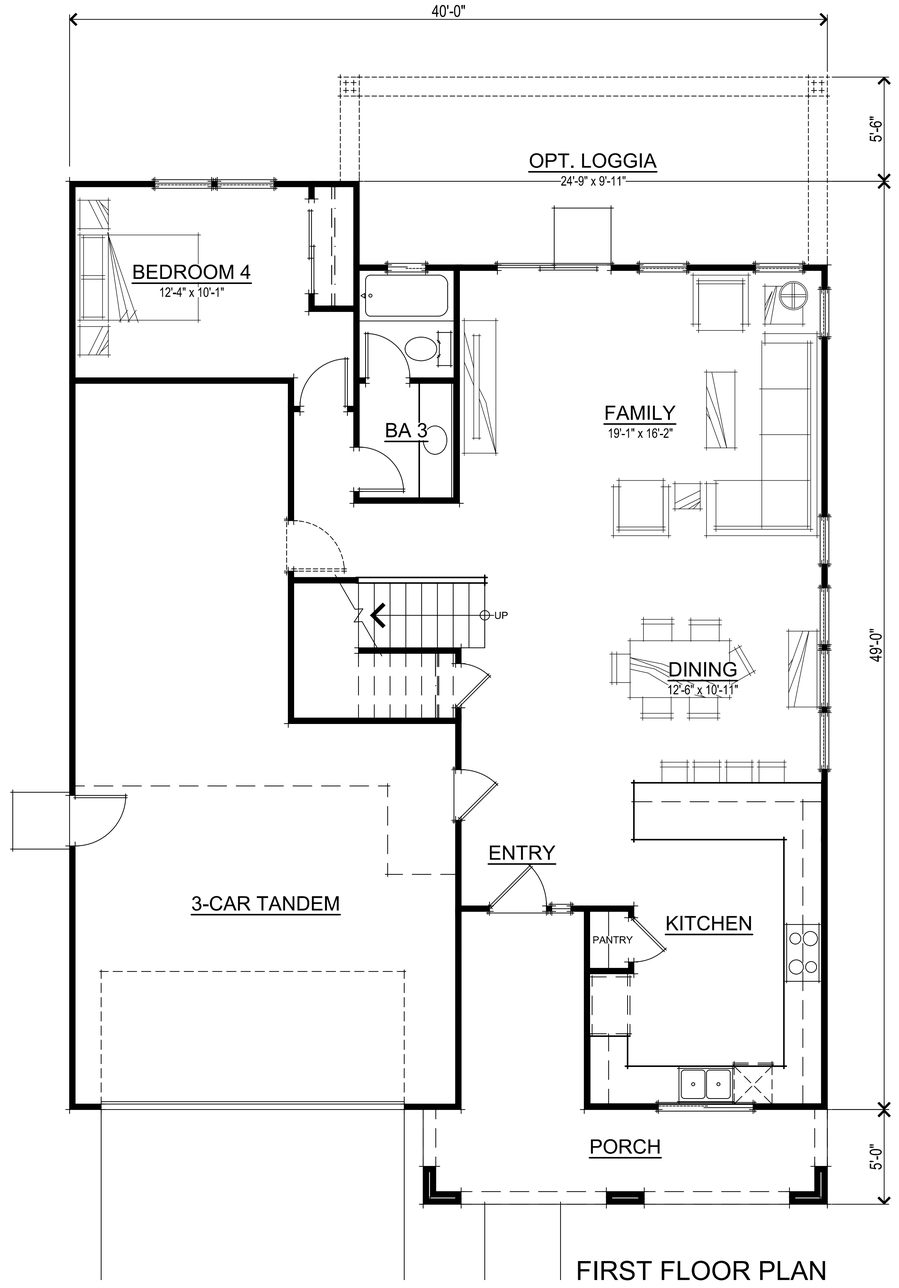


SECOND FLOOR PLAN



FIRST FLOOR PLAN

N2 PLAN 2 SQUARE FOOTAGES	
FIRST FLOOR	1155 SQ. FT.
SECOND FLOOR	1274 SQ. FT.
TOTAL LIVING	2429 SQ. FT.
3-CAR TANDEM	628 SQ. FT.
OPT. LOGGIA	251 SQ. FT.

0 1' 2' 3' 4' 8'

307.082 Summer Lake North
Oakley, CA
December 16, 2022

NEIGHBORHOOD 2 PLAN 2 FLOOR PLANS
A-7

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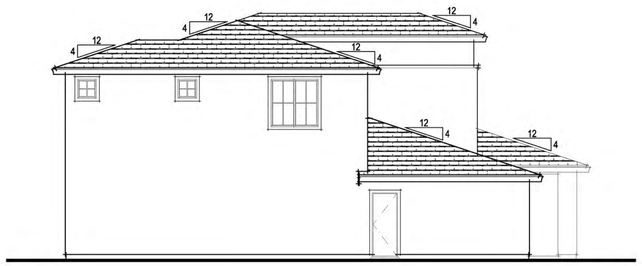
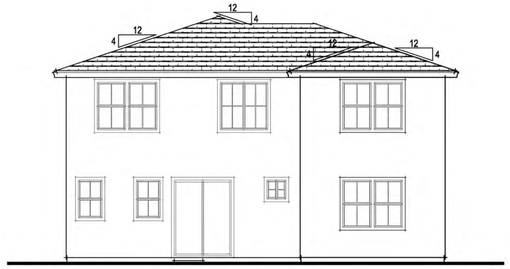
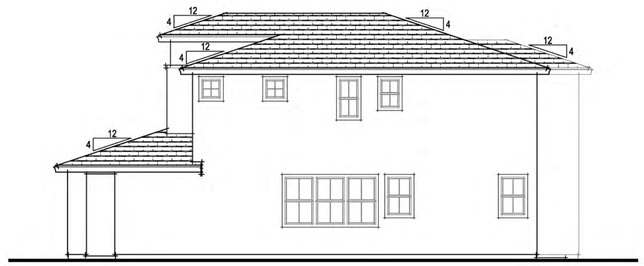


LEFT ELEVATION



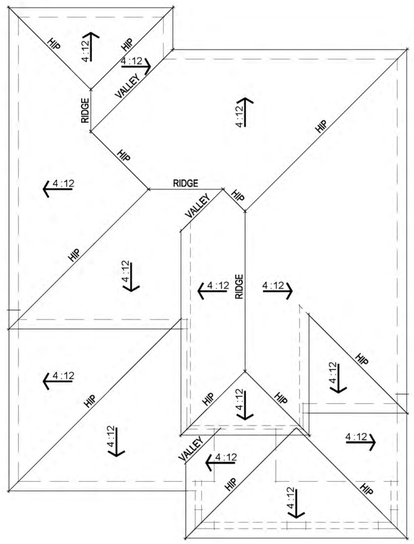
REAR ELEVATION



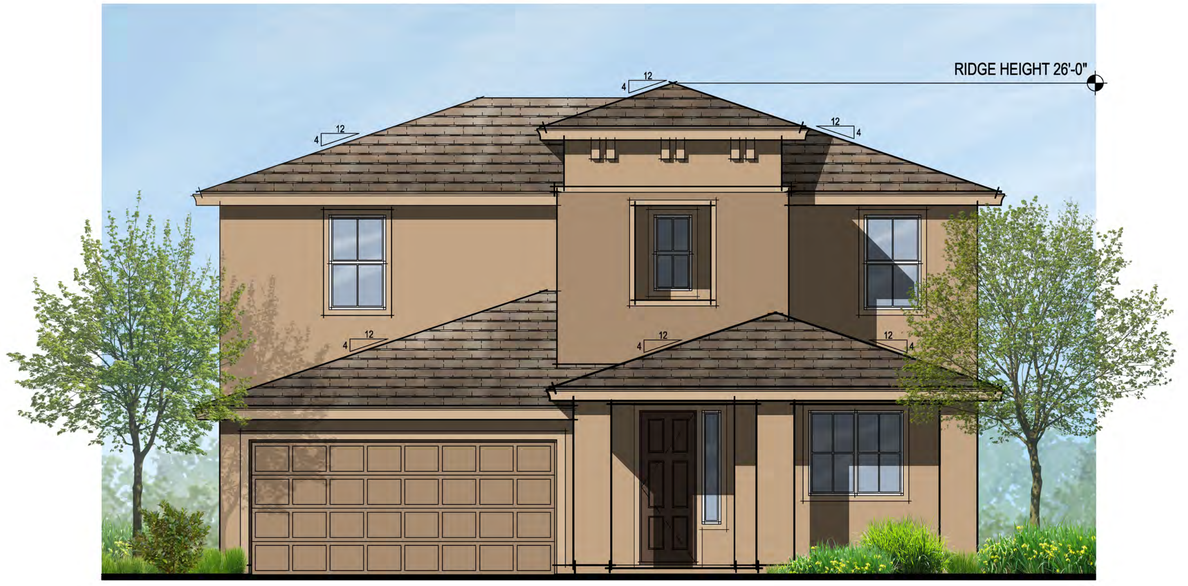
RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
HIP ROOF FORMS
STUCCO WALL FINISH
DECORATIVE CORBELS
STUCCO o/ 2x FOAM TRIM
DECORATIVE STUCCO WAINSCOT



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

NEIGHBORHOOD 2 PLAN 2 TUSCAN ELEVATIONS

A-8

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Oakley, CA
December 16, 2022

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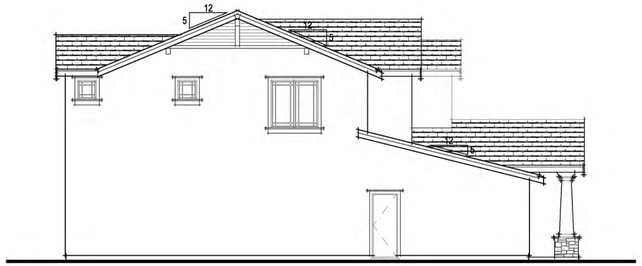
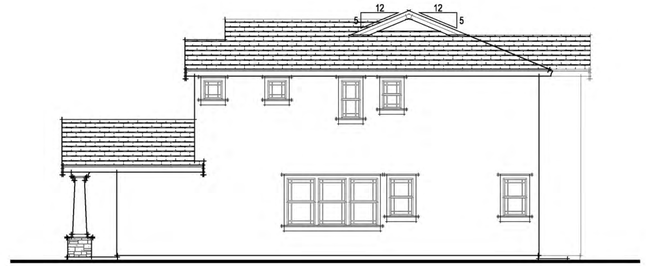
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



LEFT ELEVATION



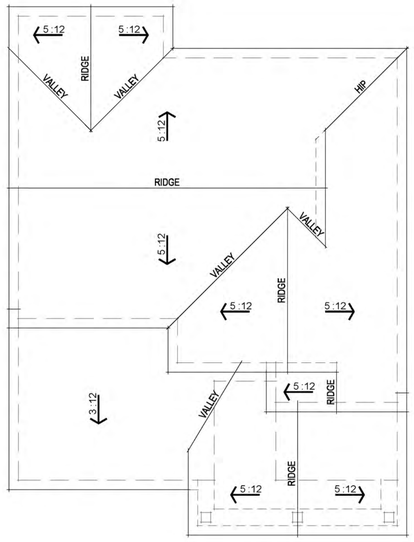
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
STUCCO WALL FINISH
GABLE ROOF FORMS
STUCCO PORCH COLUMNS w/ STONE VENEER
STUCCO o/ 2x FOAM TRIM
FIBER CEMENT HORIZONTAL LAP SIDING
DECORATIVE GABLE TREATMENT



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

NEIGHBORHOOD 2 PLAN 2 TRADITIONAL ELEVATIONS

A-9

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Oakley, CA
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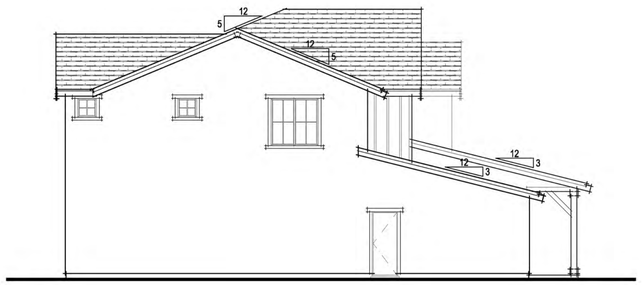
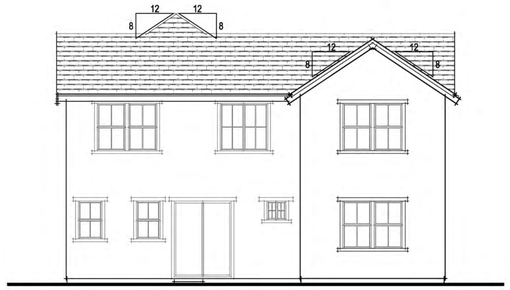
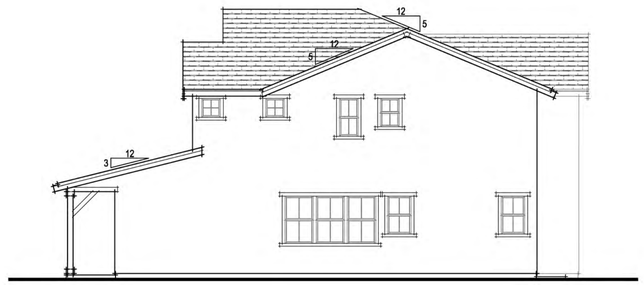


LEFT ELEVATION



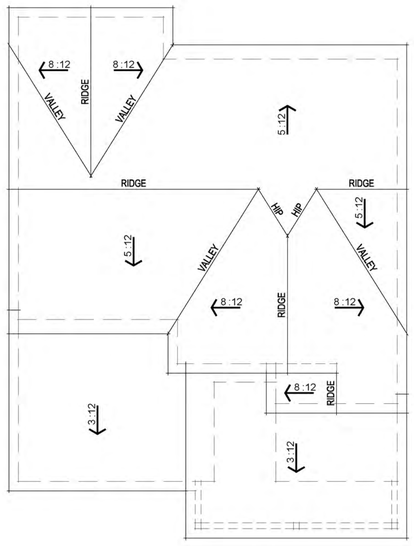
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
STUCCO WALL FINISH
GABLE ROOF FORMS
8x8 WOOD PORCH POSTS w/ CORBELS
STUCCO o/ 2x FOAM TRIM
FIBER CEMENT BOARD & BATTEN SIDING



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

NEIGHBORHOOD 2 PLAN 2 FARMHOUSE ELEVATIONS

A-10

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TRADITIONAL ELEVATIONS



FARMHOUSE ELEVATIONS



TUSCAN ELEVATIONS

0 1' 2' 3' 4' 8'

NEIGHBORHOOD 2 PLAN 3 FRONT ELEVATIONS

A-11

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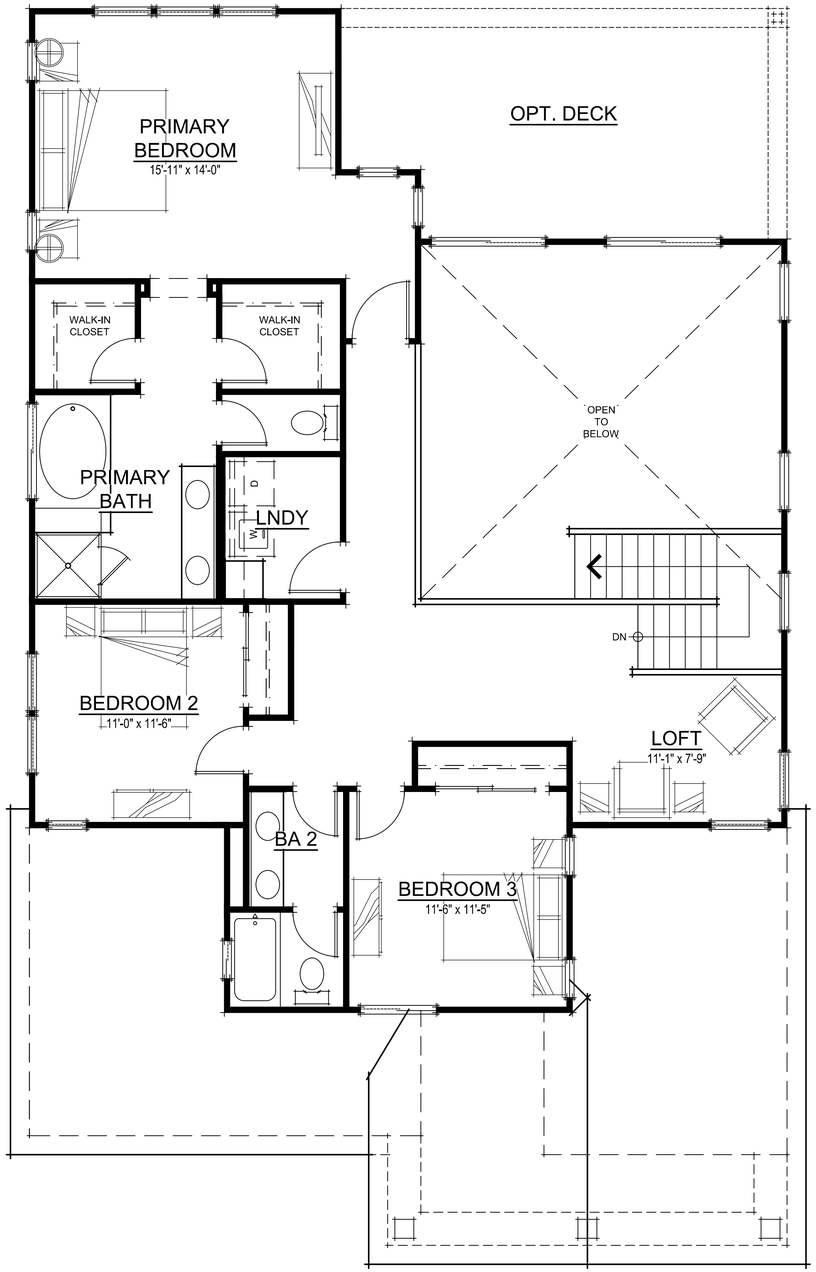
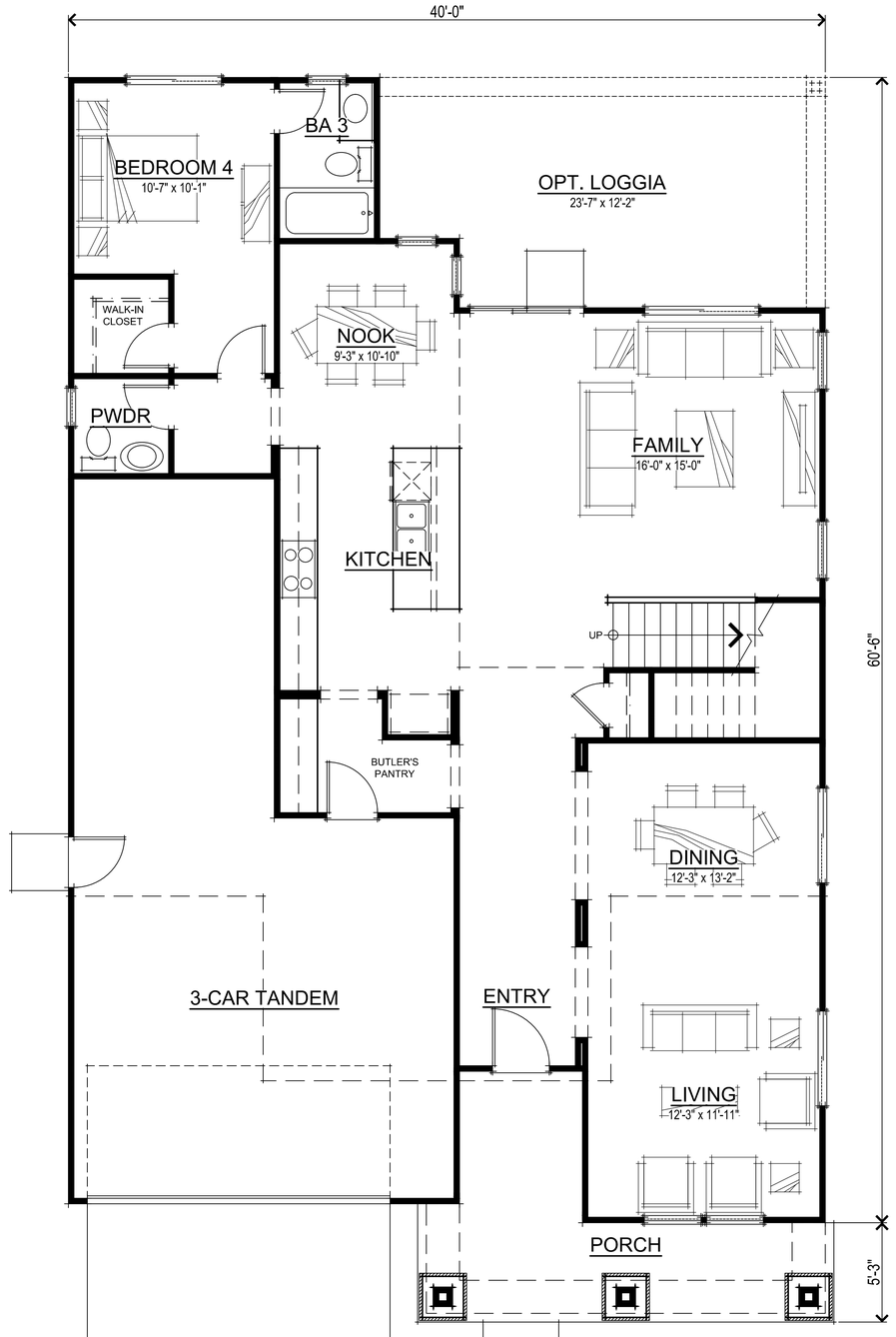


SECOND FLOOR PLAN



FIRST FLOOR PLAN

N2 PLAN 3 SQUARE FOOTAGES	
FIRST FLOOR	1465 SQ. FT.
SECOND FLOOR	1242 SQ. FT.
TOTAL LIVING	2707 SQ. FT.
3-CAR TANDEM	611 SQ. FT.
OPT. LOGGIA	271 SQ. FT.

0 1' 2' 3' 4' 8'

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Oakley, CA
December 16, 2022

NEIGHBORHOOD 2 PLAN 3 FLOOR PLANS
A-12

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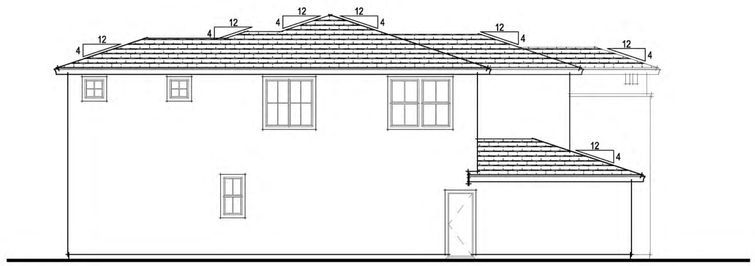
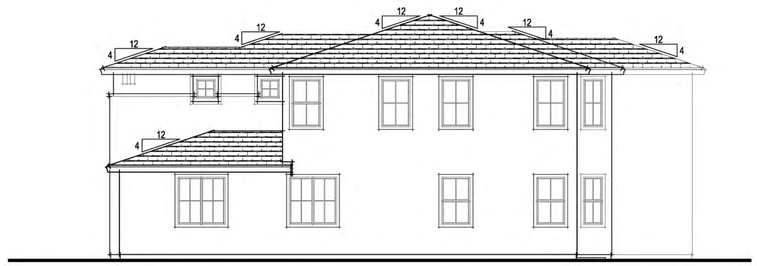


LEFT ELEVATION



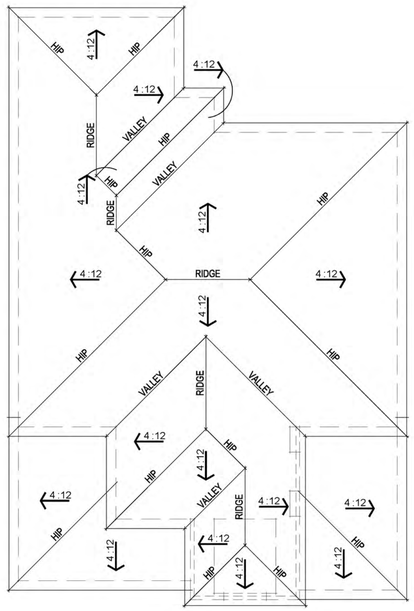
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
HIP ROOF FORMS
STUCCO WALL FINISH
DECORATIVE CORBELS
STUCCO o/ 2x FOAM TRIM
DECORATIVE STUCCO WAINSCOT



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

NEIGHBORHOOD 2 PLAN 3 TUSCAN ELEVATIONS
A-13

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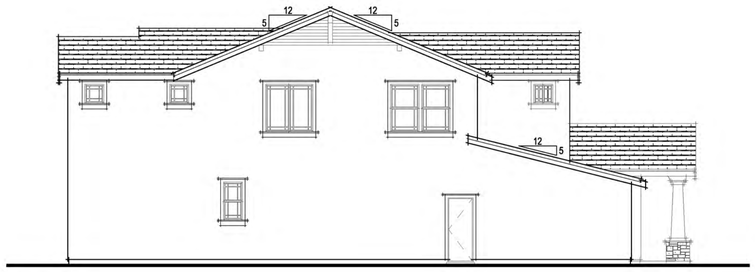
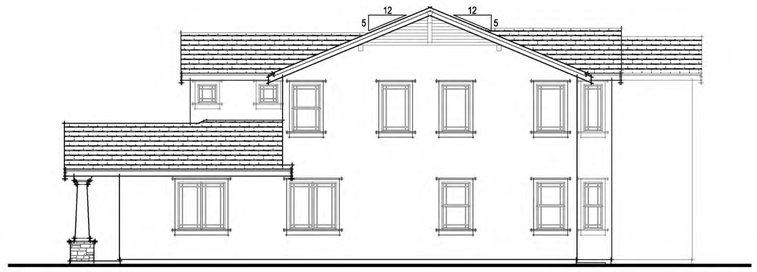


LEFT ELEVATION



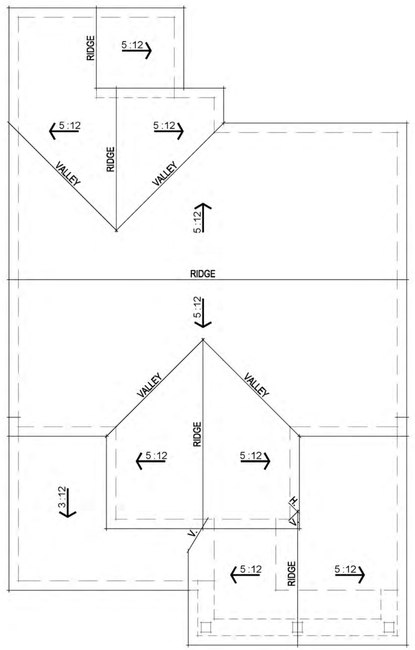
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
STUCCO WALL FINISH
GABLE ROOF FORMS
STUCCO PORCH COLUMNS w/ STONE VENEER
STUCCO o/ 2x FOAM TRIM
FIBER CEMENT HORIZONTAL LAP SIDING
DECORATIVE GABLE TREATMENT



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

NEIGHBORHOOD 2 PLAN 3 TRADITIONAL ELEVATIONS
A-14

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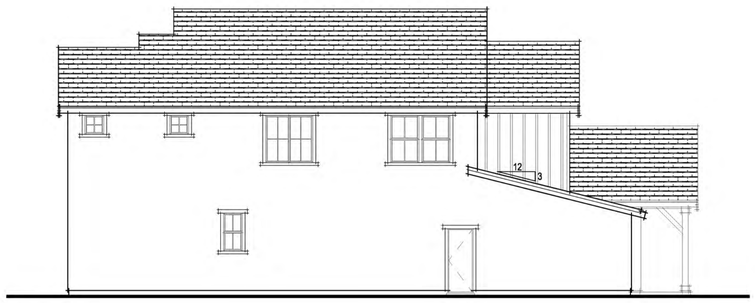
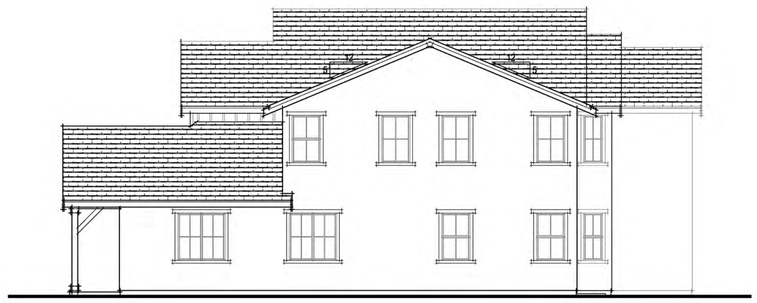


LEFT ELEVATION



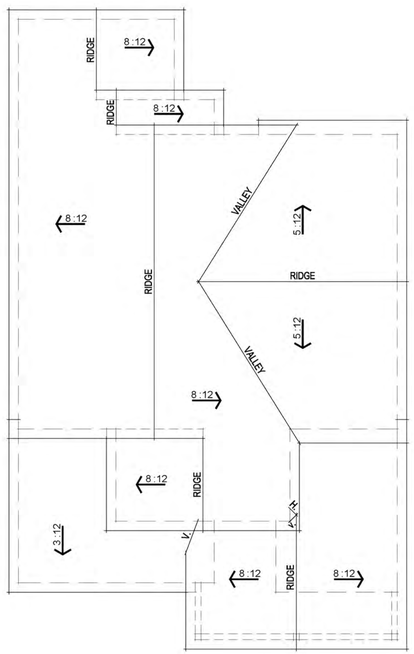
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
STUCCO WALL FINISH
GABLE ROOF FORMS
8x8 WOOD PORCH POSTS w/ CORBELS
STUCCO o/ 2x FOAM TRIM
FIBER CEMENT BOARD & BATTEN SIDING



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

NEIGHBORHOOD 2 PLAN 3 FARMHOUSE ELEVATIONS
A-15

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SUMMER LAKE NORTH N.3

OAKLEY, CALIFORNIA



PLAN 1E - FARMHOUSE

PLAN 3C - PRAIRIE

PLAN 2A - SPANISH

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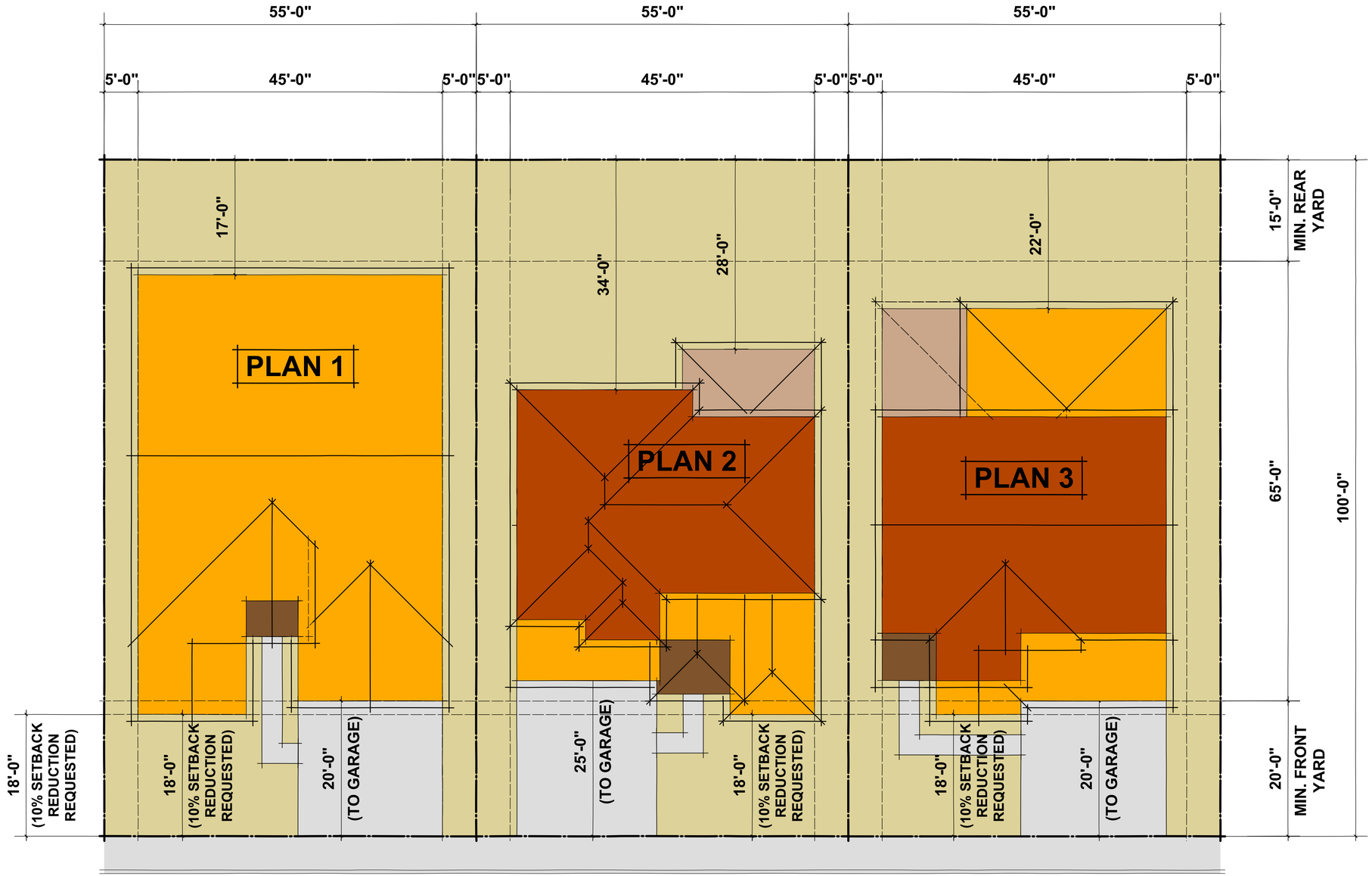
STREETSCAPE

938 Tyler Street #101
Benicia, CA 94510
Phone: (707 746-6586)

OAG ARCHITECTS

SHEET T-3

2211.3 12-16-22



AREA SUMMARY - PLAN 1		
	LOT COVERAGE	LIVABLE AREA
1st Floor	2277	2277
2nd Floor	-	
Garage	477	
Covered Entry	41	-
TOTAL	2795	2277

AREA SUMMARY - PLAN 2				
	LOT COVERAGE			LIVABLE AREA
1st Floor	1343			1343
2nd Floor	1291			1291
Garage	477			-
Covered Entry	A	B	C	-
	84	84	84	-
TOTAL	1904	1904	1904	-
Opt. Covered Patio	189	189	189	-
TOTAL	2093	2093	2093	2634

AREA SUMMARY - PLAN 3				
	LOT COVERAGE			LIVABLE AREA
1st Floor	1668			1668
2nd Floor	1339			1339
Garage	513			-
Covered Entry	A	B	C	-
	56	56	56	-
TOTAL	2237	2237	2237	-
Opt. Covered Patio	200	200	200	-
TOTAL	2437	2437	2437	3007

SETBACK VARIATIONS

THIS ARTICULATION PLAN DEPICTS THE MEDIAN LOT SIZE. SETBACKS WILL VARY ACCORDING TO ACTUAL LOT WIDTH AND DEPTH. SEE DEVELOPMENT PLAN FOR SPECIFIC BUILDING LOCATION AT ALL LOTS

COLOR KEY

- TWO STORY ELEMENT
- SINGLE STORY ELEMENT
- COVERED PORCH (SINGLE STORY ELEMENT)
- OPTIONAL COVERED PATIO
- PAVED DRIVEWAY

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TYPICAL PLOTTING PLAN
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Oakley, California

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OAG ARCHITECTS

2211.3 12-16-22

SHEET AP-3



FRONT ELEVATION "A"
(SPANISH)



FRONT ELEVATION "C"
(PRAIRIE)



FRONT ELEVATION "E"
(FARMHOUSE)

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PLAN 1
SUMMER LAKE NORTH N.3
Oakley, California

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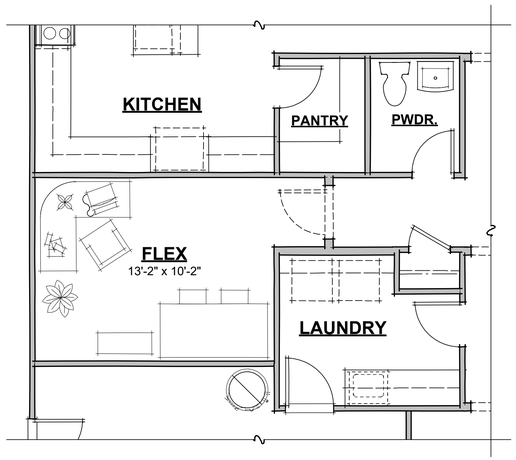
Phone: (707) 746-6586

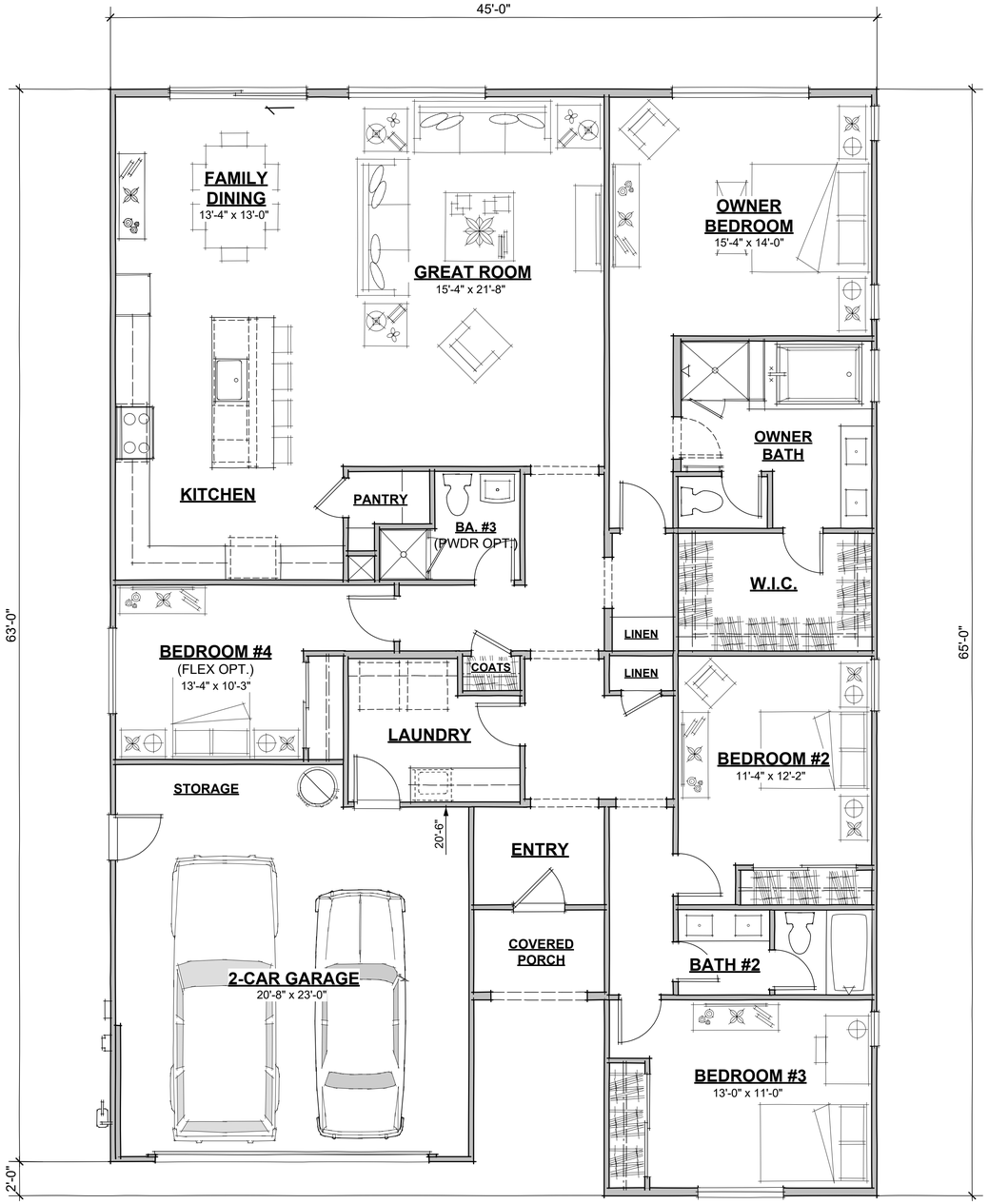
OAG ARCHITECTS

2211.3 12-16-22

SHEET A-1



FLEX & POWDER OPTION



FLOOR PLAN (2277 S.F.)

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PLAN 1 (145-2277)
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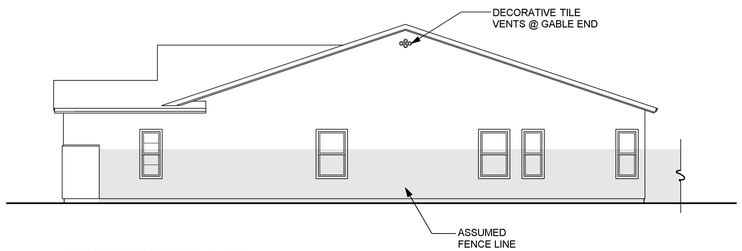
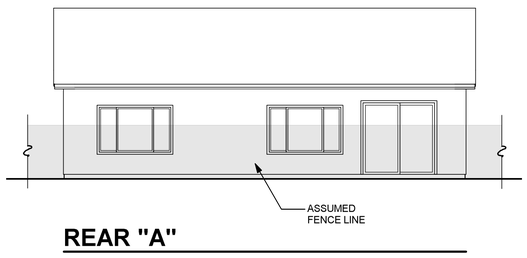
OAG ARCHITECTS

2211.3 12-16-22

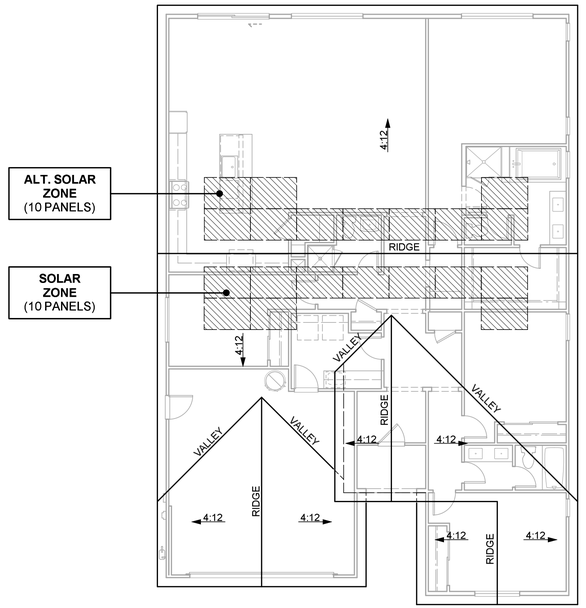
SHEET A-2



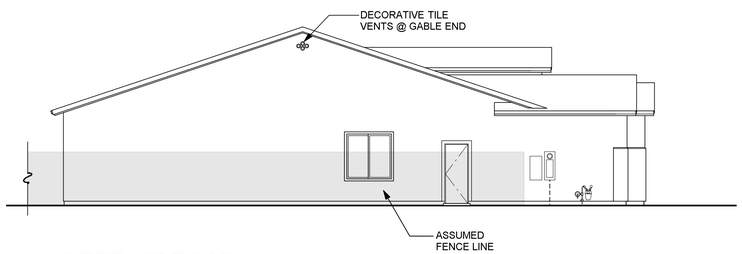
RIGHT SIDE "A"



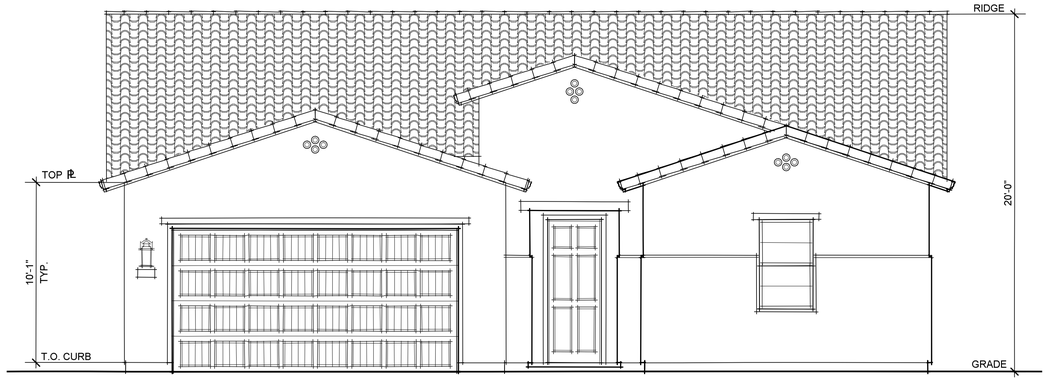
REAR "A"



ROOF PLAN "A"



LEFT SIDE "A"



FRONT ELEVATION "A"
(SPANISH)

SPANISH CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- HIP, SHED & GABLE ROOFS
- CONCRETE TILE "S" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- DECORATIVE TILE VENTS AT GABLE END (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADES & SECOND STORY WINDOWS

TRIM
- STUCCO OVER FOAM TRIM

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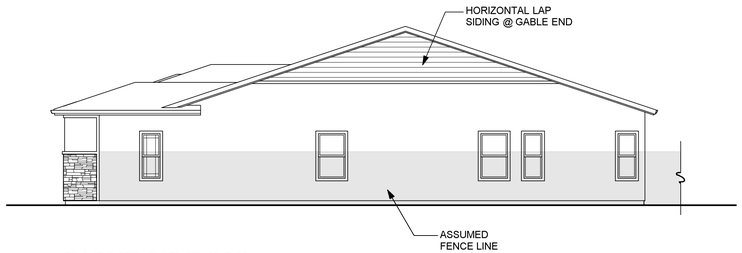
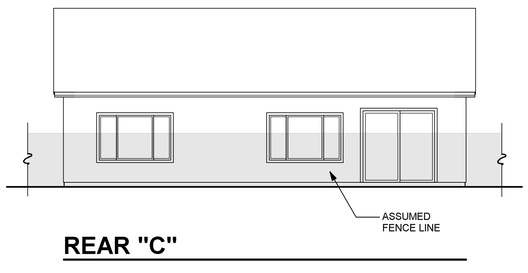
OAG ARCHITECTS

2211.3 12-16-22

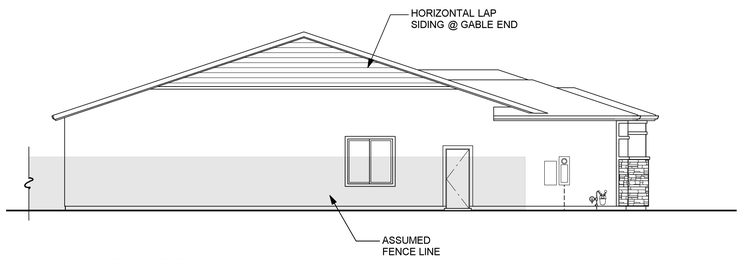
SHEET A-3



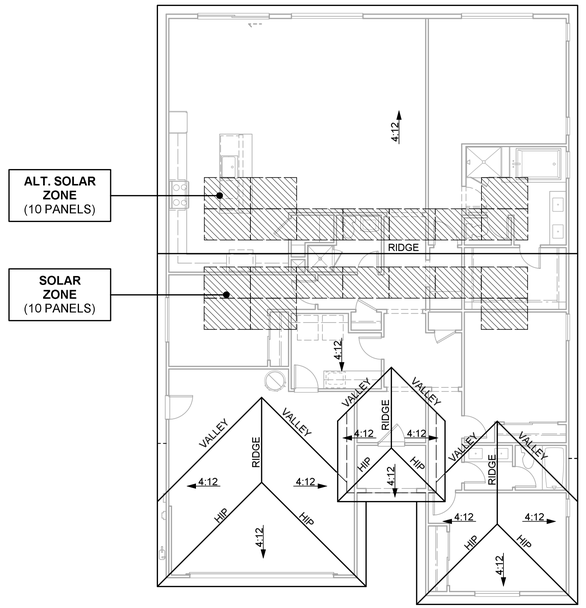
RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"



ROOF PLAN "C"



FRONT ELEVATION "C"
(PRAIRIE)

PRAIRIE CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- HIP ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- STONE VENEER (WHERE OCCURS)
- HORIZONTAL LAP SIDING (WHERE OCCURS)
- DECORATIVE POST AT ENTRY
- WINDOW GRIDS ON STREET FACADES & SECOND FLOOR WINDOWS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

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PLAN 1

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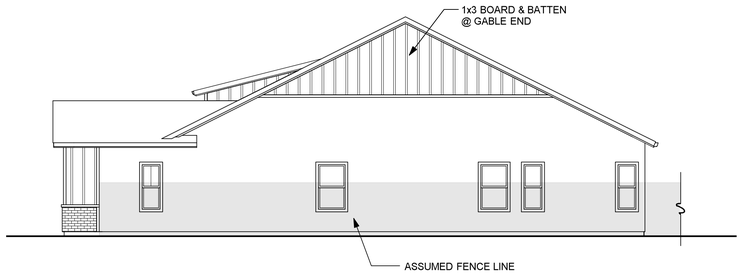
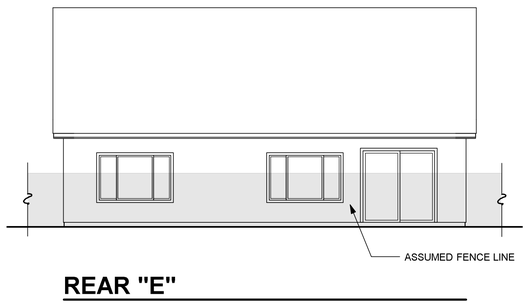
OAG ARCHITECTS

2211.3 12-16-22

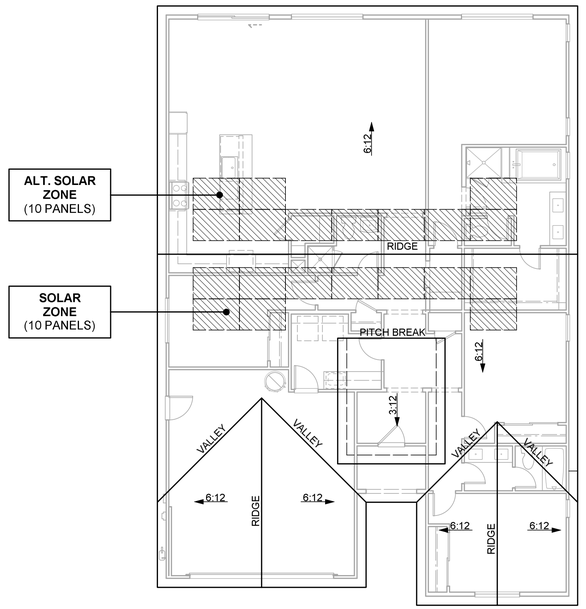
SHEET A-4



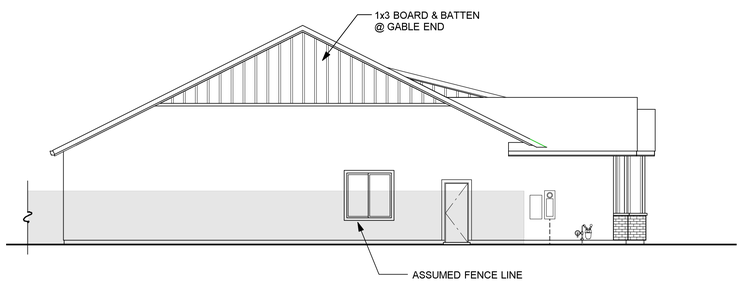
RIGHT SIDE "E"



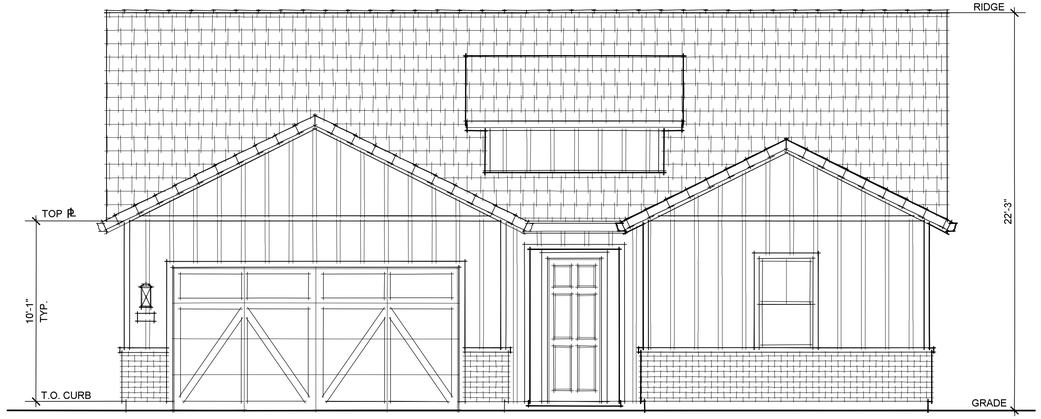
REAR "E"



ROOF PLAN "E"



LEFT SIDE "E"



FRONT ELEVATION "E"
(FARMHOUSE)

FARMHOUSE CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- SHED & GABLE ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- BRICK VENEER (WHERE OCCURS)
- BOARD & BATT LAP SIDING (WHERE OCCURS)
- DECORATIVE POST AT ENTRY
- WINDOW GRIDS ON STREET FACADES & SECOND FLOOR WINDOWS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

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PLAN 1
SUMMER LAKE NORTH N.3
Oakley, California

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Benicia, CA 94510
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OAG ARCHITECTS

2211.3 12-16-22

SHEET A-5



FRONT ELEVATION "A"
(SPANISH)



FRONT ELEVATION "C"
(PRAIRIE)



FRONT ELEVATION "E"
(FARMHOUSE)

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PLAN 2

SUMMER LAKE NORTH N.3

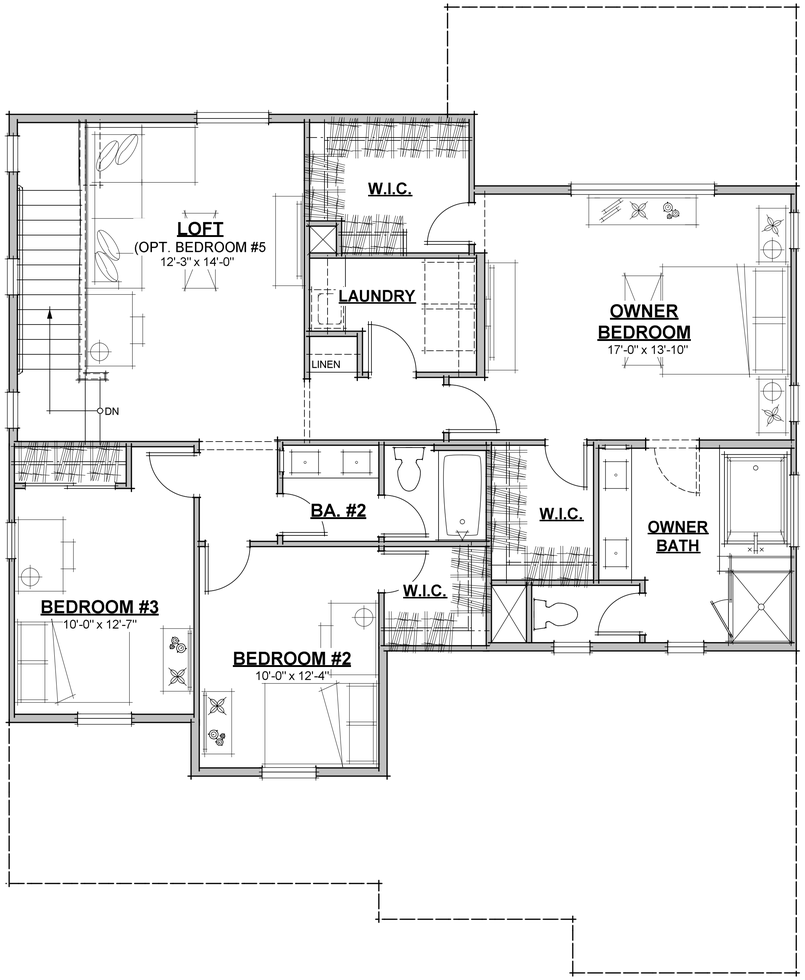
Oakley, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

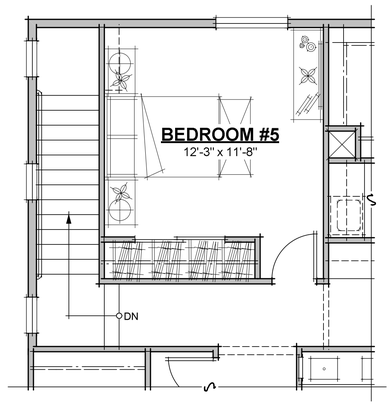
OAG ARCHITECTS

2211.3 12-16-22

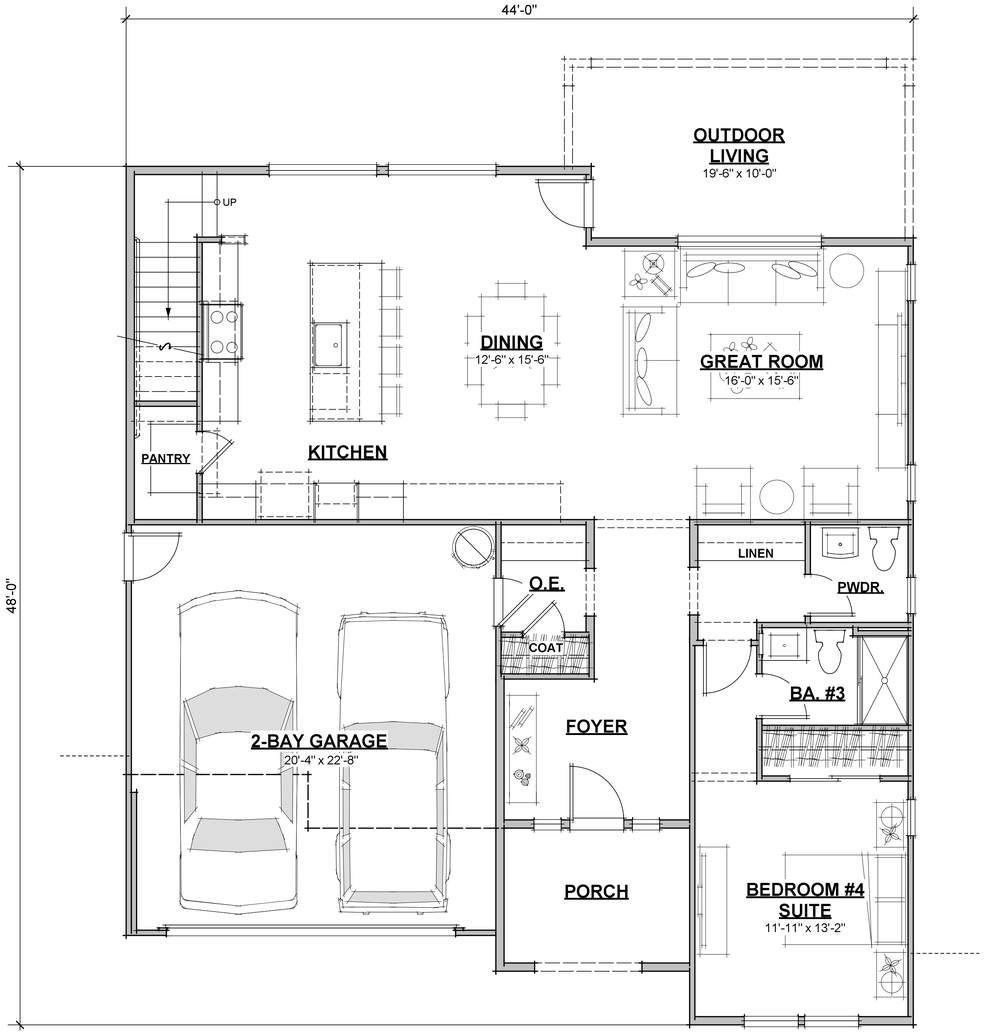
SHEET A-6



SECOND FLOOR PLAN (1291 S.F.)



BEDROOM #5 OPTION



FIRST FLOOR PLAN (1343 S.F.; 2634 TOTAL S.F.)

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PLAN 2 (244-2634)

SUMMER LAKE NORTH N.3

Oakley, California

938 Tyler Street #101
Benicia, CA 94510
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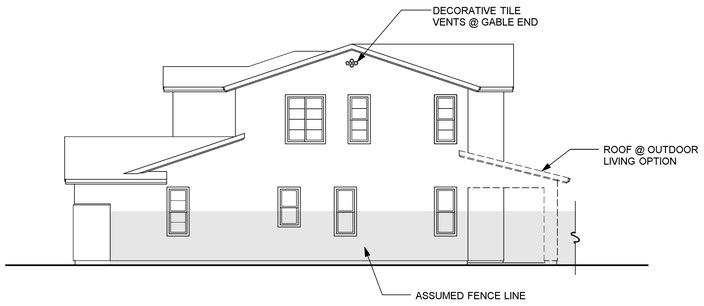
OAG ARCHITECTS

2211.3 12-16-22

SHEET A-7



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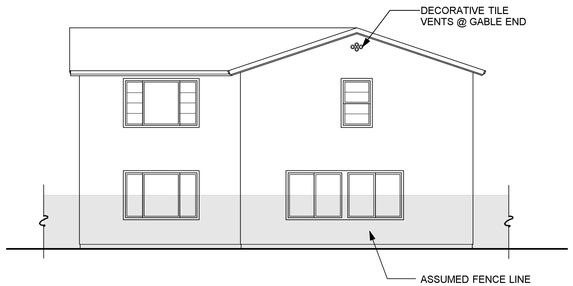

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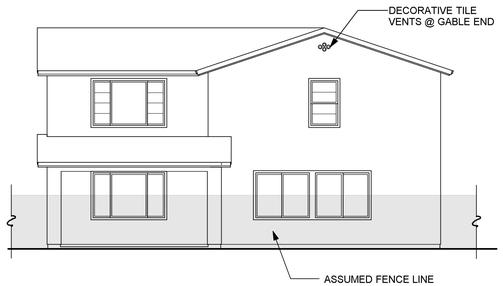
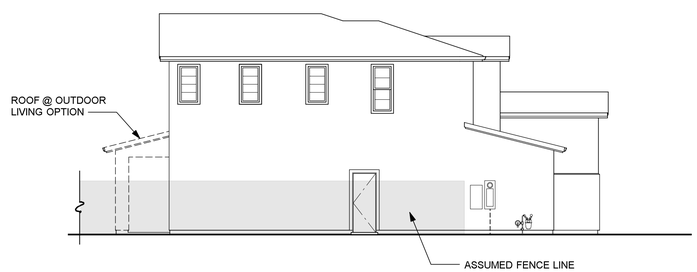
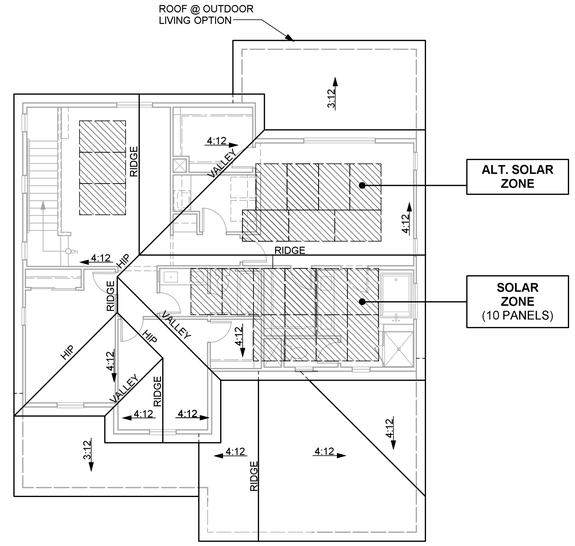


REAR "A"

(OUTDOOR LIVING OPTION)



LEFT SIDE "A"



ROOF PLAN "A"

SPANISH CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- HIP, SHED & GABLE ROOFS
- CONCRETE TILE "S" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- DECORATIVE TILE VENTS AT GABLE END (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADES & SECOND STORY WINDOWS

TRIM
- STUCCO OVER FOAM TRIM



FRONT ELEVATION "A"

(SPANISH)

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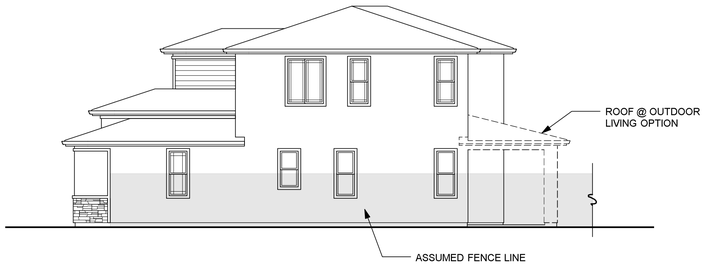
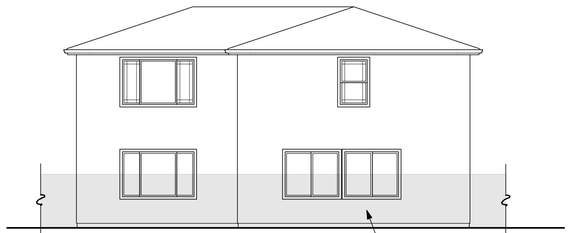
OAG ARCHITECTS

2211.3 12-16-22

SHEET A-8



RIGHT SIDE "C"



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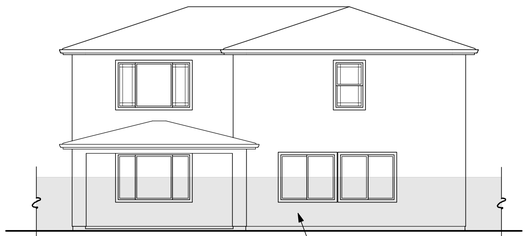
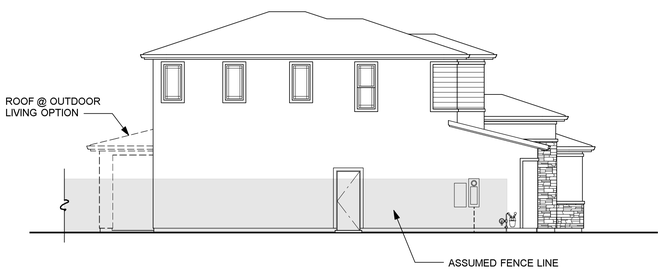
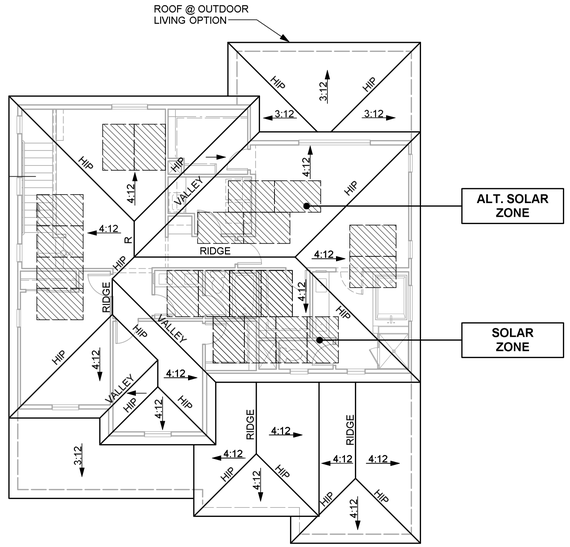


REAR "C"
(OUTDOOR LIVING OPTION)



LEFT SIDE "C"



ROOF PLAN "C"



FRONT ELEVATION "C"
(PRAIRIE)

PRAIRIE CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- HIP ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- STONE VENEER (WHERE OCCURS)
- HORIZONTAL LAP SIDING (WHERE OCCURS)
- DECORATIVE POST AT ENTRY
- WINDOW GRIDS ON STREET FACADES & SECOND FLOOR WINDOWS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

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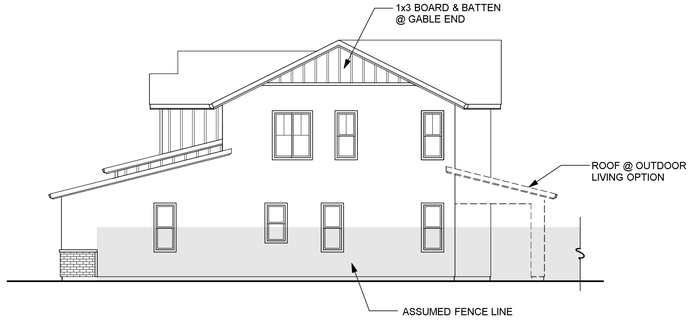
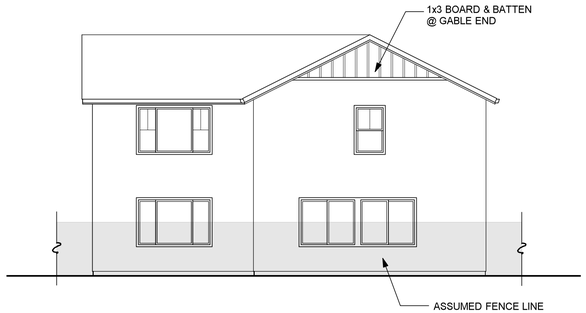
OAG ARCHITECTS

2211.3 12-16-22

SHEET A-9



RIGHT SIDE "E"



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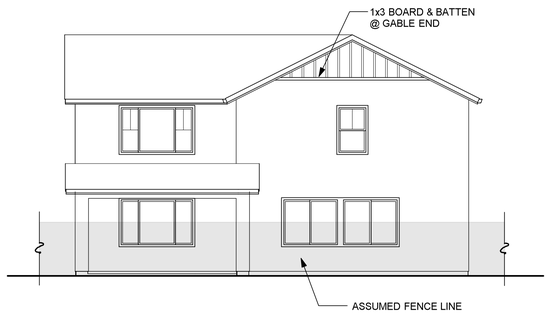
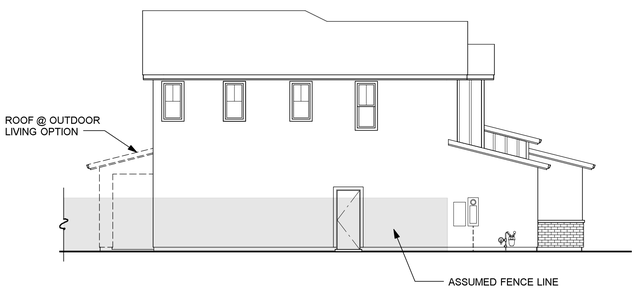


REAR "E"
(OUTDOOR LIVING OPTION)



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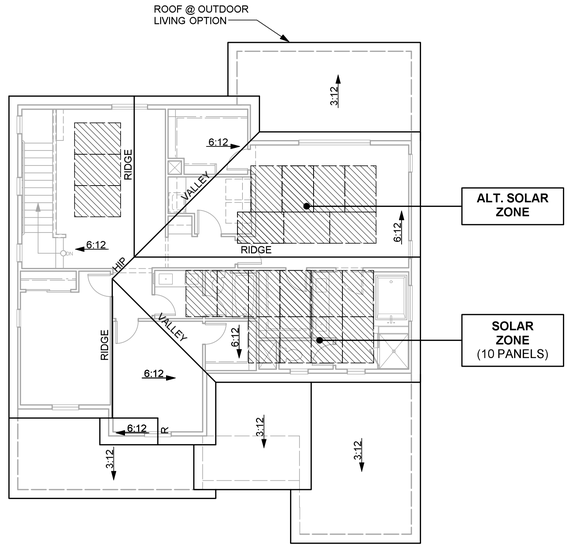

ROOF PLAN "E"



FRONT ELEVATION "E"
(FARMHOUSE)

FARMHOUSE CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- SHED & GABLE ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- BRICK VENEER (WHERE OCCURS)
- BOARD & BATT LAP SIDING (WHERE OCCURS)
- DECORATIVE POST AT ENTRY
- WINDOW GRIDS ON STREET FACADES & SECOND FLOOR WINDOWS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

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Oakley, California

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Benicia, CA 94510
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OAG ARCHITECTS

2211.3 12-16-22

SHEET A-10



FRONT ELEVATION "A"
(SPANISH)



FRONT ELEVATION "C"
(PRAIRIE)

FRONT ELEVATION "E"
(FARMHOUSE)

PLAN 3

SUMMER LAKE NORTH N.3

Oakley, California

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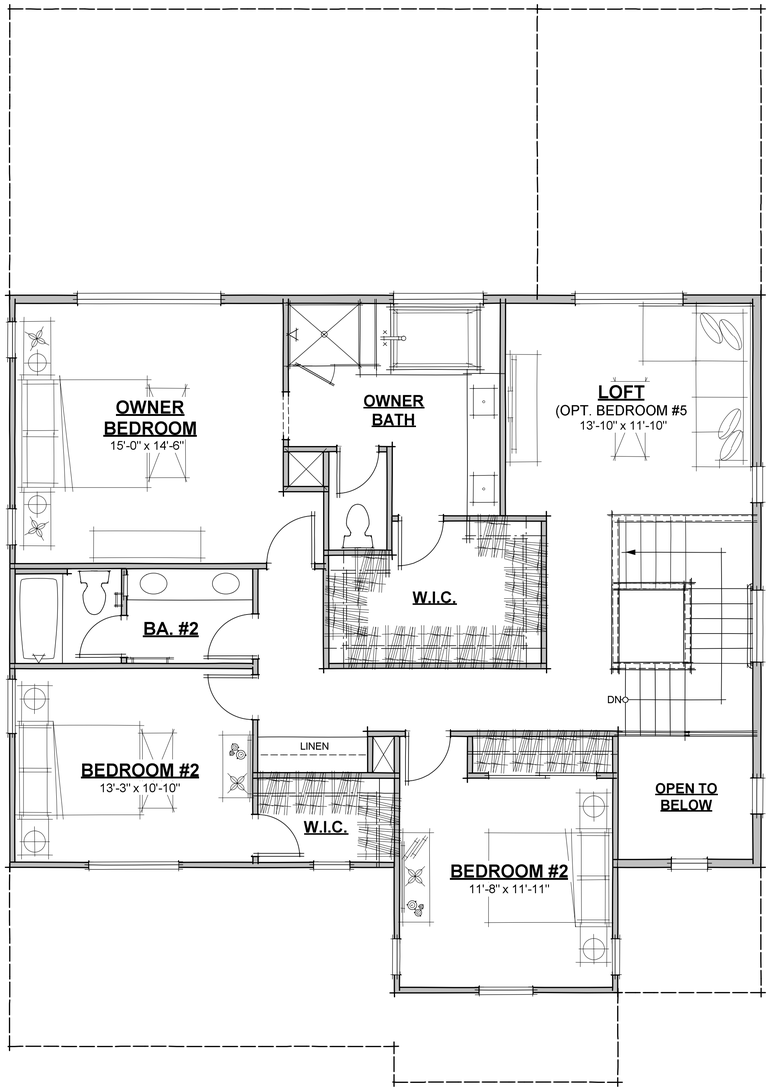
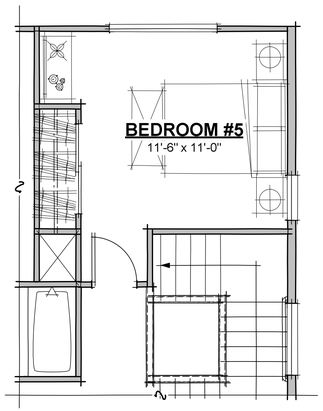
OAG ARCHITECTS

2211.3 12-16-22

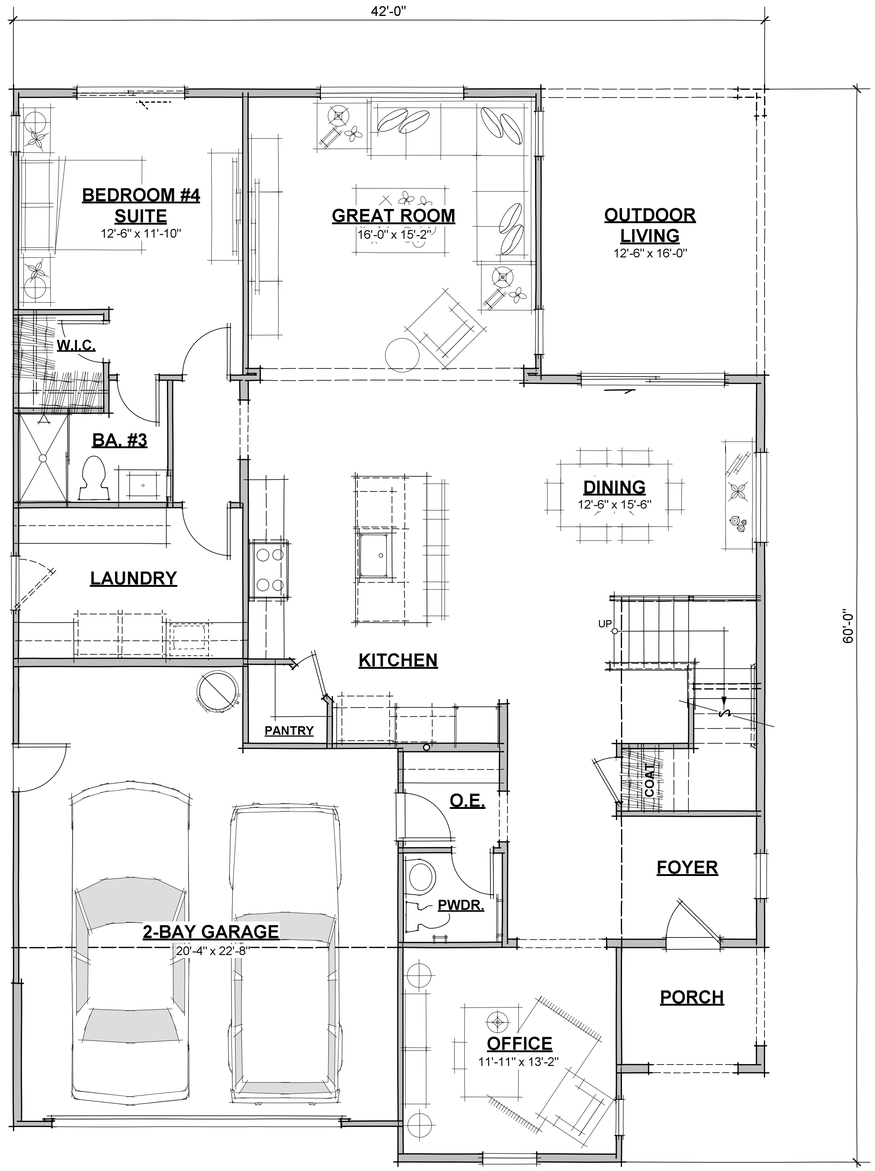
SHEET A-11



SECOND FLOOR PLAN (1339 S.F.)



BEDROOM #5 OPTION



FIRST FLOOR PLAN (1668 S.F.; 3007 TOTAL S.F.)

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PLAN 3 (242-3007)

SUMMER LAKE NORTH N.3

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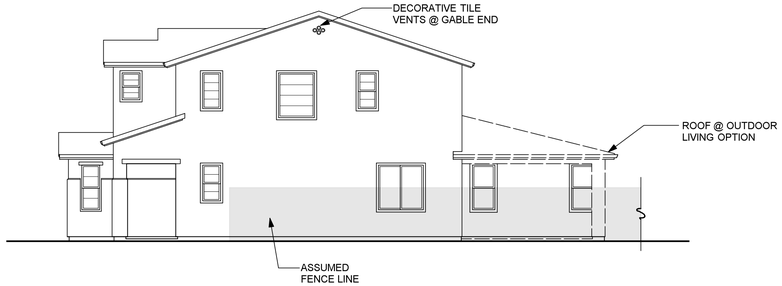
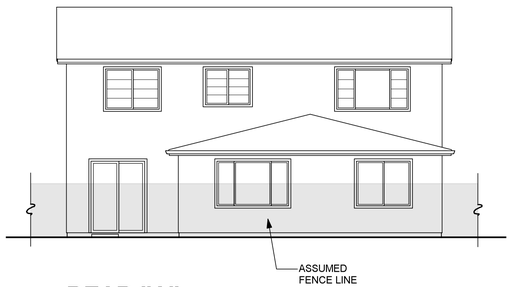
OAG ARCHITECTS

2211.3 12-16-22

SHEET A-12



RIGHT SIDE "A"



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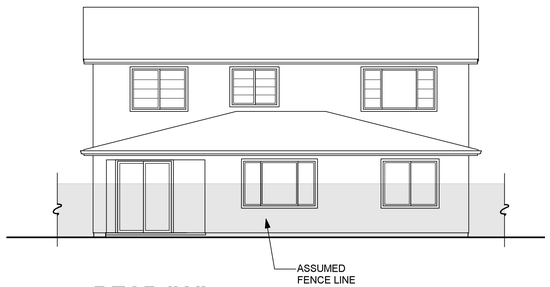
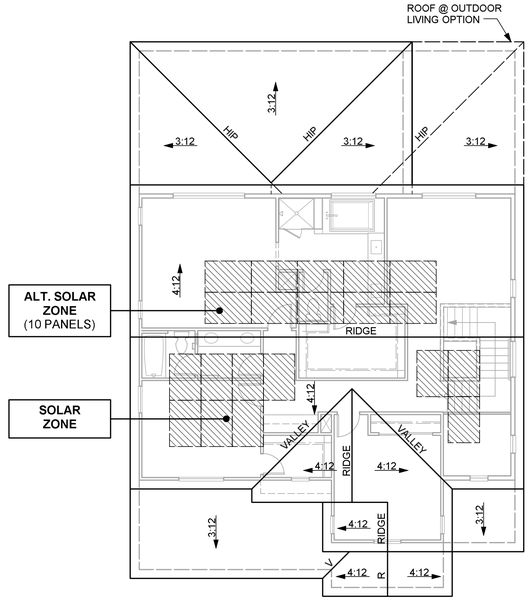
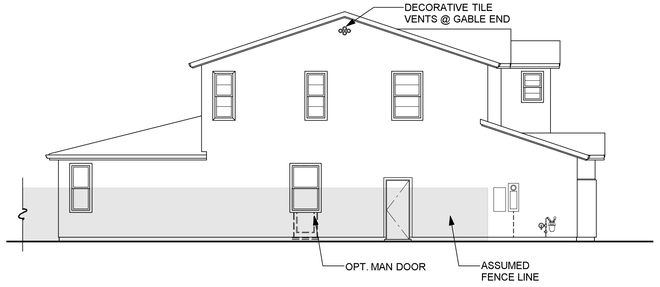


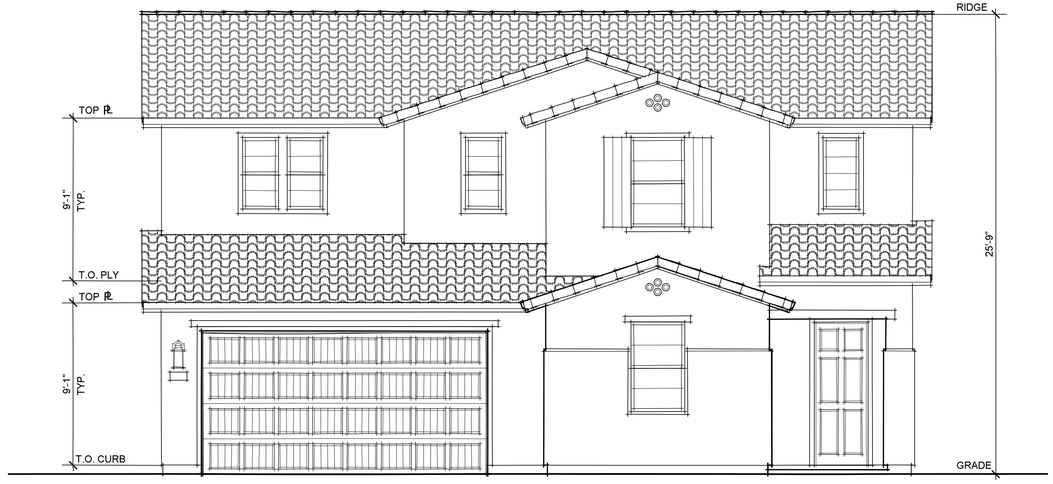
REAR "A"
(OUTDOOR LIVING OPTION)



ROOF PLAN "A"



LEFT SIDE "A"



FRONT ELEVATION "A"
(SPANISH)

SPANISH CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- HIP, SHED & GABLE ROOFS
- CONCRETE TILE "S" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- DECORATIVE TILE VENTS AT GABLE END (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADES & SECOND STORY WINDOWS

TRIM
- STUCCO OVER FOAM TRIM

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Oakley, California

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Benicia, CA 94510
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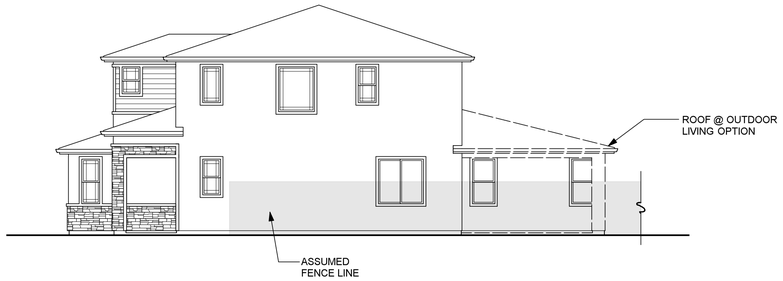
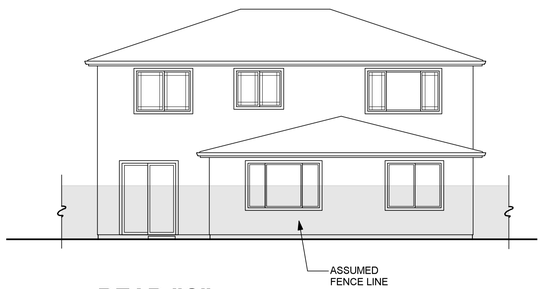
OAG ARCHITECTS

2211.3 12-16-22

SHEET A-13



RIGHT SIDE "C"



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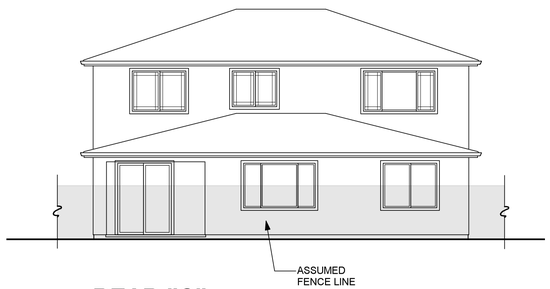
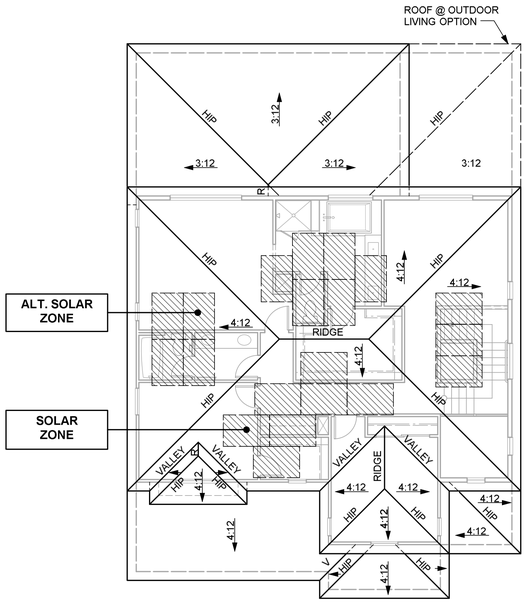
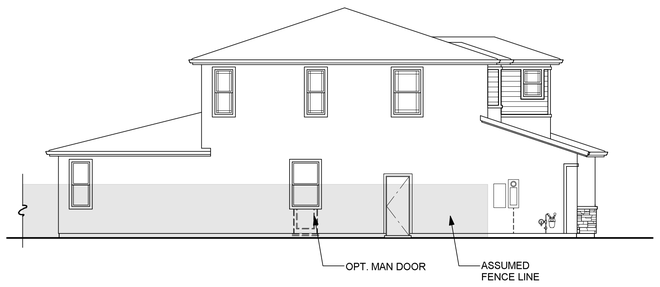


REAR "C"
(OUTDOOR LIVING OPTION)



ROOF PLAN "C"



LEFT SIDE "C"



FRONT ELEVATION "C"
(PRAIRIE)

PRAIRIE CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- HIP ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- STONE VENEER (WHERE OCCURS)
- HORIZONTAL LAP SIDING (WHERE OCCURS)
- DECORATIVE POST AT ENTRY
- WINDOW GRIDS ON STREET FACADES & SECOND FLOOR WINDOWS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

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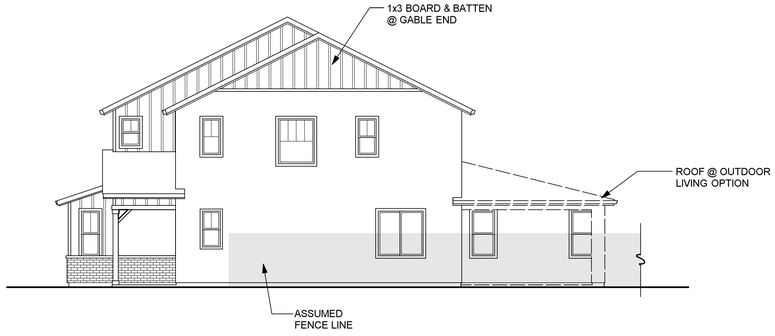
OAG ARCHITECTS

2211.3 12-16-22

SHEET A-14



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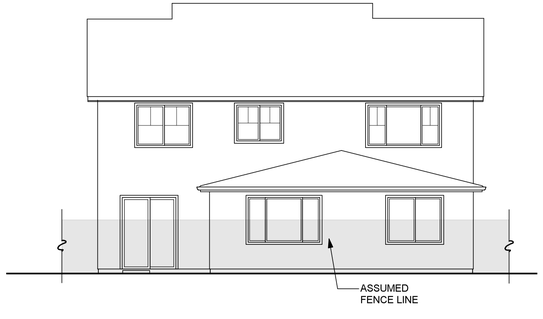
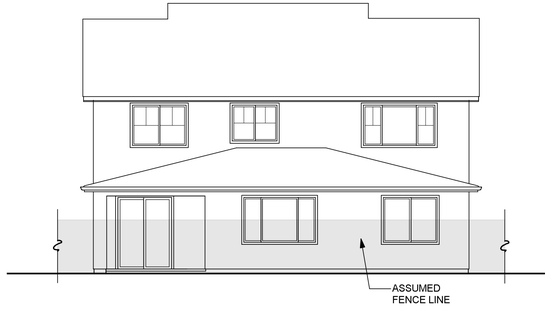
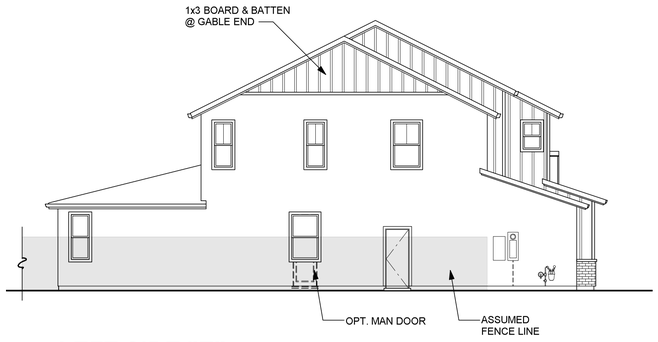


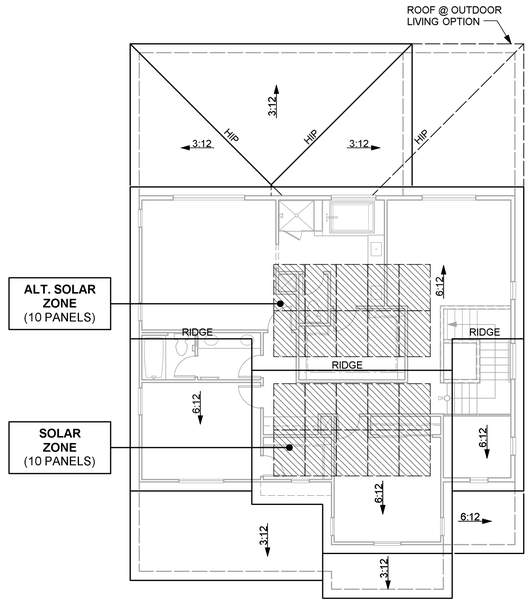
REAR "E"



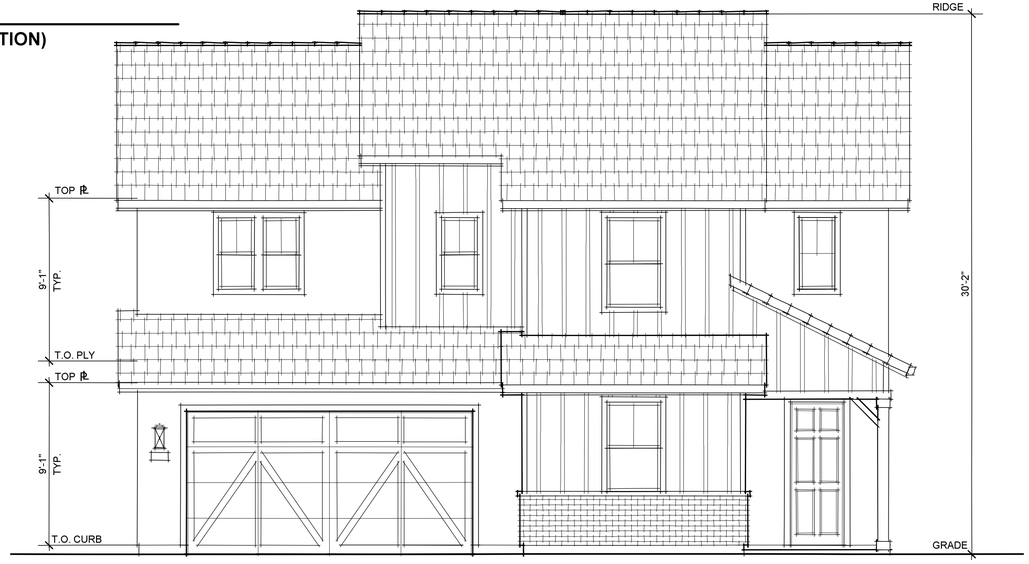
REAR "E"
(OUTDOOR LIVING OPTION)



LEFT SIDE "E"



ROOF PLAN "E"



FRONT ELEVATION "E"
(FARMHOUSE)

FARMHOUSE CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- SHED & GABLE ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- BRICK VENEER (WHERE OCCURS)
- BOARD & BATT LAP SIDING (WHERE OCCURS)
- DECORATIVE POST AT ENTRY
- WINDOW GRIDS ON STREET FACADES & SECOND FLOOR WINDOWS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

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Building a Better Community®

PLAN 3
SUMMER LAKE NORTH N.3
Oakley, California

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Benicia, CA 94510
Phone: (707) 746-6586

OAG ARCHITECTS

2211.3 12-16-22

SHEET A-15



PLAN 2 - PRAIRIE

PLAN 3 - TRADITIONAL

PLAN 1 - SPANISH

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NEIGHBORHOOD 4 CONCEPTUAL STREETSCAPE
T-4

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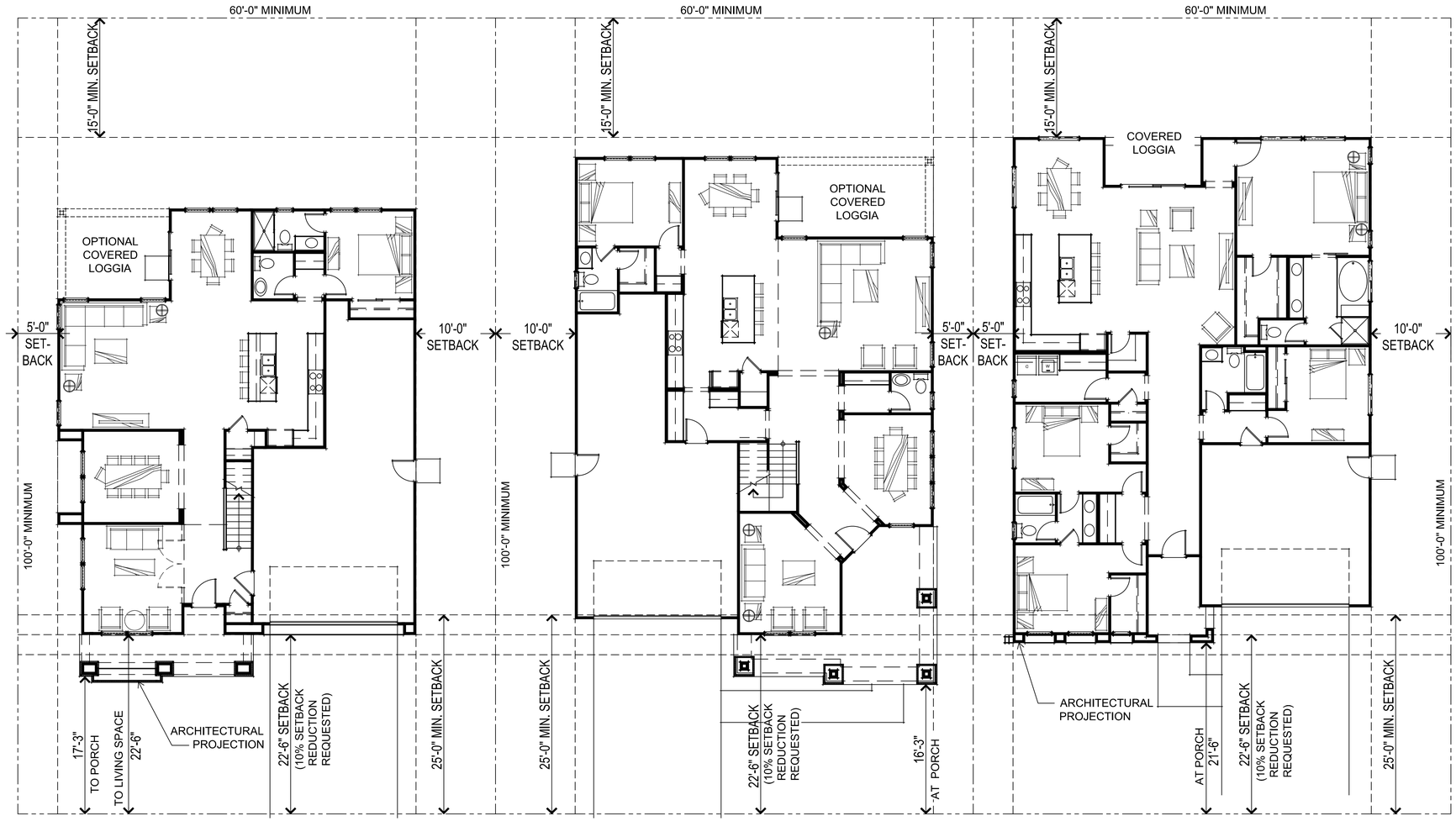

PLAN 2 - FIRST FLOOR PLAN (PRAIRIE)

PLAN 3 - FIRST FLOOR PLAN (TRADITIONAL)

PLAN 1 - FIRST FLOOR PLAN (SPANISH)

0 2' 4' 6' 8' 16'

NEIGHBORHOOD 4 SETBACK EXHIBIT

SB-N4

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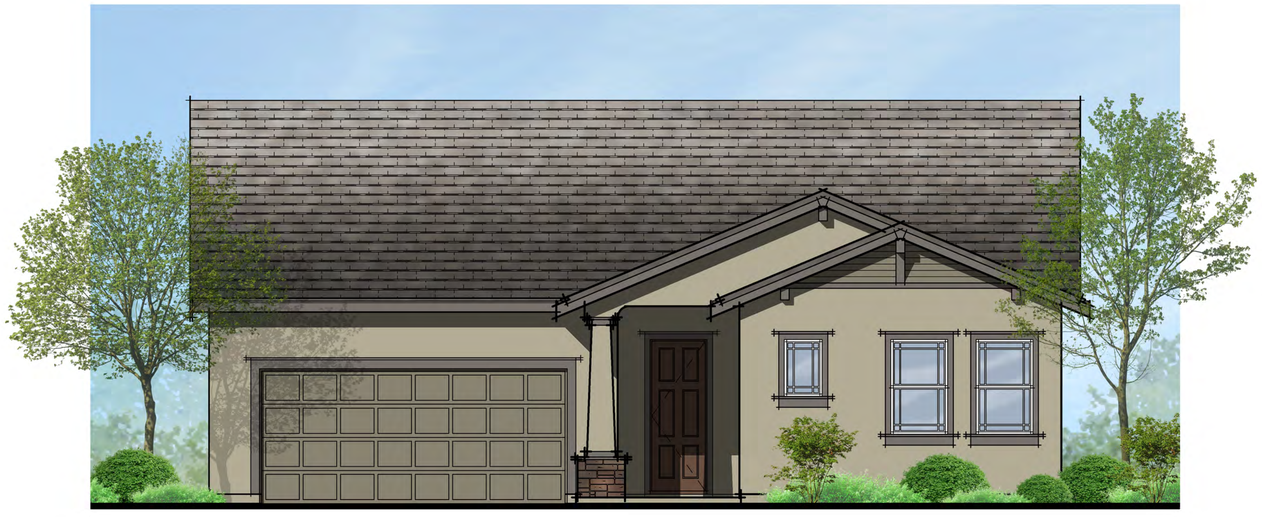
PRAIRIE ELEVATIONS



TRADITIONAL ELEVATIONS



SPANISH ELEVATIONS

0 1' 2' 3' 4' 8'

NEIGHBORHOOD 4 PLAN 1 FRONT ELEVATIONS

A-1

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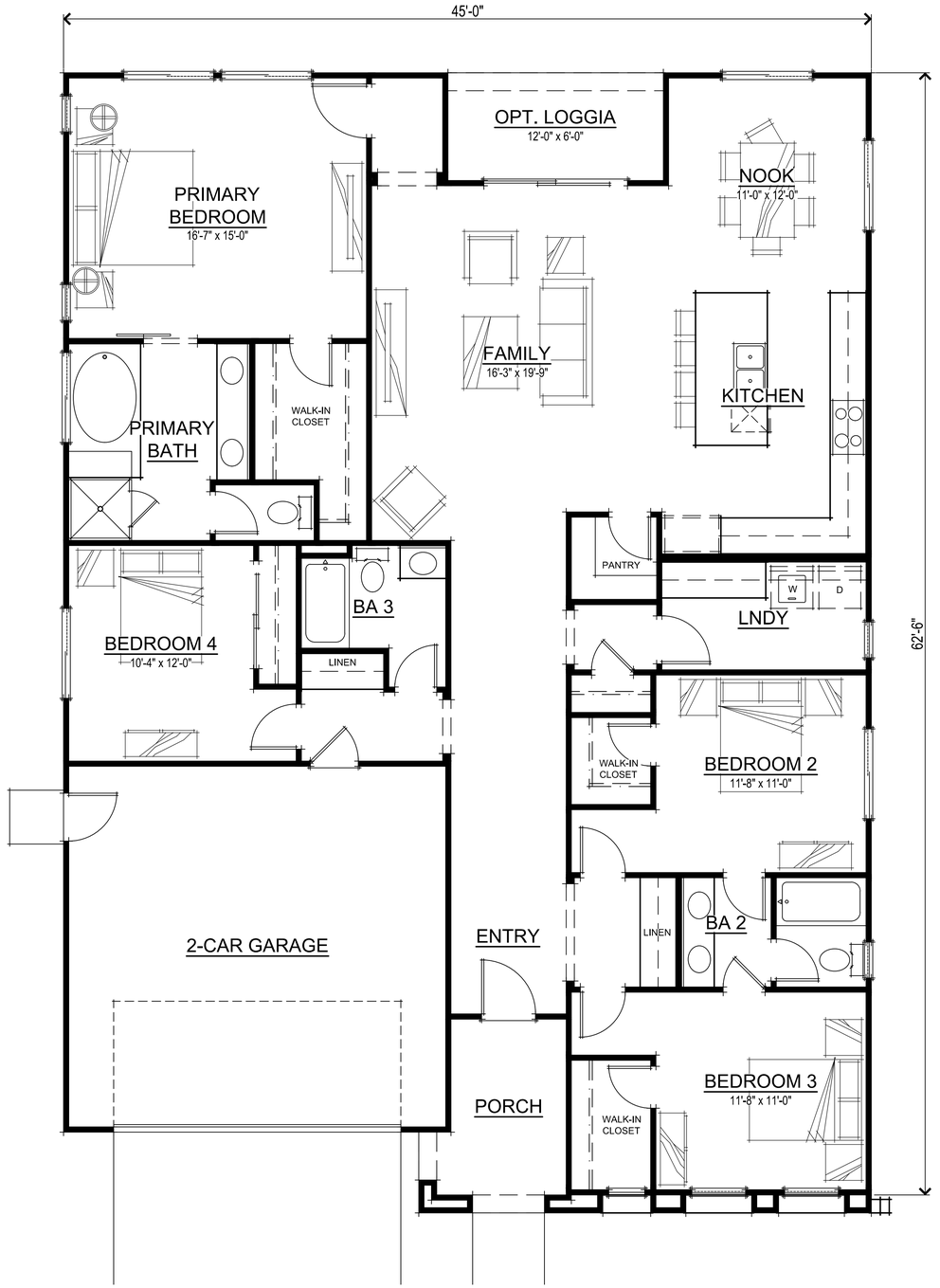

N4 PLAN 1 SQUARE FOOTAGES	
TOTAL LIVING	2166 SQ. FT.
2-CAR GARAGE	436 SQ. FT.
LOGGIA	72 SQ. FT.

0 1' 2' 3' 4' 8'

NEIGHBORHOOD 4 PLAN 1 FLOOR PLAN

A-2

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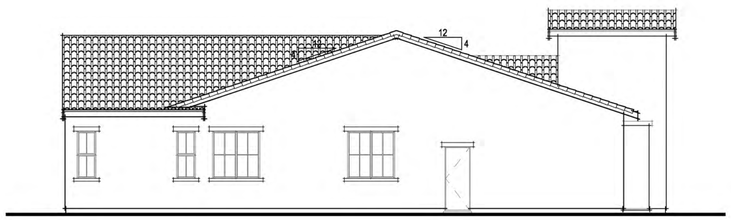
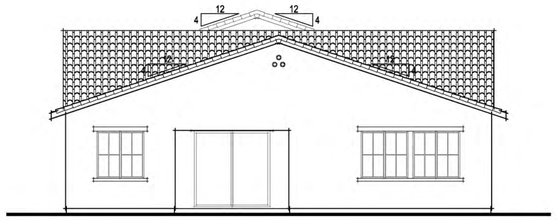
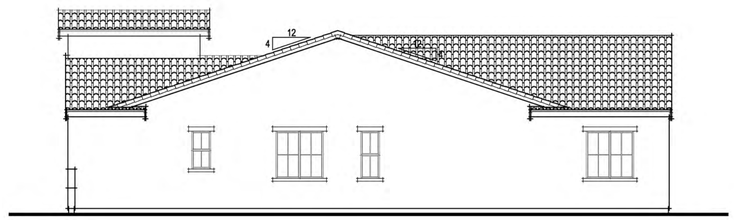


LEFT ELEVATION



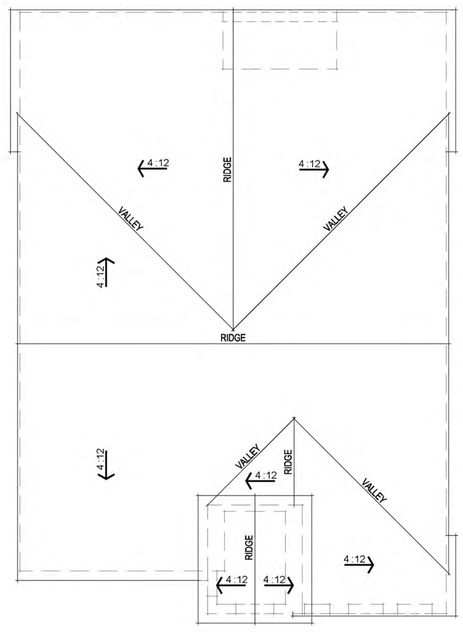
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

VILLA TILE CONCRETE ROOF
GABLE ROOF FORMS
STUCCO WALL FINISH
DECORATIVE PIPE VENTS
STUCCO o/ 2x FOAM TRIM
DECORATIVE STEPPED FACADE PROFILE
STYLIZED PORCH COLUMNS



ROOF PLAN

FRONT ELEVATION

0 1' 2' 3' 4' 8'

NEIGHBORHOOD 4 PLAN 1 SPANISH ELEVATIONS
A-3

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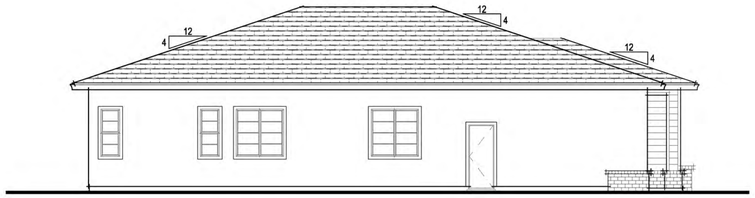
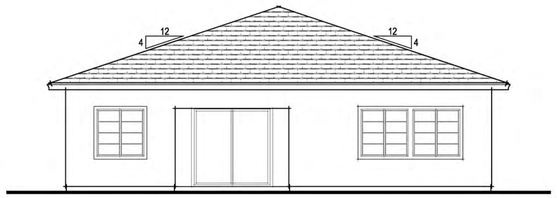
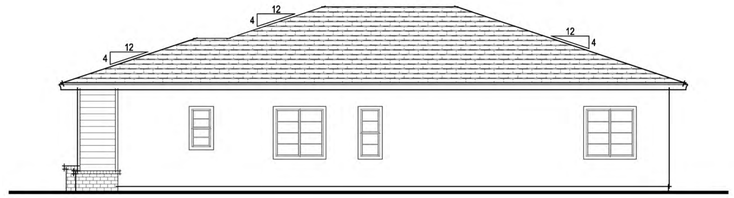


LEFT ELEVATION



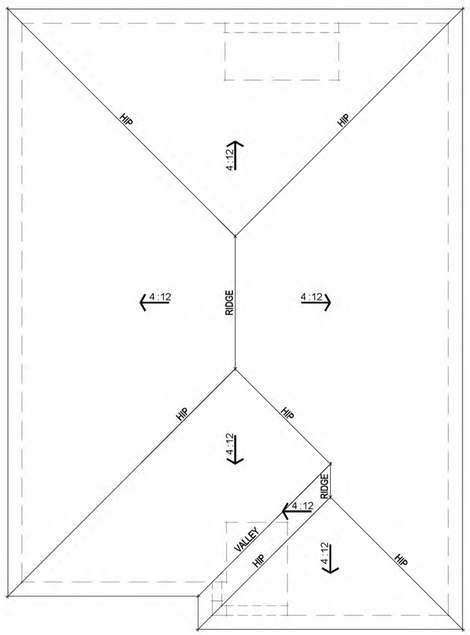
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
HIP ROOF FORMS
STUCCO WALL FINISH
FIBER CEMENT HORIZONTAL LAP SIDING
STUCCO o/ 2x FOAM TRIM
BRICK VENEER



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

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NEIGHBORHOOD 4 PLAN 1 PRAIRIE ELEVATIONS
A-4

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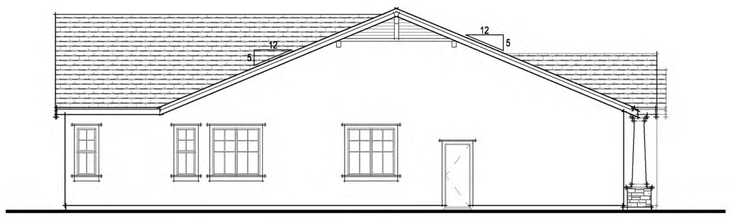
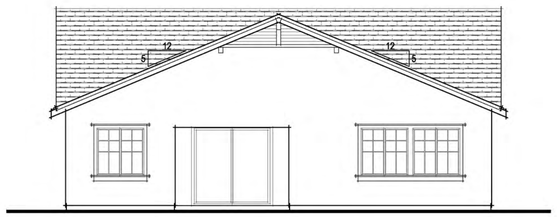
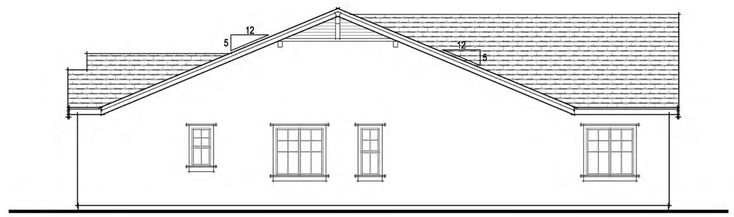


LEFT ELEVATION



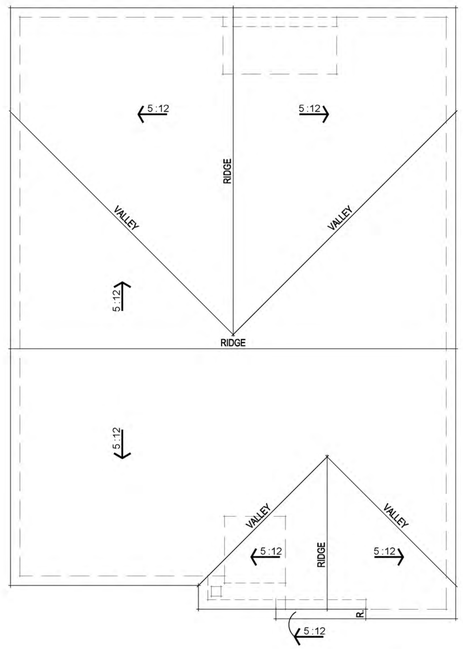
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
STUCCO WALL FINISH
GABLE ROOF FORMS
STUCCO PORCH COLUMNS w/ STONE VENEER
STUCCO o/ 2x FOAM TRIM
FIBER CEMENT HORIZONTAL LAP SIDING
DECORATIVE GABLE TREATMENT



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

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NEIGHBORHOOD 4 PLAN 1 TRADITIONAL ELEVATIONS
A-5

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PRAIRIE ELEVATIONS



TRADITIONAL ELEVATIONS



SPANISH ELEVATIONS

0 1' 2' 3' 4' 8'

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NEIGHBORHOOD 4 PLAN 2 FRONT ELEVATIONS

A-6

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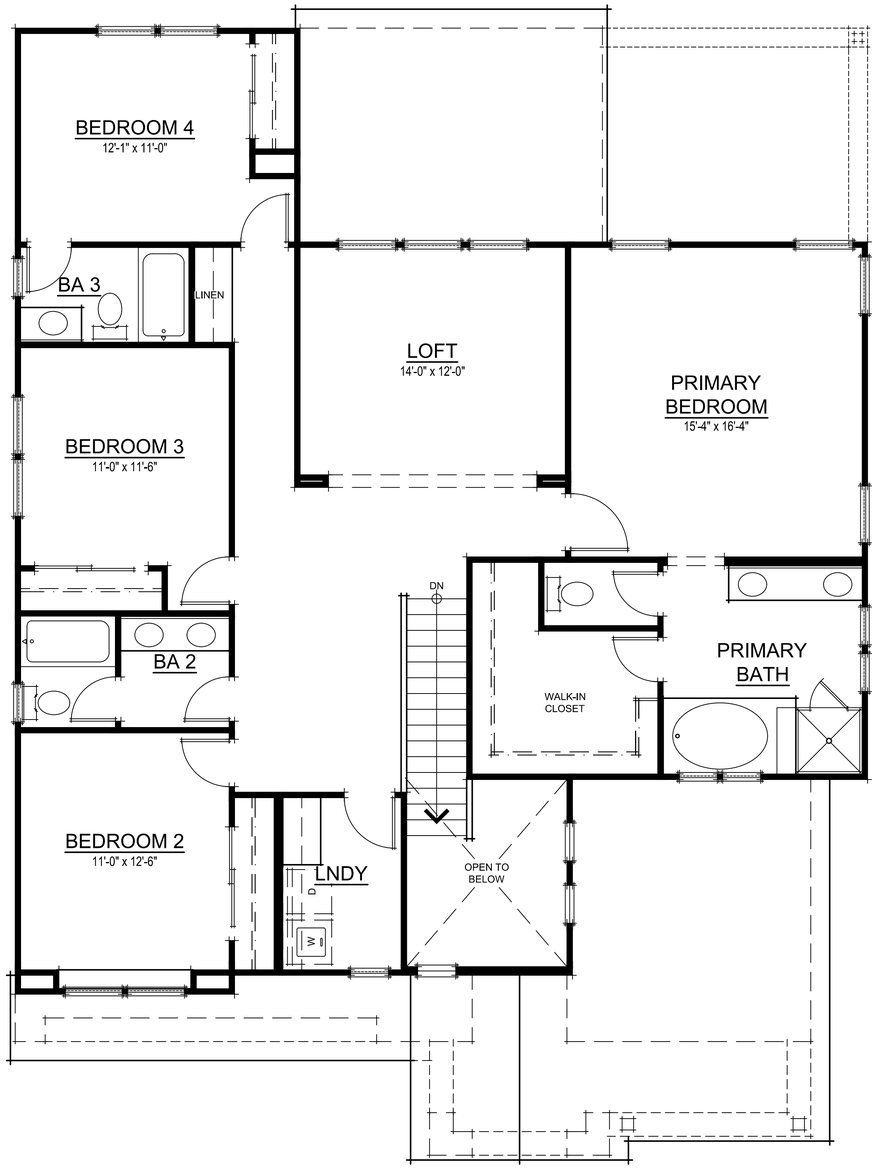
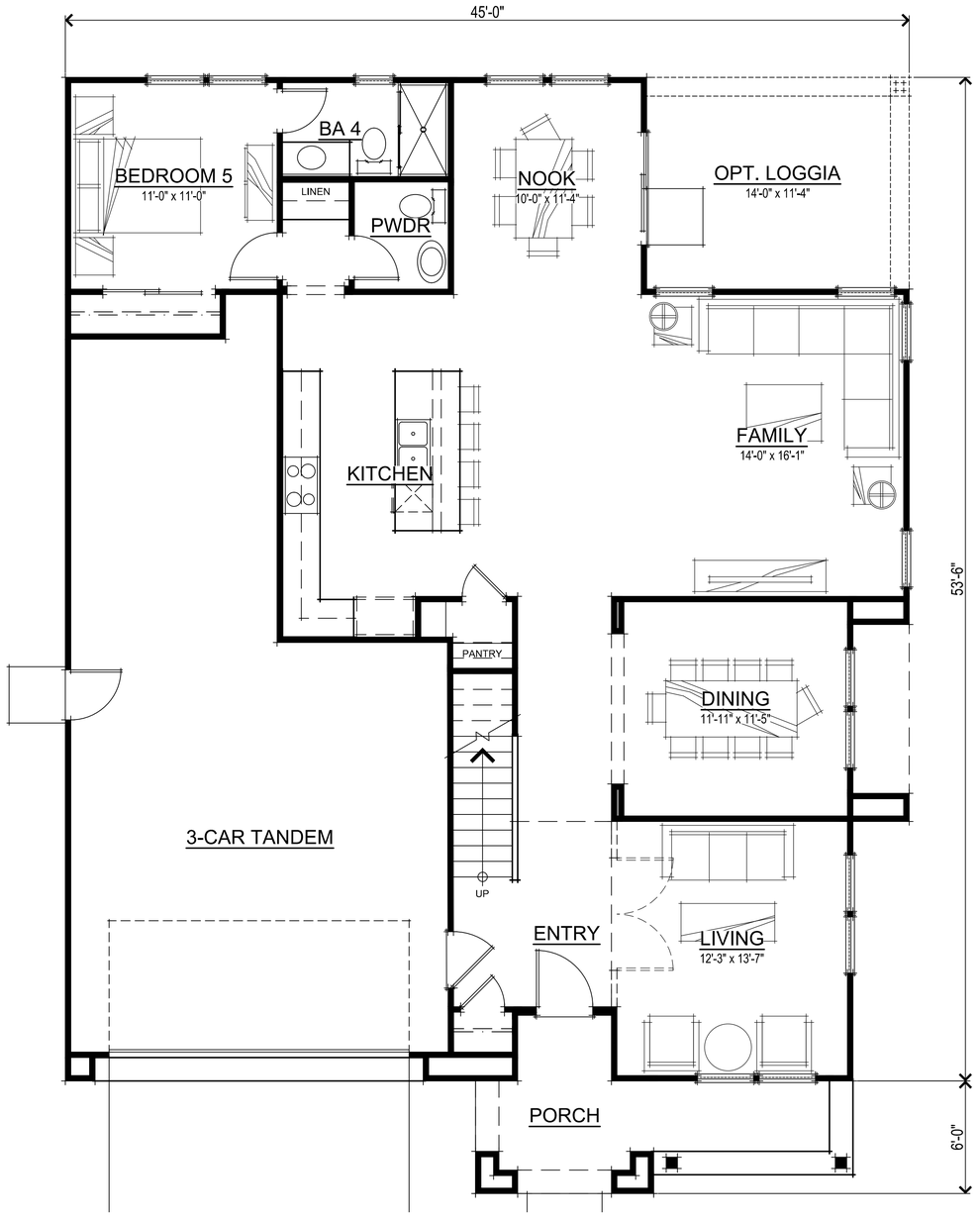


SECOND FLOOR PLAN



FIRST FLOOR PLAN

N4 PLAN 2 SQUARE FOOTAGES	
FIRST FLOOR	1485 SQ. FT.
SECOND FLOOR	1635 SQ. FT.
TOTAL LIVING	3120 SQ. FT.
3-CAR TANDEM	640 SQ. FT.
PORCH	139 SQ. FT.
OPT. LOGGIA	158 SQ. FT.

0 1' 2' 3' 4' 8'

307.082 Summer Lake North
Oakley, CA
December 16, 2022

NEIGHBORHOOD 4 PLAN 2 FLOOR PLANS
A-7

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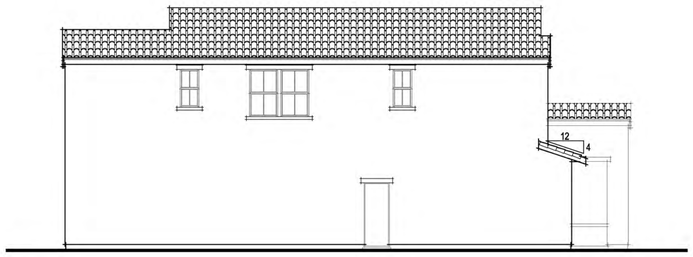


LEFT ELEVATION



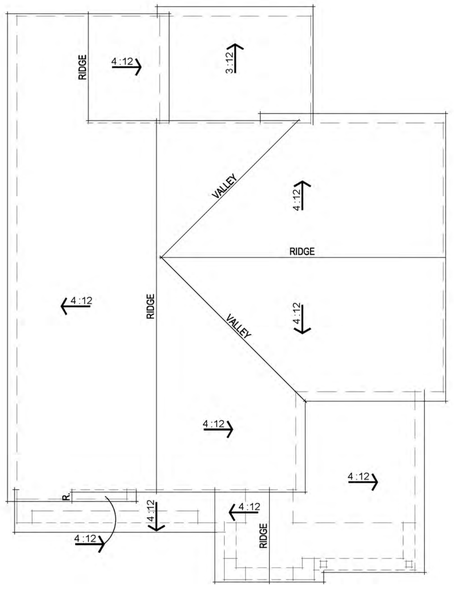
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

VILLA TILE CONCRETE ROOF
GABLE ROOF FORMS
STUCCO WALL FINISH
DECORATIVE PIPE VENTS
STUCCO o/ 2x FOAM TRIM
DECORATIVE STEPPED FACADE PROFILE
STYLIZED PORCH COLUMNS



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

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NEIGHBORHOOD 4 PLAN 2 SPANISH ELEVATIONS
A-8

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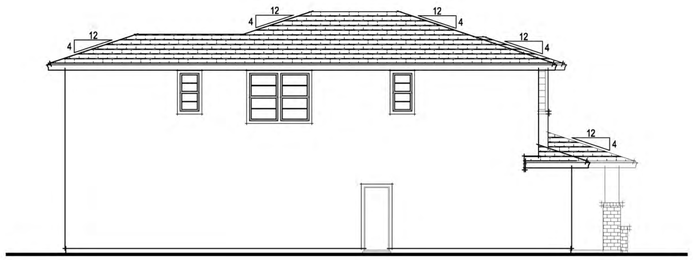
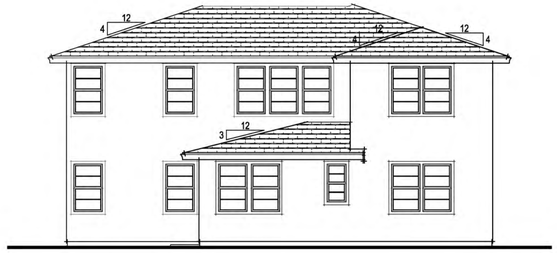


LEFT ELEVATION



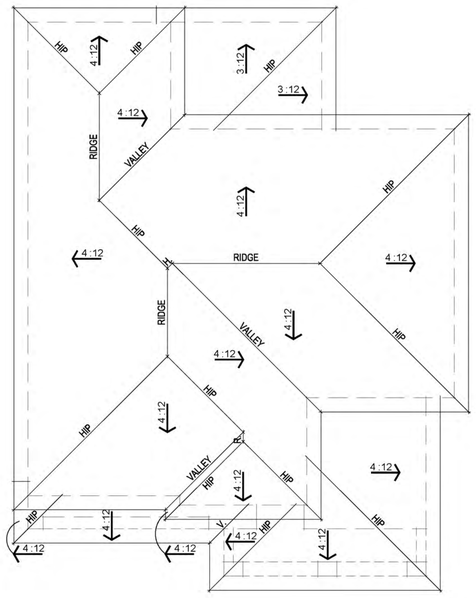
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
HIP ROOF FORMS
STUCCO WALL FINISH
FIBER CEMENT HORIZONTAL LAP SIDING
STUCCO o/ 2x FOAM TRIM
BRICK VENEER



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

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NEIGHBORHOOD 4 PLAN 2 PRAIRIE ELEVATIONS
A-9

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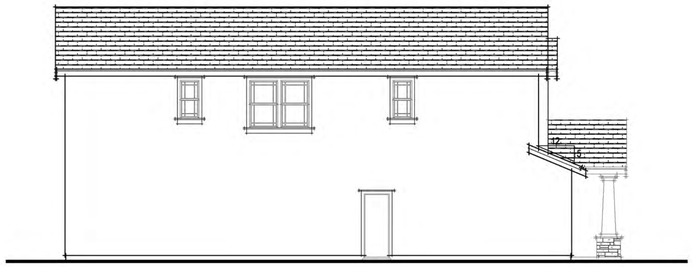
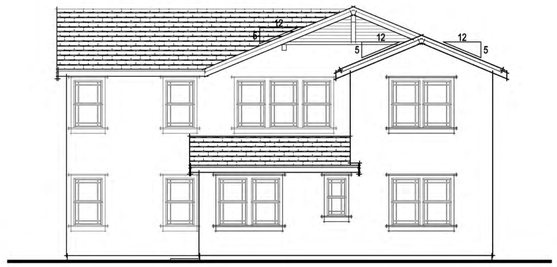


LEFT ELEVATION



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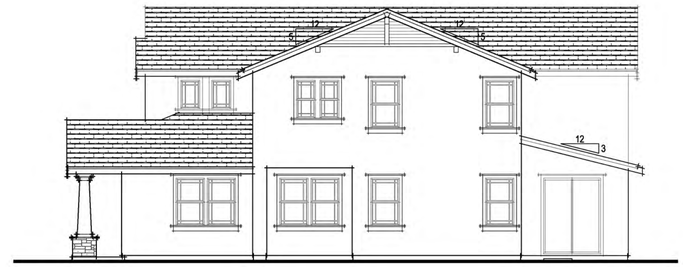
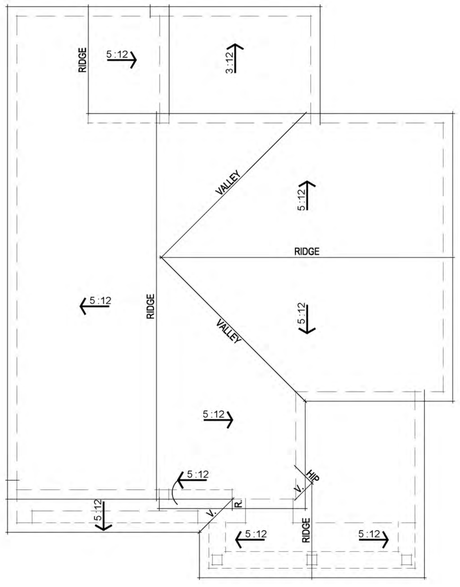


RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
STUCCO WALL FINISH
GABLE ROOF FORMS
STUCCO PORCH COLUMNS w/ STONE VENEER
STUCCO o/ 2x FOAM TRIM
FIBER CEMENT HORIZONTAL LAP SIDING
DECORATIVE GABLE TREATMENT



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

NEIGHBORHOOD 4 PLAN 2 TRADITIONAL ELEVATIONS

A-10

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PRAIRIE ELEVATIONS



TRADITIONAL ELEVATIONS



SPANISH ELEVATIONS

0 1' 2' 3' 4' 8'

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NEIGHBORHOOD 4 PLAN 3 FRONT ELEVATIONS
A-11

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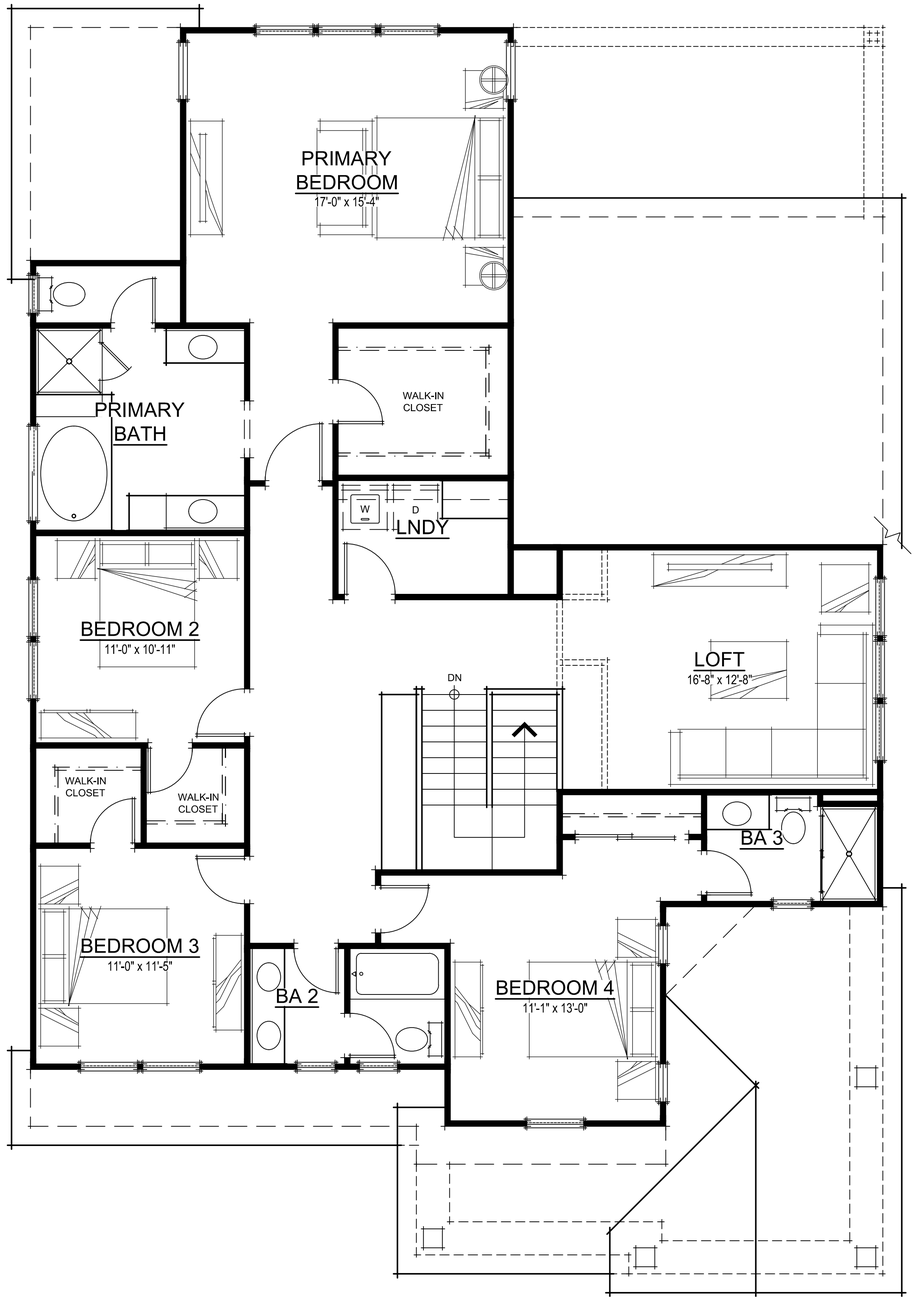
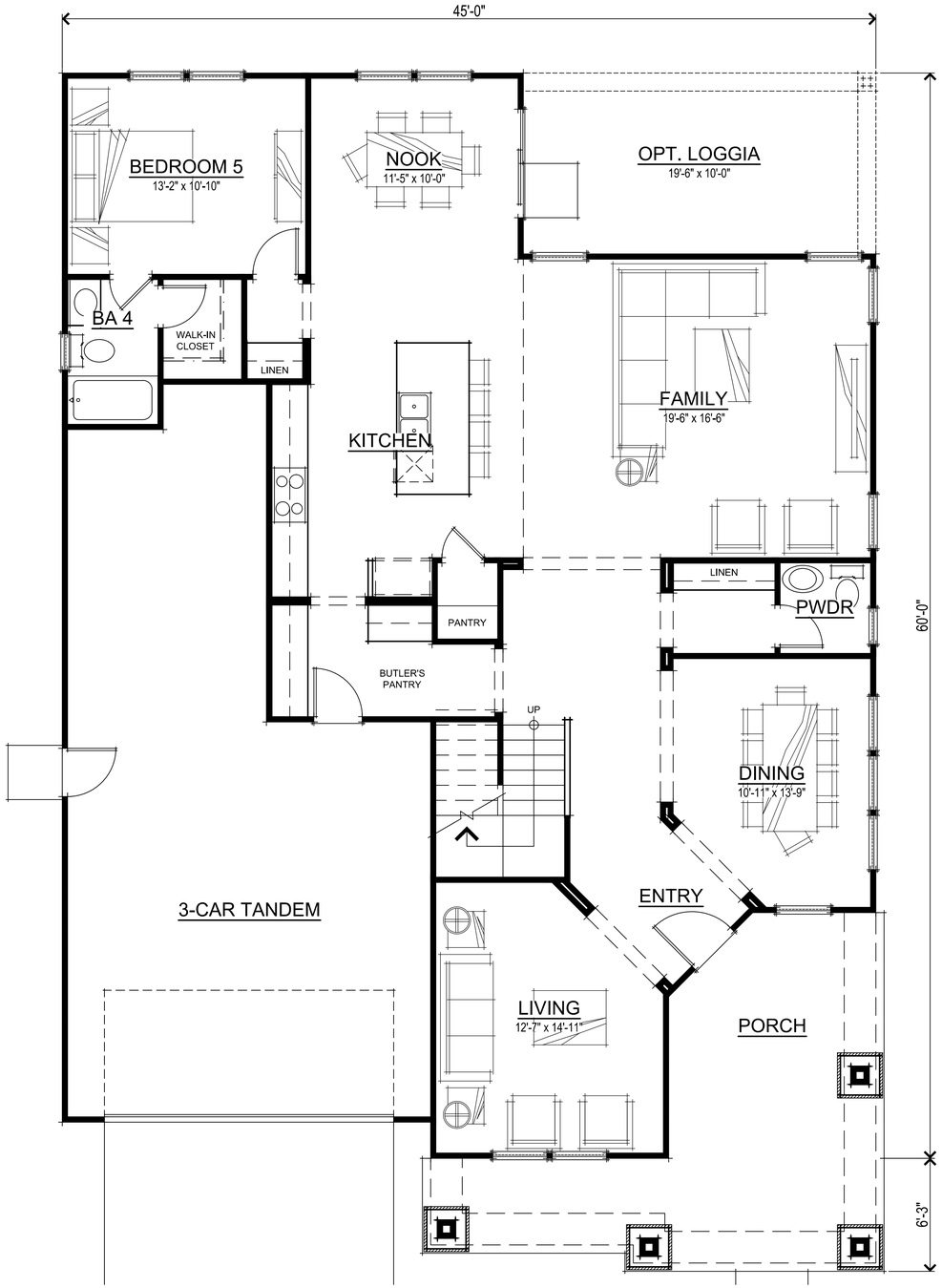


SECOND FLOOR PLAN



FIRST FLOOR PLAN

N4 PLAN 3 SQUARE FOOTAGES	
FIRST FLOOR	1672 SQ. FT.
SECOND FLOOR	1728 SQ. FT.
TOTAL LIVING	3400 SQ. FT.
3-CAR TANDEM	648 SQ. FT.
PORCH	268 SQ. FT.
OPT. LOGGIA	195 SQ. FT.

0 1' 2' 3' 4' 8'

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NEIGHBORHOOD 4 PLAN 3 FLOOR PLANS
A-12

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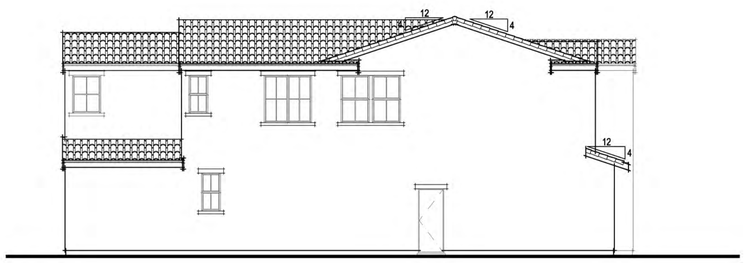
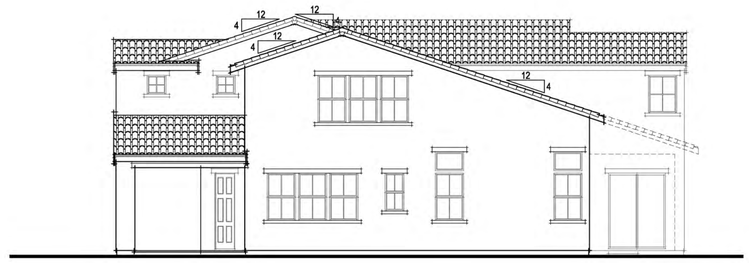


LEFT ELEVATION



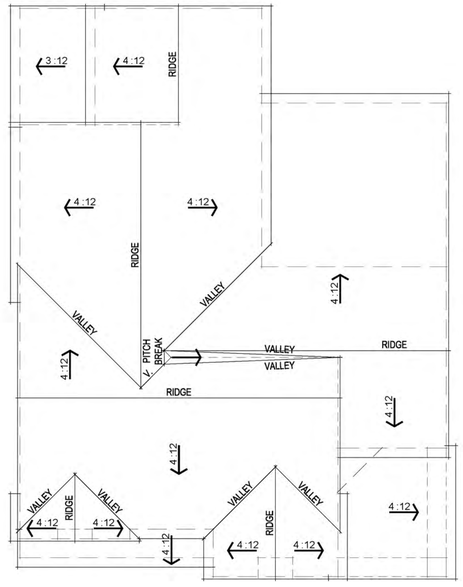
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

VILLA TILE CONCRETE ROOF
GABLE ROOF FORMS
STUCCO WALL FINISH
DECORATIVE PIPE VENTS
STUCCO o/ 2x FOAM TRIM
DECORATIVE STEPPED FACADE PROFILE
STYLIZED PORCH COLUMNS



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

NEIGHBORHOOD 4 PLAN 3 SPANISH ELEVATIONS

A-13

307.082 Summer Lake North
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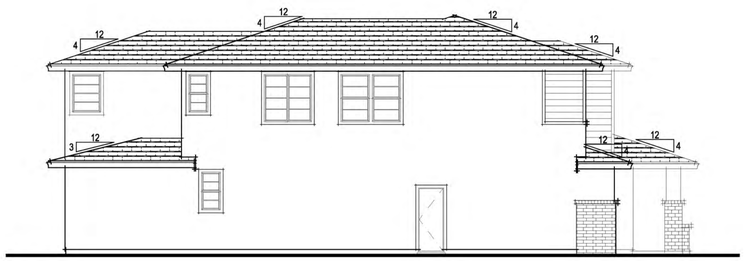
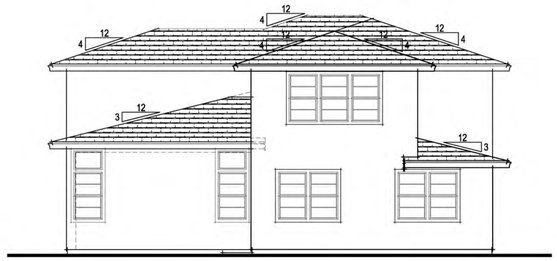


LEFT ELEVATION



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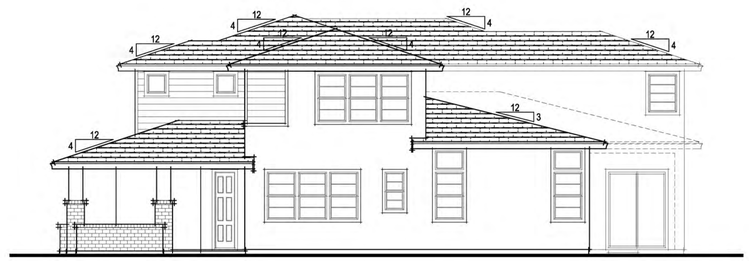
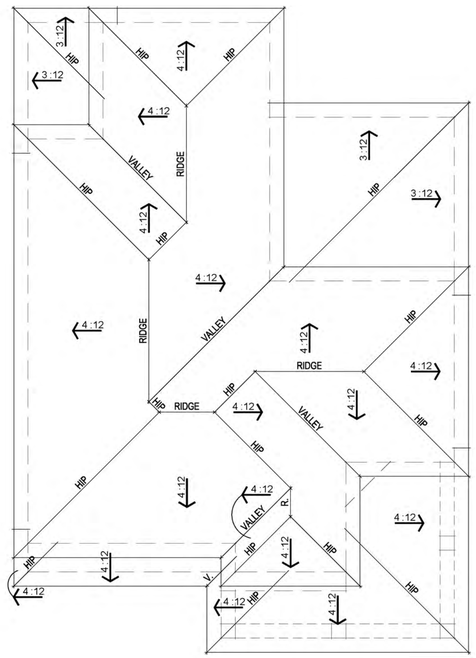


RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
HIP ROOF FORMS
STUCCO WALL FINISH
FIBER CEMENT HORIZONTAL LAP SIDING
STUCCO o/ 2x FOAM TRIM
BRICK VENEER



ROOF PLAN



FRONT ELEVATION

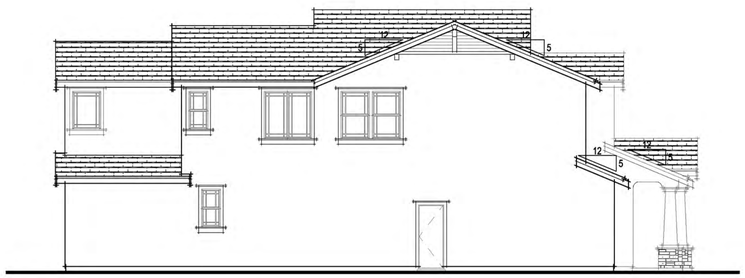
0 1' 2' 3' 4' 8'

NEIGHBORHOOD 4 PLAN 3 PRAIRIE ELEVATIONS
A-14

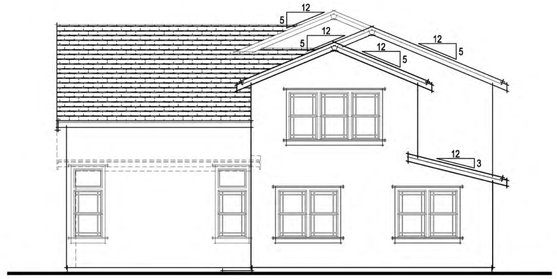
307.082 Summer Lake North
Oakley, CA
December 16, 2022

DeNova Homes
1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



LEFT ELEVATION



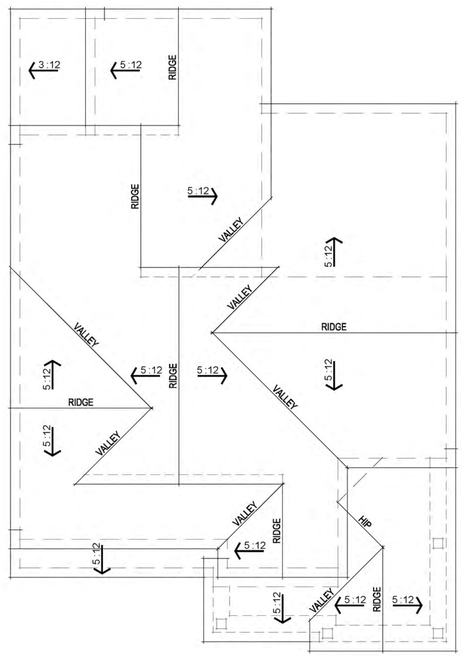
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
STUCCO WALL FINISH
GABLE ROOF FORMS
STUCCO PORCH COLUMNS w/ STONE VENEER
STUCCO o/ 2x FOAM TRIM
FIBER CEMENT HORIZONTAL LAP SIDING
DECORATIVE GABLE TREATMENT



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

NEIGHBORHOOD 4 PLAN 3 TRADITIONAL ELEVATIONS
A-15

307.082 Summer Lake North
Oakley, CA
December 16, 2022

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SUMMER LAKE NORTH N.5

OAKLEY, CALIFORNIA



PLAN 1C - PRAIRIE | PLAN 3A - SPANISH | PLAN 4C - PRAIRIE | PLAN 1D - TRADITIONAL

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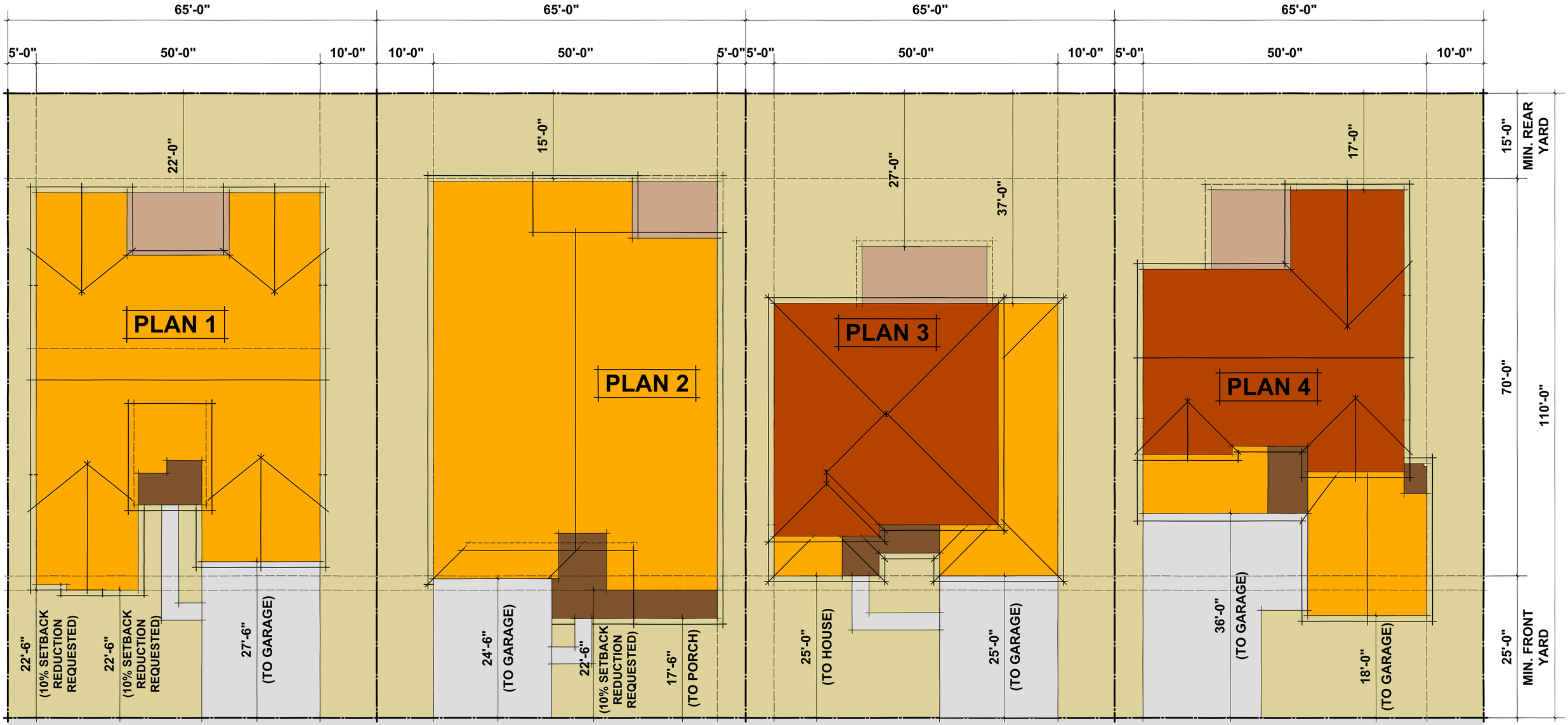
STREETSCAPE

938 Tyler Street #101
Benicia, CA 94510
Phone: (707 746-6586)

OAG ARCHITECTS

2211.5 12-16-22

SHEET T-5



AREA SUMMARY - PLAN 1		
	LOT COVERAGE	LIVABLE AREA
1st Floor	2489	2489
2nd Floor	-	-
Garage	460	
Covered Entry	76	-
Covered Patio	198	-
TOTAL	3223	2489

AREA SUMMARY - PLAN 2				
	LOT COVERAGE			LIVABLE AREA
1st Floor	2845			2845
Garage	485			-
Covered Entry	A	C	D	-
	101	101	236	-
TOTAL	3431	3431	3566	-
Opt. Outdoor Living	150	150	150	-
TOTAL	3581	3581	3716	2845

AREA SUMMARY - PLAN 3				
	LOT COVERAGE			LIVABLE AREA
1st Floor	1649			1649
2nd Floor	1435			1435
Garage	591			-
Covered Entry	A	B	C	-
	120	112	120	-
TOTAL	2360	2352	2360	-
Opt. Covered Patio	90	111	111	-
TOTAL	2450	2463	2471	3084

AREA SUMMARY - PLAN 4 (NEXT GEN.)				
	LOT COVERAGE			LIVABLE AREA
1st Floor (Main Res.)	1323			1323
1st Floor (Next Gen.)	498			498
2nd Floor	1658			1658
Garage	745	(517, 228)		-
Side Porch	21	21	21	
Covered Entry	A	C	D	-
	83	83	83	-
TOTAL	2670	2670	2670	-
Opt. Covered Patio	195	195	195	-
TOTAL	2865	2865	2865	3479

SETBACK VARIATIONS

THIS ARTICULATION PLAN DEPICTS THE MEDIAN LOT SIZE. SETBACKS WILL VARY ACCORDING TO ACTUAL LOT WIDTH AND DEPTH. SEE DEVELOPMENT PLAN FOR SPECIFIC BUILDING LOCATION AT ALL LOTS

COLOR KEY

- TWO STORY ELEMENT
- SINGLE STORY ELEMENT
- COVERED PORCH (SINGLE STORY ELEMENT)
- OPTIONAL COVERED PATIO
- PAVED DRIVEWAY

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TYPICAL PLOTTING PLAN
SUMMER LAKE NORTH N.5
Oakley, California

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OAG ARCHITECTS

SHEET AP-5

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FRONT ELEVATION "A"
(SPANISH)



FRONT ELEVATION "C"
(PRAIRIE)



FRONT ELEVATION "D"
(TRADITIONAL)

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PLAN 1

SUMMER LAKE NORTH N.5

Oakley, California

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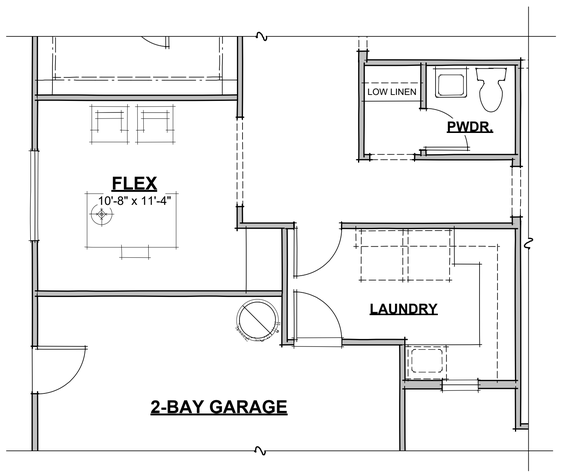
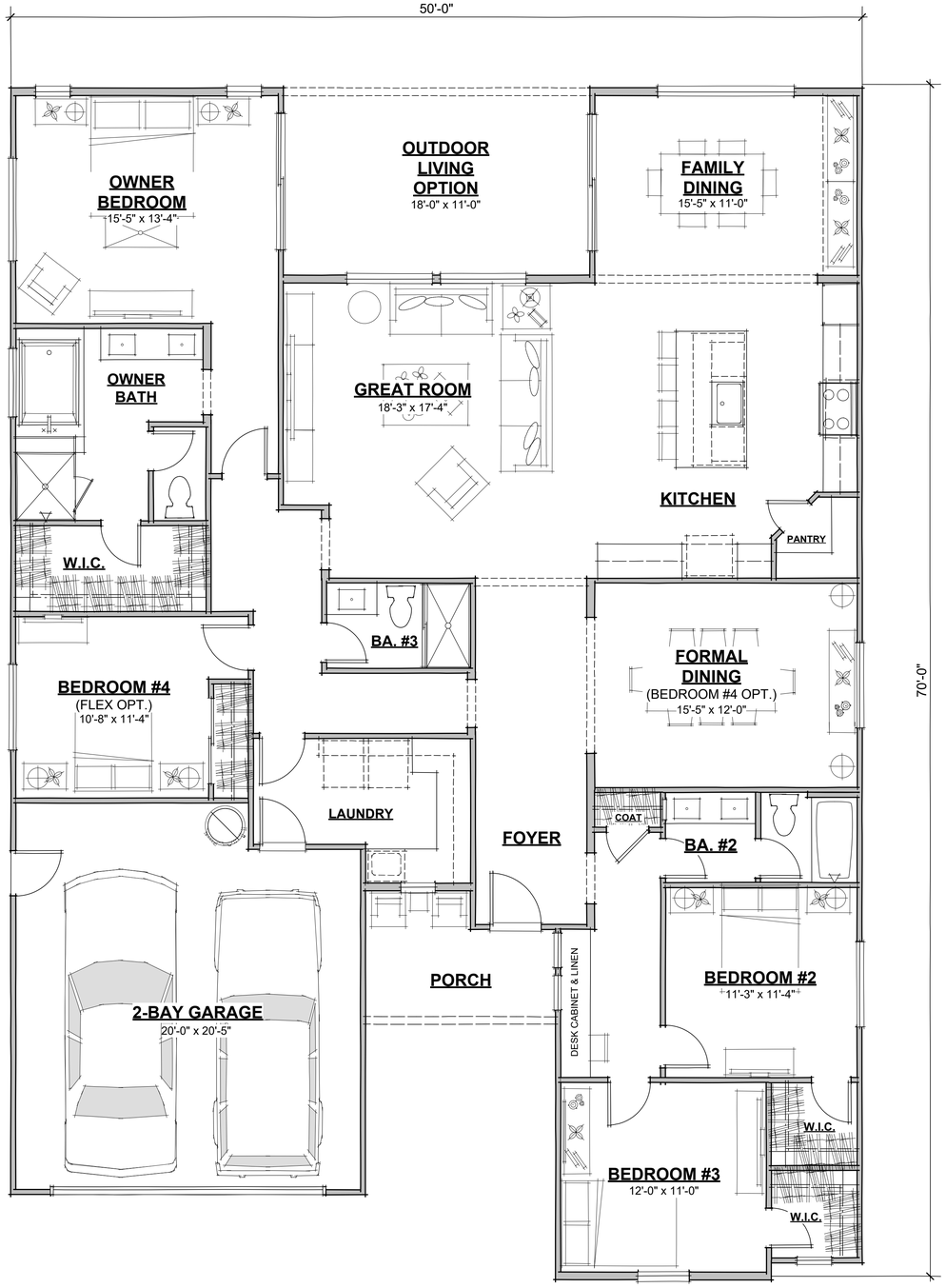
OAG ARCHITECTS

2211.5 12-16-22

SHEET A-1



FLEX & POWDER OPTION



FLOOR PLAN (2489 TOTAL S.F.)

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PLAN 1 (150-2489)

SUMMER LAKE NORTH N.5

Oakley, California

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OAG ARCHITECTS

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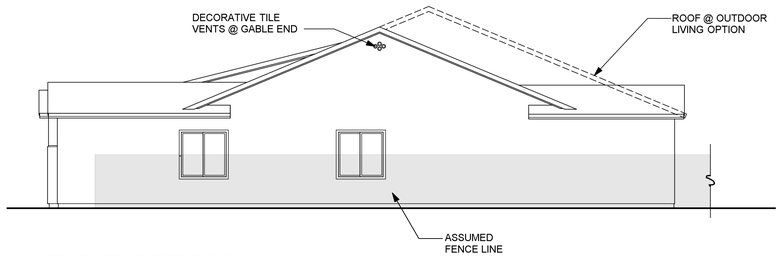
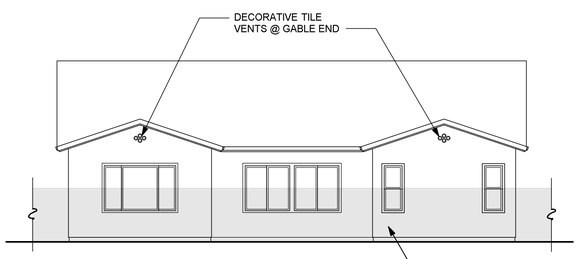
SHEET A-2



RIGHT SIDE "A"



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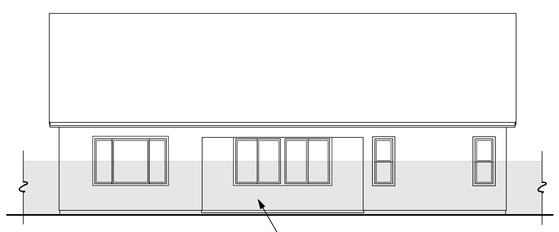
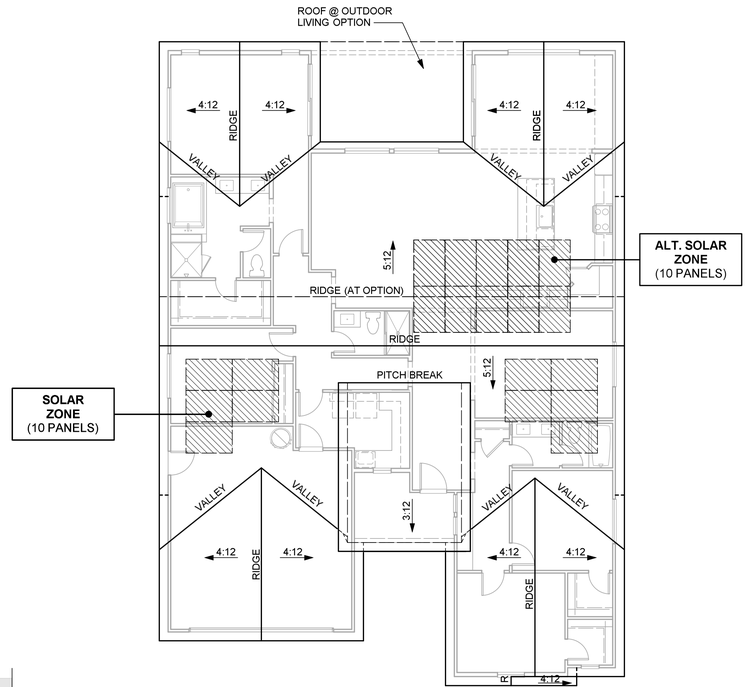


REAR "A"
(OUTDOOR LIVING OPTION)



ROOF PLAN "A"

SPANISH CHARACTERISTICS

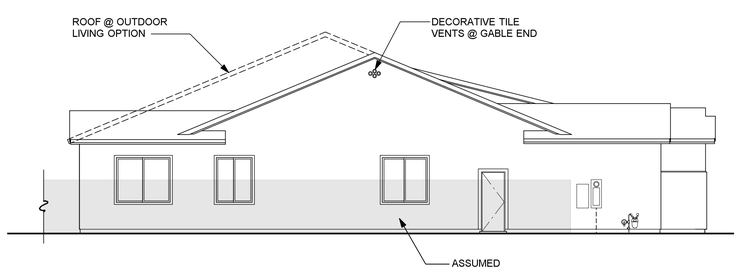
- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- HIP, SHED & GABLE ROOFS
- CONCRETE TILE "S" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- FOAM BRACKET & OUTLOOKERS
- DECORATIVE POST AT ENTRY
- DECORATIVE FOAM SHUTTERS
- WINDOW GRIDS ON STREET FACADES & SECOND STORY WINDOWS

TRIM
- STUCCO OVER FOAM TRIM



LEFT SIDE "A"



FRONT ELEVATION "A"
(SPANISH)

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OAG ARCHITECTS

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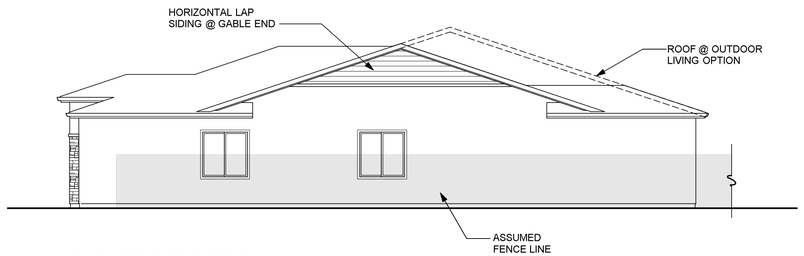
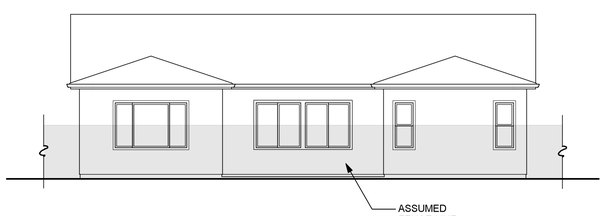
SHEET A-3



RIGHT SIDE "C"



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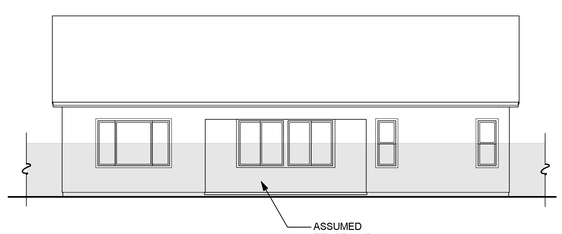
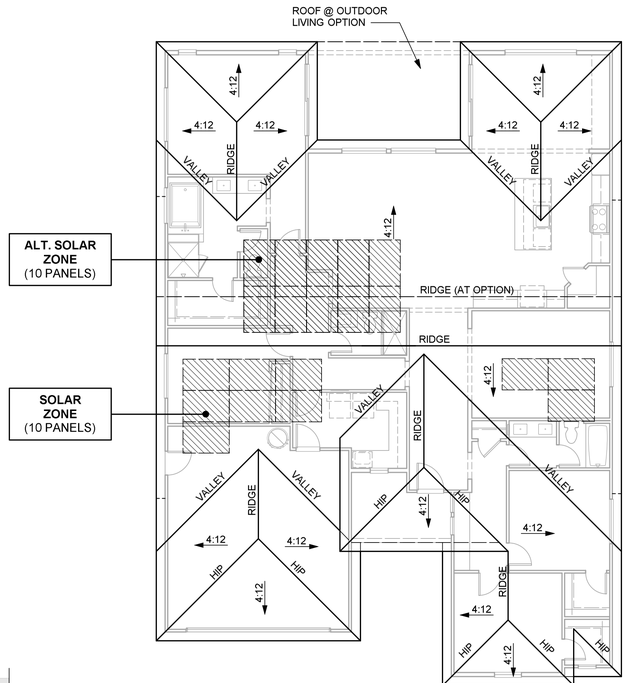


REAR "C"
(OUTDOOR LIVING OPTION)



ROOF PLAN "C"

PRAIRIE CHARACTERISTICS

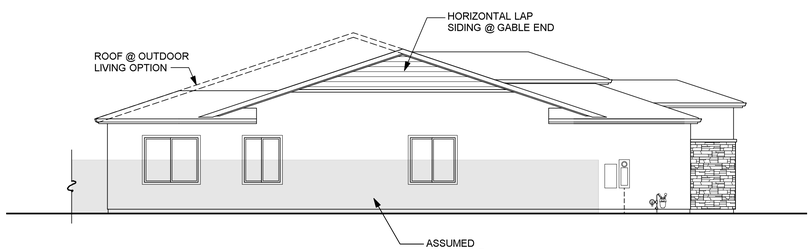
- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- HIP / GABLE ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

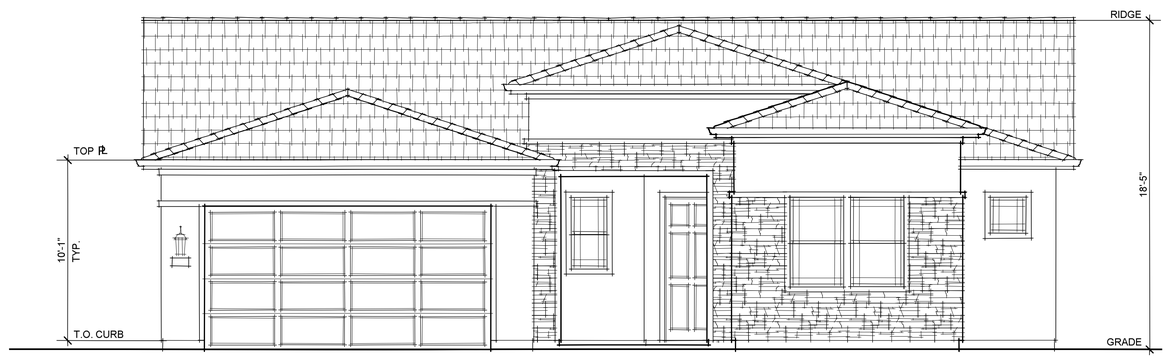
ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- STONE VENEER (WHERE OCCURS)
- HORIZONTAL WOOD SIDING (WHERE OCCURS)
- DECORATIVE POST AT ENTRY
- WINDOW GRIDS ON STREET FACADES & SECOND FLOOR WINDOWS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING



LEFT SIDE "C"



FRONT ELEVATION "C"
(PRAIRIE)

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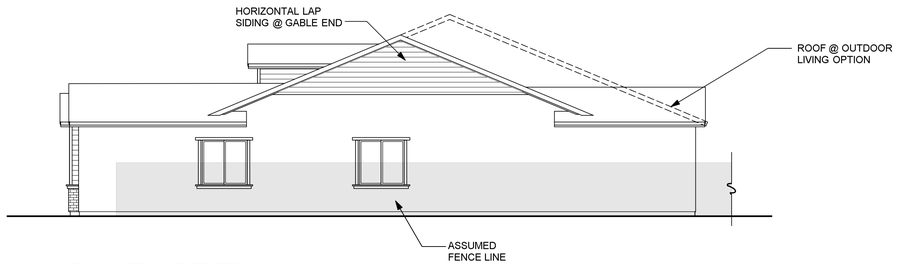
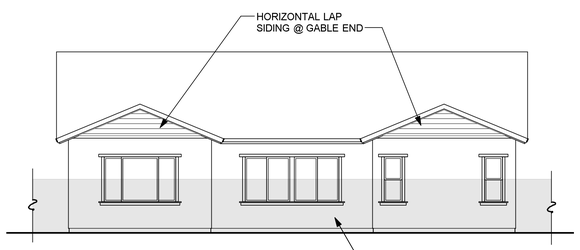
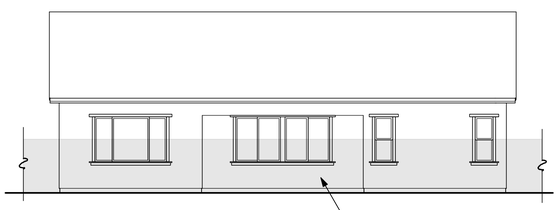
SHEET A-4



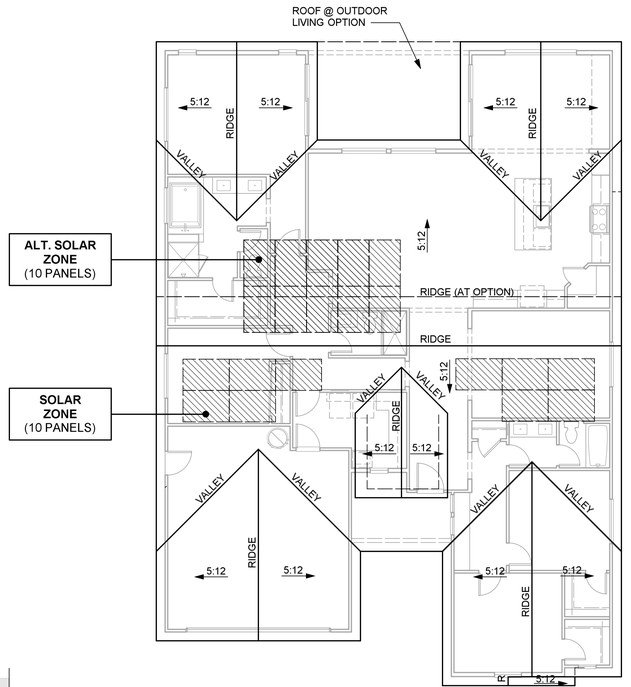
RIGHT SIDE "D"



REAR "D"



REAR "D"
(OUTDOOR LIVING OPTION)



ROOF PLAN "D"

TRADITIONAL CHARACTERISTICS

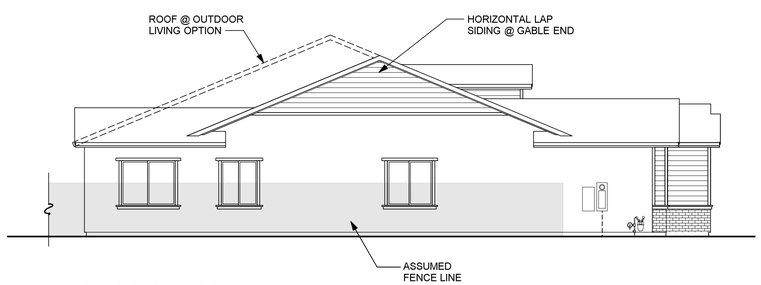
- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- GABLE ROOFS
- CONCRETE TILE "SHAKE" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- STONE VENEER (WHERE OCCURS)
- FOAM WINDOW LEDGE WITH CORBELS
- HORIZONTAL WOOD SIDING (WHERE OCCURS)
- WOOD BRACKETS & OUTLOOKERS (WHERE OCCURS)
- DECORATIVE POST AT ENTRY
- DECORATIVE SHUTTERS (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADES & SECOND FLOOR WINDOWS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING



LEFT SIDE "D"



FRONT ELEVATION "D"
(TRADITIONAL)

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SHEET A-5



FRONT ELEVATION "A"
(SPANISH)



FRONT ELEVATION "C"
(PRAIRIE)



FRONT ELEVATION "D"
(TRADITIONAL)

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PLAN 2

SUMMER LAKE NORTH N.5

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OAG ARCHITECTS

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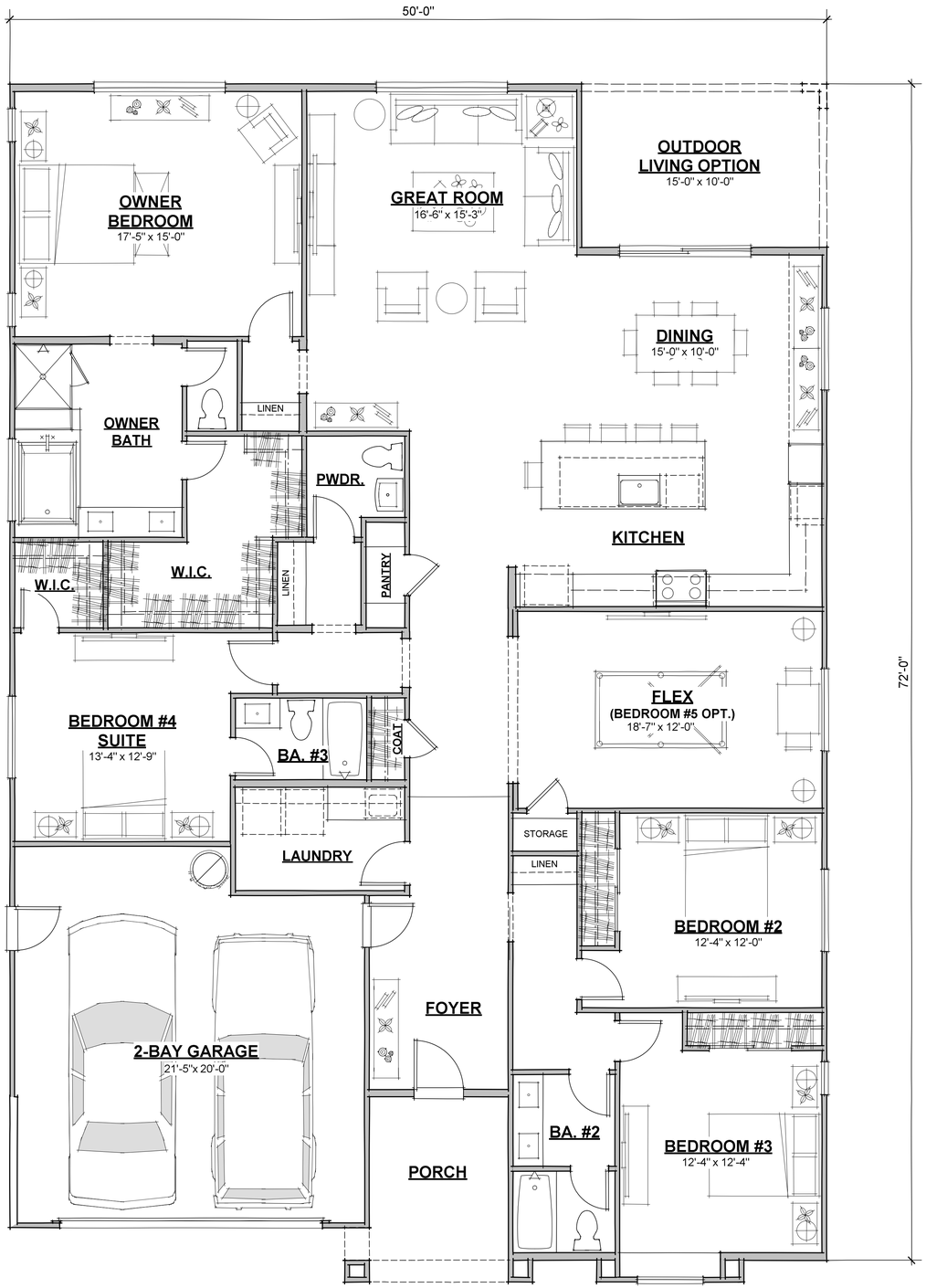
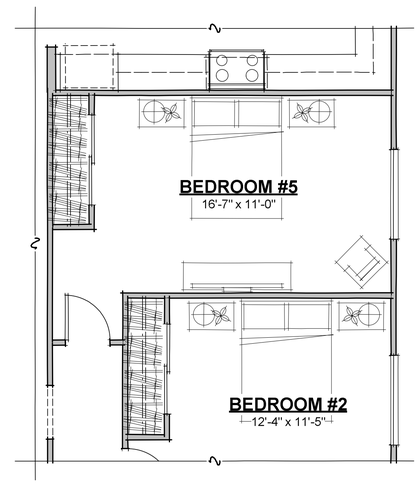
SHEET A-6



FIRST FLOOR PLAN (2845 TOTAL S.F.)



BEDROOM #5 OPTION

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PLAN 2 (150-2845)
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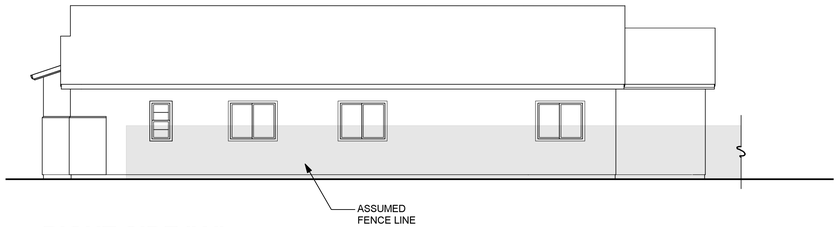
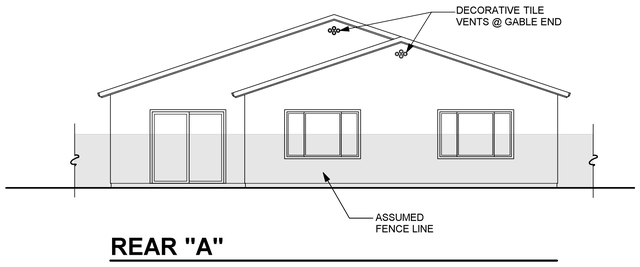
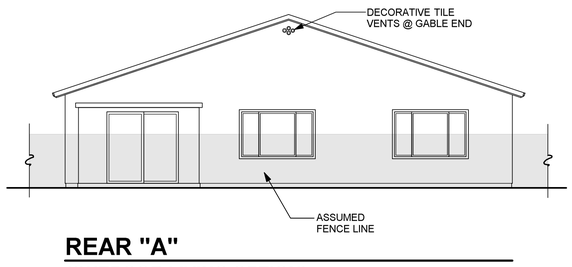
SHEET A-7



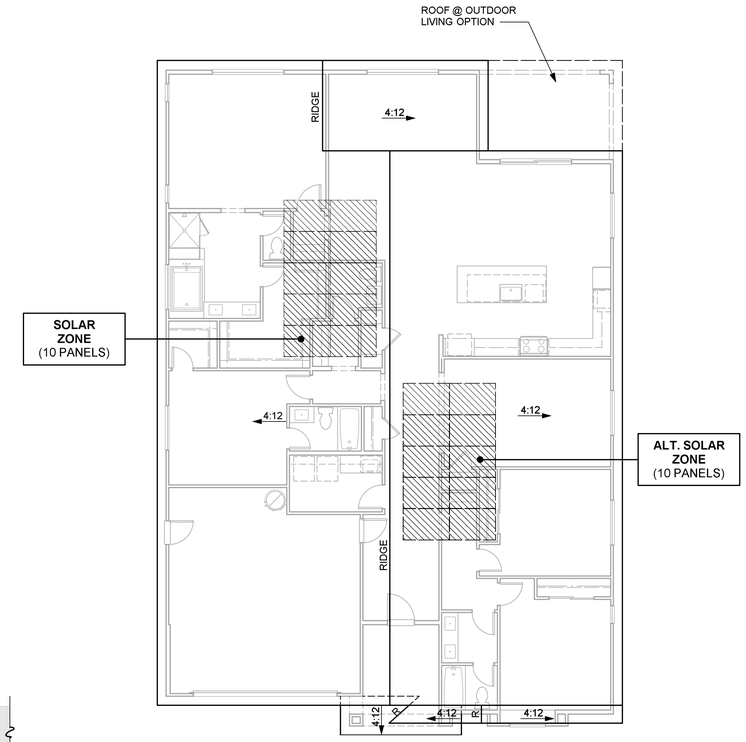
RIGHT SIDE "A"



REAR "A"



REAR "A"
(OUTDOOR LIVING OPTION)



ROOF PLAN "A"

SPANISH CHARACTERISTICS

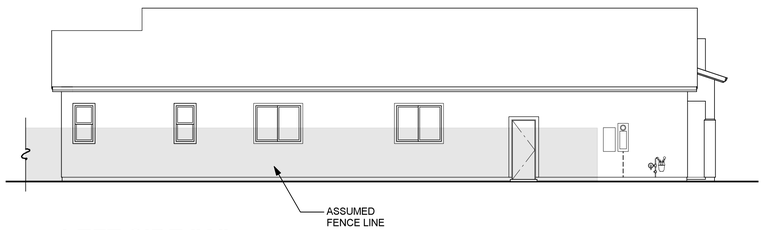
- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- HIP, SHED & GABLE ROOFS
- CONCRETE TILE "S" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- FOAM BRACKET & OUTLOOKERS
- DECORATIVE POST AT ENTRY
- DECORATIVE FOAM SHUTTERS
- WINDOW GRIDS ON STREET FACADES & SECOND STORY WINDOWS

TRIM
- STUCCO OVER FOAM TRIM



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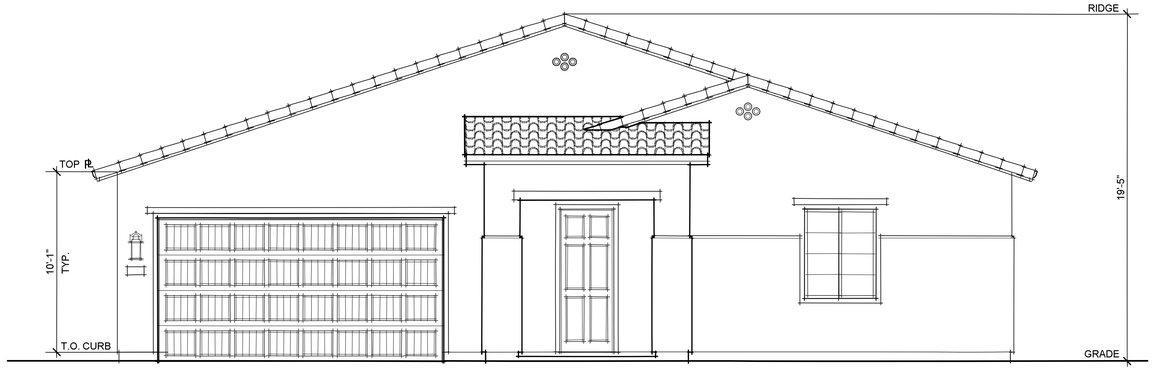

FRONT ELEVATION "A"
(SPANISH)

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OAG ARCHITECTS

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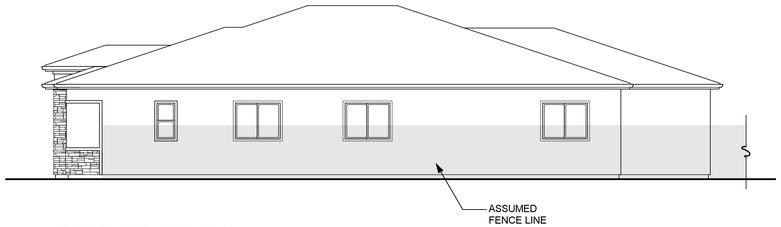
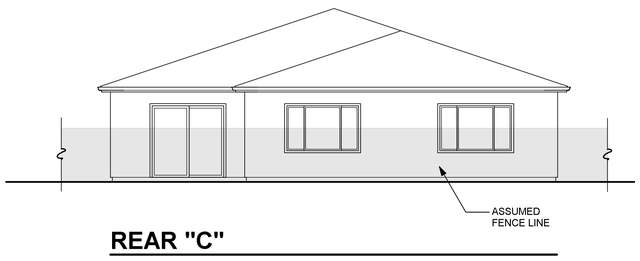
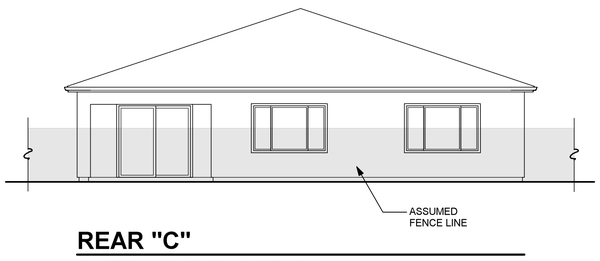
SHEET A-8



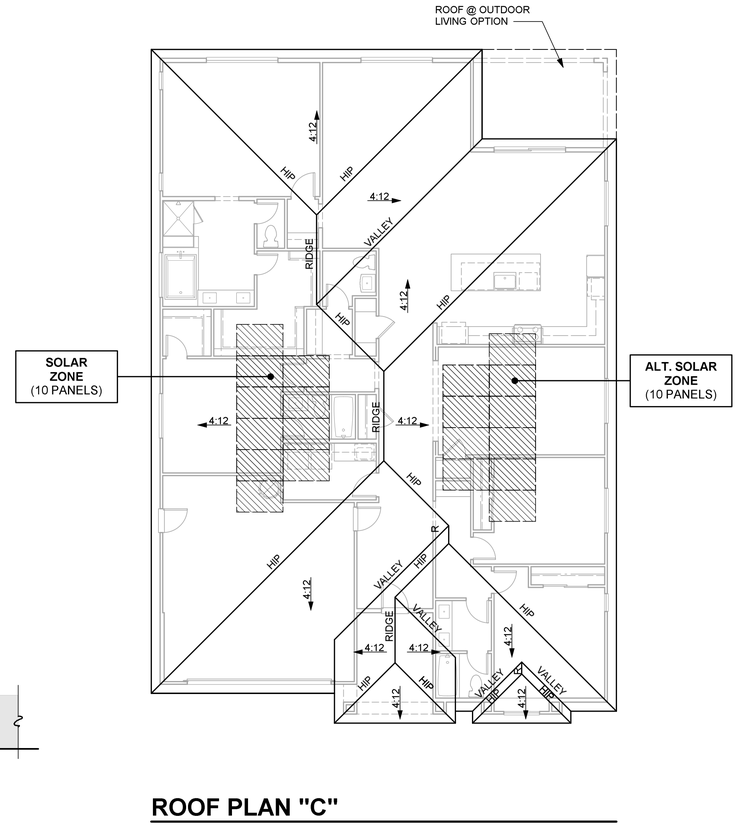
RIGHT SIDE "C"



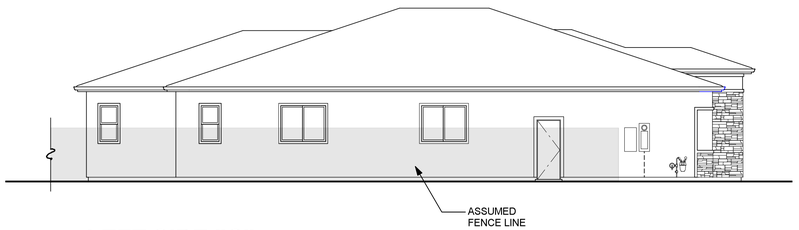
REAR "C"



REAR "C"
(OUTDOOR LIVING OPTION)



ROOF PLAN "C"



LEFT SIDE "C"



FRONT ELEVATION "C"
(PRAIRIE)

PRAIRIE CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- HIP / GABLE ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- STONE VENEER (WHERE OCCURS)
- HORIZONTAL WOOD SIDING (WHERE OCCURS)
- DECORATIVE POST AT ENTRY
- WINDOW GRIDS ON STREET FACADES & SECOND FLOOR WINDOWS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

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Benicia, CA 94510
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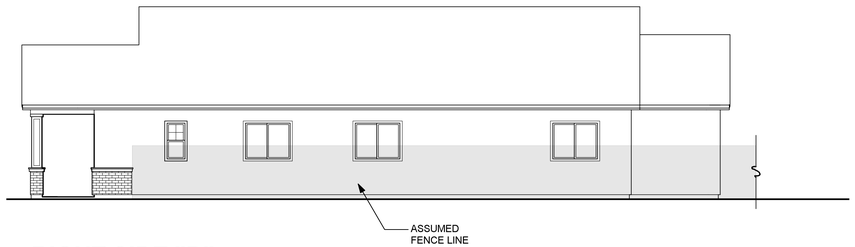
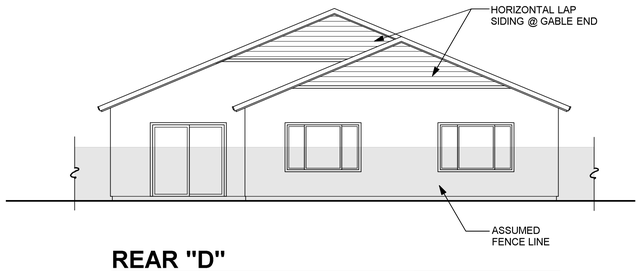
OAG ARCHITECTS

2211.5 12-16-22

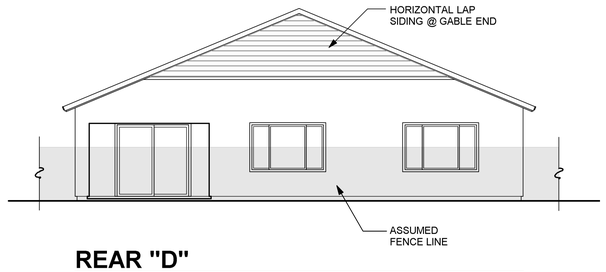
SHEET A-9



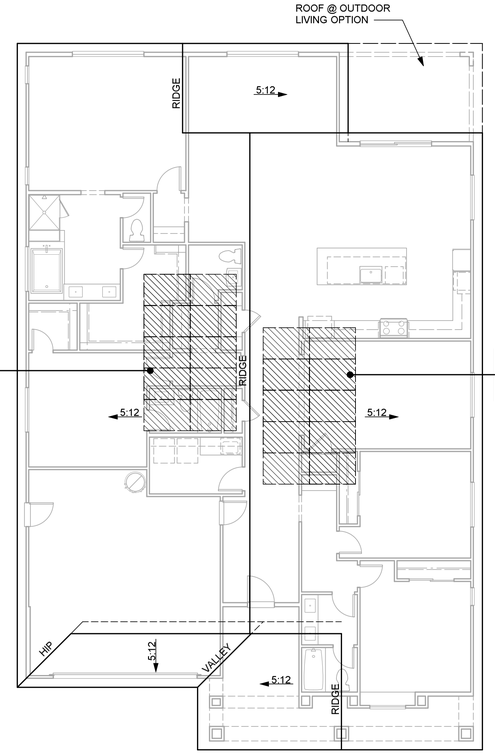
RIGHT SIDE "D"



REAR "D"



REAR "D"
(OUTDOOR LIVING OPTION)



ROOF PLAN "D"

TRADITIONAL CHARACTERISTICS

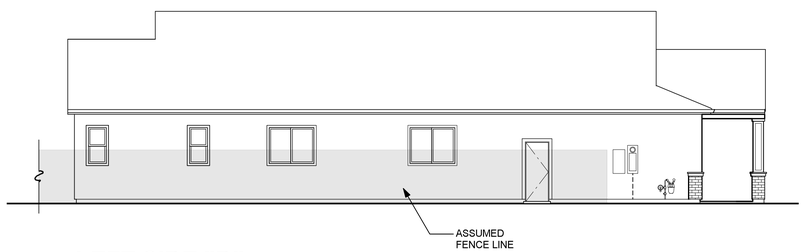
- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- GABLE ROOFS
- CONCRETE TILE "SHAKE" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- BRICK VENEER (WHERE OCCURS)
- FOAM WINDOW LEDGE WITH CORBELS
- HORIZONTAL WOOD SIDING (WHERE OCCURS)
- WOOD BRACKETS & OUTLOOKERS (WHERE OCCURS)
- DECORATIVE POST AT ENTRY
- DECORATIVE SHUTTERS (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADES & SECOND FLOOR WINDOWS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING



LEFT SIDE "D"



FRONT ELEVATION "D"
(TRADITIONAL)

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2211.5 12-16-22

SHEET A-10



FRONT ELEVATION "A"
(SPANISH)



FRONT ELEVATION "C"
(PRAIRIE)



FRONT ELEVATION "D"
(TRADITIONAL)

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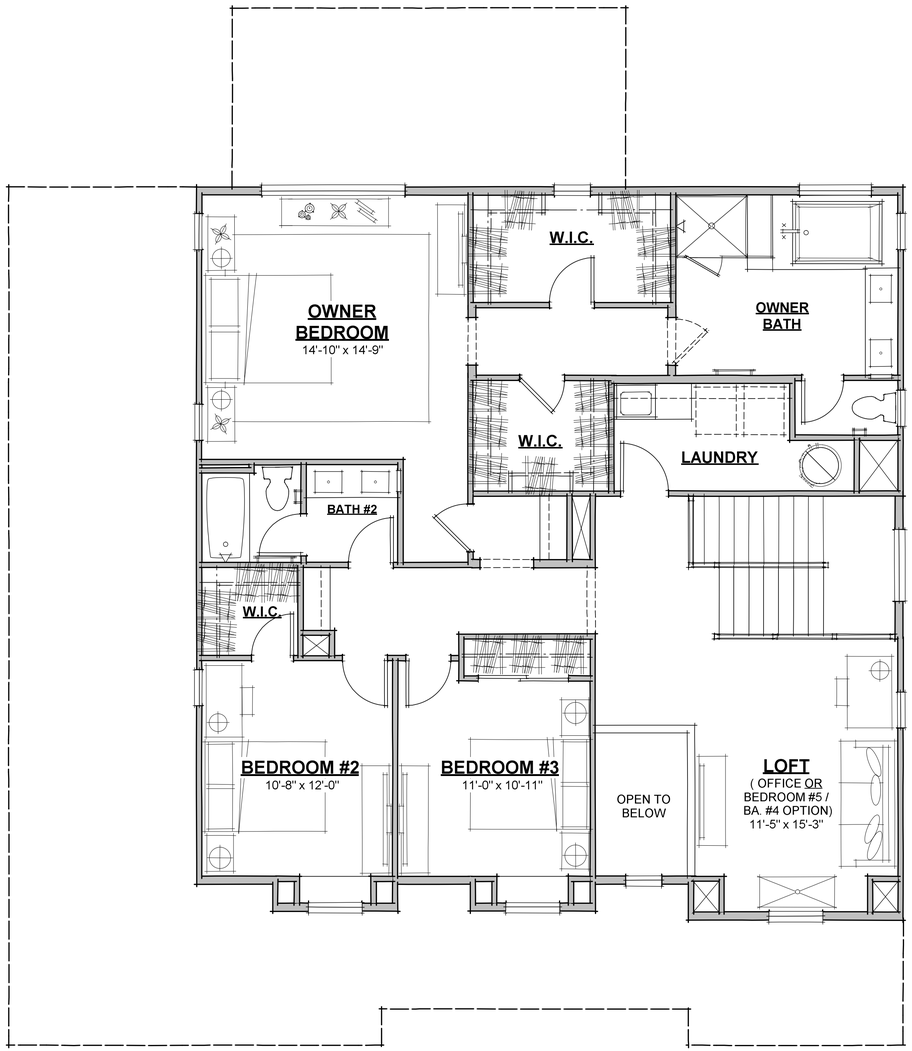
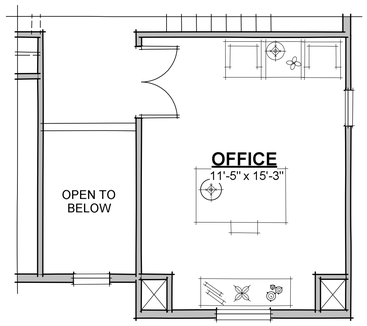
OAG ARCHITECTS

2211.5 12-16-22

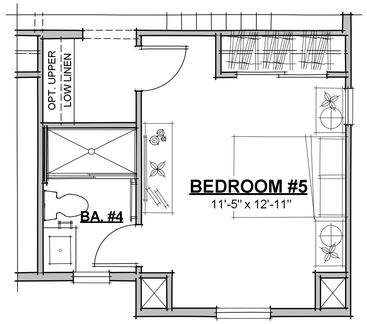
SHEET A-11



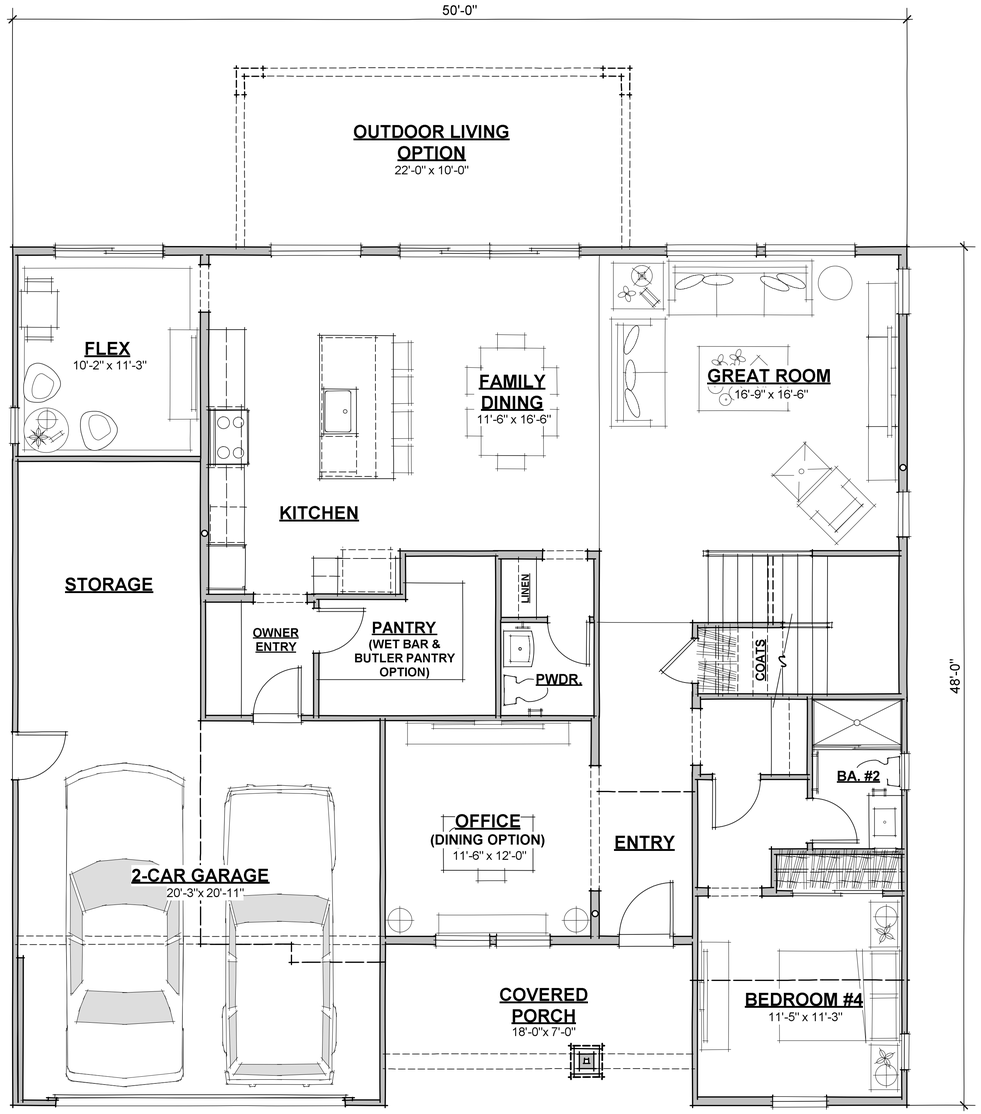
SECOND FLOOR PLAN (1435 S.F.)



OFFICE OPTION



BEDROOM #5 & BATH #4 OPTION



FIRST FLOOR PLAN (1649 S.F.; 3084 TOTAL S.F.)

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PLAN 3 (250-3084)

SUMMER LAKE NORTH N.5

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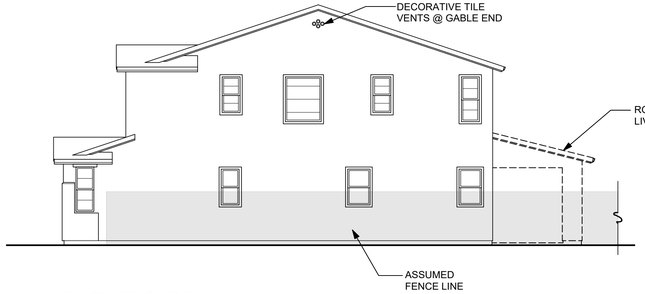
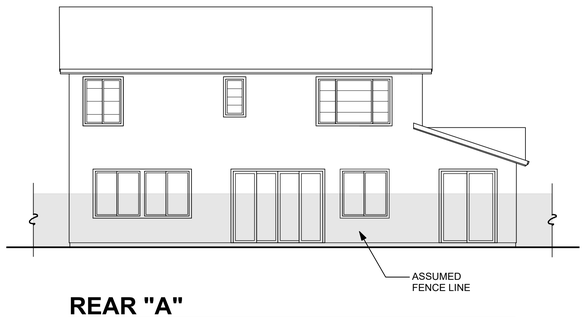
OAG ARCHITECTS

2211.5 12-16-22

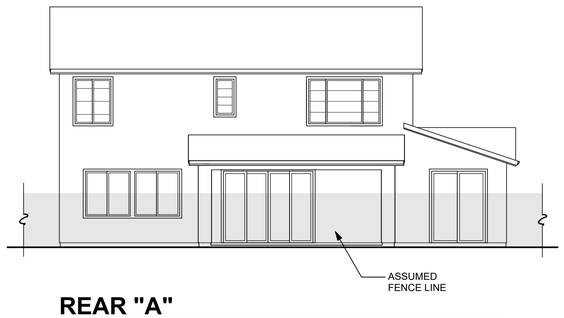
SHEET A-12



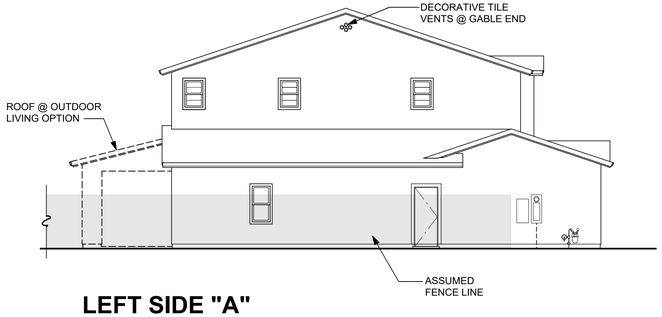
RIGHT SIDE "A"



REAR "A"



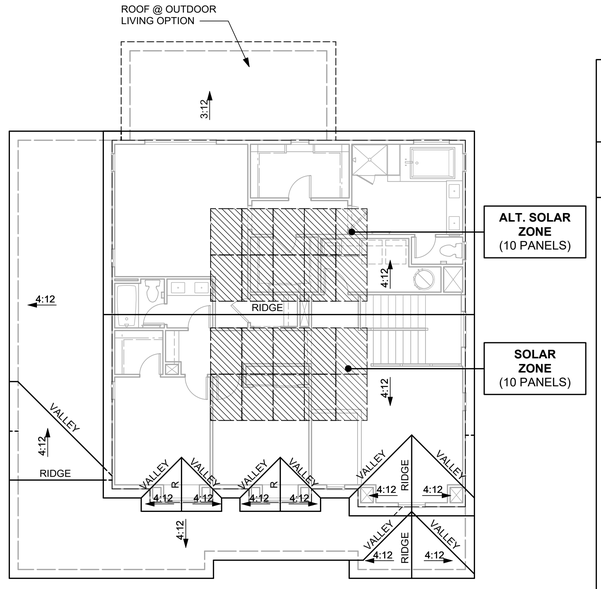
REAR "A"
(OUTDOOR LIVING OPTION)



LEFT SIDE "A"



FRONT ELEVATION "A"
(SPANISH)



ROOF PLAN "A"

SPANISH CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- HIP, SHED & GABLE ROOFS
- CONCRETE TILE "S" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- FOAM BRACKET & OUTLOOKERS
- DECORATIVE POST AT ENTRY
- DECORATIVE FOAM SHUTTERS
- WINDOW GRIDS ON STREET FACADES & SECOND STORY WINDOWS

TRIM
- STUCCO OVER FOAM TRIM

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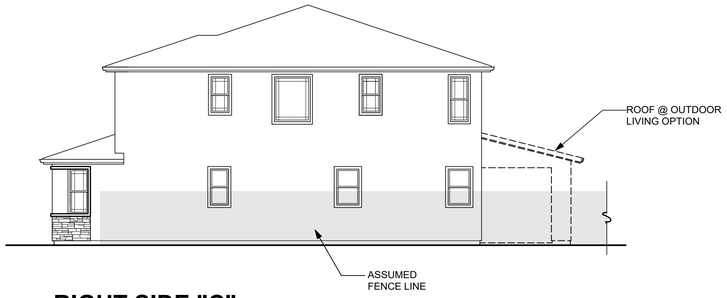
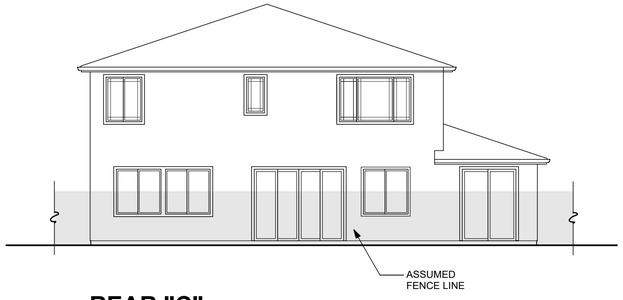
OAG ARCHITECTS

2211.5 12-16-22

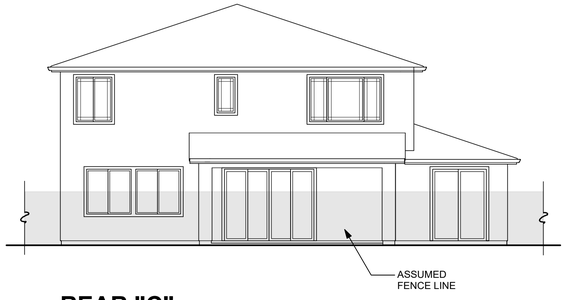
SHEET A-13



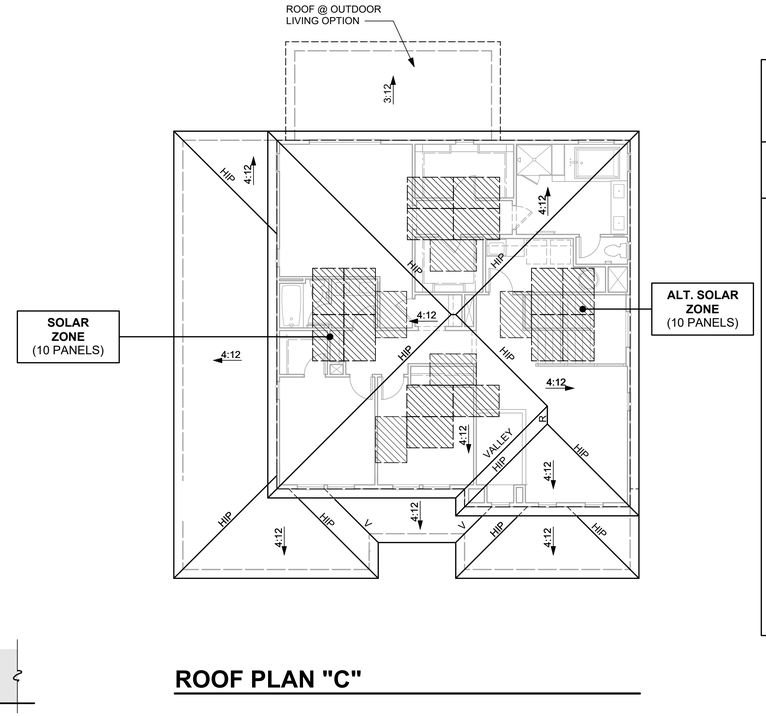
RIGHT SIDE "C"



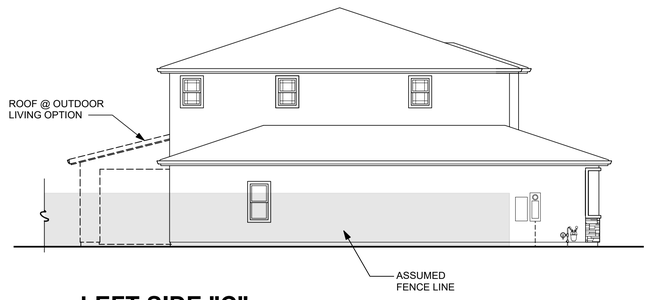
REAR "C"



REAR "C"
(OUTDOOR LIVING OPTION)



ROOF PLAN "C"



LEFT SIDE "C"



FRONT ELEVATION "C"
(PRAIRIE)

PRAIRIE CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- HIP / GABLE ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- STONE VENEER (WHERE OCCURS)
- HORIZONTAL WOOD SIDING (WHERE OCCURS)
- DECORATIVE POST AT ENTRY
- WINDOW GRIDS ON STREET FACADES & SECOND FLOOR WINDOWS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

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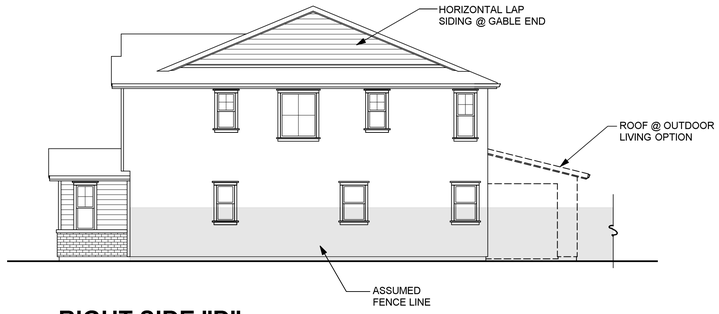
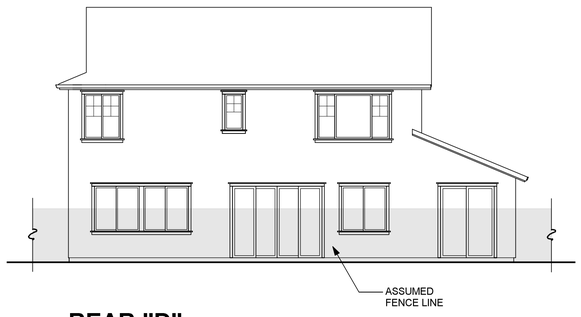
OAG ARCHITECTS

2211.5 12-16-22

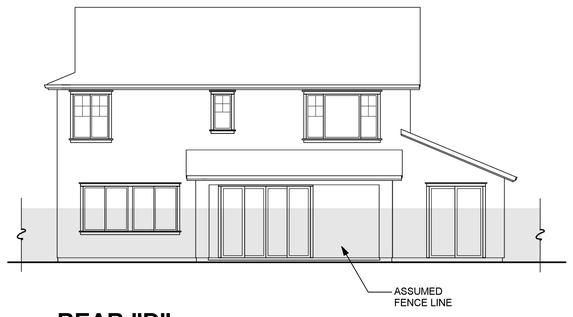
SHEET A-14



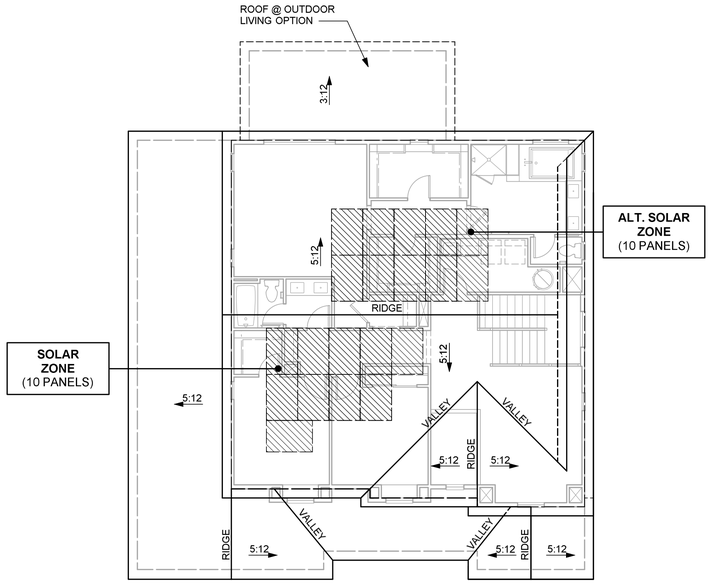
RIGHT SIDE "D"



REAR "D"



REAR "D"
(OUTDOOR LIVING OPTION)



ROOF PLAN "D"

TRADITIONAL CHARACTERISTICS

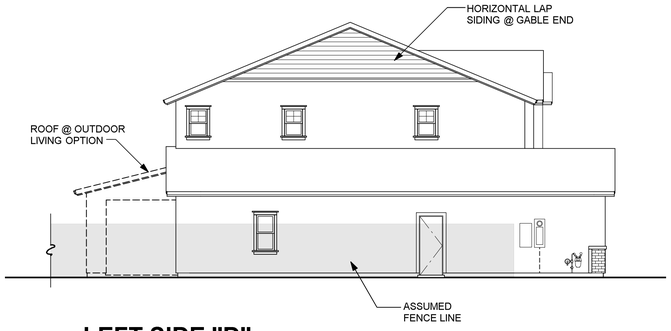
- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- GABLE ROOFS
- CONCRETE TILE "SHAKE" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- BRICK VENEER (WHERE OCCURS)
- HORIZONTAL WOOD SIDING (WHERE OCCURS)
- WOOD BRACKETS & OUTLOOKERS (WHERE OCCURS)
- DECORATIVE POST AT ENTRY
- DECORATIVE SHUTTERS (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADES & SECOND FLOOR WINDOWS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING



LEFT SIDE "D"



FRONT ELEVATION "D"
(TRADITIONAL)

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OAG ARCHITECTS

2211.5 12-16-22

SHEET A-15



FRONT ELEVATION "A"
(SPANISH)



FRONT ELEVATION "C"
(PRAIRIE)



FRONT ELEVATION "D"
(TRADITIONAL)

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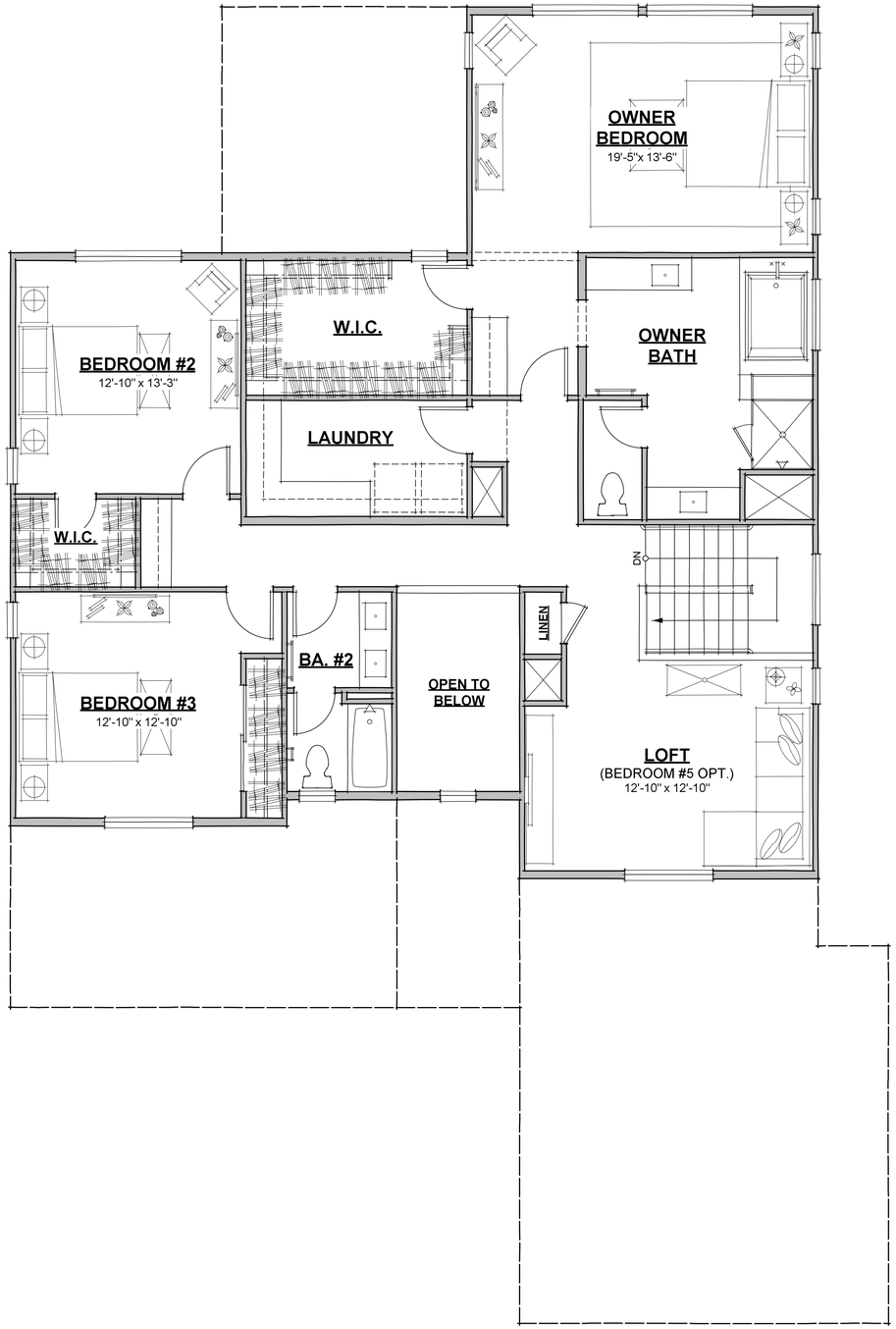
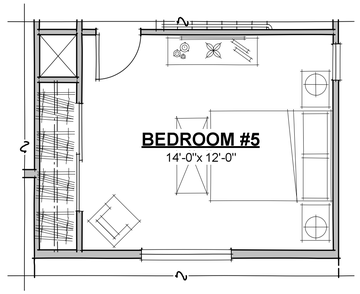
OAG ARCHITECTS

2211.5 12-16-22

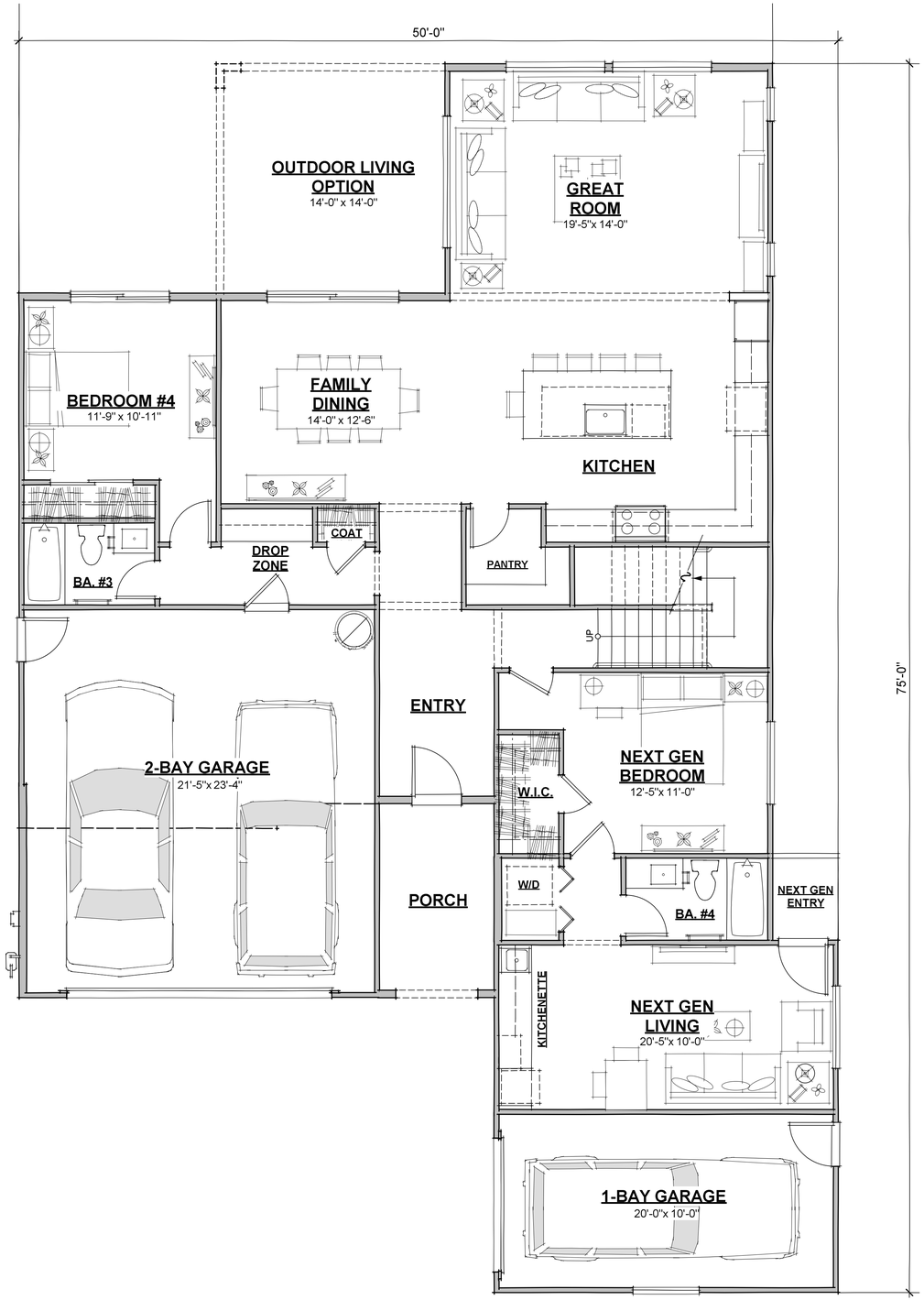
SHEET A-16



SECOND FLOOR PLAN (1658 S.F.)



BEDROOM #5 OPTION



FIRST FLOOR PLAN (1323 S.F. + 498 S.F. NEXT GEN)
[3479 TOTAL S.F.]

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PLAN 4 (250-3479)

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Oakley, California

938 Tyler Street #101
Benicia, CA 94510
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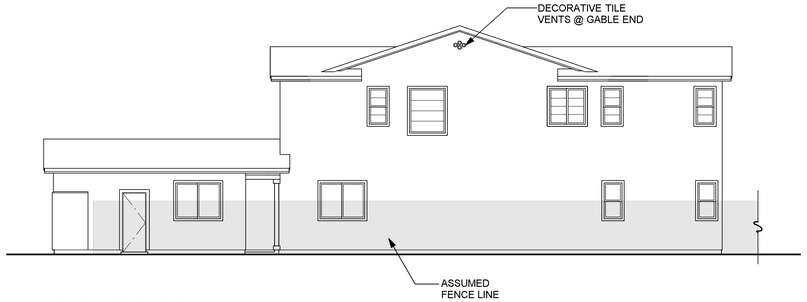
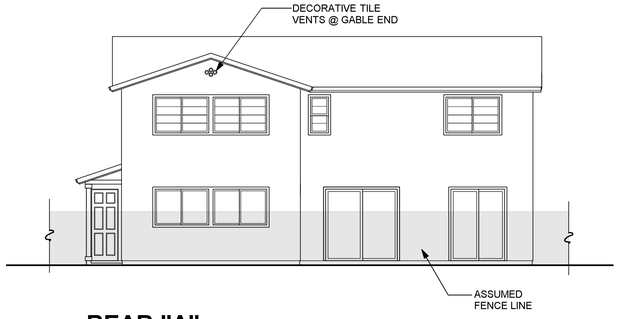
OAG ARCHITECTS

2211.5 12-16-22

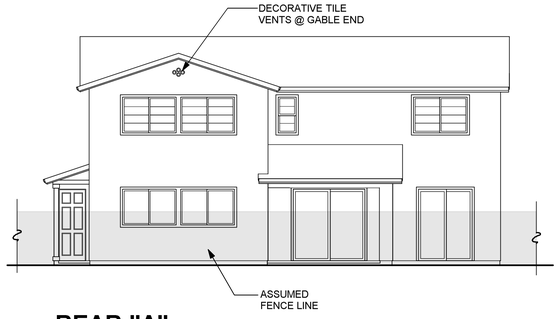
SHEET A-17



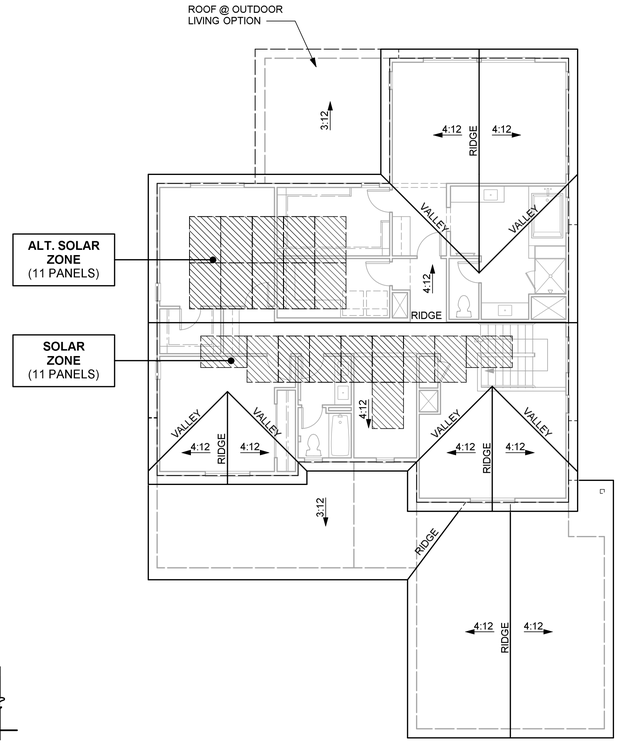
RIGHT SIDE "A"



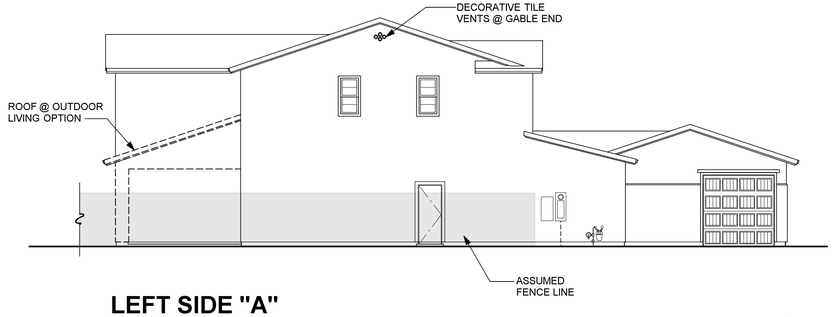
REAR "A"



REAR "A"
(OUTDOOR LIVING OPTION)



ROOF PLAN "A"



LEFT SIDE "A"



FRONT ELEVATION "A"
(SPANISH)

SPANISH CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- HIP, SHED & GABLE ROOFS
- CONCRETE TILE "S" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- FOAM BRACKET & OUTLOOKERS
- DECORATIVE POST AT ENTRY
- DECORATIVE FOAM SHUTTERS
- WINDOW GRIDS ON STREET FACADES & SECOND STORY WINDOWS

TRIM
- STUCCO OVER FOAM TRIM

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OAG ARCHITECTS

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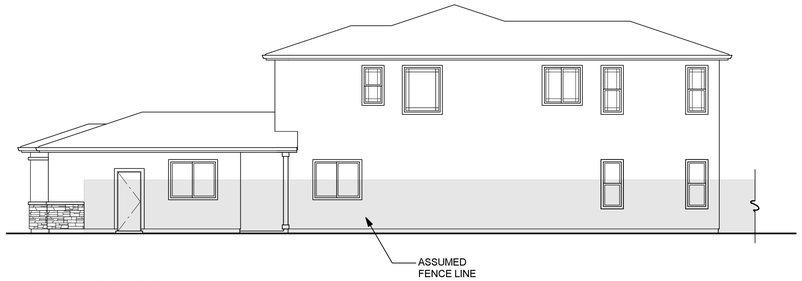
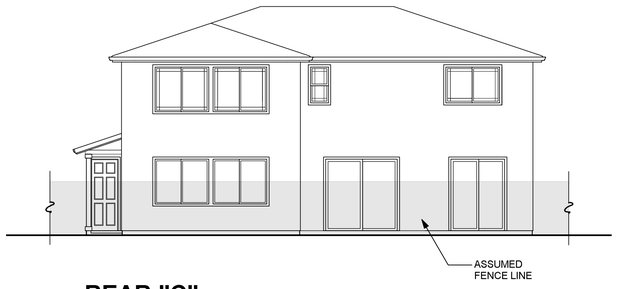
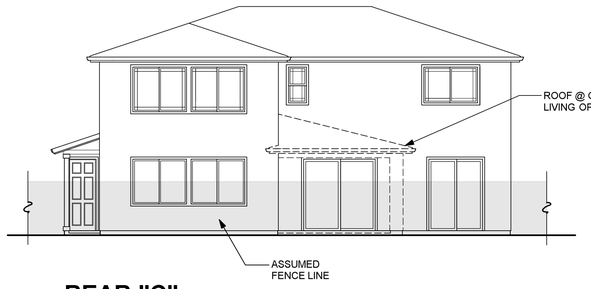
SHEET A-18



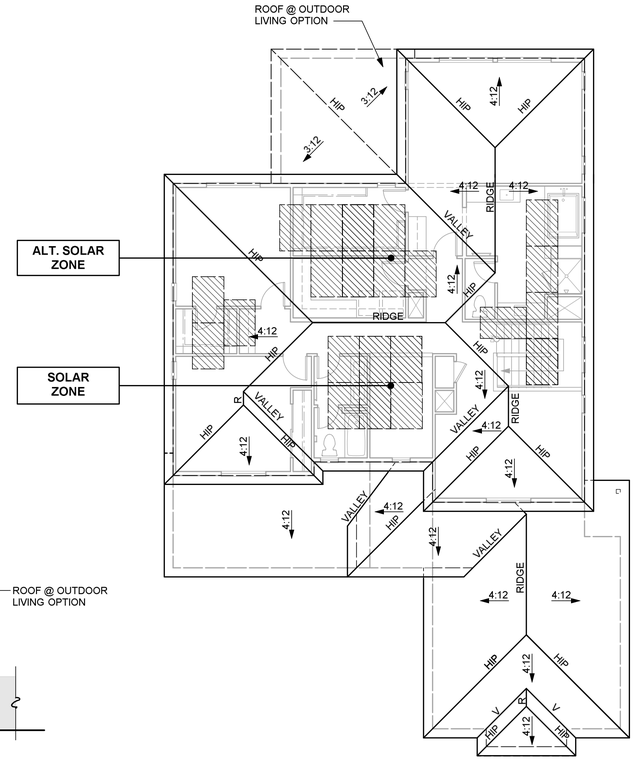
RIGHT SIDE "C"



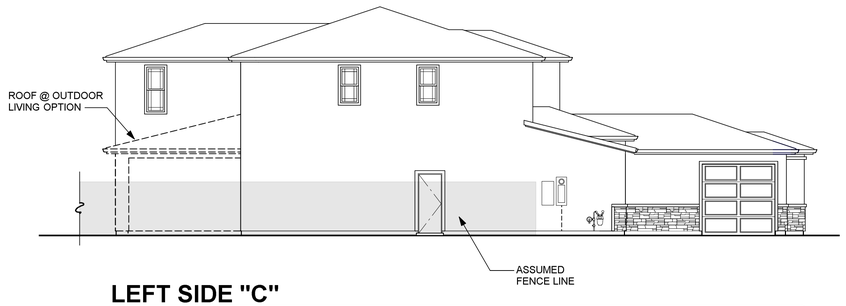
REAR "C"



REAR "C"
(OUTDOOR LIVING OPTION)



ROOF PLAN "C"



LEFT SIDE "C"



FRONT ELEVATION "C"
(PRAIRIE)

PRAIRIE CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- HIP / GABLE ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- STONE VENEER (WHERE OCCURS)
- HORIZONTAL WOOD SIDING (WHERE OCCURS)
- DECORATIVE POST AT ENTRY
- WINDOW GRIDS ON STREET FACADES & SECOND FLOOR WINDOWS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

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Benicia, CA 94510
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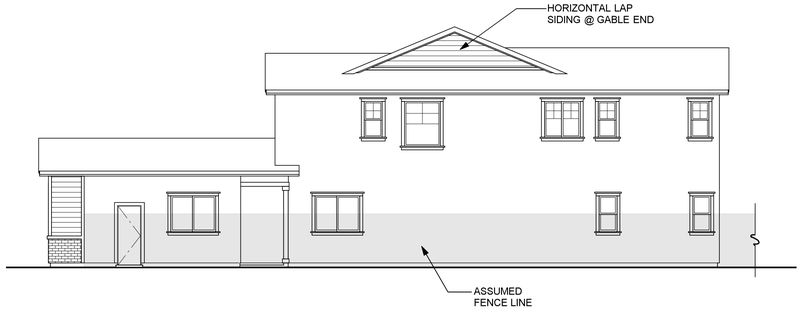
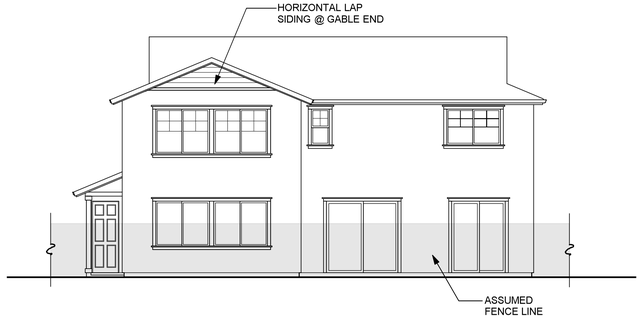
OAG ARCHITECTS

2211.5 12-16-22

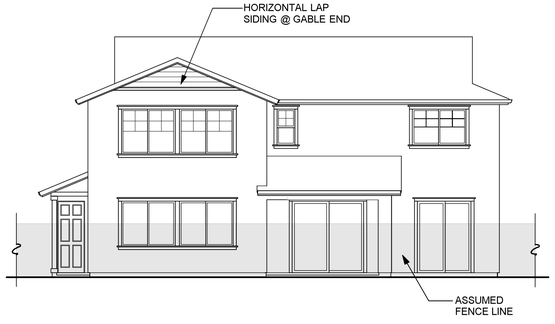
SHEET A-19



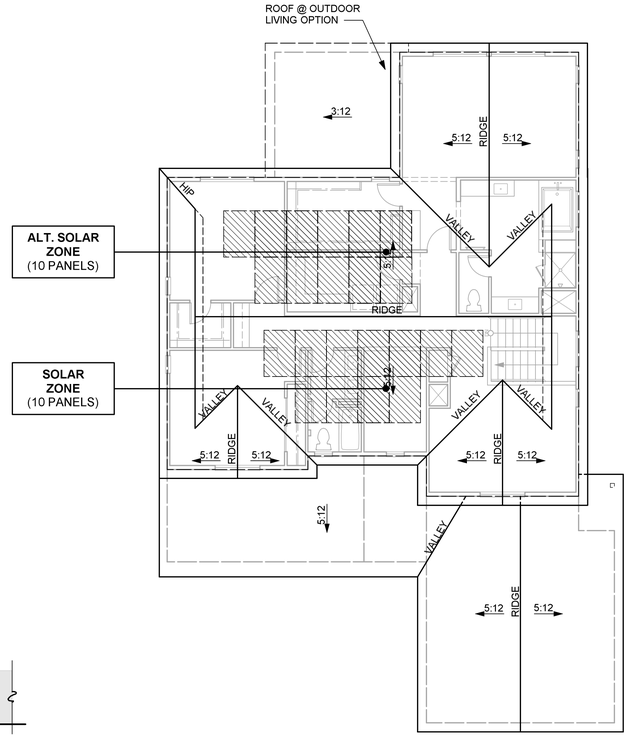
RIGHT SIDE "D"



REAR "D"



REAR "D"
(OUTDOOR LIVING OPTION)



ROOF PLAN "D"

TRADITIONAL CHARACTERISTICS

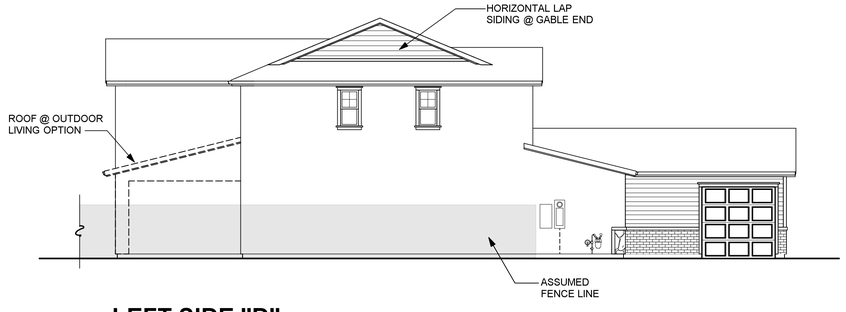
- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- GABLE ROOFS
- CONCRETE TILE "SHAKE" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- BRICK VENEER (WHERE OCCURS)
- FOAM WINDOW LEDGE WITH CORBELS
- HORIZONTAL WOOD SIDING (WHERE OCCURS)
- WOOD BRACKETS & OUTLOOKERS (WHERE OCCURS)
- DECORATIVE POST AT ENTRY
- DECORATIVE SHUTTERS (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADES & SECOND FLOOR WINDOWS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING



LEFT SIDE "D"



FRONT ELEVATION "D"
(TRADITIONAL)

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OAG ARCHITECTS

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SHEET A-20



PLAN 3 - TRADITIONAL | PLAN 1 - SPANISH | PLAN 2 - PRAIRIE

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December 16, 2022

FLEX PLAN CONCEPTUAL STREETSCAPE
T-FP

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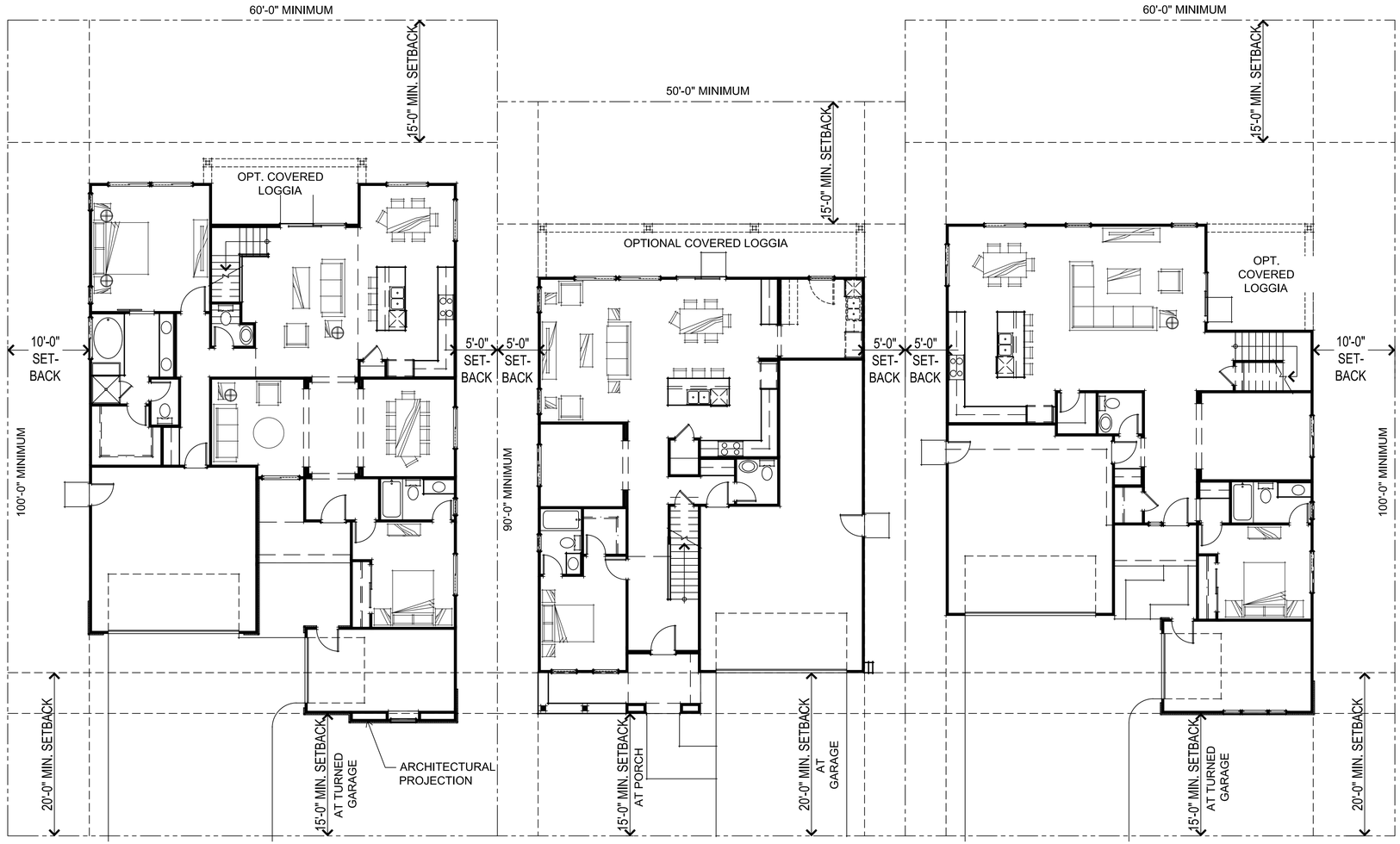

PLAN 3 - FIRST FLOOR PLAN
(TRADITIONAL)

PLAN 1 - FIRST FLOOR PLAN
(SPANISH)

PLAN 2 - FIRST FLOOR PLAN
(PRAIRIE)

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0 2' 4' 6' 8' 16'

FLEX PLANS SETBACK EXHIBIT
SB-FP 1

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TUSCAN ELEVATIONS



PRAIRIE ELEVATIONS



SPANISH ELEVATIONS

0 1' 2' 3' 4' 8'

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FLEX PLAN 1 SPANISH, TUSCAN & PRAIRIE FRONT ELEVATIONS
A-1

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FARMHOUSE ELEVATIONS



TRADITIONAL ELEVATIONS

0 1' 2' 3' 4' 8'

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FLEX PLAN 1 TRADITIONAL & FARMHOUSE FRONT ELEVATIONS
A-2

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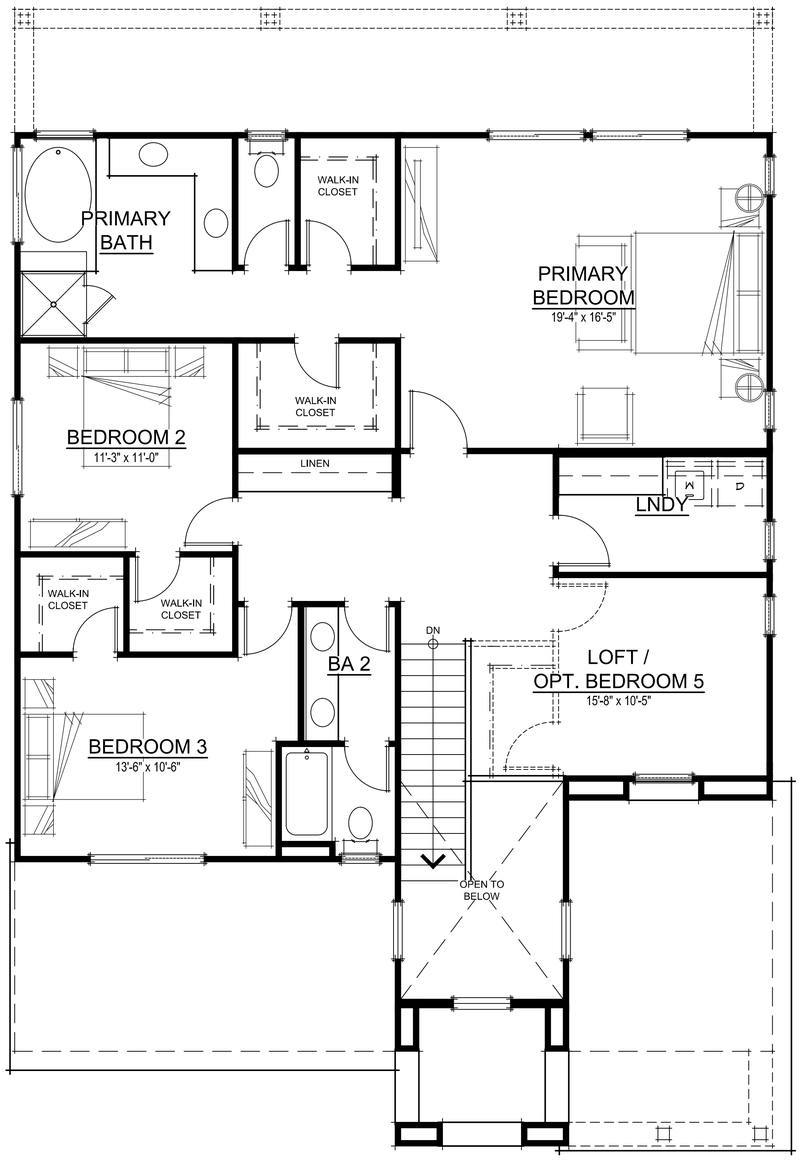
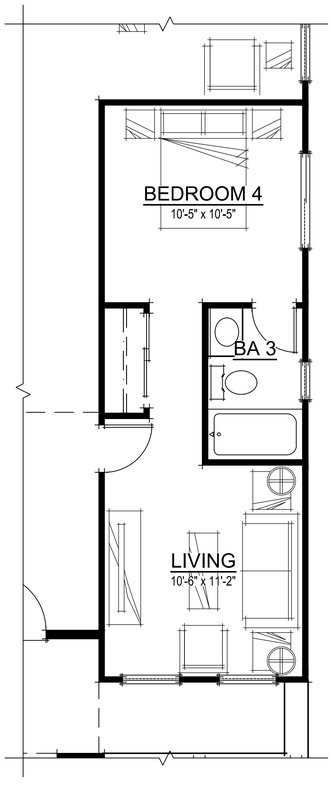
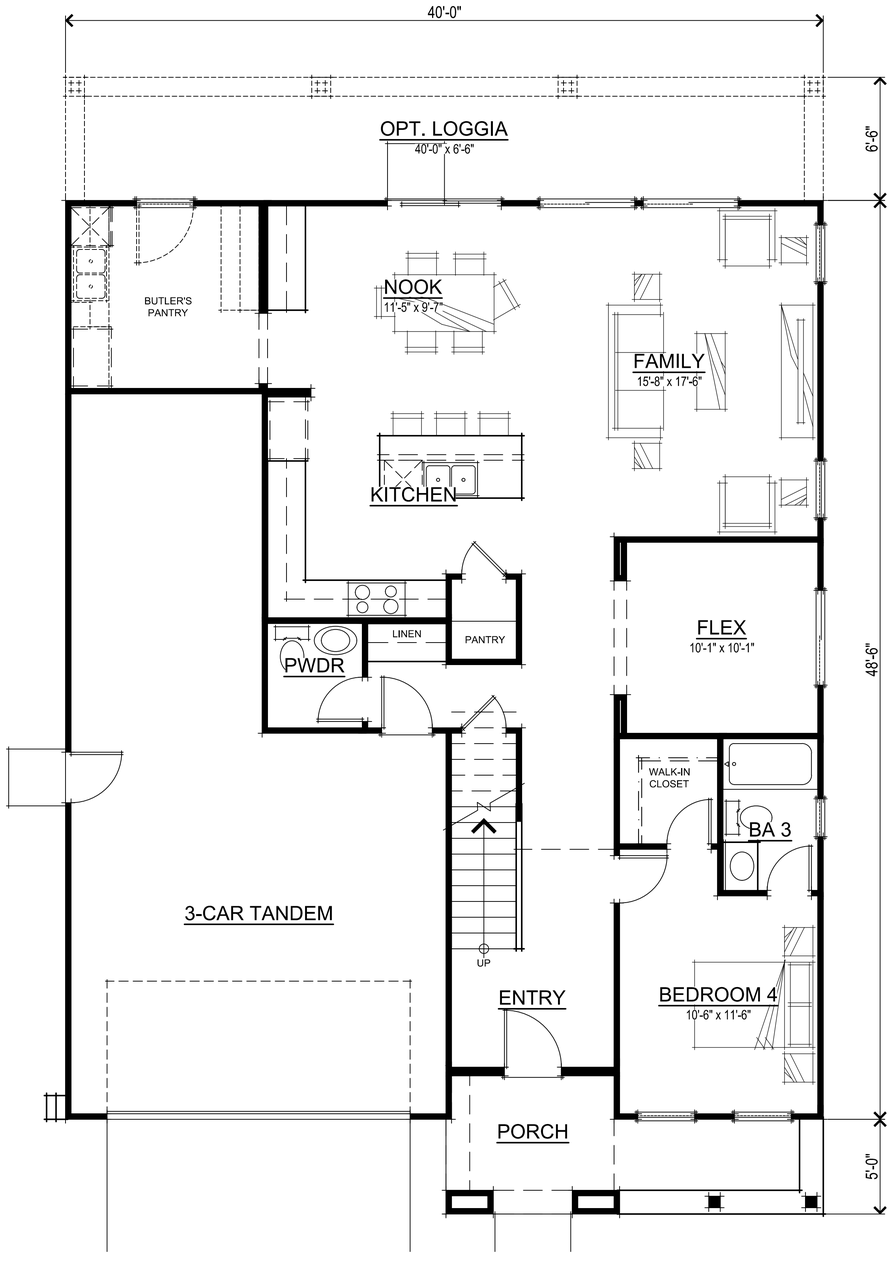


SECOND FLOOR PLAN



OPT. ADU @
FLEX/BATH 3/BED 4



FIRST FLOOR PLAN

FLEX PLAN 1 SQUARE FOOTAGES	
FIRST FLOOR	1325 SQ. FT.
SECOND FLOOR	1444 SQ. FT.
TOTAL LIVING	2769 SQ. FT.
3-CAR GARAGE	596 SQ. FT.
PORCH	119 SQ. FT.
OPT. LOGGIA	260 SQ. FT.

0 1' 2' 3' 4' 8'

FLEX PLAN 1 FLOOR PLANS
A-3

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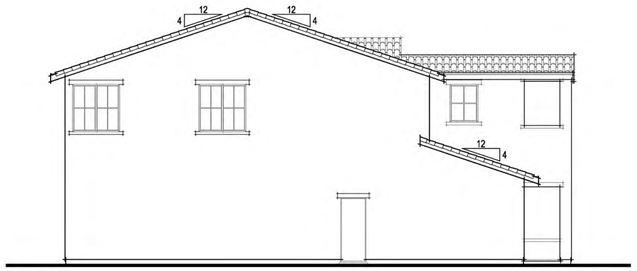
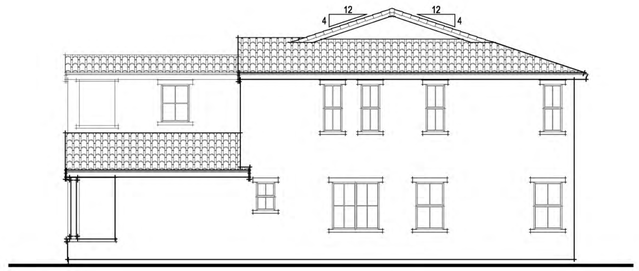


LEFT ELEVATION



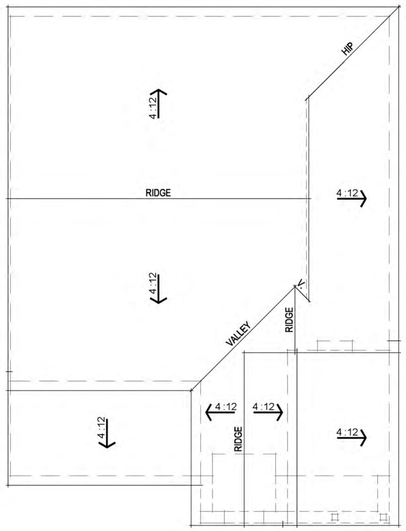
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

VILLA TILE CONCRETE ROOF
GABLE ROOF FORMS
STUCCO WALL FINISH
DECORATIVE PIPE VENTS
STUCCO o/ 2x FOAM TRIM
DECORATIVE STEPPED FACADE PROFILE
STYLIZED PORCH COLUMNS



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

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FLEX PLAN 1 SPANISH ELEVATIONS
A-4

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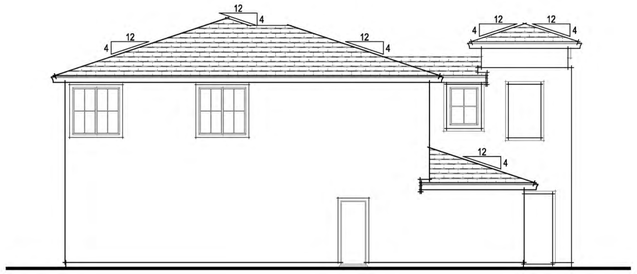
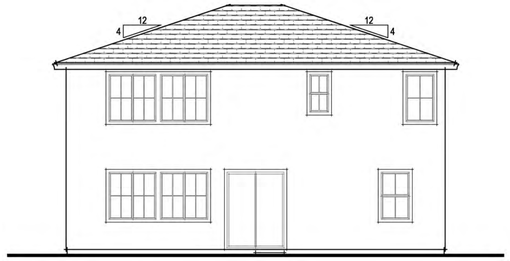
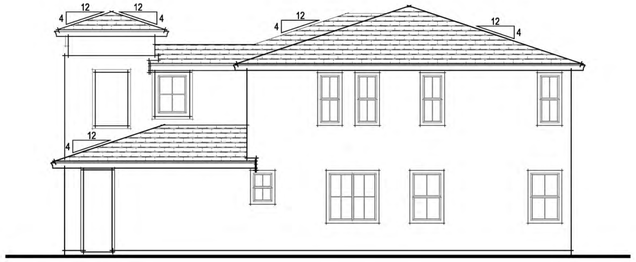


LEFT ELEVATION



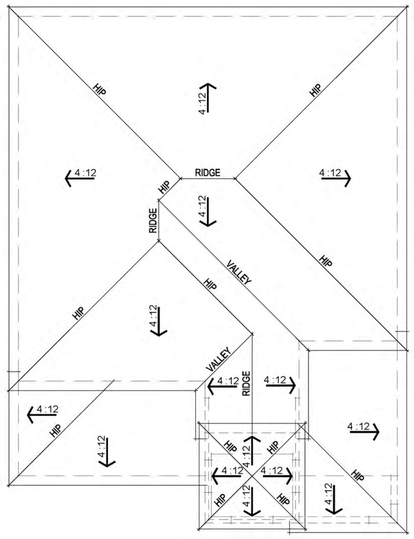
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
HIP ROOF FORMS
STUCCO WALL FINISH
DECORATIVE CORBELS
STUCCO o/ 2x FOAM TRIM
DECORATIVE STUCCO WAINSCOT



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

FLEX PLAN 1 TUSCAN ELEVATIONS

A-5

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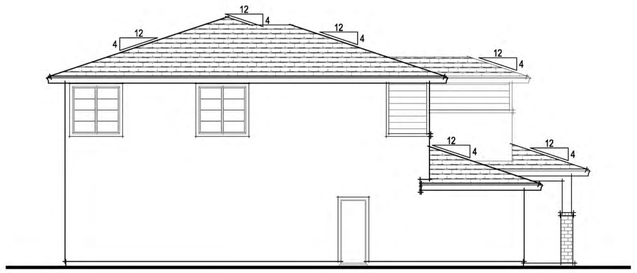
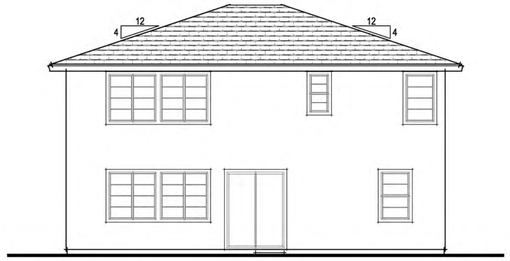
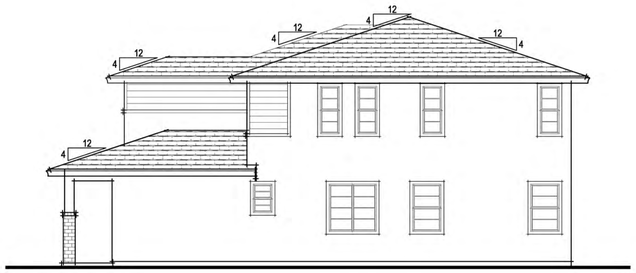


LEFT ELEVATION



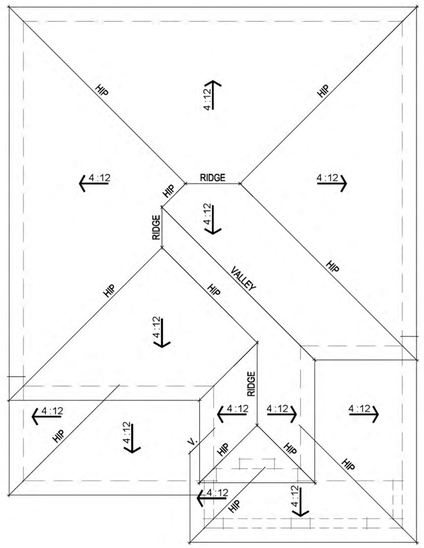
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
HIP ROOF FORMS
STUCCO WALL FINISH
FIBER CEMENT HORIZONTAL LAP SIDING
STUCCO o/ 2x FOAM TRIM
BRICK VENEER



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

307.082 Summer Lake North
Oakley, CA
December 16, 2022

FLEX PLAN 1 PRAIRIE ELEVATIONS
A-6

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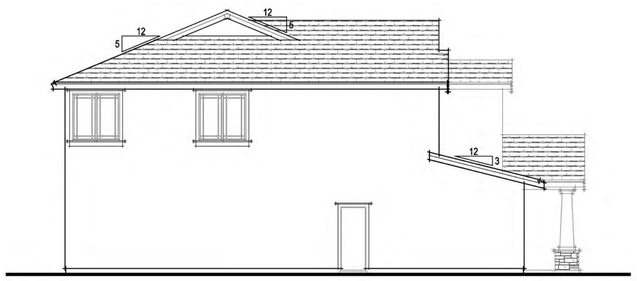
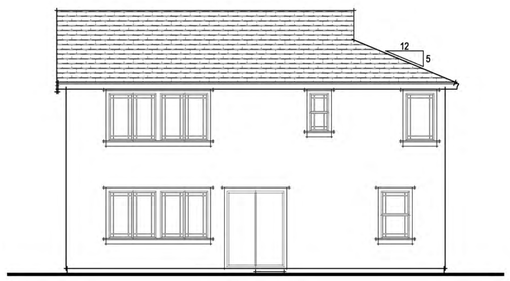
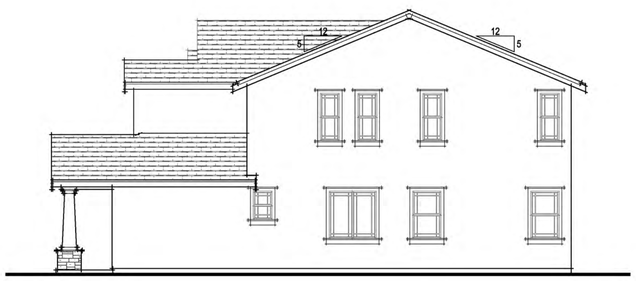


LEFT ELEVATION



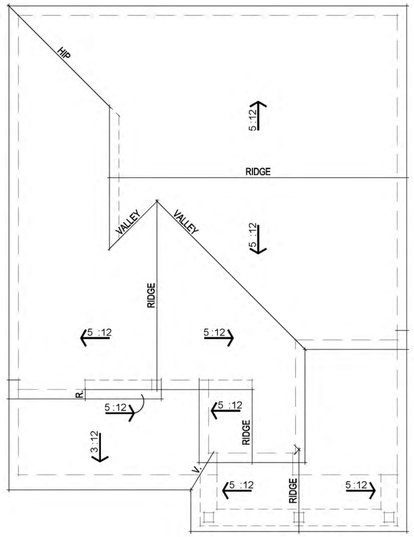
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
STUCCO WALL FINISH
GABLE ROOF FORMS
STUCCO PORCH COLUMNS w/ STONE VENEER
STUCCO o/ 2x FOAM TRIM
FIBER CEMENT HORIZONTAL LAP SIDING
DECORATIVE GABLE TREATMENT



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

FLEX PLAN 1 TRADITIONAL ELEVATIONS

A-7

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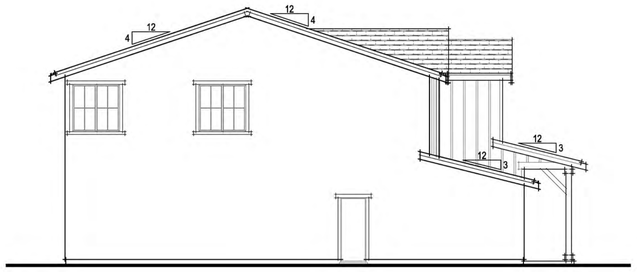
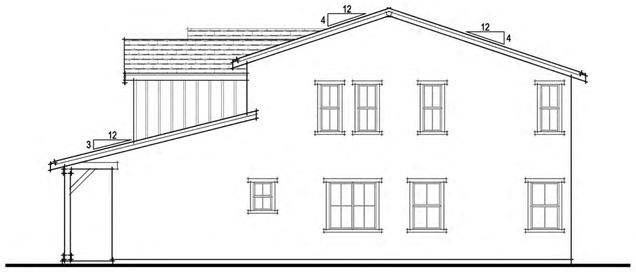


LEFT ELEVATION



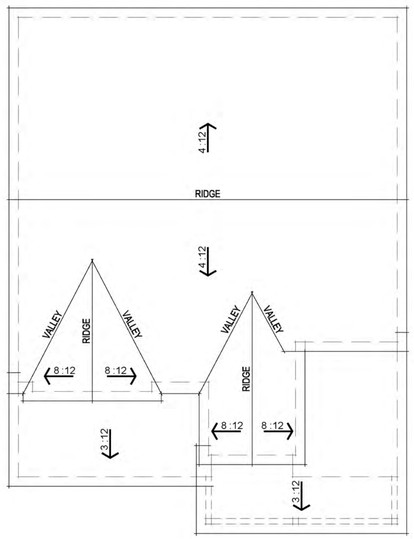
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
STUCCO WALL FINISH
GABLE ROOF FORMS
8x8 WOOD PORCH POSTS w/ CORBELS
STUCCO o/ 2x FOAM TRIM
FIBER CEMENT BOARD & BATTEN SIDING



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

FLEX PLAN 1 FARMHOUSE ELEVATIONS
A-8

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TUSCAN ELEVATIONS



PRAIRIE ELEVATIONS



SPANISH ELEVATIONS

0 1' 2' 3' 4' 8'

FLEX PLAN 2 SPANISH, TUSCAN & PRAIRIE FRONT ELEVATIONS

A-9

307.082 Summer Lake North
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FARMHOUSE ELEVATIONS



TRADITIONAL ELEVATIONS

0 1' 2' 3' 4' 8'

FLEX PLAN 2 TRADITIONAL & FARMHOUSE FRONT ELEVATIONS

A-10

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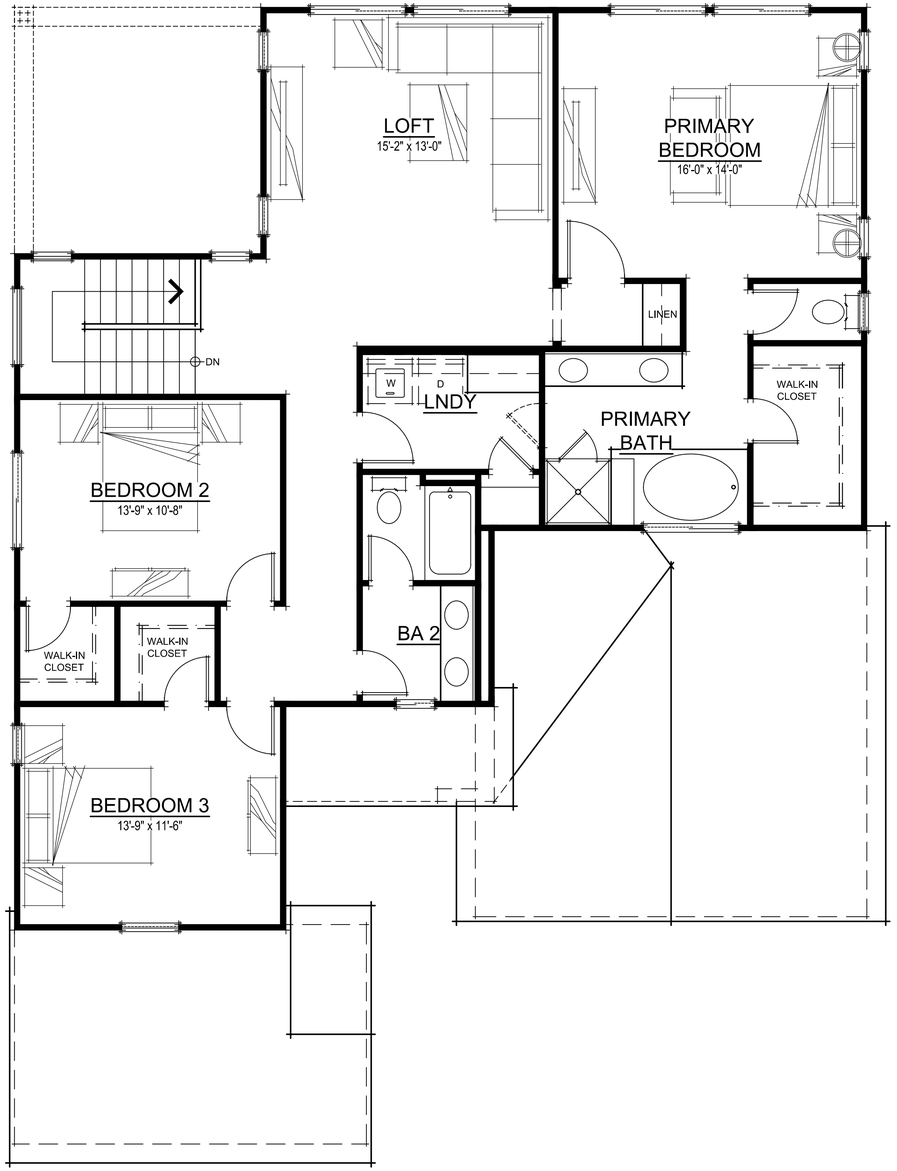
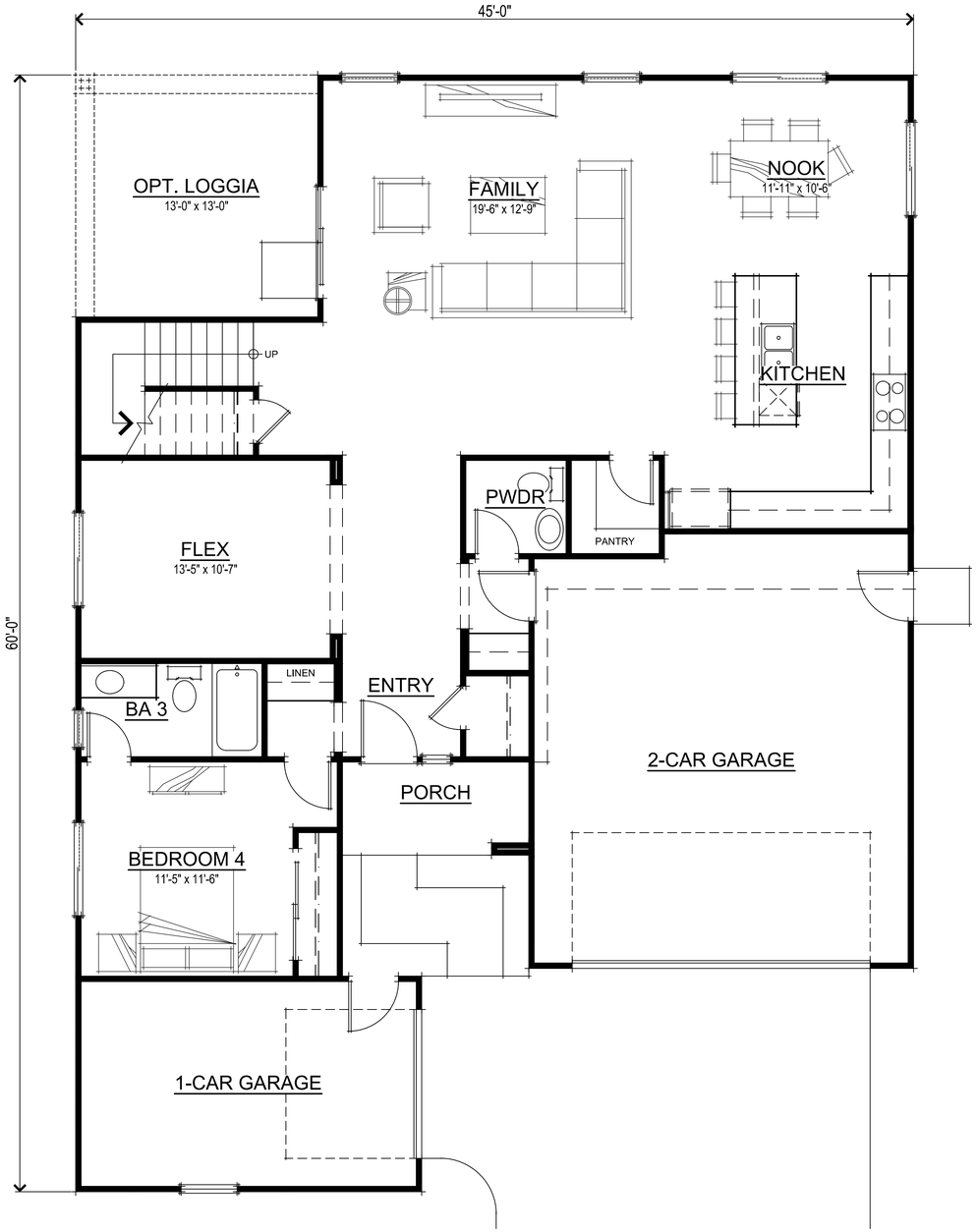


SECOND FLOOR PLAN



FIRST FLOOR PLAN

FLEX PLAN 2 SQUARE FOOTAGES	
FIRST FLOOR	1422 SQ. FT.
SECOND FLOOR	1411 SQ. FT.
TOTAL LIVING	2833 SQ. FT.
2-CAR GARAGE	469 SQ. FT.
1-CAR GARAGE	211 SQ. FT.
PORCH	50 SQ. FT.
LOGGIA	169 SQ. FT.

0 1' 2' 3' 4' 8'

307.082 Summer Lake North
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December 16, 2022

FLEX PLAN 2 FLOOR PLANS
A-11

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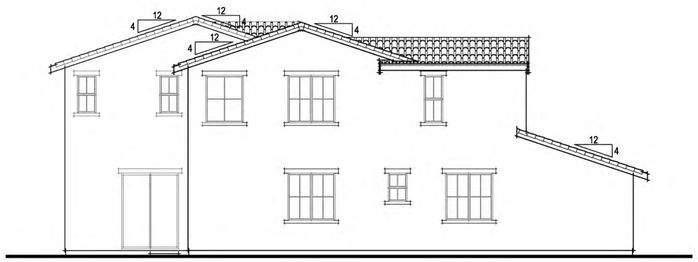
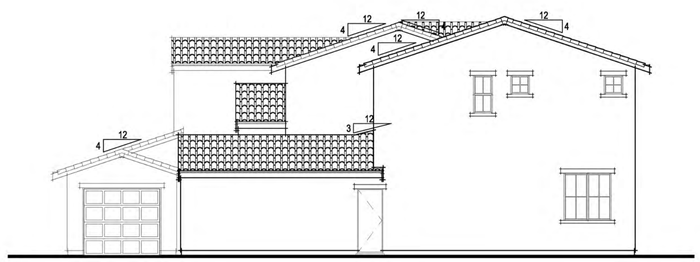


LEFT ELEVATION



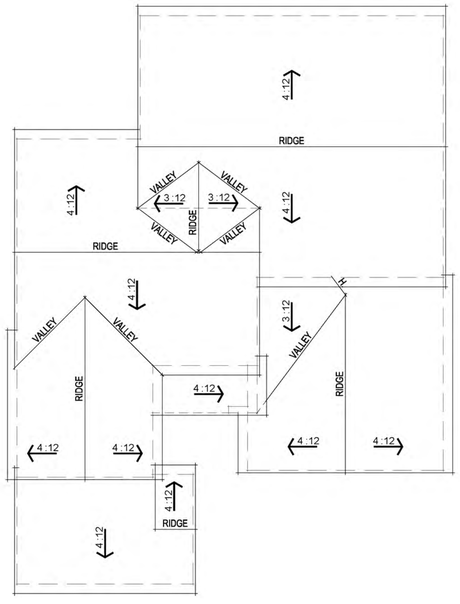
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

VILLA TILE CONCRETE ROOF
GABLE ROOF FORMS
STUCCO WALL FINISH
DECORATIVE PIPE VENTS
STUCCO o/ 2x FOAM TRIM
DECORATIVE STEPPED FACADE PROFILE
STYLIZED PORCH COLUMNS



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

307.082 Summer Lake North
Oakley, CA
December 16, 2022

FLEX PLAN 2 SPANISH ELEVATIONS
A-12

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Brentwood, CA 94513
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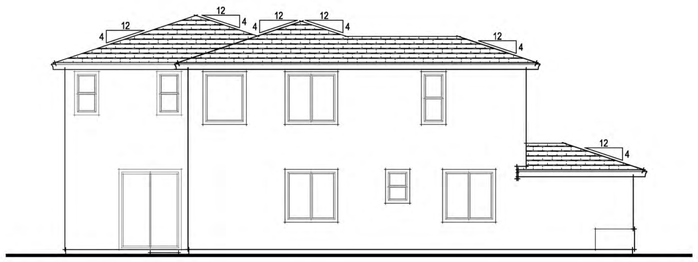
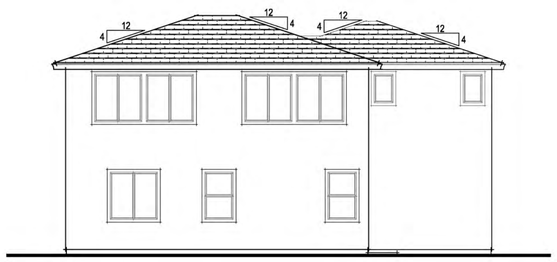
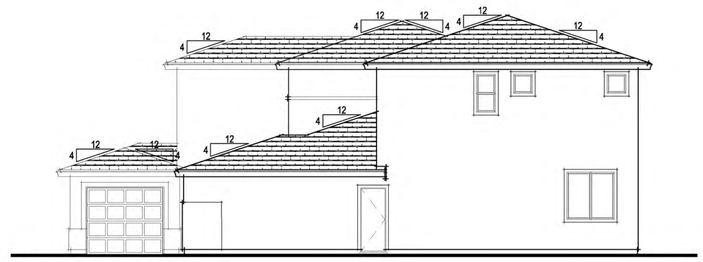


LEFT ELEVATION



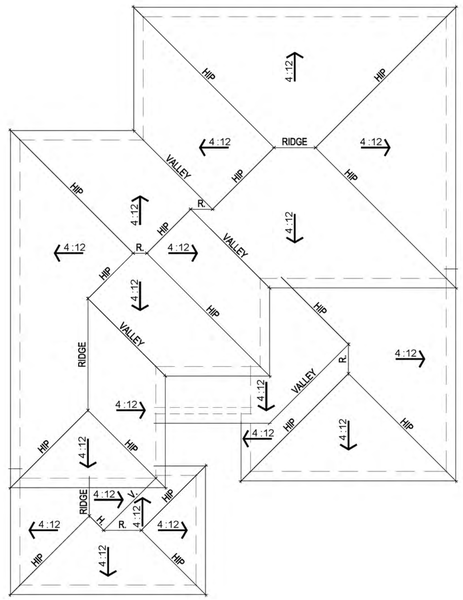
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
HIP ROOF FORMS
STUCCO WALL FINISH
DECORATIVE CORBELS
STUCCO o/ 2x FOAM TRIM
DECORATIVE STUCCO WAINSCOT



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

FLEX PLAN 2 TUSCAN ELEVATIONS
A-13

307.082 Summer Lake North
Oakley, CA
December 16, 2022

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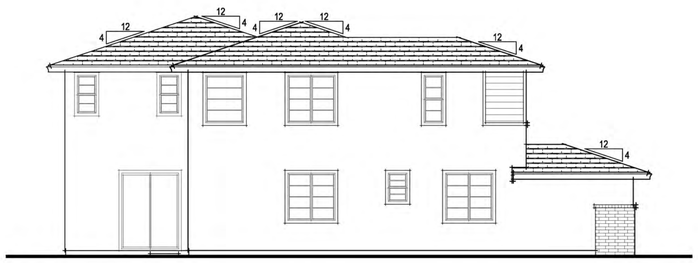
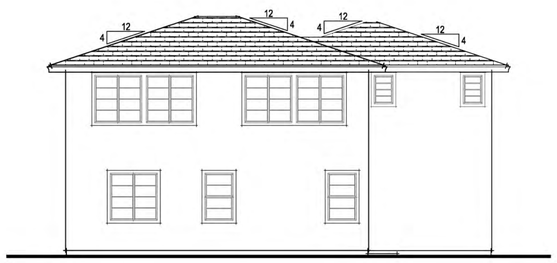
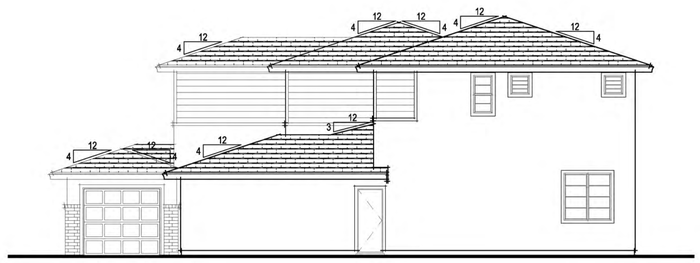


LEFT ELEVATION



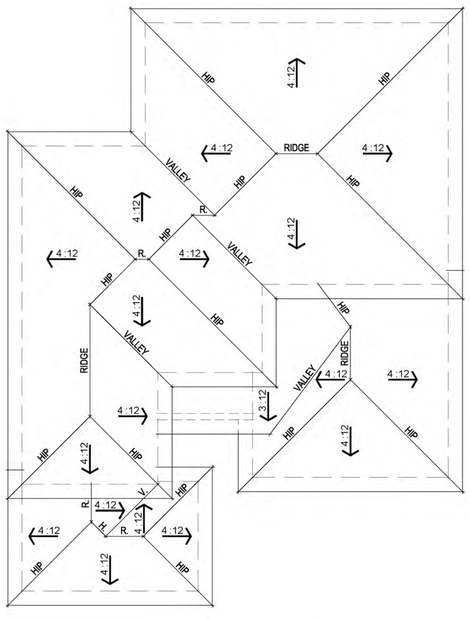
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
HIP ROOF FORMS
STUCCO WALL FINISH
FIBER CEMENT HORIZONTAL LAP SIDING
STUCCO o/ 2x FOAM TRIM
BRICK VENEER



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

307.082 Summer Lake North
Oakley, CA
December 16, 2022

FLEX PLAN 2 PRAIRIE ELEVATIONS
A-14

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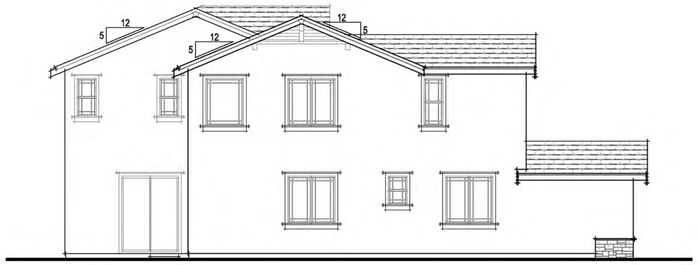
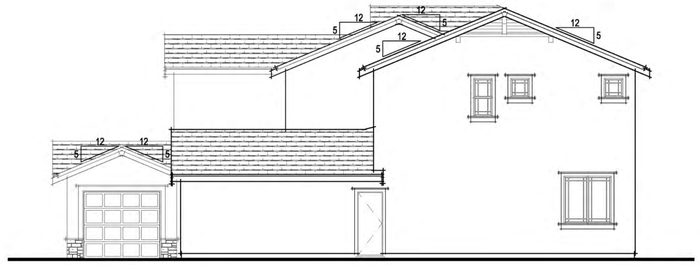


LEFT ELEVATION



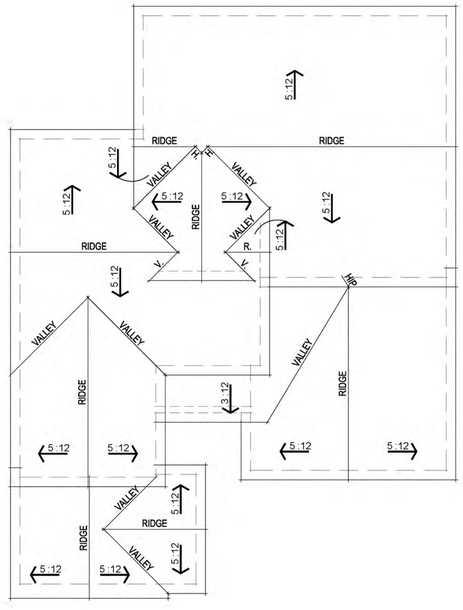
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
STUCCO WALL FINISH
GABLE ROOF FORMS
STUCCO PORCH COLUMNS w/ STONE VENEER
STUCCO o/ 2x FOAM TRIM
FIBER CEMENT HORIZONTAL LAP SIDING
DECORATIVE GABLE TREATMENT



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

FLEX PLAN 2 TRADITIONAL ELEVATIONS

A-15

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December 16, 2022

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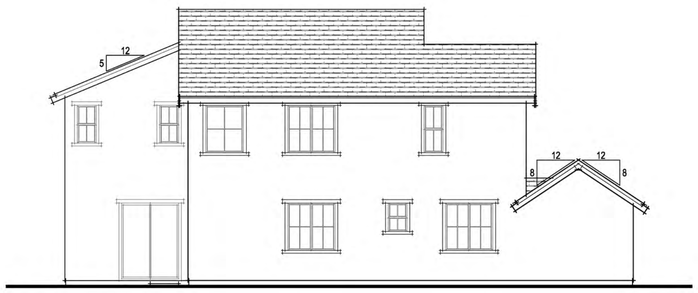
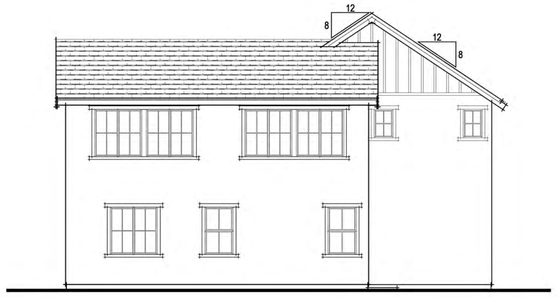
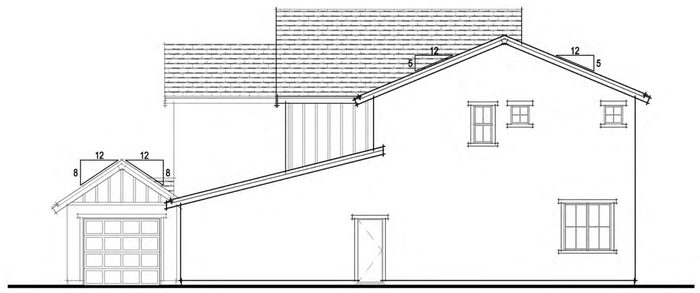


LEFT ELEVATION



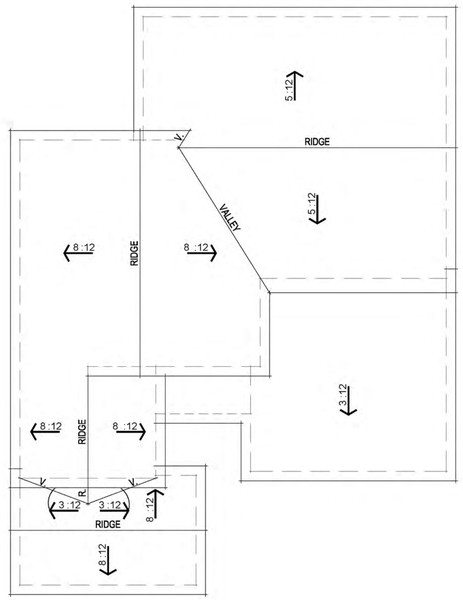
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
STUCCO WALL FINISH
GABLE ROOF FORMS
8x8 WOOD PORCH POSTS w/ CORBELS
STUCCO o/ 2x FOAM TRIM
FIBER CEMENT BOARD & BATTEN SIDING



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

FLEX PLAN 2 FARMHOUSE ELEVATIONS
A-16

307.082 Summer Lake North
Oakley, CA
December 16, 2022

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TUSCAN ELEVATIONS



PRAIRIE ELEVATIONS



SPANISH ELEVATIONS

0 1' 2' 3' 4' 8'

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Oakley, CA
December 16, 2022

FLEX PLAN 3 SPANISH, TUSCAN & PRAIRIE FRONT ELEVATIONS
A-17

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FARMHOUSE ELEVATIONS



TRADITIONAL ELEVATIONS

0 1' 2' 3' 4' 8'

FLEX PLAN 3 TRADITIONAL & FARMHOUSE FRONT ELEVATIONS

A-18

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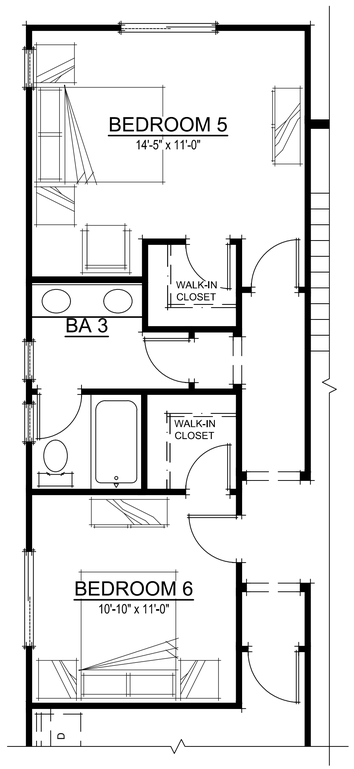
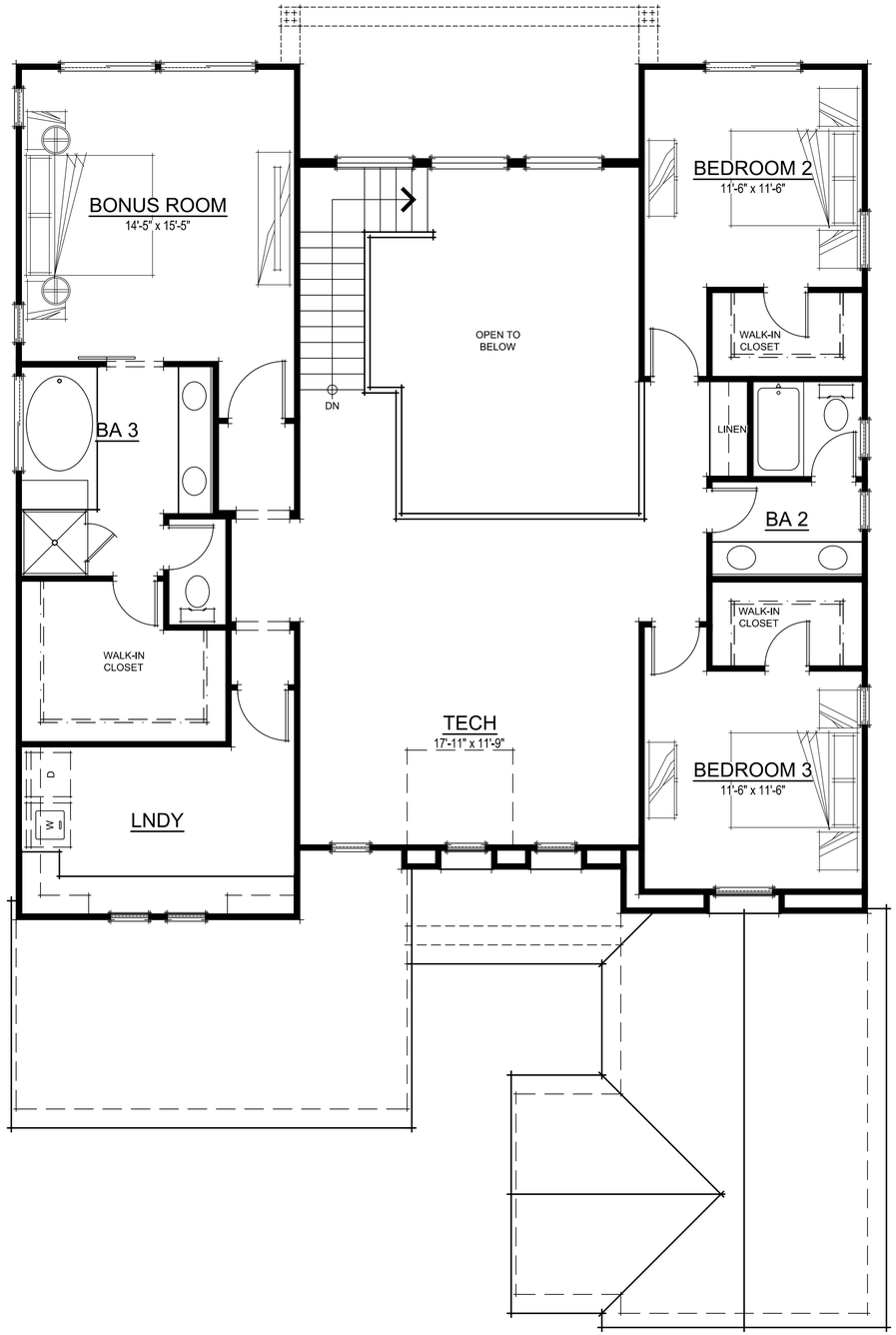
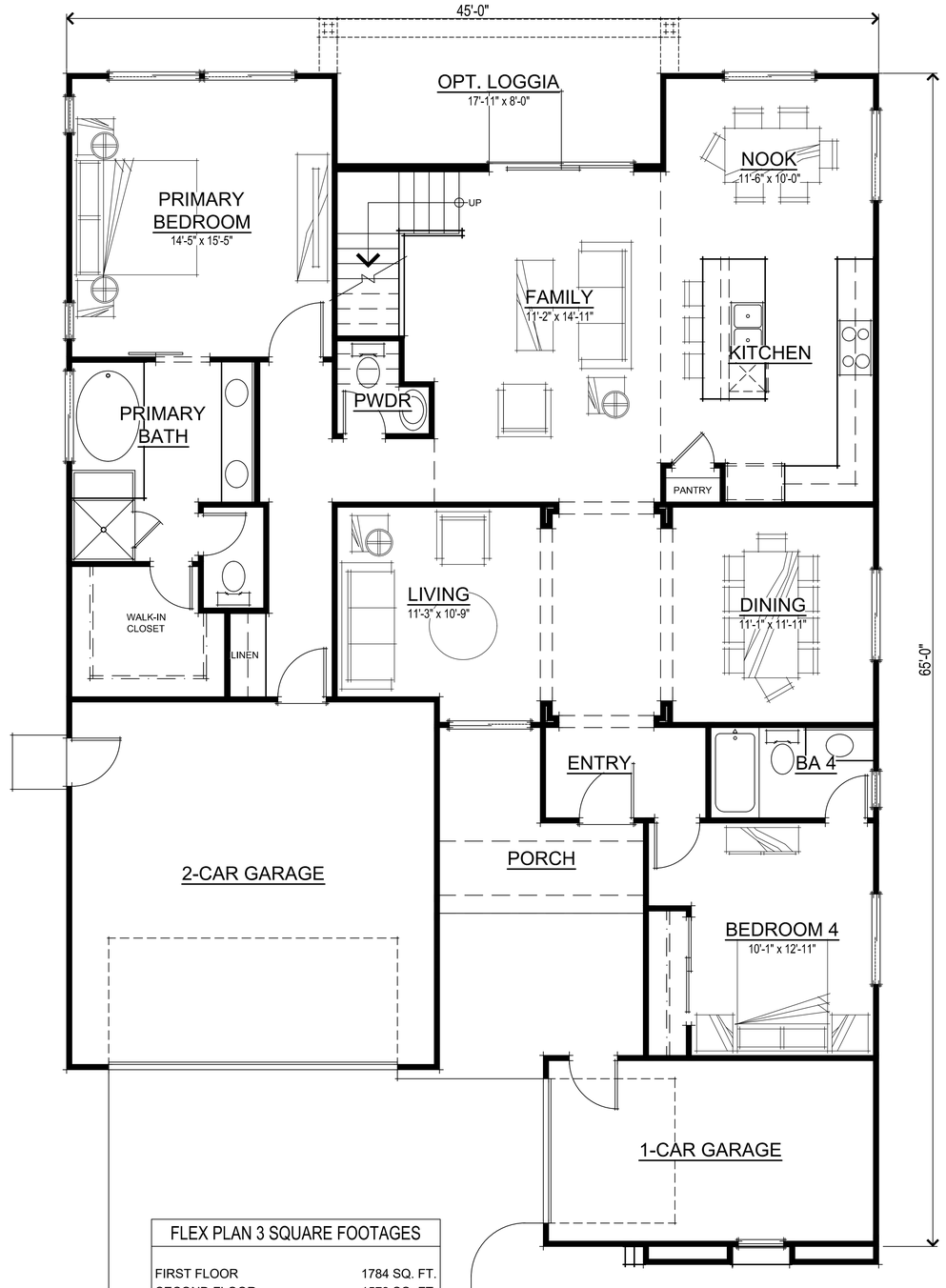


OPT. BEDROOMS 5 & 6
@ PRIMARY BEDROOM



SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 1' 2' 3' 4' 8'

FLEX PLAN 3 SQUARE FOOTAGES	
FIRST FLOOR	1784 SQ. FT.
SECOND FLOOR	1573 SQ. FT.
TOTAL LIVING	3356 SQ. FT.
2-CAR GARAGE	421 SQ. FT.
1-CAR GARAGE	193 SQ. FT.
PORCH	86 SQ. FT.
LOGGIA	129 SQ. FT.

307.082 Summer Lake North
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December 16, 2022

FLEX PLAN 3 FLOOR PLANS
A-19

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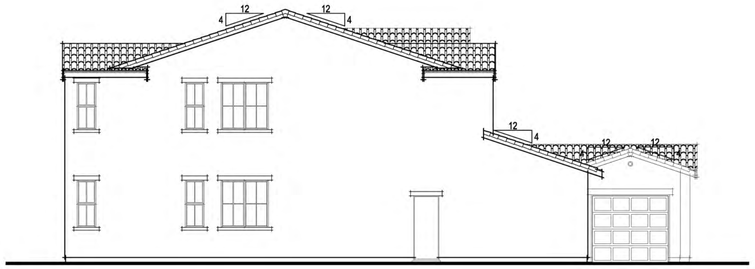
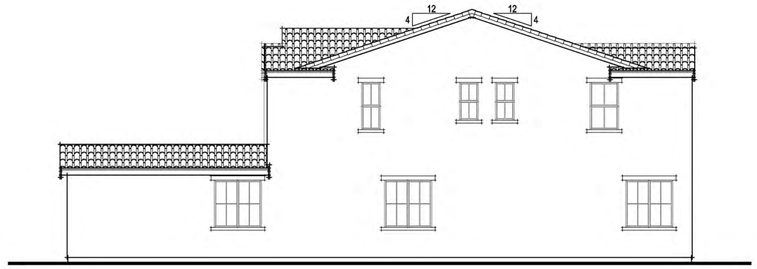


LEFT ELEVATION



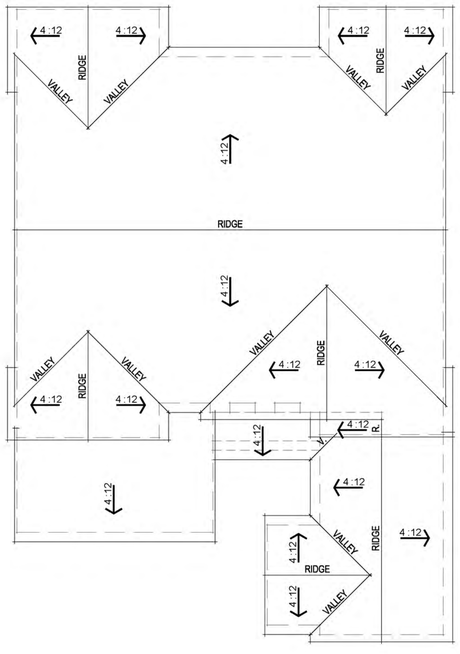
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

VILLA TILE CONCRETE ROOF
GABLE ROOF FORMS
STUCCO WALL FINISH
DECORATIVE PIPE VENTS
STUCCO o/ 2x FOAM TRIM
DECORATIVE STEPPED FACADE PROFILE
STYLIZED PORCH COLUMNS



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

307.082 **Summer Lake North**
Oakley, CA
December 16, 2022

FLEX PLAN 3 SPANISH ELEVATIONS
A-20

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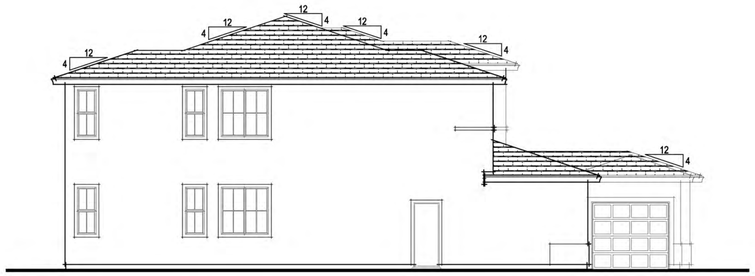
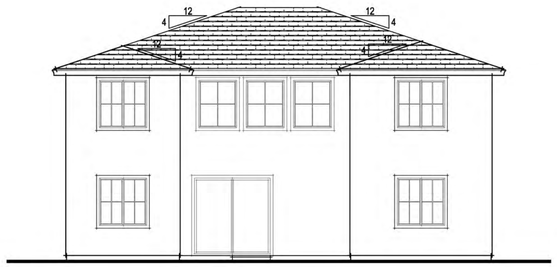
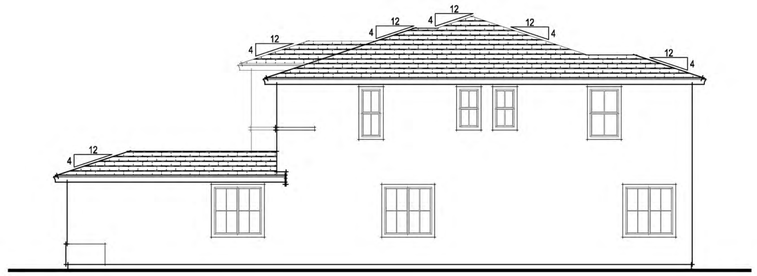


LEFT ELEVATION



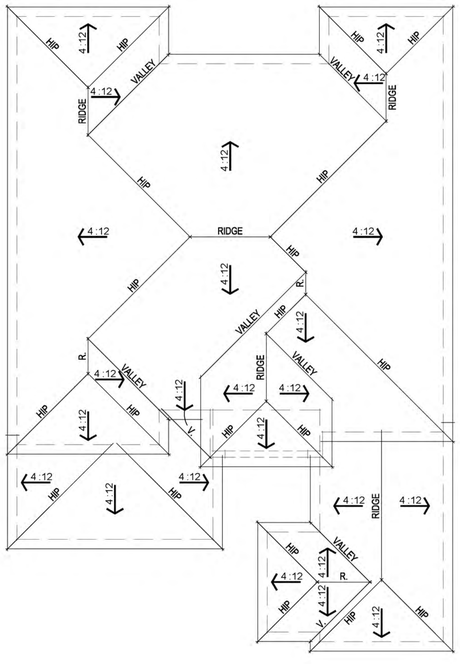
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
HIP ROOF FORMS
STUCCO WALL FINISH
DECORATIVE CORBELS
STUCCO o/ 2x FOAM TRIM
DECORATIVE STUCCO WAINSCOT



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

FLEX PLAN 3 TUSCAN ELEVATIONS

A-21

307.082 Summer Lake North
Oakley, CA
December 16, 2022

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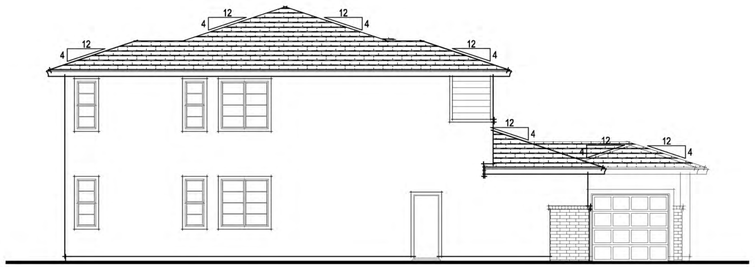
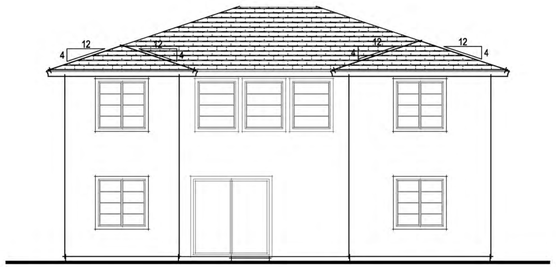
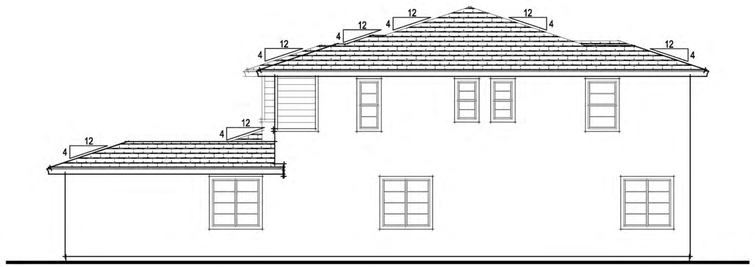


LEFT ELEVATION



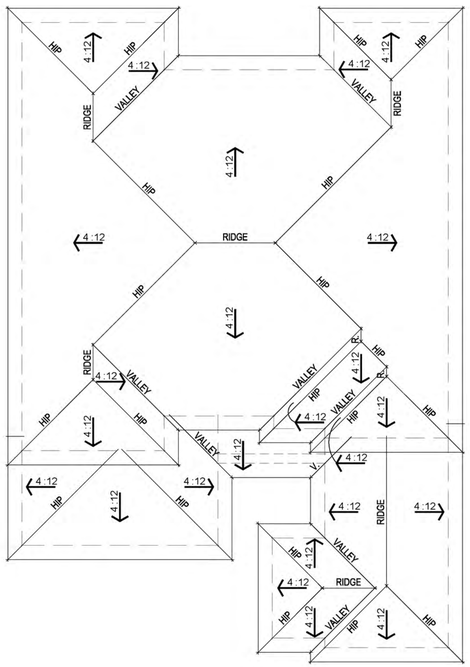
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
HIP ROOF FORMS
STUCCO WALL FINISH
FIBER CEMENT HORIZONTAL LAP SIDING
STUCCO o/ 2x FOAM TRIM
BRICK VENEER



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

307.082 Summer Lake North
Oakley, CA
December 16, 2022

FLEX PLAN 3 PRAIRIE ELEVATIONS
A-22

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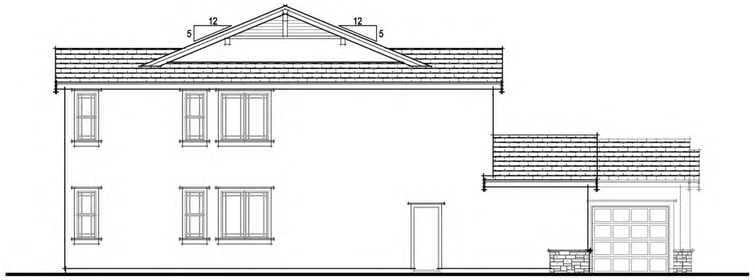
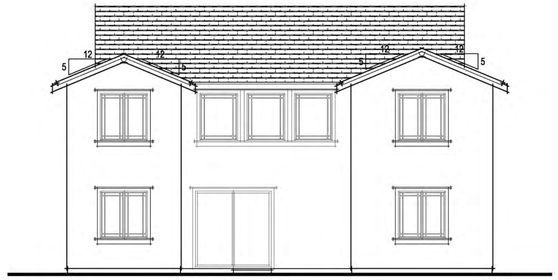
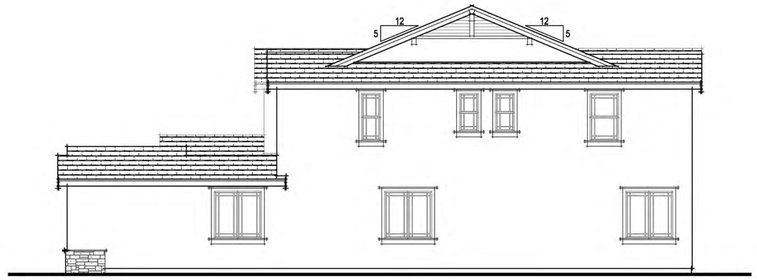


LEFT ELEVATION



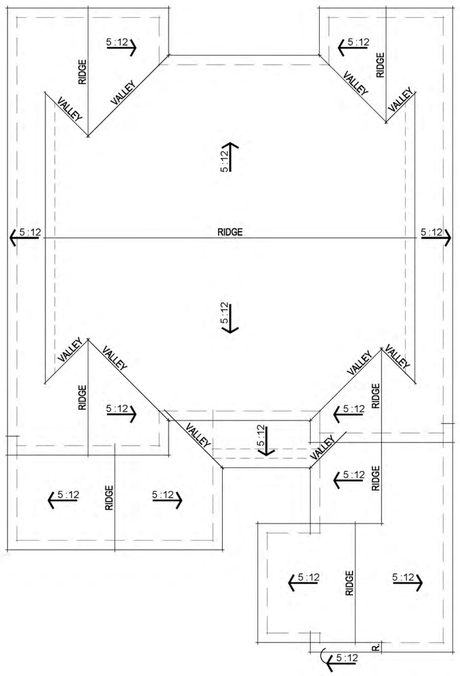
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
STUCCO WALL FINISH
GABLE ROOF FORMS
STUCCO PORCH COLUMNS w/ STONE VENEER
STUCCO o/ 2x FOAM TRIM
FIBER CEMENT HORIZONTAL LAP SIDING
DECORATIVE GABLE TREATMENT



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

FLEX PLAN 3 TRADITIONAL ELEVATIONS
A-23

307.082 Summer Lake North
Oakley, CA
December 16, 2022

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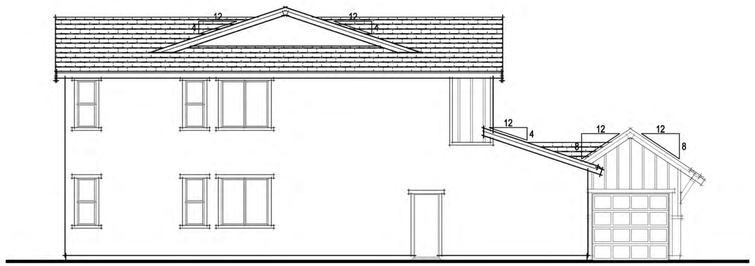
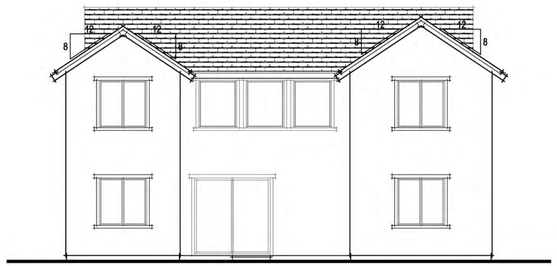


LEFT ELEVATION



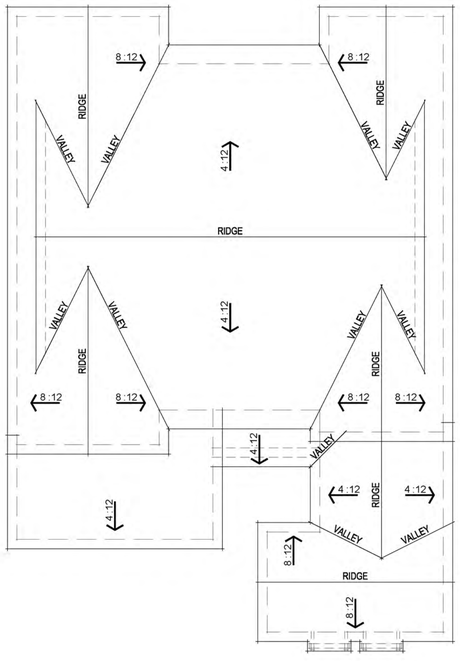
REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS

FLAT TILE CONCRETE ROOF
STUCCO WALL FINISH
GABLE ROOF FORMS
8x8 WOOD PORCH POSTS w/ CORBELS
STUCCO o/ 2x FOAM TRIM
FIBER CEMENT BOARD & BATTEN SIDING



ROOF PLAN



FRONT ELEVATION

0 1' 2' 3' 4' 8'

FLEX PLAN 3 FARMHOUSE ELEVATIONS
A-24

307.082 Summer Lake North
Oakley, CA
December 16, 2022

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SCHEME 1 - SPANISH



Boral Roofing
Barcelona 900 - Garnet Blend

Stucco / Garage Door
SW 7551 Greek Villa (254-C1)

Trim
SW 7515 Homestead Brown (277-C5)

Entry Door
SW 2851 Sage Green Light (315)

SCHEME 2 - SPANISH



Boral Roofing
Barcelona 900 - Sepia

Stucco / Garage Door
SW 7531 Canvas Tan (261-C6)

Trim
SW 6080 Utterly Beige (198-C3)

Entry Door
SW 7645 Thunder Gray (278-C1)

SCHEME 3 - SPANISH



Boral Roofing
Barcelona 900 - Smokey Topaz Blend

Stucco / Garage Door
SW 9110 Malabar (205-C3)

Trim
SW 9109 Natural Linen (205-C1)

Entry Door
SW 6006 Black Bear (252-C2)

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SCHEME 4 - TUSCAN



Boral Roofing
Saxony 900 Slate - Appalachian Blend

Stucco
SW 7519 Mexican Sand (288-C4)

Accent Stucco / Garage Door
SW 7508 Tavern Taupe (248-C6)

Trim
SW 7525 Tree Branch (288-C7)

Entry Door
SW 7515 Homestead Brown (277-C5)

SCHEME 5 - TUSCAN



Boral Roofing
Saxony 900 Slate - Sepia

Stucco
SW 9103 Farro (203-C3)

Accent Stucco / Garage Door
SW 9108 Double Latte (204-C3)

Trim
SW 9102 Quinoa (203-C2)

Entry Door
SW 6083 Sable (198-C7)

SCHEME 6 - TUSCAN



Boral Roofing
Saxony 900 Slate - Graphite

Stucco
SW 9084 Cocoa Whip (198-C4)

Accent Stucco / Garage Door
SW 9089 Llama Wool (199-C5)

Trim
SW 6079 Diverse Beige (198-C3)

Entry Door
SW 7675 Sealskin (277-C7)

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SCHEME 7 - PRAIRIE



Boral Roofing
Saxony 900 Slate - Sepia

Stucco
SW 6079 Diverse Beige (198-C2)

Horizontal Siding / Garage Door
SW 9089 Llama Wool (199-C5)

Trim
SW 6078 Realist Beige (198-C1)

Entry Door
SW 7026 Griffin (241-C6)



Eldorado Brick
TundraBrick® - Chalk Dust

SCHEME 8 - PRAIRIE



Boral Roofing
Saxony 900 Slate - Charcoal Blend

Stucco
SW 7029 Agreeable Gray (243-C1)

Horizontal Siding / Garage Door
SW 9171 Felted Wool (245-C4)

Trim
SW 7044 Amazing Gray (245-C2)

Entry Door
SW 9154 Perle Noir (226-C7)



Eldorado Brick
TundraBrick® - Ashland

SCHEME 9 - PRAIRIE



Boral Roofing
Saxony 900 Slate - Graphite

Stucco
SW 7050 Useful Gray (246-C1)

Horizontal Siding / Garage Door
SW 9127 At Ease Soldier (212-C4)

Trim
SW 7053 Adaptive Shade (246-C5)

Entry Door
SW 7645 Thunder Gray (278-C1)



Eldorado Brick
TundraBrick® - Ashland

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COLOR SCHEMES (FLEX, N2, N4) PRAIRIE
CS-3

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SCHEME 10 - TRADITIONAL



Boral Roofing
Saxony 900 Slate - Charcoal Blend

Stucco
SW 7644 Gateway Gray (247-C3)

Horizontal Siding / Garage Door
SW 6172 Hardware (211-C5)

Trim
SW 7011 Natural Choice (254-C6)

Entry Door
SW 7048 Urbane Bronze (245-C7)



Eldorado Stone
Mountain Ledge - Sierra

SCHEME 11 - TRADITIONAL



Boral Roofing
Saxony 900 Slate - Charcoal Blend

Stucco
SW 6164 Svelte Sage (212-C3)

Horizontal Siding / Garage Door
SW 6165 Connected Gray (212-C5)

Trim
SW 7019 Gauntlet Gray (244-C6)

Entry Door
SW 7520 Plantation Shutters (277-C1)



Eldorado Stone
Mountain Ledge - Mesa Verde

SCHEME 12 - TRADITIONAL



Boral Roofing
Saxony 900 Slate - Graphite

Stucco
SW 7689 Row House Tan (292-C2)

Horizontal Siding / Garage Door
SW 0038 Library Pewter (303)

Trim
SW 0037 Morris Room Gray (303)

Entry Door
SW 9183 Dark Clove (277-C4)



Eldorado Stone
Mountain Ledge Panels - Silverton

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December 16, 2022

COLOR SCHEMES (FLEX, N2, N4) TRADITIONAL
CS-4

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SCHEME 13 - FARMHOUSE



Boral Roofing
Saxony 900 Slate - Graphite

Stucco / Garage Door
SW 7570 Egret White (255-C4)

Board & Batten
SW 6255 Morning Fog (234-C3)

Trim
SW 7009 Pearly White (254-C3)

Entry Door
SW 7069 Iron Ore (251-C7)

SCHEME 14 - FARMHOUSE



Boral Roofing
Saxony 900 Slate - Charcoal

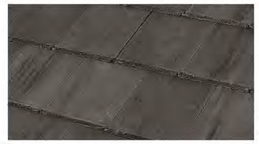
Stucco / Garage Door
SW 7008 Alabaster (255-C2)

Board & Batten
SW 7008 Alabaster (255-C2)

Trim
SW 7008 Alabaster (255-C2)

Entry Door
SW 6992 Inkwell (251-C4)

SCHEME 15 - FARMHOUSE



Boral Roofing
Saxony 900 Slate - Charcoal Blend

Stucco / Garage Door
SW 7671 On The Rocks (255-C5)

Board & Batten
SW 7643 Pussywillow (283-C4)

Trim
SW 7671 On The Rocks (255-C5)

Entry Door
SW 6174 Andrion (278-C6)

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NEIGHBORHOOD 1 SCHEMES

SCHEME 1 (Spanish – Elevation "A")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7102	White Flour	
COLOR 2	SW 7016	Mindful Gray	
COLOR 3	SW 7020	Black Fox	
COLOR 4	SW 7579	Alaea	
EAGLE ROOFING:	2606	Vallejo Range	Aged Ref: .18



SCHEME 2 (Spanish – Elevation "A")

SHERWIN-WILLIAMS PAINT:

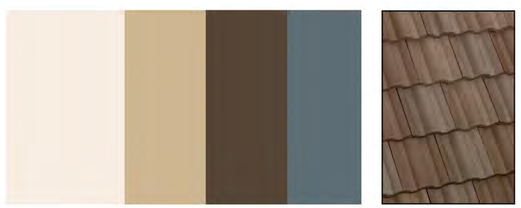
COLOR 1	SW 6098	Pacer White	
COLOR 2	SW 7103	Whitetail	
COLOR 3	SW 6069	French Roast	
COLOR 4	SW 6186	Dried Thyme	
EAGLE ROOFING:	2581	Arcadia Canyon Brown	Aged Ref: .17



SCHEME 3 (Spanish – Elevation "A")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7104	Cotton White	
COLOR 2	SW 6121	Whole Wheat	
COLOR 3	SW 7041	Van Dyke Brown	
COLOR 4	SW 7624	Slate Tile	
EAGLE ROOFING:	2804	Rocklin Blend	Aged Ref: .21

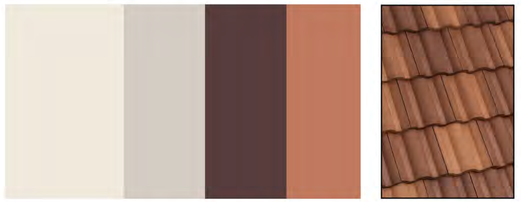


NEIGHBORHOOD 3 SCHEMES

SCHEME 1 (Spanish – Elevation "A")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7002	Downy	
COLOR 2	SW 7634	Pediment	
COLOR 3	SW 7580	Carnelian	
COLOR 4	SW 2854	Caribbean Coral	
EAGLE ROOFING:	SCM 8830	Albuquerque Blend	Aged Ref: .19



SCHEME 2 (Spanish – Elevation "A")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 9109	Natural Linen	
COLOR 2	SW 9112	Song Thrush	
COLOR 3	SW 6076	Turkish Coffee	
COLOR 4	SW 0015	Gallery Green	
EAGLE ROOFING:	2689	Brown Range	Aged Ref: .17



SCHEME 3 (Spanish – Elevation "A")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7562	Roman Column	
COLOR 2	SW 6063	Nice White	
COLOR 3	SW 9091	Half-Calf	
COLOR 4	SW 0020	Peacock Plume	
EAGLE ROOFING:	2530	Weathered Adobe	Aged Ref: .26



COLOR APPLICATION - NEIGHBORHOODS 1 & 3

COLOR 1 – STUCCO BODY
COLOR 2 – WINDOW TRIM AND WAINSCOAT
COLOR 3 – FASCIA, PIPE VENTS AND GARAGE DOOR
COLOR 4 – ENTRY DOOR AND SHUTTERS

NEIGHBORHOOD 5 SCHEMES

SCHEME 1 (Spanish – Elevation "A")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7757	High Reflective White	
COLOR 2	SW 9175	Deep Forest Brown	
COLOR 3	SW 0077	Classic French Gray	
EAGLE ROOFING:	2606	Vallejo Range	Aged Ref: .18



SCHEME 2 (Spanish – Elevation "A")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7517	River's Edge	
COLOR 2	SW 2807	Rookwood Medium Brown	
COLOR 3	SW 7705	Wheat Penny	
EAGLE ROOFING:	SM 8816	San Gabriel Blend	Aged Ref: .18



SCHEME 3 (Spanish – Elevation "A")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7566	Westhighland White	
COLOR 2	SW 7594	Carriage Door	
COLOR 3	SW 2804	Renwick Rose Beige	
EAGLE ROOFING:	2804	Rocklin Blend	Aged Ref: .21



COLOR APPLICATION - NEIGHBORHOOD 5

COLOR 1 – STUCCO BODY AND WAINSCOAT
COLOR 2 – WINDOW TRIM, PIPE VENTS, FASCIA AND GARAGE DOOR
COLOR 3 – ENTRY DOOR AND SHUTTERS

307.082 Summer Lake North
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December 16, 2022

COLOR SCHEMES (N1, N3, N5) SPANISH
CS-6

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NEIGHBORHOOD 1 SCHEMES

SCHEME 4 (Tuscan – Elevation "B")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 6101	Sands of Time
COLOR 2	SW 6099	Sand Dollar
COLOR 3	SW 2856	Fairfax Brown

EAGLE ROOFING:	2702	Calabar Blend	Aged Ref: .17
ELDORADO STONE:		Fieldledge	Padova





SCHEME 5 (Tuscan – Elevation "B")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 6122	Camelback
COLOR 2	SW 7504	Keystone Grey
COLOR 3	SW 6095	Toasty

EAGLE ROOFING:	2646	Sunset Blend	Aged Ref: .18
ELDORADO STONE:		Fieldledge	Veneto



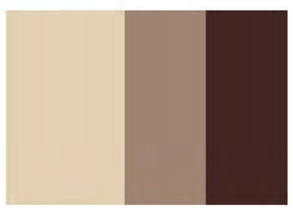


SCHEME 6 (Tuscan – Elevation "B")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 6134	Netsuke
COLOR 2	SW 9083	Dusted Truffle
COLOR 3	SW 2838	Polished Mahogany

EAGLE ROOFING:	SCM 8825	Corona Del Mar Blend	Aged Ref: .18
ELDORADO STONE:		Fieldledge	Meseta





COLOR APPLICATION

COLOR 1 – STUCCO BODY
COLOR 2 – TRIM, GUTTERS, AND CORBELS
COLOR 3 – ENTRY DOOR, SHUTTERS, AND GARAGE DOOR

307.082 Summer Lake North
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December 16, 2022

COLOR SCHEMES (N1, N3, N5) TUSCAN
CS-7

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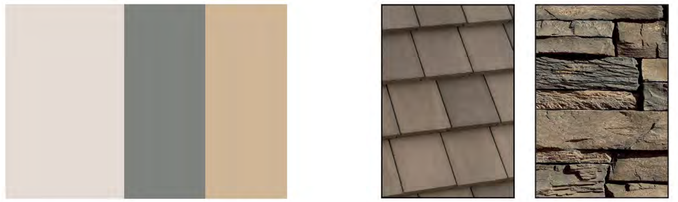
NEIGHBORHOOD 3 SCHEMES

SCHEME 4 (Prairie – Elevation "C")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 6035	Gauzy White
COLOR 2	SW 7067	Cityscape
COLOR 3	SW 9102	Quinoa

EAGLE ROOFING:	4689	Brown Range	Aged Ref: .17
ELDORADO STONE:		Cliffstone	Lantana



SCHEME 5 (Prairie – Elevation "C")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 6165	Connected Gray
COLOR 2	SW 6003	Proper Gray
COLOR 3	SW 6104	Kaffee

EAGLE ROOFING:	4713	Tiburon Blend	Aged Ref: .18
ELDORADO STONE:		Cliffstone	Manzanita

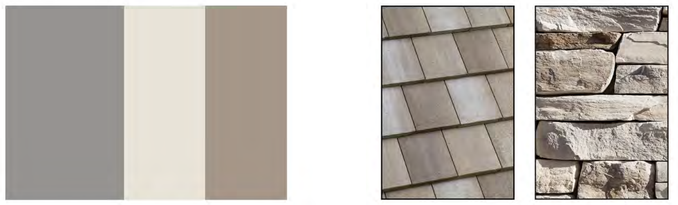


SCHEME 6 (Prairie – Elevation "C")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7670	Gray Shingle
COLOR 2	SW 7009	Pearly White
COLOR 3	SW 7503	Sticks and Stones

EAGLE ROOFING:	4884	Alameda Range	Aged Ref: .18
ELDORADO STONE:		Cliffstone	Whitebark



COLOR APPLICATION

COLOR 1 – STUCCO BODY
COLOR 2 – LAP SIDING/UPPER STUCCO BODY WHEN LAP NOT PRESENT, GARAGE DOOR, TRIM AND GUTTERS
COLOR 3 – ENTRY DOOR

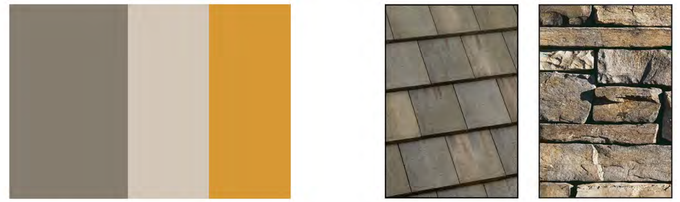
NEIGHBORHOOD 5 SCHEMES

SCHEME 4 (Prairie – Elevation "C")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7053	Adaptive Shade
COLOR 2	SW 7036	Accessible Beige
COLOR 3	SW 6685	Trinket

EAGLE ROOFING:	4634	Kings Canyon Blend	Aged Ref: .17
ELDORADO STONE:		Cliffstone	Montecito

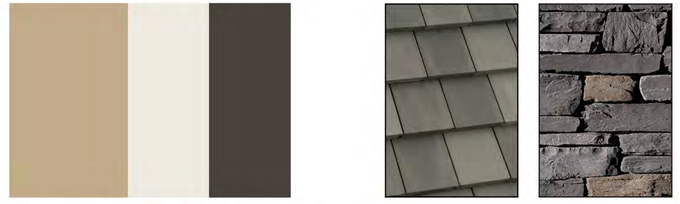


SCHEME 5 (Prairie – Elevation "C")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 6143	Basket Beige
COLOR 2	SW 7008	Alabaster
COLOR 3	SW 7675	Sealskin

EAGLE ROOFING:	4697	Slate Range	Aged Ref: .17
ELDORADO STONE:		Cliffstone	Banff Springs



SCHEME 6 (Prairie – Elevation "C")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7004	Snowbound
COLOR 2	SW 6206	Oyster Bay
COLOR 3	SW 7054	Oak Leaf Brown

EAGLE ROOFING:	4804	Rocklin Blend	Aged Ref: .21
ELDORADO STONE:		Cliffstone	Boardwalk



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COLOR SCHEMES (N1, N3, N5) PRAIRIE
CS-8

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NEIGHBORHOOD 5 SCHEMES

SCHEME 7 (Traditional – Elevation "D")

SHERWIN-WILLIAMS PAINT:			
COLOR 1	SW 7006	Extra White	
COLOR 2	SW 7660	Earl Grey	
COLOR 3	SW 7637	Oyster White	
COLOR 4	SW 6244	Naval	
EAGLE ROOFING:	5679	Light Gray Range	Aged Ref: .21
ELDORADO STONE:		Tundrabrick	Chalk Dust



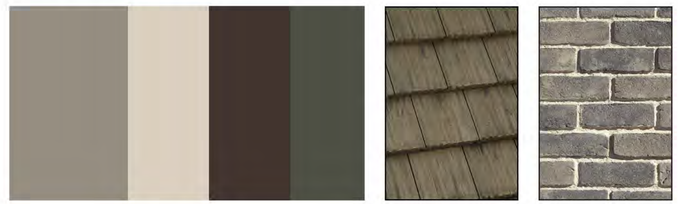
SCHEME 8 (Traditional – Elevation "D")

SHERWIN-WILLIAMS PAINT:			
COLOR 1	SW 7012	Creamy	
COLOR 2	SW 7537	Irish Cream	
COLOR 3	SW 7039	Virtual Taupe	
COLOR 4	SW 7583	Wild Currant	
EAGLE ROOFING:	5557	Live Oak	Aged Ref: .18
ELDORADO STONE:		Tundrabrick	Hartford



SCHEME 9 (Traditional – Elevation "D")

SHERWIN-WILLIAMS PAINT:			
COLOR 1	SW 9172	Studio Clay	
COLOR 2	SW 7541	Grecian Ivory	
COLOR 3	SW 6006	Black Bean	
COLOR 4	SW 6188	Shade Grown	
EAGLE ROOFING:	5502	Arcadia Canyon Blend	Aged Ref: .17
ELDORADO STONE:		Tundrabrick	Ashland



COLOR APPLICATION

COLOR 1 – STUCCO BODY
COLOR 2 – LAP SIDING
COLOR 3 – TRIM, GUTTERS, CORBELS, COLUMNS, AND GARAGE DOOR
COLOR 4 – ENTRY DOOR

307.082 Summer Lake North
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December 16, 2022

COLOR SCHEMES (N1, N3, N5) TRADITIONAL
CS-9

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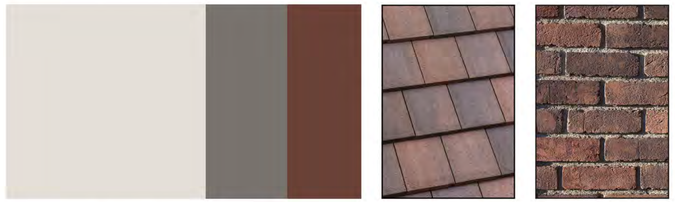
NEIGHBORHOOD 1 SCHEMES

SCHEME 7 (Farmhouse – Elevation "E")

SHERWIN-WILLIAMS PAINT:

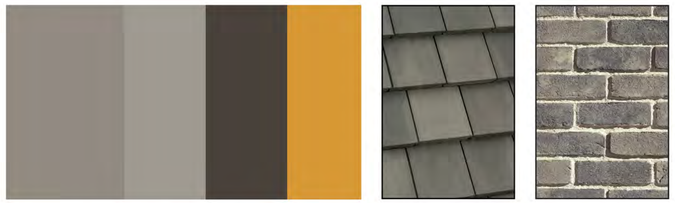
COLOR 1	SW 7014	Eidar White	
COLOR 2	SW 7014	Eidar White	
COLOR 3	SW 7019	Gauntlet Grey	
COLOR 4	SW 2837	Aurora Brown	
EAGLE ROOFING:	4606	Vallejo Range	Aged Ref: .18
ELDORADO STONE:		Tundrabrick	Hartford



SCHEME 8 (Farmhouse – Elevation "E")

SHERWIN-WILLIAMS PAINT:

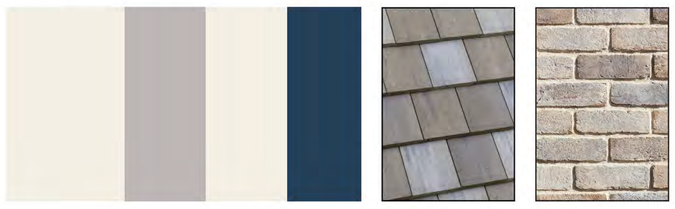
COLOR 1	SW 7018	Dovetail	
COLOR 2	SW 9170	Acier	
COLOR 3	SW 7675	Sealskin	
COLOR 4	SW 6685	Trinket	
EAGLE ROOFING:	4697	Slate Range	Aged Ref: .17
ELDORADO STONE:		Tundrabrick	Ashland



SCHEME 9 (Farmhouse – Elevation "E")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7102	White Flour	
COLOR 2	SW 7079	Ponder	
COLOR 3	SW 7102	White Flour	
COLOR 4	SW 9177	Salty Dog	
EAGLE ROOFING:	4883	Hillsborough Blend	Aged Ref: .19
ELDORADO STONE:		Tundrabrick	Latigo

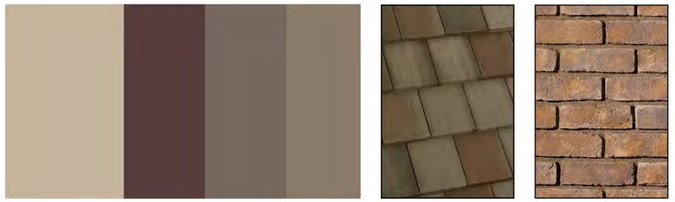


NEIGHBORHOOD 3 SCHEMES

SCHEME 7 (Farmhouse – Elevation "E")

SHERWIN-WILLIAMS PAINT:

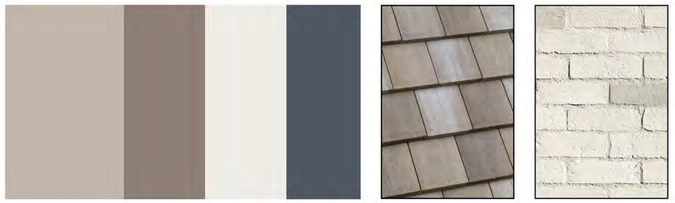
COLOR 1	SW 7530	Barcelona Beige	
COLOR 2	SW 7580	Carnelian	
COLOR 3	SW 6075	Garret Grey	
COLOR 4	SW 7034	Virtual Taupe	
EAGLE ROOFING:	4713	Tiburon Blend	Aged Ref: .18
ELDORADO STONE:		Tundrabrick	Riverbed



SCHEME 8 (Farmhouse – Elevation "E")

SHERWIN-WILLIAMS PAINT:

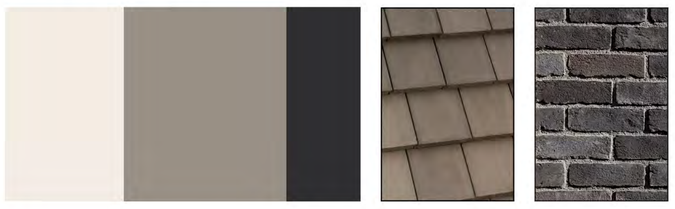
COLOR 1	SW 6072	Versatile Grey	
COLOR 2	SW 6074	Spalding Grey	
COLOR 3	SW 7005	Pure White	
COLOR 4	SW 2740	Mineral Grey	
EAGLE ROOFING:	4884	Alameda Range	Aged Ref: .18
ELDORADO STONE:		Tundrabrick	Chalk Dust



SCHEME 9 (Farmhouse – Elevation "E")

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7000	Ibis White	
COLOR 2	SW 9168	Elephant Ear	
COLOR 3	SW 9168	Elephant Ear	
COLOR 4	SW 6258	Tricorn Black	
EAGLE ROOFING:	4689	Brown Range	Aged Ref: .17
ELDORADO STONE:		Tundrabrick	Ironside



COLOR APPLICATION - NEIGHBORHOOD 1

COLOR 1 – STUCCO BODY
COLOR 2 – BOARD AND BATT SIDING AND GARAGE DOOR
COLOR 3 – TRIM, GUTTERS, AND POSTS
COLOR 4 – ENTRY DOOR

COLOR APPLICATION - NEIGHBORHOOD 3

COLOR 1 – STUCCO BODY
COLOR 2 – BOARD AND BATT SIDING
COLOR 3 – TRIM, GUTTERS, AND POSTS AND GAGRAGE DOOR
COLOR 4 – ENTRY DOOR

307.082 Summer Lake North
Oakley, CA
December 16, 2022

COLOR SCHEMES (N1, N3, N5) FARMHOUSE
CS-10

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NOTICE OF PUBLIC HEARING

Notice is hereby given that on **March 7, 2023** at 6:30 p.m., or as soon thereafter as the matter may be heard, the Planning Commission of the City of Oakley will hold a Public Hearing at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering an application for a **Design Review** as described below:

Project Name: Summer Lake North Design Review (DR 09-22).

Project Location: East of Bethel Island Road and North of East Cypress Road, Oakley, CA 94561; APNs 032-370-033 and 032-370-035.

Applicant: DeNova Homes, 1500 Willow Pass Ct., Concord, CA 94520; Attn: Alec Tappin, (925) 683-7782. atappin@denovahomes.com.

Request: Application by Alec Tappin of DeNova Homes LLC ("Applicant") requesting Design Review (DR 09-22) approval for the Summer Lake North Subdivision. Plans consist of floor plans, architectural elevations, colors and materials schemes, and village preliminary development plans for 817 new single-family residential homes. There are a total of 20 floor plans (5 single-story and 15 two-story), each with three architectural types pre-selected from five architectural types used throughout the entire subdivision (Spanish, Tuscan, Farmhouse, Traditional, and Prairie). Livable area of the homes is between 1,927 sf. and 3,479 sf. The site is the Summer Lake North Subdivision 9307 located east of Bethel Island Rd. and north of East Cypress Rd. The site is zoned "SP-1" (East Cypress Corridor Specific Plan) District. APNs 032-370-033 and 032-370-035.

How to Review: The Staff Report and its attachments will be available for public review, on or before **March 2, 2023** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at www.ci.oakley.ca.us/agendas-minutes-videos-archive/ by navigating to the **March 7, 2023 Planning Commission** agenda and clicking the project title link. (Note: City Hall is closed on the 1st and 3rd Fridays of each month). Interested persons are invited to submit written comments prior to and may testify at the public hearing. Written comments may be submitted to Ken Strelo, Planning Manager at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to strelo@ci.oakley.ca.us.

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered to the City of Oakley City Clerk at, or prior to, the Public Hearing.

RESOLUTION NO. XX-22

A RESOLUTION OF THE CITY OF OAKLEY PLANNING COMMISSION MAKING FINDINGS AND APPROVING THE PROJECT KNOWN AS SUMMER LAKE NORTH DESIGN REVIEW (DR 09-22) WITHIN THE SUMMER LAKE NORTH SUBDIVISION 9307; APNS 032-370-033 and 032-370-035.

FINDINGS

WHEREAS, on October 31, 2022, Alec Tappin of DeNova Homes LLC ("Applicant") filed an application requesting Design Review (DR 09-22) approval for the Summer Lake North Subdivision. Plans consist of floor plans, architectural elevations, colors and materials schemes, and village preliminary development plans for 817 new single-family residential homes. There are a total of 20 floor plans (5 single-story and 15 two-story), each with three architectural types pre-selected from five architectural types used throughout the entire subdivision (Spanish, Tuscan, Farmhouse, Traditional, and Prairie) ("Project"). Livable area of the homes is between 1,927 sf. and 3,479 sf. The site is the Summer Lake North Subdivision 9307 located east of Bethel Island Road and north of East Cypress Road. The site is zoned SP-1 (East Cypress Corridor Specific Plan) District. APNs 032-370-033 and 032-370-035; and

WHEREAS, the Applicant's Plans include house floor plans and architectural elevations, colors and materials schemes, and village preliminary development plans ("Plans"); and

WHEREAS, on November 30, 2022, the project application was deemed complete per Government Code section 65920 et. seq; and

WHEREAS, the project site is designated as *Specific Plan (SP)* on the Oakley General Plan Land Use Map (City Council Resolution No. 49-07), and zoned SP-1 (East Cypress Corridor Specific Plan) District (City Council Ordinance No. 10-09); and

WHEREAS, the proposal for house designs is within the scope of the East Cypress Corridor Specific Plan's California Environmental Quality Act ("CEQA") analysis, and is consistent with the Addendum conducted for approval of the Summer Lake North Subdivision 9307 Vesting Tentative Map. No further environmental analysis is required; and

WHEREAS, on or before February 24, 2023, the Notice of Public Hearing for the project was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road, and at the project site. The notice was also mailed out to all owners of property within a 500-foot radius of the project's boundaries, interested agencies, and to parties requesting such notice; and

WHEREAS, on March 7, 2023, the Planning Commission opened the public hearing and received a report from City Staff, oral and written testimony from the Applicant

and public, and deliberated on the project. At the conclusion of its deliberations, the Planning Commission took a vote and adopted this resolution to approve the project, as revised by the Planning Commission during its deliberations; and

WHEREAS, if any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City; and

WHEREAS, these Findings are based on the City's General Plan, the City's Zoning Ordinance, Oakley Residential Design Guidelines, Vesting Tentative Map 9307, the East Cypress Corridor Specific Plan, the project plans, and the information submitted to the Planning Commission at its March 7, 2023 meeting, both written and oral, including oral information provided by the Applicant, as reflected in the minutes of such meetings, together with the documents contained in the file for the Project (hereafter the "Record").

A. Regarding the application requesting Design Review approval for "Summer Lake North Design Review (DR 09-22)", the Planning Commission finds that:

1. The Residential Siting and Lot Design of the homes are consistent with the applicable design guidelines in that homes are plotted in each Neighborhood with staggered front yard setbacks to garages and living areas, and varying side yard setbacks depending on the lot sizes and plotted homes. Specific setbacks are not indicated, but are subject to the existing single family residential development regulations as found in the East Cypress Corridor Specific Plan, and conditioned herein; and

2. The Architectural Character of the proposed homes is consistent with the applicable design guidelines in that the homes are designed with varying rooflines, materials, and colors, and provided with garage doors and exterior lighting specific to each architectural style of home.

B. The Project complies with Measure J Growth Management requirements.

BE IT FURTHER RESOLVED THAT, on the basis of the above Findings and the Record, the Planning Commission approves the Applicant's request for approval of the project titled, "Summer Lake North Design Review (DR 09-22)," subject to the following Conditions of Approval:

Conditions of Approval

Applicant shall comply with the requirements of the Oakley Municipal Code. Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the plans date stamped received by the Planning Division on January 5, 2023 and made a part of the Planning Commission's meeting packet for March 7, 2023,

as well as additional information acquired since that time and made a part of the project file.

THE FOLLOWING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE NOTED (BOLD CONDITIONS ADDED OR AMENDED AT PUBLIC HEARING):

Planning Department Conditions

General:

1. This Design Review is approved, as shown on the plans, date stamped by the Planning Division on January 5, 2023, and as modified by the following conditions of approval, subject to final review by the Community Development Director.

2. This Design Review shall be effectuated within a period of two years from the adoption date of this resolution through issuance of a building permit related to the homes approved with this project. An extension of time may be granted by the Planning Division upon written request by the applicant filed with the Planning Division within the effective period of this original approval.

3. All construction drawings and plot plans submitted for plan check shall be in substantial compliance with the plans presented to and approved by the Planning Commission on March 7, 2023, and as conditioned herein.

4. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.

5. Noise generating construction activities, including such things as power generators, shall be limited to the hours of 7:30 a.m. to 5:30 p.m. Monday through Friday, and shall be prohibited on City, State and Federal Holidays. The restrictions on allowed working days and times may be modified on prior written approval by the Community Development Director.

6. Should archaeological materials be uncovered during grading, trenching or other on- site excavation(s), earthwork within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary.

7. The Applicant shall indemnify, defend, and hold harmless the City of Oakley, the City Approving Authorities, and the officers, agents, and employees of the City from any and all claims, damages and liability (including, but not limited to, damages, attorney fees, expenses of litigation, costs of court).

8. Any model home complex shall have a copy of the City of Oakley's General Plan Land Use Map posted within the sales office or included with the informational material provided to prospective home buyers.

California Environmental Quality Act (CEQA):

9. The Applicant/Developer shall implement all applicable mitigation measures adopted in conjunction with the East Cypress Corridor Specific Plan, including the Draft Environmental Impact Report (EIR), Recirculated Portions of the Draft EIR, Final EIR, Draft Supplemental EIR, and Final Supplemental EIR, all filed under State Clearinghouse #2004092011.

Development Regulations:

13. All applicable development regulations found in Table 2 of the East Cypress Corridor Specific Plan shall apply, including residential setbacks for main homes based on lot size, unless otherwise specified in this resolution.

Architectural Details:

13. All plan/elevation combinations that show any materials other than stucco on a column or front facade, where the side elevation is not visible on the plans, shall have that material wrap all sides of the column or around the front facade to the next change in plane. Where wraps are completely visible on the plans, they should continue to either the change in plane, or to the fence line or point where the second story begins. Any request to not implement this condition of approval on a specific home due to the desired result not being achievable shall be subject to review and approval of the Community Development Director.

14. All trimming and shutters, etc. shall be painted on all three sides in the applicable color. Exceptions may be made for stucco over trim where a clean line may not be attainable where the trim meets the house, subject to the review and approval of the Community Development Director.

15. Plot plans shall be submitted with as close as possible to an equal number of architectural types for each plan. In the event any specific architectural type is being proposed too often, or excluded from the mix, Staff may postpone issuing building permits until it can be shown that a more even mix of all types, subject to the total numbers represented by each plan, will exist at build out without over concentration or exclusion in any specific area.

Landscaping:

16. Front yard and right-of-way landscaping shall conform to the Oakley Water Efficient Landscape Ordinance ("WELO"), and the Guidelines for Implementation of the City of Oakley Water Efficient Landscape Ordinance and

shall be installed prior to final occupancy. The plan shall be prepared by a licensed landscape architect and shall be certified to be in compliance with the City's Water Conservation Ordinance by including the following signed statement on the cover sheet or same sheet as the WELO calculations in a visible text box: "These plans are certified to conform to the Oakley Water Efficiency Landscape Ordinance."

17. California native drought tolerant plants shall be used as much as possible. All trees shall be a mix of 15-gallon and 24-inch box; all shrubs shall be a minimum five-gallon size, except as otherwise noted.

18. All landscaped areas not covered by shrubs or groundcover shall be covered with bark or acceptable alternative as reviewed and approved by the Community Development Director. On slopes greater than 3 to 1, the applicant shall use an alternative to bark per the review and approval of the Community Development Director. Areas covered with bark shall use a weed barrier.

19. The Applicant shall maintain all private landscaping until occupancy.

Energy Efficiency:

23. Air conditioning condenser units shall be located to take advantage of natural shade. Condensers should not be placed on the west or south elevation of a home, unless shade is provided. The location of the condenser shall be added to all plot plans for review and approval of the Community Development Director.

24. Design and site units so as to take advantage of natural heating and cooling, sun and wind exposure, and solar energy opportunities.

Waste Management Plan:

25. The Applicant shall submit a Waste Management Plan that complies with the City of Oakley Construction and Demolition Debris Recycling Ordinance.

Building Division Conditions

26. Plans shall meet the currently adopted Uniform Codes as well as the newest T-24 Energy requirements from the State of California Energy Commission. To confirm the most recent adopted codes please contact the Building Division at (925) 625-7005.

27. Prior to requesting a Certificate of Occupancy from the Building Division, all Conditions of Approval required for occupancy must be completed. When the Public Works Division and the Planning Division place Conditions of Approval on the project, those divisions will sign off on the project prior to the request for a Building division final inspection. Similarly, if the Health Department and/or

Fire Department reviewed and approved the original plans, those departments must sign off on the project prior to the request for a final inspection by the Building Division.

28. Should an improperly abandoned well be discovered on site the project applicant shall obtain a well abandonment permit from the Contra Costa County Environmental Health Department and contract a licensed contractor to properly abandon the well per state and local regulations for the approval of the City Engineer.

ADVISORY NOTES

THE FOLLOWING ADVISORY NOTES ARE PROVIDED TO THE APPLICANT AS A COURTESY BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

A. The applicant/owner should be aware of the expiration dates and renewing requirements prior to requesting building or grading permits.

B. The project will require a grading permit pursuant to the Ordinance Code.

C. Applicant shall comply with the requirements of Ironhouse Sanitary District.

D. The applicant shall comply with the requirements of the Diablo Water District.

E. Comply with the requirements of the East Contra Costa Fire Protection District.

F. Comply with the requirements of the Building Inspection Division. Building permits are required prior to the construction of most structures.

G. This project may be subject to the requirements of the Department of Fish and Game. It is the applicant's responsibility to notify the Department of Fish and Game, P.O. Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.

H. This project may be subject to the requirements of the Army Corps of Engineers. It is the applicant's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.

I. The applicant shall obtain an encroachment permit for construction within existing City rights of way.

PASSED AND ADOPTED by the Planning Commission of the City of Oakley at a meeting held on the March 7, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
Oleksii Chuiko, Chair

ATTEST:

_____ _____
Libby Vreonis, City Clerk Date

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: March 7, 2023

TO: Joshua McMurray, City Manager

Approved and Forwarded to the Planning Commission

FROM: Kenneth W. Strelo, Planning Manager

SUBJECT: **City of Oakley 2023-2031 Housing Element Update**

Summary

The City of Oakley ("City") has initiated a State Mandated Housing Element update required by Government Code Section 65580. The City must adopt a Housing Element for the eight-year period 2023-2031 (6th Cycle) to accommodate the City's regional housing need allocation (RHNA) of 1,058 housing units, comprised of 279 very-low income units, 161 low-income units, 172 moderate-income units, and 446 above moderate-income units ("Project"). The City of Oakley has prepared the 2023-2031 Housing Element Update ("Housing Element") in compliance with State Housing Element Law and has identified sites that can accommodate housing units meeting the City's RHNA. Adoption of the Housing Element Update constitutes a General Plan Amendment. The Planning Commission is tasked with holding a public hearing to review the proposed Housing Element Update and make a recommendation to the City Council on its adoption through approval of a General Plan Amendment.

Staff recommends that the Planning Commission recommend the City Council approve the proposed General Plan Amendment adopting the City of Oakley 2023-2031 Housing Element, as amended.

Background and Analysis

Work on the 2023-2031 Housing Element Update began back in June of 2021 when the City Council approved a Request for Proposals to be solicited to housing element consultants. In November of 2021 the City received a proposal from Ascent Environmental. That proposal was approved by the City Council on December 14, 2021 and Ascent and the City immediately got to work.

Throughout 2022, the City and Ascent conducted public workshops and online surveys, a study session with the Planning Commission, a public work session with the City Council, and a public hearing with the City Council to adopt the Public Review Draft Housing Element Update to be submitted to HCD for review and comment. On August

31, 2022, the City of Oakley submitted the 2023-2031 Housing Element to HCD for their official review and comments.

On November 29, 2022, HCD submitted a Finding letter to the City of Oakley that included comments and required revisions to the City of Oakley 2023-2031 Housing Element Update. The letter included one comment related to Review and Revision; touched on four areas related to Housing Needs, Resources, and Constraints and five areas related to Housing Programs; and included a comment each for Quantified Objectives and Public Participation. As part of the process, the City is required to address all of the comments and revisions in the letter and include a version of the Housing Element that tracks all changes made, as well as a document that includes all of HCD's comments and the City's response on how they were addressed.

In response to the HCD comment letter, the City amended the Housing Element and created two documents made up by the Revised Housing Element and the Response to HCD Comments, both included as Exhibits to the proposed resolution. These documents were posted to the City website on January 19, 2023 for a minimum seven days before resubmittal to HCD. On January 27, 2023 the Revised Housing Element was resubmitted to HCD for the second round of comments.

Remaining Steps to Housing Element Certification

Since submittal of the Housing Element to HCD on January 27, 2023, the City and Ascent have had correspondence with the HCD staff conducting Oakley's Housing Element review. As a result of those discussions, the City received additional comments and worked with Ascent to create an errata (2023-2031 City of Oakley Housing Element Errata) to the version submitted to HCD on January 27, 2023. Based on HCD's cursory review of the errata, the Housing Element is very close to complete, and the City is expecting to receive a letter of conditional approval by the end of March 2023. A letter of conditional approval would mean only a few small edits would be needed, which when made would result in a HCD certified version of the Housing Element. Since these comments may be received before the scheduled City Council hearing date on March 28, 2023, Staff is requesting the Planning Commission proceed with this recommendation of approval with the understanding that Staff may integrate any additional HCD comments received after this hearing into an updated errata that will be presented to the City Council at its March 28, 2023 public hearing for adoption of the Housing Element Update. The 2023-2031 City of Oakley Housing Element Errata is included as an Exhibit to the proposed resolution.

Affordable Housing Overlay (AHO) Sites

One part of the Housing Element is ensuring the City can meet its RHNA. The method used by the City of Oakley is an "Affordable Housing Overly District ("AHO"). By placing the AHO on a required number of acres, those acres would then receive additional minimum densities consistent with State law. The previous Housing Element cycles also included placing the AHO on acreage throughout the City as a means to satisfy

RHNA. The current Housing Element does not finalize or approve any new AHO sites, rather identifies several sites that currently have the AHO on them, and other potential sites that have been discussed throughout the Housing Element Update process.

The City's plan is to handle selection of additional AHO sites following adoption of the Housing Element as permitted by State law. The AHO site selection will be processed as its own project and require additional environmental review. The process will also include public engagement, additional workshops, and eventually public hearings prior to the adoption of any new AHO sites. Assuming the Housing Element is certified in a timely manner (no later than May 31, 2023) the City will have three years from January 31, 2023 to complete the AHO overlay.

California Environmental Quality Act ("CEQA")

Pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 15164, the City prepared an Addendum to the City of Oakley Focused General Plan Initial Study/Negative Declaration ("IS/MND") for adoption of the 2023-2031 Housing Element Update ("CEQA Addendum"). The CEQA Addendum found that the proposed Housing element Update would not result in any new environmental effects, or an increased severity of environmental effects documented in the Focused General Plan Update IS/MND because no new direct or indirect physical changes to the environment would occur with its adoption. The Addendum is attached to this Staff Report and the Focused General Plan Update IS/MND is linked electronically.

Consistency with the City of Oakley Strategic Plan 2022-2027+

Adoption of the City of Oakley 2023-2031 Housing Element Update is consistent with the City of Oakley Strategic Plan 2022-2027+ (SP27+) under more than one goal. Under the Community and Economic Development Goal, it is consistent with the Strategic and Thoughtful Growth Objective which states "Provide affordable housing sites that meet our legislative Regional Housing Needs Allocation (RHNA)." It is also consistent with one of the Community Outreach and Engagement Objectives under the Community and Collaborative Partnership Goal which states "Consider creating new partnerships that will involve community participation." This will be achieved through implementation of proposed Actions found in the Housing Element.

Fiscal Impact

There is no fiscal impact to the General Fund associated with this recommendation of adoption of the Housing Element Update. This item is a part of the overall scope of work under the contract between the City of Oakley and Ascent Environmental. The costs covering Ascent's contract were previously appropriated for this project and budgeted in the General Fund. Housing Element Update costs budgeted in the General Fund are approved to be reimbursed through a combination of SB 2 Planning Grant, Local Early Action Planning ("LEAP") Grant, and Regional Early Action Planning

("REAP") Grant monies, all administered by the California Department of Housing and Community Development ("HCD").

Staff Recommendation

Staff recommends the Planning Commission adopt a Resolution recommending the City Council adopt the proposed General Plan Amendment to repeal the 2015-2023 Housing Element and adopt the Housing Element of the General Plan for the period of 2023-2031, as amended.

Attachment

1. Notice of Public Hearing
2. Addendum to the City of Oakley Focused General Plan Update Initial Study/Negative Declaration
3. Proposed Resolution
    a. Exhibit A. 2023-2031 Housing Element Update
    b. Exhibit B. 2023-2031 City of Oakley Housing Element Errata
    c. Exhibit C. HCD Finding Letter, dated November 28, 2022

Available Online or through City Clerk

1. City of Oakley Response to HCD Comments on City of Oakley Draft Housing Element (https://www.ci.oakley.ca.us/wp-content/uploads/2023/01/Oakley-Revised-HE_Response-to-HCD-Comments_2023-01-19.pdf)
2. City of Oakley Focused General Plan Initial Study/Negative Declaration (https://www.ci.oakley.ca.us/wp-content/uploads/2021/08/Initial-Study_OakleyFocusedGPU.pdf)
3. City of Oakley Housing Element Update Webpage (only online) (https://www.ci.oakley.ca.us/2023-2031-housing-element-update/)

City of Oakley
3231 Main Street
Oakley, CA 94561
www.oakleyinfo.com

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **March 7, 2023** at 6:30 p.m., or as soon thereafter as the matter may be heard, the **Planning Commission** of the City of Oakley will hold a Public Hearing at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of receiving public comments on the project as described below:

Project Name: City of Oakley 2023-2031 Housing Element Update.

Project Location: Citywide.

Applicant: City of Oakley, 3231 Main Street, Oakley, CA 94561.

Request: Planning Commission receive a presentation on the 2023-2031 Housing Element Update for the purposes of receiving public comments and making a recommendation to the City Council on adoption of a General Plan Amendment to repeal the 2015-2023 City of Oakley Housing Element and adopt the Housing Element of the General Plan for the period of 2023-2031 in compliance with State Housing Element Law. More information on the 2023-2031 Housing Element Update can be found at: https://www.ci.oakley.ca.us/2023-2031-housing-element-update/.

How to Review: The Staff Report and its attachments will be available for public review, on or before **March 2, 2023** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at www.ci.oakley.ca.us/agendas-minutes-videos-archive/ by navigating to the **March 7, 2023** agenda and clicking the project title link. (Note: City Hall is closed on the 1st and 3rd Fridays of each month). Interested persons are invited to submit written comments prior to and may testify at the public hearing. Written comments may be submitted to Ken Strelo, Planning Manager at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to strelo@ci.oakley.ca.us.

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February 2023



CITY OF OAKLEY

Housing Element Update

Addendum to the City of Oakley Focused General Plan Initial Study/Negative Declaration

Prepared for:
City of Oakley
3231 Main Street

City of Oakley Housing Element Update

Addendum to the
City of Oakley Focused General Plan
Initial Study/Negative Declaration

Prepared for:

City of Oakley
3231 Main Street
Oakley, CA 94561

Contact: Kenneth Strelo, Planning Manager

Prepared By:

Ascent Environmental, Inc.
455 Capitol Mall, Suite 300
Sacramento, California 95814
916/444-7301

February 2023

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LIST OF ABBREVIATIONS

ABAG	Association of Bay Area Governments
AHO	Affordable Housing Overlay
CEQA	California Environmental Quality Act
City	City of Oakley
General Plan	City of Oakley General Plan
HCD	State Department of Housing and Community Development
Housing Element Update	City of Oakley 2023-2031 Housing Element Update
IS/ND	initial study/negative declaration
ND	negative declaration
Project	City of Oakley 2023-2031 Housing Element Update
RHNA	Regional Housing Needs Allocation
VMT	vehicle miles traveled

1 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This addendum to the City of Oakley (City) Initial Study/Negative Declaration (IS/ND) for the City of Oakley Focused General Plan Update (as adopted on January 11, 2022) has been prepared to address the proposed update to the City's 2023-2031 Housing Element Update (Housing Element) pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164. The proposed update to the Housing Element includes:

- updated demographic information,
- housing needs data,
- analysis of the availability of housing sites to meet the City's regional housing needs allocation (RHNA) for the 2023–2031 planning period, and
- new and modified housing goals, policies, and programs.

Section 2, "Project Description," below provides a detailed description of the updates to the Housing Element.

1.2 WHY THIS DOCUMENT?

Consistent with the requirements of State CEQA Guidelines Section 15162, the City must determine whether the update to the Housing Element would trigger the need for subsequent environmental review. When a negative declaration (ND) has been adopted for a project, no subsequent review shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one of more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous 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 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 negative declaration was adopted, shows any of the following:

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

  (B) Significant effects previously examined will be substantially more severe than shown in the previous negative declaration (State CEQA Guidelines Section 15162(a)).

If any of the triggers set forth above occur, the City would be required to prepare subsequent environmental analysis unless "only minor additions or changes would be necessary to make the previous negative declaration adequately apply to the project in the changed situation," in which case a "supplement to negative declaration" would suffice (see State CEQA Guidelines Section 15163). If there are no grounds for either a subsequent negative declaration or a supplement to a negative declaration, then the City can prepare an addendum pursuant to State CEQA Guidelines Section 15164, explaining why "some changes or additions" to the negative declaration "are necessary, but none of the conditions described in Section 15162 calling for the preparation of a Subsequent EIR or negative declaration have occurred."

This addendum is intended to evaluate the potential for environmental effects from the proposed update to the Housing Element, which would be a change relative to what is described and evaluated in the adopted Focused

General Plan Update IS/ND. This addendum evaluates all environmental topic areas for any changes in circumstances or changes to the project description, as compared to the adopted Focused General Plan Update IS/ND, and determines whether there are potential environmental effects resulting from these changes that warrant supplemental review.

As explained in Section B, "Evaluation of Environmental Impacts," the purpose of this analysis is to evaluate environmental topic areas in terms of any "changed condition" (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in a different environmental impact significance conclusion from the adopted Focused General Plan Update IS/ND pursuant to State CEQA Guidelines Section 15162 and 15164.

1.3 SUMMARY OF FINDINGS

As documented in this addendum, the proposed Housing Element Update would not result in any new environmental effects or an increased severity of environmental effects documented in the Focused General Plan Update IS/ND because no new direct or indirect physical changes to the environment would occur with its adoption.

Because only policy level changes are proposed that do not result in any of the conditions described in CEQA Guidelines Section 15162, preparation of a subsequent EIR or negative declaration is not warranted and an addendum to the previously adopted Focused General Plan Update IS/ND adequately addresses the proposed changes to the Housing Element (City of Oakley Housing Element Update 2023–2031).

1.4 DOCUMENT ORGANIZATION

This addendum is organized as follows:

- Chapter 1: Introduction. This chapter provides an introduction to the environmental review process. It describes the purpose and organization of this document as well as presents a summary of findings.
- Chapter 2: Project Description and Background. This chapter describes the purpose of and need for the proposed project, identifies project objectives, and provides a detailed description of the project.
- Chapter 3: Environmental Checklist. This chapter presents an analysis of a range of environmental issues identified in the CEQA Environmental Checklist and determines if the Housing Element Update would result in new or substantially more adverse significant impact compared to the analysis presented in the adopted IS/ND for the City's Focused General Plan Update. If any new or substantially more adverse significant impacts may occur, a supplemental or subsequent EIR would be required. For this project, however, the proposed Housing Element Update would not change the significance of any previously identified impacts.
- Chapter 4: References. This chapter lists the references used in preparation of this IS/ND.
- Chapter 5: List of Preparers. This chapter identifies report preparers.

2 PROJECT DESCRIPTION

2.1 PROJECT BACKGROUND

State law requires each city and county to adopt a general plan containing at least eight elements including a housing element. The housing element is the only element that is required by law to be updated every eight years and must be reviewed by the State Department of Housing and Community Development (HCD). This Housing Element Update is an update of the City's previous housing element, which was adopted by the Oakley City Council on January 28, 2015. This update will cover the 2023-2031 planning period, from January 31, 2023, to January 31, 2031.

Housing element law requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the community, including their share of the regional housing need. Housing element law is the State's primary market-based strategy to increase housing supply, choice, and affordability. The law recognizes that in order for the private for-profit and non-profit sectors to adequately address housing needs and demand, local governments must adopt land use plans and regulatory requirements that provide opportunities for, and do not unduly constrain, housing development.

An important part of State housing element law is the determination of the City's ability to accommodate forecasted housing demand for all income levels, known as the Regional Housing Needs Allocation (RHNA). The RHNA quantifies the need for housing in each region statewide and is determined by HCD. The Association of Bay Area Governments (ABAG) is responsible for allocating the RHNA to each city and county in its region, which includes the City of Oakley. On December 16, 2021, ABAG adopted the 2023-2031 RHNA Plan. Through the RHNA Plan, ABAG allocates a "fair share" by income category based on projected housing needs for each jurisdiction. Each jurisdiction is required to report to HCD on how the fair share allocation can be accommodated within the planning period. It should be noted that the RHNA projection period is June 30, 2022 – December 31, 2030, which differs slightly from the Housing Element planning period of January 31, 2023 – January 31, 2031. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated.

Table 2-1 shows the RHNA assigned to Oakley for the 2023-2031 Housing Element. As shown in the table, ABAG allocated 1,058 new housing units to the City of Oakley, which includes 279 very low-, 161 low-, 172 moderate-, and 446 above moderate-income units. State law also requires the City to identify the projected need for extremely low-income housing. The City assumes that 50 percent of the very low-income housing need is equal to the extremely low-income housing need. As such, there is a projected need for 140 extremely low-income housing units.

Table 2-1 Regional Housing Needs Allocation, City of Oakley 2023-2031

	Very-Low-Income Units	Low-Income Units	Moderate-Income Units	Above-Moderate-Income Units	Total
2023-2031 RHNA	279	161	172	446	1,058
Percent of Total	26%	15%	16%	42%	100%

Source: Association of Bay Area Governments. 2021. Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (Adopted December 2021).

As part of the Housing Element update, the City is obligated under State law to develop an inventory of vacant and underutilized land suitable for residential development that can accommodate the 1,058 housing units allocated through the RHNA which, includes 440 total lower-income units (includes very low- and low-income units). Based on the City's residential sites inventory, the City has a shortfall of 434 lower-income units, and a surplus of 68 moderate-income and 2,505 above moderate-income units. The City must identify at least 21.7 additional acres of developable land to accommodate the shortfall of 434 lower-income units. The City's plan to address the rezone obligation is described in Policy Action 1.1.

The City of Oakley also developed a Housing Plan for the 2023-2031 Housing Element planning period. The Housing Plan identifies specific goals and actions to address housing needs and meet statutory requirements. In developing this Housing Plan, the City assessed its existing and future housing needs, evaluated the performance of existing programs, and collaborated with residents and stakeholders to identify sites for future affordable housing.

The City identified the following three goal topics:

- 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: Preservation and Conservation of the Existing Housing Stock. Preserve, conserve, and improve the condition of existing housing stock for all income levels to maintain community character.
- Goal 3: Increase Access to Housing Opportunities. Affirmatively further fair housing by promoting housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability and ensuring policies and development regulations follow the principle of equal access to housing opportunities.

For each goal, the City developed a set of actions to carry out the goal. The actions specify objectives, primary responsibility, and an estimated timeframe for accomplishment.

2.2 PROJECT LOCATION

As shown in Figure 1, 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, Discovery Bay, and Knightsen. The San Joaquin River side of the Delta borders Oakley to the north, with unincorporated County territory to the east and partially to the west and south, and the City of Brentwood to the south and the City of Antioch to the west.

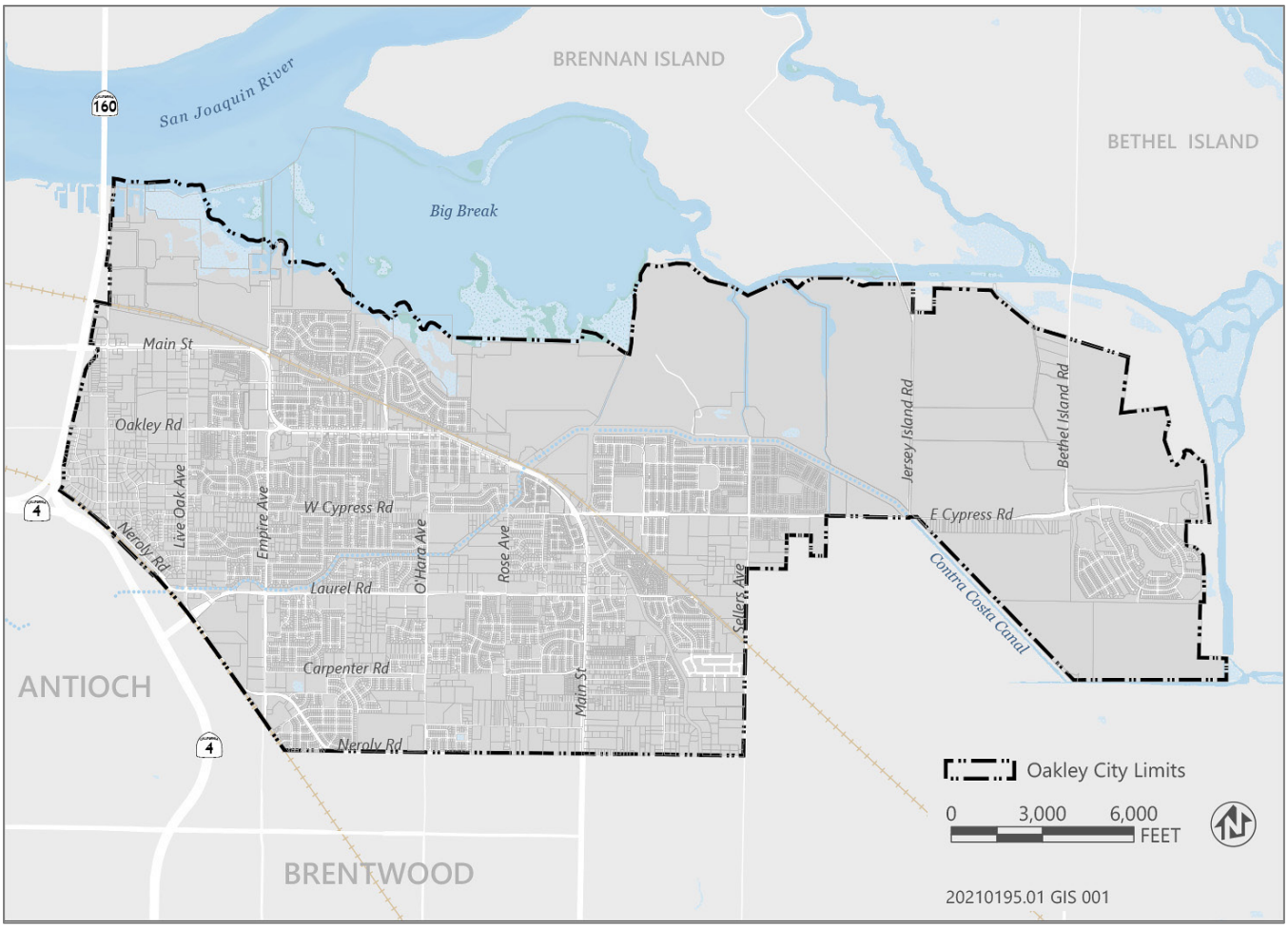
2.3 PROJECT DESCRIPTION

The proposed City of Oakley 2023-2031 Housing Element Update (hereafter referred to as the Housing Element Update or Project) would amend the City of Oakley General Plan (General Plan) to update the Housing Element.

2.3.1 Project Objectives

The purpose of the Housing Element Update is to address the housing needs of the City and to meet the requirements of State law. Based on the goals of the project, the following objectives have been established for the purposes of this document:

- Provide adequate supply of land for housing;
- Reduce constraints to housing production, including through the promotion of accessory dwelling units;
- Conserve and rehabilitate existing housing and neighborhoods;
- Improve housing opportunities for special needs groups;
- Preserve existing affordable housing stock and provision of affordable housing;
- Promote the efficient use of energy in residences and improve the air quality of the City; and
- Promote and affirmatively further fair housing opportunities for City residents.



Source: Data received from City of Oakley in 2022 and downloaded from Contra Cost a County in 2022.

Figure 1 Oakley City Limits

2.3.2 Project Description

The Housing Element Update addresses any changes that have occurred since adoption of the current (2015-2023) Housing Element. These changes include updated demographic information, housing needs data, and analysis of the availability of housing sites. The currently adopted Housing Element map of available housing sites identifies sites that could accommodate additional residential units, based on the City's RHNA for the 2023–2031 planning period. The Housing Element includes the following components, consistent with the requirement of California Government Code Section 65583:

- 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 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 that sets forth a schedule of actions that the City is taking or intends to take, in implementing the policies set forth in the Housing Element to identify adequate sites to accommodate the housing needs of all economic segments of the community. 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 and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.
  - Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.
  - Promote and affirmatively further fair housing opportunities and promote housing throughout the City for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected any State and federal fair housing and planning law.
  - Preserve assisted housing developments for lower-income households.
  - Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent for very low-, low-, or moderate-income households.
  - Include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.
  - Include a diligent effort by the City to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.
  - Include an assessment of fair housing in the City.

California Government Code Sections 65583 and 65583.2 require a parcel-specific inventory of appropriately zoned, available and suitable sites to provide opportunities for the provision of housing to all income segments within the community. The sites inventory addresses how the City can meet projected housing needs. While the inventory analyzes sites available for the construction of new housing at all income levels, particular focus and analysis is done to identify sites available at the lower-income categories. The City's evaluation of adequate sites began with a listing of individual sites by General Plan designation and zoning. The suitability analysis demonstrated these sites are currently available and unconstrained to provide development opportunities prior to 2031. To demonstrate the development viability of the sites, the analysis addressed the following:

- Sites have appropriate zoning.
- Development standards do not place an undue impact on projected development capacity and affordability.
- Existing constraints, including any known environmental issues, have been taken into consideration.
- Public services will be available to allow development within the planning period.

The City has sufficient residential capacity to accommodate its RHNA for moderate- and above-moderate income units but has a current shortfall of 434 units to accommodate its lower-income RHNA. The City would accommodate an adequate inventory with the following mechanisms and programs:

- The inventory of vacant residentially and commercially zoned sites available for by right construction of new units by income category including some small and large parcels as documented with additional analysis;
- Inventory of non-vacant but underutilized sites available for by right construction of new units by income category;

- Estimating the construction of Accessory Dwelling Units; and
- Modification of the City's current Affordable Housing Overlay (AHO) Zone. In 2016, the City adopted Ordinance 16-16 that adopted an overlay for nine properties within an AHO Zone with capacity for 542 units. To date, one project was approved, is currently under construction, and will provide 16 affordable units. As part of the project, the City would modify the existing program to allow for rezoning of additional sites to accommodate the remaining RHNA of lower-income units.

As directed by the mechanisms and program choices outlined in the Housing Element, the City will be amending its zoning code to include additional residential capacity. However, the degree to which and locations of these amendments has yet to be determined and will be evaluated as a separate effort and discretionary action under the CEQA once the program has been selected, funded, and drafted. The City will be required to rezone a minimum of 21.7 acres to meets its RHNA obligation for 434 lower-income units. In addition, the Zoning Code would be amended to ensure that developments in which 20 percent or more of the units are affordable to lower-income households are allowed by-right on vacant sites. When identifying rezone sites, preference would be given to properties in moderate and high resource areas, pursuant to AB 686. Preference would also be given to sites that are: between 0.85 and 10 acres; along transit routes or major roadway corridors and in proximity to commercial and employment centers; and currently served by both public water and sewer service or ability to hook up to services. Some of the sites that would likely be rezoned to accommodate the lower-income RHNA are currently counted in the sites inventory as moderate-income sites. As the rezone program is implemented and sites are reclassified as lower-income, the City would also ensure there remains adequate capacity to accommodate the moderate-income RHNA. However, at present the locations of the potential parcels to be rezoned are unknown and cannot be evaluated but would be appropriately addressed at the time the City considers adoption of amendments to its zoning code.

The Housing Element Update does not propose new development that would result in physical changes to the environment. No new housing sites are proposed as a part of this Housing Element Update beyond those already designated in the City General Plan and evaluated for potential environmental impacts in the City General Plan Initial Study/Negative Declaration (IS/ND), as adopted in January 2022. No changes to existing zoning are proposed, and the location of development will continue to be guided by the City General Plan land use map and zoning code.

2.4 REQUIRED ACTIONS

Implementation of the Housing Element Update would require the following discretionary actions by the Oakley City Council:

- Adoption of the addendum to the Initial Study/Negative Declaration for the Focused General Plan Update; and
- Adoption of the Housing Element for the City of Oakley through the General Plan Amendment process.

In addition to adoption by the Oakley City Council, the Housing Element Update will be submitted for review and certification by the California Department of Housing and Community Development.

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3 ENVIRONMENTAL CHECKLIST

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

The purpose of this checklist is to evaluate the categories in terms of any "changed condition" (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in environmental impact significance conclusions different from those found in the City of Oakley's Focused General Plan Update IS/ND; in particular, this analysis focuses on whether the proposed Housing Element Update, as a component of the General Plan, would result in new significant impacts or more severe significant impacts than those identified in the adopted IS/ND. The row titles of the checklist include the full range of environmental topics, as presented in Appendix G of the State CEQA Guidelines. The column titles of the checklist have been modified from the Appendix G presentation to help answer the questions to be addressed pursuant to CEQA Section 21166 and State CEQA Guidelines Section 15162. A "no" answer does not necessarily mean that there are no potential impacts relative to the environmental category, rather, a "no" answer means that there is no change in the significance of the impact—including with previously adopted mitigation measures-- compared to the conclusions in the Focused General Plan Update IS/ND. The purpose of each column of the checklist is described below.

Where Impact was Analyzed

This column provides a cross-reference to the pages of the Focused General Plan Update IS/ND where information and analysis may be found relative to the environmental issue listed under each topic.

Any new Circumstances Involving New or Substantially More Severe Significant Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) that have occurred subsequent to the prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or having substantial increases in the severity of previously identified significant impacts.

Any New Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A-D) of the CEQA Guidelines, this column indicates whether 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 environmental documents were certified as complete is available, requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. If the new information shows that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; or (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; or (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects or the project, but the project proponents decline to adopt the Mitigation Measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the Mitigation Measure or alternative, the question would be answered "yes" requiring the preparation of a subsequent EIR or supplement to the EIR. However, if the additional analysis completed as part of this Environmental Checklist Review finds that the conclusions of the prior environmental documents remain the same and no new significant impacts are identified, or identified significant environmental impacts are not found to be substantially more severe, the question would be answered "no" and no additional EIR documentation (supplement to the EIR or subsequent EIR) would be required.

Addendum Impact Conclusions

This column restates the conclusions of the adopted Focused General Plan Update IS/ND and the conclusion for the proposed Housing Element Update.

CONCLUSION

As evidenced in the following discussions included in the Environmental Checklist, none of the changes or revisions to the project or changes in circumstances (including environmental setting and regulatory setting) would result in new or substantially more severe environmental impacts. In addition, no 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 IS/ND was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous environmental analysis;

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

(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 measures or alternatives; or

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

An Addendum to the adopted IS/ND for the Focused General Plan Update is the appropriate CEQA document for the Housing Element Update, consistent with CEQA Section 21166 and State CEQA Guidelines Sections 15162, 15163, and 15164.

3.1 AESTHETICS

Environmental Issue Area	Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
1. Aesthetics. Would the project:				
Have a substantial adverse effect on a scenic vista?	Pages 21-24	No	No	Less than significant (same)
Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Pages 21-24	No	No	Less than significant (same)
In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Pages 21-24	No	No	Less than significant (same)
Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Pages 21-24	No	No	Less than significant (same)

3.1.1 Discussion

The Housing Element Update is closely linked to and affected by policies contained in the City's General Plan and supports goals, policies, and programs to address the requirements of State law, including environmental justice, circulation and mobility, and safety, including climate adaptation. The project includes revisions to housing policy and programs but does not propose new development that would result in physical changes affecting scenic vistas, visual character, and light and glare. State and County routes would not be affected by adoption and implementation of the proposed Housing Element Update.

No new housing sites are proposed as a part of this Housing Element Update beyond those already designated in the City's General Plan and evaluated for potential environmental impacts in the City Focused General Plan Update IS/ND. No changes to existing zoning are proposed, and the location of development would continue to be guided by the City General Plan land use map and zoning code. Future housing projects would continue to be reviewed through the City's entitlement process and CEQA to ensure consistency with all relevant federal and State policies and consistency with all relevant City General Plan goals and policies related to aesthetic resources. Future development of housing within the City would also be evaluated to consider the potential for degradation of existing visual character or quality of public views of the site and its surroundings. As a result, less-than-significant aesthetic impacts are anticipated as a result of the proposed Housing Element Update.

3.1.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to aesthetics.

3.2 AGRICULTURE AND FOREST RESOURCES

Environmental Issue Area	Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
2. Agriculture and Forestry Resources. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Pages 25-27	No	No	Less than significant (same)
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Pages 25-27	No	No	Less than significant (same)
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	Pages 25-27	No	No	No Impact (same)
d. Result in the loss of forest land or conversion of forest land to non-forest land?	Pages 25-27	No	No	No Impact (same)
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	Pages 25-27	No	No	Less than significant (same)

3.2.1 Discussion

The Housing Element Update does not contain goals, policies or programs or other changes that encourage the intensification of development that would affect agricultural resources. Additionally, the Housing Element Update does not remove environmental protections or mitigation related to agricultural resources and does not identify any changes to programs or policies that adversely affect agricultural resources. Further, the Housing Element Update does not provide entitlements to any specific land use or development projects. Future actions consistent with the Housing Element Update, including consideration of new development, revisions to the Zoning Ordinance, and future development proposals and infrastructure plans would be addressed pursuant to CEQA when project-specific details are available to evaluate the potential impacts to agricultural resources.

Such development would be reviewed by the City to ensure compliance with the City's General Plan, including the Land Use Element and the Open Space and Conservation Element, applicable Municipal Code sections, including Title 9 (Land Use Regulations), and relevant design and performance standards. As a result, adoption and implementation of the Housing Element Update would not result in an impact to Important Farmland (Prime, Unique, Statewide or

Local Important Farmlands); conflict with existing zoning for agricultural use or a Williamson Act contract; and would not result in conversion of farmland to other uses. Further, no designated forest land is located within the City, which could be affected by implementation of the proposed Housing Element Update. While implementation of the Housing Element Update would not change the potential for the urbanization of Oakley and the Planning Area as envisioned by the adopted General Plan, it would also not interfere with the region's ability to encourage the preservation and protection of agricultural resources. Therefore, the Housing Element Update would have a less-than-significant impact on agriculture resources, and no impact on forestry resources.

3.2.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to agriculture and forestry resources.

3.3 AIR QUALITY

Environmental Issue Area	Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
3. Air Quality. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	Pages 28-34	No	No	Less than significant (same)
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Pages 28-34	No	No	Less than significant (same)
c. Expose sensitive receptors to substantial pollutant concentrations?	Pages 28-34	No	No	Less than significant (same)
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Pages 28-34	No	No	Less than significant (same)

3.3.1 Discussion

The Housing Element Update does not provide entitlements to any specific land use or development projects and does not include any specific infrastructure improvements or other capital improvement projects. The project includes revisions to housing policies and programs and does not propose new development that would result in physical changes that could conflict with an applicable air quality plan, increase criteria air pollutants, expose sensitive receptors to substantial pollutant concentrations, or result in other emissions adversely affecting a substantial number of people.

No new housing sites are proposed as a part of this Housing Element Update beyond those already designated in the City General Plan and evaluated for potential air quality impacts in the City's Focused General Plan Update IS/ND. No changes to existing zoning are proposed, and the location of development would continue to be guided by the City General Plan land use map and zoning code. Future housing projects would continue to be reviewed through the City entitlement process and CEQA to ensure consistency with local, State, and federal air quality standards and that future housing projects are consistent with all relevant City General Plan goals and policies, including those that would avoid locating housing near sources of substantial pollutant concentrations. The project would not result in any new significant impacts not analyzed within the Focused General Plan Update IS/ND, nor does it worsen any impacts; impacts due to the project are less than significant pertaining to air quality.

3.3.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to air quality.

3.4 BIOLOGICAL RESOURCES

Environmental Issue Area	Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
4. Biological Resources. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	Pages 35-38	No	No	Less than significant (same)
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	Pages 35-38	No	No	Less than significant (same)
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Pages 35-38	No	No	Less than significant (same)
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Pages 35-38	No	No	Less than significant (same)
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Pages 35-38	No	No	Less than significant (same)
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Pages 35-38	No	No	Less than significant (same)

3.4.1 Discussion

The Housing Element Update includes revisions to housing policies and programs, and does not propose new development that would result in physical changes affecting biological resources. Additionally, the Housing Element Update does not remove environmental protections or mitigation related to biological resources and does not identify any changes to programs or policies that would adversely affect biological resources.

No new housing sites are proposed as a part of this Housing Element Update beyond those already designated in the City General Plan and evaluated for potential environmental impacts in the City's Focused General Plan Update IS/ND. No changes to existing zoning are proposed, and the location of development would continue to be guided

by the City General Plan land use map and zoning code. Therefore, the Housing Element Update would not result in growth beyond that currently allowed and would not result in new or increased impacts to biological resources, including the adopted East Contra Costa Habitat Conservation Plan and Natural Community Conservation Plan. Future actions under the Housing Element Update, including consideration of new development, revisions to the Zoning Ordinance, and future development proposals and infrastructure plans would be addressed pursuant to CEQA when project-specific details are available to ensure that significant biological resources impacts do not occur. Additionally, those developments and projects would be reviewed to ensure that they are in compliance with the General Plan, including the Land Use Element and the Open Space and Conservation Element, applicable Municipal Code sections, including Title 9 (Land Use Regulations), relevant design and performance standards, and applicable State and Federal requirements. The adoption of the Housing Element Update would not have a substantial adverse effect on candidate, sensitive, or special status species, riparian habitat, sensitive natural communities, state or federally protected wetlands, or interfere substantially with the movement of fish or wildlife species, wildlife corridors, or native wildlife nursery sites. The Housing Element Update does not include any provisions that would conflict with or remove local policies or ordinances that protect biological resources or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. While the Housing Element Update would not change the potential for the urbanization of Oakley and the Planning Area as envisioned by the adopted General Plan, it will provide for the additional measures described above to ensure that development and growth addresses potential impacts to open space and natural resources and that development projects continue to be reviewed for potential impacts to biological resources. Therefore, the proposed Housing Element Update would have a less than significant impact on biological resources.

3.4.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to biological resources.

3.5 CULTURAL RESOURCES

Environmental Issue Area	Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
5. Cultural Resources. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	Pages 39-41	No	No	Less than significant (same)
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Pages 39-41	No	No	Less than significant (same)
d. Disturb any human remains, including those interred outside the formal cemeteries?	Pages 39-41	No	No	Less than significant (same)

3.5.1 Discussion

The Housing Element Update does not contain goals, policies or programs or other changes that encourage the intensification of development or changes to planned development patterns that would result in cultural resources impacts. Additionally, the Housing Element Update does not remove environmental protections or mitigation related to cultural resources and does not identify any changes to programs or policies that would adversely affect cultural resources.

The Housing Element Update does not provide entitlements to any specific land use or development projects and does not include any specific infrastructure improvements or other capital improvement projects. Future development would continue to be consistent with the urbanization patterns, development types, and intensities envisioned by the adopted General Plan and no new areas are identified for development or urbanization. Therefore, the Housing Element Update would not result in growth beyond that currently allowed and would not result in new or increased cultural resource impacts. Future actions under the Housing Element Update, including consideration of new development, revisions to the Zoning Ordinance, and future development proposals and infrastructure plans would be addressed pursuant to State law, including the CEQA, when project-specific details are available to ensure that significant impacts to cultural resources do not occur. Additionally, those developments and projects will be reviewed to ensure that they are in compliance with the General Plan, including the Open Space and Conservation Element. In addition, the City will consult with traditionally and culturally affiliated California Native American tribes pursuant to Assembly Bill 52 and Senate Bill 18. The intent is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning state, for the purpose of protecting, or mitigating impacts to, cultural places. The purpose of involving local tribes at these early planning stages is to allow consideration of cultural places in the context of broad local land use policy, before individual site-specific, project-level, land use decisions are made by a local government. Overall, the Housing Element Update would have a less than significant impact on cultural resources.

3.5.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to cultural resources.

3.6 ENERGY

Environmental Issue Area	Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
6. Energy. Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Pages 42-49	No	No	Less than significant (same)
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Pages 42-49	No	No	Less than significant (same)

3.6.1 Discussion

The proposed Housing Element Update includes revisions to housing policies and programs, and does not propose new development that would result in physical changes that could affect energy resources or plans. No new housing sites are proposed as a part of this Housing Element Update beyond those already designated in the City General Plan and evaluated for potential environmental impacts in the City's Focused General Plan Update IS/ND. No changes to existing zoning are proposed, and the location of development will continue to be guided by the City General Plan land use map and zoning code.

Future actions under the Housing Element Update, including consideration of new development, revisions to the Zoning Ordinance, and future development proposals and infrastructure plans would be addressed pursuant to CEQA when project-specific details are available to ensure that significant energy impacts do not occur. Additionally, future developments and projects would be reviewed to ensure that they are in compliance with the General Plan, including the Land Use Element, Circulation Element, and Open Space and Conservation Element, applicable Municipal Code sections, relevant design and performance standards, and other applicable requirements. All future development projects would be required to be in compliance with all applicable Federal, State, and local regulations regulating energy usage. For example, PG&E is responsible for the mix of energy resources used to provide electricity for its customers, and it is in the process of implementing the Statewide Renewable Portfolio Standard to increase the proportion of renewable energy (e.g., solar and wind) within its energy portfolio. PG&E is expected to achieve at least a 50 percent mix of renewable energy resources by 2030. Additionally, energy-saving regulations, including the latest State Title 24 building energy efficiency standards ("part 6"), would be applicable to future residential development projects. Other Statewide measures, including those intended to improve the energy efficiency of the statewide passenger and heavy-duty truck vehicle fleet (e.g., the Pavley Bill and the Low Carbon Fuel Standard), would improve vehicle fuel economies, thereby conserving gasoline and diesel fuel. These energy savings would continue to accrue over time. The adoption of the Housing Element Update will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources and would not conflict with or obstruct implementation of applicable plans for renewable energy or energy efficiency. While the Housing Element Update will not change the potential for the urbanization of Oakley and the Planning Area as envisioned by the adopted General Plan, it will provide for the additional measures described above to reduce energy impacts associated with development and growth. Therefore, the Housing Element Update would have a less than significant impact on energy.

3.6.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to energy.

3.7 GEOLOGY AND SOILS

Environmental Issue Area	Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
7. Geology and Soils. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides?	Pages 50-52	No	No	Less than significant (same)
b. Result in substantial soil erosion or the loss of topsoil?	Pages 50-52	No	No	Less than significant (same)
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in: on-or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	Pages 50-52	No	No	Less than significant (same)
d. Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Pages 50-52	No	No	Less than significant (same)
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	Pages 50-52	No	No	Less than significant (same)
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Pages 50-52			Less than significant (same)

3.7.1 Discussion

The proposed Housing Element Update includes revisions to housing policy and programs and does not propose new development that would result in physical changes that directly or indirectly expose persons or structures to hazards associated with strong seismic ground shaking that results in landslides or liquefaction, unstable soils, or expansive soils. The project does not propose new development that could cause soil erosion or destroy any unique

paleontological resource or site or unique geologic feature. There are no active faults zoned under the Alquist-Priolo Earthquake Fault Zone Act or other known active faults in the City. No known mineral resources would be affected.

No new housing sites are proposed as a part of this Housing Element Update beyond those already designated in the City General Plan and evaluated for potential environmental impacts in the City's Focused General Plan Update IS/ND. No changes to existing zoning are proposed, and the location of development will continue to be guided by the City General Plan land use map and zoning code. Future housing projects would be subject to site-specific geotechnical studies as determined by the City and required by City General Plan policies. Future housing projects would continue to be reviewed through the City's entitlement process and CEQA to ensure compliance with State and local building codes and seismic safety design standards, such as California Building Code, and to ensure consistency with all relevant City General Plan goals and policies related to seismic, soils, and geologic hazards. The project would not result in any new significant impacts not analyzed within the City's Focused General Plan Update IS/ND, nor would it worsen any impacts; impacts due to the project are less than significant related to geology and soils.

3.7.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to geology and soils.

3.8 GREENHOUSE GAS EMISSIONS

Environmental Issue Area	Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
8. Greenhouse Gas Emissions. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Pages 53-62	No	No	Less than significant (same)
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Pages 53-62	No	No	Less than significant (same)

3.8.1 Discussion

The proposed Housing Element Update includes revisions to housing policies and programs and does not propose new development that would result in physical changes that directly or indirectly generate GHGs. No new housing sites are proposed as a part of this Housing Element Update beyond those already designated in the City General Plan and evaluated for potential environmental impacts in the City's Focused General Plan Update IS/ND. No changes to existing zoning are proposed, and the location of development would continue to be guided by the City General Plan land use map and zoning code. In addition, the Housing Element Update would not conflict with the implementation of regional transportation-related GHG targets outlined in the Association of Bay Area Governments Plan Bay Area 2040 because the modifications contained in the Housing Element Update would not result in higher vehicle miles traveled (VMT) or emissions than those forecasted in the Plan Bay Area 2040.

Future housing projects would continue to be reviewed through the City's entitlement process and CEQA to ensure that future housing projects comply with relevant State and local regulations related to GHG emissions and are consistent with all relevant City General Plan goals and policies. The proposed Housing Element Update would not result in any new significant impacts not analyzed within the Focused General Plan Update IS/ND, nor does it worsen any impacts; impacts due to the project are less than significant related to GHG emissions.

3.8.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to greenhouse gas emissions.

3.9 HAZARDS AND HAZARDOUS MATERIALS

Environmental Issue Area	Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
9. Hazards and Hazardous Materials. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Pages 63-67	No	No	Less than significant (same)
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	Pages 63-67	No	No	Less than significant (same)
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Pages 63-67	No	No	Less than significant (same)
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Pages 63-67	No	No	Less than significant (same)
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	Pages 63-67	No	No	Less than significant (same)
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Pages 63-67	No	No	Less than significant (same)
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	Pages 63-67	No	No	Less than significant (same)

3.9.1 Discussion

The Housing Element Update includes revisions to housing policies and programs and does not propose new development that would result in physical changes that could create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; result in the accidental release of hazardous materials; interfere with an emergency response plan; or cause wildland fires. Additionally, the Housing Element Update does not remove environmental protections or mitigation related to hazards and hazardous materials and does not identify any changes to programs or policies that would result in increased or new hazards.

The Housing Element Update does not provide entitlements to any specific land use or development projects and does not include any specific infrastructure improvements or other capital improvement projects. No new housing sites are proposed as a part of this Housing Element Update beyond those already designated in the City General Plan and evaluated for potential environmental impacts in the City's Focused General Plan Update IS/ND. Future development would continue to be consistent with the urbanization patterns, development types, and intensities envisioned by the adopted Housing Element and no new areas are identified for development or urbanization. Construction of new development is required by law to implement and comply with existing federal, State, and local hazardous material regulations to ensure public safety. Future actions under the Housing Element Update, including consideration of new development, revisions to the Zoning Ordinance, and future development proposals and infrastructure plans would be addressed pursuant to CEQA when project-specific details are available to ensure that significant hazards and hazardous materials impacts do not occur. Additionally, those developments and projects will be reviewed to ensure that they are in compliance with the General Plan, including the Land Use Element and the Open Space and Conservation Element, applicable Municipal Code sections, including Title 9 (Land Use Regulations), relevant design and performance standards, and applicable requirements. While the Housing Element Update will not change the potential for the urbanization of Oakley and the Planning Area as envisioned by the adopted General Plan, it will provide for the additional measures described above to ensure that development and growth addresses potentially significant impacts associated with hazards and hazardous materials. Future development of projects will be subject to both local and regional hazard and hazardous materials regulation and will also be required to meet all adopted local and State Fire Safety Standards. All potential hazards associated with a site-specific development project will be analyzed and addressed at the time when an application with specific project details is submitted. Therefore, the Housing Element Update would have a less than significant impact on hazards or hazardous materials.

3.9.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to hazards and hazardous materials.

3.10 HYDROLOGY AND WATER QUALITY

Environmental Issue Area	Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
10. Hydrology and Water Quality. Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	Pages 68-72	No	No	Less than Significant (same)
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Pages 68-72	No	No	Less than Significant (same)
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial on- or offsite erosion or siltation; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) Impede or redirect flood flows?	Pages 68-72	No	No	Less than Significant (same)
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Pages 68-72	No	No	Less than significant (same)
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Pages 68-72	No	No	Less than significant (same)

3.10.1 Discussion

The proposed Housing Element Update includes revisions to housing policy and programs, and does not propose new development that would result in physical changes that could affect flooding, water quality, or stormwater drainage.

No new housing sites are proposed as a part of this Housing Element Update beyond those already designated in the City General Plan and evaluated for potential environmental impacts in the City's Focused General Plan Update IS/ND. No changes to existing zoning are proposed, and the location of development will continue to be guided by the City General Plan land use map and zoning code. Future housing projects will continue to be reviewed through the City's entitlement process and CEQA to ensure consistency with federal and State policies and consistency with all

relevant City General Plan goals and policies related to flooding, water quality, or stormwater drainage. The project does not result in any new significant impacts not analyzed within the City's Focused General Plan Update IS/ND, nor does it worsen any impacts; impacts due to the project are less than significant related to hydrological resources.

3.10.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to hydrology and water quality.

3.11 LAND USE AND PLANNING

Environmental Issue Area		Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
11.	Land Use and Planning. Would the project:				
a.	Physically divide an established community?	Pages 73-74	No	No	No Impact (same)
b.	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Pages 73-74	No	No	Less than significant (same)

3.11.1 Discussion

The Housing Element Update would maintain planned development patterns, includes features to improve connectivity, and does not include any components that would physically divide an established community. Therefore, the Housing Element Update would have no impact associated with physically dividing an established community.

The Housing Element Update does not provide entitlements to any specific land use or development projects and does not include any specific infrastructure improvements or other capital improvement projects. Future development would continue to be consistent with the urbanization patterns, development types, and intensities envisioned by the adopted General Plan, and no new areas would be designated for future development or urbanization as part of the proposed Housing Element Update. Establishing policies that may result in greater residential densities is consistent with land use plans and policies which are intended to avoid significant effects. Including such policies is often a key component of "smart growth" principles, because developing at increased densities is a means of reducing the ultimate regional growth footprint.

No new housing sites are proposed as a part of this Housing Element Update beyond those already designated in the City General Plan and evaluated for potential environmental impacts in the City Focused General Plan Update IS/ND. No changes to existing zoning are proposed, and the location of development would continue to be guided by the City General Plan land use map and zoning code. The Housing Element Update would be consistent with the existing General Plan as required by State law. Future housing projects would continue to be reviewed through the City's entitlement process and CEQA to ensure consistency with local, State, and federal regulations and all General Plan goals and policies intended to avoid dividing established communities, ensure new development remains interconnected with established communities, and ensure new development does not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. As a result, the project would not result in any new significant impacts not analyzed within the City's Focused General Plan Update IS/ND, nor would it worsen any impacts; impacts due to the project are less than significant related to land use and planning.

3.11.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to hydrology and water quality.

3.12 MINERAL RESOURCES

Environmental Issue Area		Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
12	Mineral Resources. Would the Project:				
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Page 75	No	No	No Impact (same)
b.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Page 75	No	No	No Impact (same)

3.12.1 Discussion

Adoption of the Housing Element Update would not result in a significant impact to mineral resources. The Housing Element Update does not identify new areas for urbanization or nonresidential development and would not change the potential to affect any mineral resources. Similar to the Focused General Plan Update, the Housing Element Update does not include nor modify any goals, policies, or actions related to mineral resources. Therefore, the Housing Element Update would have no impact on mineral resources.

3.12.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to mineral resources.

3.13 NOISE

Environmental Issue Area	Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
13. Noise. Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, or a substantial temporary or permanent increase in noise levels above existing ambient levels that could result in an adverse effect on humans?	Pages 76-78	No	No	Less than significant (same)
b. Generation of excessive groundborne vibration or groundborne noise levels?	Pages 76-78	No	No	Less than significant (same)
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Pages 76-78	No	No	Less than significant (same)

3.13.1 Discussion

The Housing Element Update does not provide entitlements to any specific land use or development projects and does not include any specific infrastructure improvements or other capital improvement projects. The Housing Element Update also does not remove environmental protections or mitigation related to noise and would not modify existing programs or policies that would result in potentially significant noise and vibration effects. Future development would continue to be consistent with the urbanization patterns, development types, and intensities envisioned by the adopted General Plan and no new areas are identified for development or urbanization. The project includes revisions to housing policies and programs, but would not result in new development that would result in physical changes that generate temporary or permanent increase in ambient noise levels or excessive groundborne vibrations.

No new housing sites are proposed as a part of this Housing Element Update beyond those already designated in the City General Plan and evaluated for potential noise impacts in the City's Focused General Plan Update IS/ND. No changes to existing zoning are proposed, and the location of development would continue to be guided by the City General Plan land use map and zoning code. Future housing projects would continue to be reviewed through the City's entitlement process and CEQA to ensure that residents are not exposed to unacceptable noise and vibration levels, and that the projects are consistent with all General Plan goals and policies. More specifically, future developments would be reviewed to ensure that they are in compliance with the General Plan, including the Land Use Element and the Community Health and Safety Element, applicable Municipal Code sections, including Title 9 (Land Use Regulations), relevant design and performance standards, and applicable standards related to noise and

vibration. The project would not result in any new significant impacts not analyzed within the Focused General Plan Update IS/ND, nor does it worsen any impacts; impacts due to the project are less than significant related to noise.

3.13.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to noise.

3.14 POPULATION AND HOUSING

Environmental Issue Area	Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
14. Population and Housing. Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Pages 79-80	No	No	Less than significant (same)
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Pages 79-80	No	No	Less than significant (same)

3.14.1 Discussion

The Project includes revisions to housing policies and programs, and does not propose new development that could induce substantial unplanned population growth or displace existing people or housing units. As described in Section 2, "Project Description," the 2023-2031 RHNA for the City is 1,058 new units, which is a decrease of 110 units (a 9% decrease) compared to the previous 2015-2023 planning period of 1,168 units. Total growth assumed within the adopted Focused General Plan Update was 13,367 units, which would not increase due to RHNA requirements associated with this Housing Element Update. However, as discussed in Section 2, "Project Description," the City has a projected shortfall of 434 units. However, the City would, through implementation of the mechanisms and programs outlined in the Housing Element Update, implement specific actions to guide the City and achieve the RHNA housing need within the City. This would allow for future accommodation of the projected affordable housing demand within the City, thereby avoiding the potential for induced population growth elsewhere in the region.

As directed by the mechanisms and program choices outlined in the Housing Element Update, the City would, as a later action, amend its zoning code and rezone potential parcels within the City to allow for additional residential capacity. However, the increase in residential capacity and specific locations of these amendments has yet to be determined and will be evaluated as a separate effort and discretionary action under CEQA once the program has been selected, funded, and drafted. Because the potential impacts associated with these amendments are too speculative for meaningful evaluation, specific details cannot be discussed or evaluated further, consistent with CEQA requirements (refer to CEQA Guidelines Section 15145).

As discussed above, no new housing sites are proposed as a part of this Housing Element Update beyond those already designated in the City General Plan and evaluated for potential environmental impacts in the City's Focused General Plan Update IS/ND. Potential new housing sites would be evaluated in their respective environmental documents and are not evaluated in this document. No changes to existing zoning are proposed, and the location of development will continue to be guided by the City General Plan land use map and zoning code. The City Focused General Plan Update IS/ND considered population and housing projections consistent with the Housing Element Update in its analysis of physical impacts associated with future development in the City. Therefore, the Housing Element Update would not induce unplanned population and housing growth that is not already contemplated in the City General Plan. The project would not result in any new significant impacts not analyzed within the Focused General Plan Update IS/ND, nor does it worsen any impacts; impacts due to the project are less than significant related to population and housing.

3.14.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to population and housing.

3.15 PUBLIC SERVICES

Environmental Issue Area	Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
15. Public Services.				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i. Fire protection?	Pages 81-83	No	No	Less than significant (same)
ii. Police protection?	Pages 81-83	No	No	Less than significant (same)
iii. Schools?	Pages 81-83	No	No	Less than significant (same)
iv. Parks?	Pages 81-83	No	No	Less than significant (same)
v. Other public facilities?	Pages 81-83			Less than significant (same)

3.15.1 Discussion

The Housing Element Update includes revisions to housing policy and programs, and does not propose new development that could result in new or physically altered public services facilities or provision of utilities and service systems. No new housing sites are proposed as a part of this Housing Element Update beyond those already designated in the City's General Plan and evaluated for potential public services impacts in the Focused General Plan Update IS/ND. No changes to existing zoning are proposed, and the location of development would continue to be guided by the City General Plan land use map and zoning code. The City Focused General Plan Update IS/ND considered the increased demand public services required to serve the population projected in the 2015-2023 Housing Element, and the RHNA for the proposed Housing Element Update would not increase. The location of new housing units or changes to density associated with implementation of the Housing Element Update and would be considered consistent with City General Plan policies, which preclude development within the City where adequate public services are not available. Future housing projects would continue to be reviewed through the City's entitlement process and CEQA to ensure that public services are provided consistent with all City General Plan goals and policies and to ensure acceptable service ratios, response times, and facilities for public services. The project does not result in any new significant impacts not analyzed within the Focused General Plan Update IS/ND, nor does it worsen any impacts; impacts due to the Project are less than significant related to public services.

3.15.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to public services.

3.16 RECREATION

Environmental Issue Area	Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
16. Recreation.				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Pages 84-85	No	No	Less than significant (same)
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	Pages 84-85	No	No	Less than significant (same)

3.16.1 Discussion

The Housing Element Update does not contain goals, policies or programs or other changes that encourage the intensification of development or changes to planned development patterns that would result in increased demand for existing parks and recreational facilities that would result in substantial deterioration of the facility. While the Housing Element Update includes policies and actions to address the provision of parks and recreation facilities, it does not include nor require the construction or expansion of parks and recreational facilities. Additionally, the Housing Element Update does not remove environmental protections or mitigation related to development or provision of parks and recreation facilities. Rather, the Housing Element strengthens the City's approach to addressing environmental impact, which would be applied to new, expanded, and rehabilitated parks and recreation facilities and improvements. The Housing Element Update does not provide entitlements to any specific land use or development projects and does not include any specific projects, including parks and recreation facilities and improvements. Future development, including parks and recreation facilities and improvements, would continue to be consistent with the urbanization patterns, development types, and intensities envisioned by the adopted General Plan and no new areas are identified for development or urbanization. Therefore, the Housing Element Update would not result in growth beyond that currently allowed and would not result in increased demand for parks and recreation and associated facilities and improvements. The potential impacts of parks and recreation projects would continue to be addressed pursuant to CEQA when project-specific details are available. Therefore, the Housing Element Update would have a less than significant impact on parks and recreation.

3.16.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to recreation.

3.17 TRANSPORTATION

Environmental Issue Area	Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
17. Transportation. Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	Pages 86-97	No	No	Less than significant (same)
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Pages 86-97	No	No	Less than significant (same)
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Pages 86-97	No	No	Less than significant (same)
d. Result in inadequate emergency access?	Pages 86-97	No	No	Less than significant (same)

3.17.1 Discussion

The Focused General Plan Update IS/ND evaluated transportation impacts associated with updates to the General Plan, including policy changes and actions that address sustainable development in addition to land use designations intended to improve the jobs-housing balance within the City while allowing for continued population growth of the City. Based on the analysis provided therein, the City (as a whole) would be consistent with established VMT reduction targets and would not conflict with existing plans or result in transportation hazards or inadequate emergency access. More specifically, the Focused General Plan Update would result in a per capita reduction in residential VMT from 26.76 VMT per capita to 22.49 VMT per capita under cumulative conditions. As a result, impacts associated with implementation of the Focused General Plan Update were determined to be less than significant.

The proposed Housing Element Update includes revisions to housing policies and programs, and does not propose new development that would result in conflicts with policies related to transit, roadway, bicycle, and pedestrian facilities; hazardous design features; or inadequate emergency access. The Project would not conflict with existing policies or ordinances. Further, no new housing sites are proposed as a part of this Housing Element Update beyond those already designated in the City General Plan and evaluated for potential transportation impacts in the City Focused General Plan Update IS/ND. No changes to existing zoning are proposed, and the location of development will continue to be guided by the City General Plan land use map and zoning code. Future housing projects would continue to be reviewed through the City's entitlement process and CEQA to ensure that future housing projects are consistent with all relevant transportation-related City General Plan goals and policies, including the City's policies related to managing vehicular travel demand. In addition, while no new housing sites have been identified, preference would be given to parcels that are located along transit routes or major roadway corridors and in proximity to commercial and employment centers. Because the City is generally urbanized, implementation of zoning programs that would increase density in areas along transit routes are anticipated to reduce overall per capita VMT by making the use of public transit more readily accessible. This is considered to be consistent with guidance from the Governor's Office of Planning and Research (OPR), which states that adding affordable housing to infill locations generally improves jobs-housing match, in turn shortening commutes and reducing VMT. Furthermore, a project

would reduce VMT through developing in areas near transit and increasing density and mix of uses (OPR 2019). Thus, implementation of the potential zoning programs that would increase density and meet the RHNA requirements is anticipated to reduce overall VMT. The project does not result in any new significant impacts not analyzed within the Focused General Plan Update IS/ND, nor does it worsen any impacts; impacts due to the project are less than significant related to transportation.

3.17.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to transportation.

3.18 TRIBAL CULTURAL RESOURCES

Environmental Issue Area	Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
18. Tribal Cultural Resources. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	Pages 98-101	No	No	Less than significant (same)
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	Pages 98-101	No	No	Less than significant (same)

3.18.1 Discussion

The Housing Element Update includes revisions to housing policy and programs, and does not propose new development that would result in physical changes that could affect tribal cultural resources.

No new housing sites are proposed as a part of this Housing Element Update beyond those already designated in the City General Plan and evaluated for potential environmental impacts in the City's Focused General Plan Update IS/ND. No changes to existing zoning are proposed, and the location of development will continue to be guided by the City General Plan land use map and zoning code. Future housing projects will continue to be reviewed through the City's entitlement process and CEQA (including site-specific AB 52 consultation) to ensure consistency with federal and State policies and regulations, as well as consistency with all relevant City General Plan goals and policies, related to tribal cultural resources. The proposed Housing Element Update would not result in any new significant impacts not analyzed within the City's Focused General Plan Update IS/ND, nor does it worsen any impacts; impacts due to the project would be less than significant related to tribal cultural resources.

3.18.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to tribal cultural resources.

3.19 UTILITIES AND SERVICE SYSTEMS

Environmental Issue Area	Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
19. Utilities and Service Systems. Would the project:				
a. Require or result in the relocation or construction of construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	Pages 102-105	No	No	Less than significant (same)
b. Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Pages 102-105	No	No	Less than significant (same)
c. Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	Pages 102-105	No	No	Less than significant (same)
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Pages 102-105	No	No	Less than significant (same)
e. Fail to comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Pages 102-105	No	No	Less than significant (same)

3.19.1 Discussion

The Housing Element Update includes revisions to housing policy and programs, and does not propose new development that could result in new or physically altered public services facilities or provision of utilities and service systems. No new housing sites are proposed as a part of this Housing Element Update beyond those already designated in the City's General Plan and evaluated for potential utilities and service systems impacts in the Focused General Plan Update IS/ND. No changes to existing zoning are proposed, and the location of development would continue to be guided by the City General Plan land use map and zoning code. The City Focused General Plan Update IS/ND considered the increased demand utilities and service systems required to serve the population projected in the 2015-2023 Housing Element, and the RHNA for the proposed Housing Element Update would not increase population projections within the City. The location of new housing units or changes to density associated with implementation of the Housing Element Update would be considered consistent with City General Plan policies, which preclude development within the City where adequate services are not available. Future housing projects would continue to be reviewed through the City's entitlement process and CEQA to ensure that utility service is provided consistent with all City General Plan goals and policies and to ensure acceptable service and capacity.

Therefore, the project would not result in any new significant impacts not analyzed within the Focused General Plan Update IS/ND, nor would it worsen any impacts; impacts due to the project would be less than significant related to utilities.

3.19.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to utilities and service systems.

3.20 WILDFIRE

Environmental Issue Area	Where Impact Was Analyzed in the Focused General Plan Update IS/ND	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any New Information Requiring New Analysis or Verification?	Housing Element Update Addendum Impact Conclusions
20. Wildfire. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	Page 106	No	No	No Impact (same)
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	Page 106	No	No	No Impact (same)
c. Require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Page 106	No	No	No Impact (same)
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Page 106	No	No	No Impact (same)

3.20.1 Discussion

The City is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones (Oakley 2021). Recent (2022) and pending updates to fire hazard mapping by the California Department of Forestry and Fire Protection since the Focused General Plan Update IS/ND was adopted in 2021 did not modify or change designations within the City such that the project area is located within a state responsibility area or lands classified as very high fire hazard severity zones (CAL FIRE 2009, 2022). Therefore, the Housing Element Update would have no impact on wildfire.

3.20.2 Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the conclusions of the Focused General Plan Update IS/ND remain relevant and valid, and approval of the project would not result in new or substantially more severe significant impacts to utilities and service systems.

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RESOLUTION NO. XX-23

A RESOLUTION OF THE CITY OF OAKLEY PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT A GENERAL PLAN AMENDMENT TO REPEAL THE 2015-2023 CITY OF OAKLEY HOUSING ELEMENT AND ADOPT THE CITY OF OAKLEY HOUSING ELEMENT OF THE GENERAL PLAN FOR THE PERIOD OF 2023-2031 IN COMPLIANCE WITH STATE HOUSING ELEMENT LAW

WHEREAS, the California Legislature has found that "California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives" (Government Code Section 65589.5.); and

WHEREAS, the Legislature has further found that "Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration" (Government Code Section 65589.5.); and

WHEREAS, the Legislature recently adopted the Housing Crisis Act of 2019 (SB 330) which states that "In 2018, California ranked 49th out of the 50 states in housing units per capita… California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years"; and

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City of Oakley City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of Oakley's regional housing need allocation (RHNA) of 1,058 housing units, comprised of 279 very-low income units, 161 low-income units, 172 moderate-income units, and 446 above moderate-income units; and

WHEREAS, to comply with State Housing Element Law, the City of Oakley has prepared the Housing Element 2023-2031 (the Housing Element) in compliance with State Housing Element Law and has identified sites that can accommodate housing units meeting the City's RHNA; and

WHEREAS, as provided in Government Code Section 65350 et. seq., adoption of the Housing Element constitutes a General Plan Amendment; and

WHEREAS, as provided in Government Code Sections 65352 – 65352.5 the City of Oakley mailed a public notice to all California Native American tribes provided by the Native American Heritage Commission and to other entities listed; and

WHEREAS, no California Native American tribe requested consultation; and

WHEREAS, the preparation, adoption, and implementation of the Housing Element requires a diligent effort to include all economic segments of the community; and

WHEREAS, the City of Oakley conducted extensive community outreach over the last 11 plus months including distribution of bilingual flyers, a bilingual online survey, in-person workshop with Staff and Consultants (noticed directly to over 3,500 residents, included on the front page of the City newsletter and webpage, advertised on electronic reader boards throughout the City, and shared on the City's social media accounts), and a public presentation and workshops with the Planning Commission and City Council; and

WHEREAS, in accordance with Government Code Section 65585 (b), on June 29, 2022, the City of Oakley posted the draft Housing Element and requested public comment for a 30-day review period, and on August 31, 2022, after responding to public comments, the City of Oakley submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its review; and

WHEREAS, on November 29, 2022, the City of Oakley received a letter from HCD providing its findings regarding the draft Housing Element; and

WHEREAS, on January 19, 2023, the City of Oakley published a revised draft Housing Element responding to HCD's findings and requested public comment on the draft; and

WHEREAS, on January 27, 2023, the City of Oakley submitted the revised draft Housing Element Update to HCD for its review; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 15164, the City prepared an Addendum to the City of Oakley Focused General Plan Initial Study/Negative Declaration ("IS/MND") for adoption of the 2023-2031 Housing Element Update ("CEQA Addendum"). The CEQA Addendum found that the proposed Housing element Update would not result in any new environmental effects, or an increased severity of environmental effects documented in the Focused General Plan Update IS/MND because no new direct or indirect physical changes to the environment would occur with its adoption; and

WHEREAS, on or before February 24, 2023, the Notice of Public Hearing for the Project was duly noticed in the Contra Costa Times, a newspaper of general distribution, was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, and outside the library at Freedom High School located at 1050 Neroly Road, and was mailed out to all to parties requesting such notice, and to outside agencies; and

WHEREAS, on March 7, 2023, the Planning Commission conducted a duly and properly noticed public hearing to take public testimony and consider this Resolution regarding the proposed Housing Element, reviewed the Housing Element and all pertinent maps, documents and exhibits, including HCD's findings, the City of Oakley's response to HCD's findings, the staff report and all attachments, and oral and written public comments; and

WHEREAS, these Findings are based on the City's General Plan, and the information submitted to the Planning Commission at its March 7, 2023 meeting, both written and oral, as reflected in the minutes of such meetings, together with the documents contained in the file for the Project (hereafter the "Record").

NOW, THEREFORE, BE IT RESOLVED THAT, on the basis of the above findings of fact and the entire Record, the Planning Commission hereby finds that:

1. The foregoing recitals are true and correct and are incorporated by reference into this action;

2. The proposed project conforms to the provisions and standards of the General Plan;

3. The proposed project is consistent with the balance of the General Plan;

4. The proposed project is necessary to implement the goals and objectives of the General Plan;

5. The public necessity, convenience, and general welfare require the proposed General Plan Amendment;

6. The proposed project will not cause any environment damage;

7. The Housing Element substantially complies with State Housing Element Law.

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT, on the basis of the above findings of fact and the entire Record, the Planning Commission hereby recommends the City Council:

1. Recommends to City Council consider the CEQA Addendum for the proposed project with the City of Oakley Focused General Plan Initial Study/Negative Declaration ("IS/MND") for adoption of the 2023-2031 Housing Element Update ("CEQA Addendum").

2. Repeal the 2015-2023 City of Oakley Housing Element and adopt the 2023-2031 City of Oakley Housing Element attached hereto as Exhibit A, incorporated by this reference, with the following changes:

a. Changes as depicted in the January 19, 2023 Housing Element Update Errata attached hereto as Exhibit “B”.

b. Any minor changes made as a result of HCD comments received between adoption of this resolution and the City Council public hearing for adoption of the Housing Element.

PASSED AND ADOPTED by the Planning Commission at a meeting held on the 7th day of March 2023, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

_____
Oleksii Chuiko, Chair

ATTEST:

_____
Libby Vreonis, City Clerk

Exhibits:

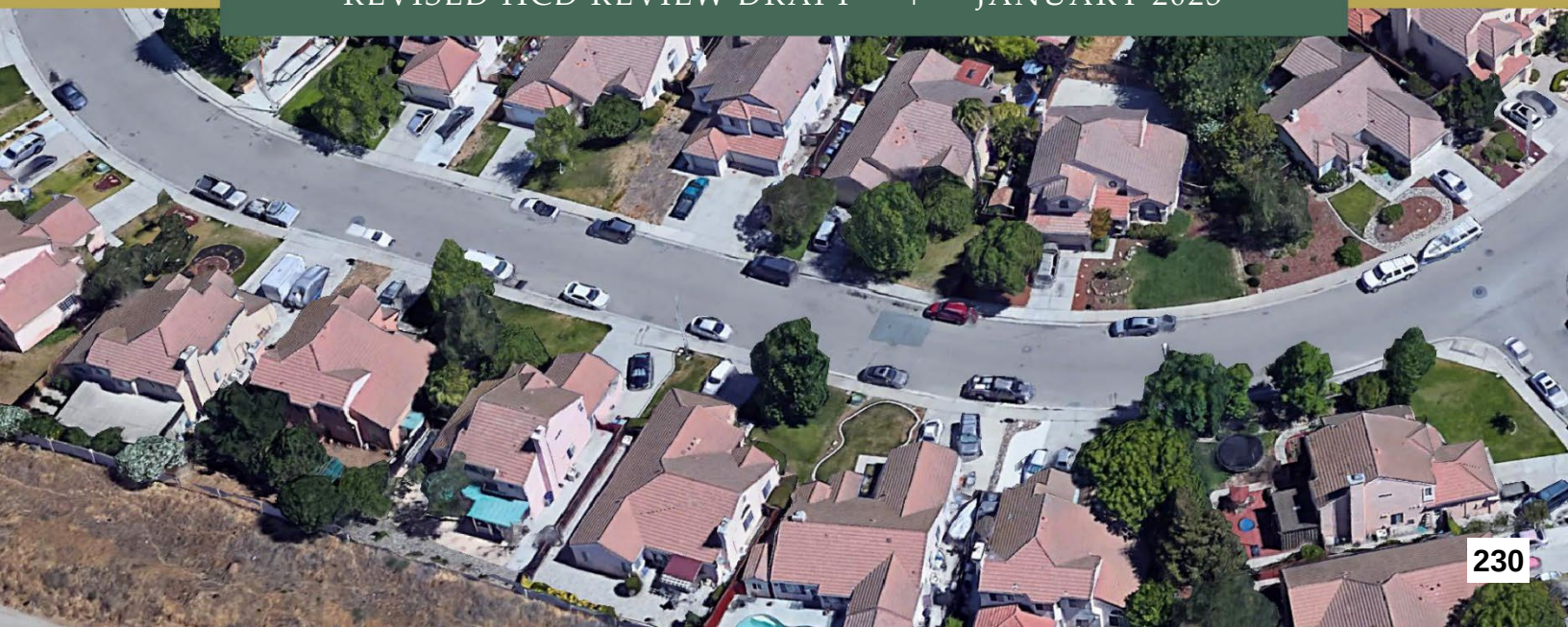
A. 2023-2031 City of Oakley Housing Element
B. 2023-2031 City of Oakley Housing Element Errata
C. HCD Finding Letter, dated November 29, 2022



2023–2031

Housing Element Update

REVISED HCD REVIEW DRAFT | JANUARY 2023



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Chapter 1: Introduction

The Housing Element is the principal guide for housing strategies in the City of Oakley (City). It is one of eight mandatory elements of the City's General Plan and sets forth actions to address the housing needs of all households in Oakley. The Housing Element will offer a way to ensure there are enough sites for safe, accessible, and diverse housing throughout the City and address existing and future housing needs for present and future Oakley residents.

Consistency with State Law

All cities and counties in California are required to have a compliant housing element as one of the eight mandated elements of a general plan. Each city and county in the State must submit their housing element to the California Department of Housing and Community Development (HCD) for review to ensure that it meets the minimum requirements under State housing element law and are also required to prepare an annual progress report (APR) on the status and progress of implementing its housing element. Most cities and counties, including Oakley, are required to update their housing element every eight years.

Oakley's prior housing element covered the 2015-2023 planning period, while this update will cover the 2023-2031 planning period, from January 31, 2023, to January 31, 2031. State law (Government Code Section 65583) requires the City to adopt a Housing Element that addresses the needs of everyone in the community, at all income levels.

Housing Element Requirements

- An analysis of existing and projected housing needs
- An inventory of land suitable for housing and emergency shelters with a projected capacity for each site
- A summary of housing-related programs and funding
- An analysis of potential constraints to the production and maintenance of housing
- An assessment of fair housing and an analysis of how the City can affirmatively further fair housing (AFFH)
- An analysis of any special housing needs groups, as identified under State law
- An evaluation of the previous Housing Element
- A summary of opportunities for residential energy conservation
- An analysis of assisted housing developments that are at-risk of converting to market rate
- Specific actions to achieve housing goals and objectives

General Plan Consistency

The Housing Element is one component of the City's overall long-range planning strategy outlined in the General Plan. The City recently completed an update to the General Plan in January 2022 focused on Environmental Justice, Mobility, and Climate Change and Adaptation. The Housing Element is closely linked and 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 and actions 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 has been reviewed for consistency with the City's other General Plan elements and the actions 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.

Relationship to Other Plans and Programs

There are a number of City plans and programs which work to implement the goals and actions of the Housing Element including the City's Municipal Code and Specific Plans.

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 Zoning Chapter of the Municipal Code (Chapter 9.1) is the primary tool for implementing the General Plan while the Subdivision Title (Title 8) 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 designates various districts and outlines the permitted and conditionally permitted uses for each zone district. The Zoning Chapter also provides property development standards for each zone district and overall administrative and legislative procedures.

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.

Housing Element Organization

This Housing Element satisfies the requirements of State law (Government Code Section 65583(a)) and is organized as follows:

- Chapter 1 - Introduction. This chapter includes an introduction to the Housing Element, description of State housing element law, general plan consistency, and a summary of public participation.
- Chapter 2 - Existing Needs Assessment. This chapter analyzes demographic and socio-economic conditions; existing housing stock characteristics; housing affordability, overpayment, and overcrowding; and special needs for persons experiencing homelessness, persons with disabilities, seniors, large families, and female-headed households.
- Chapter 3 - Sites Inventory. This chapter identifies opportunities for housing production to meet the City's fair share of regional housing needs, as determined by the regional housing needs allocation (RHNA). It includes a description of the City's RHNA and the results of the inventory of sites within the City that are suitable for residential development during the eight-year planning period.
- Chapter 4 - Fair Housing Assessment. This chapter provides an analysis of fair housing issues and practices in Oakley, including patterns of integration and segregation, disparities in access to opportunity, and disproportionate housing needs. It also examines the relationship between the sites inventory and its potential impact on fair housing issues in the City. The chapter also includes a summary of strategies to affirmatively further fair housing.
- Chapter 5 – Housing Programs and Financial Resources. This chapter summarizes staff resources and funding available to support City housing programs and residential energy conservation.
- Chapter 6 - Potential Housing Constraints. This chapter analyzes potential constraints on the production, maintenance, or improvement of housing, including governmental constraints like land use controls, permits and processing procedures, fees, and zoning for a variety of housing types as well as non-governmental constraints such as land and development costs and the availability of financing.
- Chapter 7 - Evaluation of the Previous (2015-2023) Housing Element. This chapter summarizes the City's accomplishments during the previous (2015-2023) Housing Element planning period and evaluates each of the previous programs.
- Chapter 8 – Housing Plan. This chapter establishes goals and actions that will provide direction to help the City meet its housing goals.

Public Participation

Housing Element law requires that local governments make diligent efforts to achieve representative public participation in the development of the Housing Element. As part of the Housing Element Update process, the project team (including City staff and Consultants) facilitated public participation early in the process to inform the development of the Housing Element. The outreach process continued through plan adoption. Public engagement materials can be found in Appendix A.

Summary of Engagement Activities

The City conducted the following engagement activities throughout the Housing Element update process to engage and inform the community.

Project Webpage

The City hosted a project webpage about the housing element update at www.ci.oakley.ca.us/2023-2031-housing-element-update/. The webpage included an overview of the project and schedule, contact information for the project team, and a sign-up link for the project mailing list. The webpage was maintained throughout the housing element update process and routinely updated to include announcements of future engagement events, frequently asked questions (FAQs), community engagement materials and draft documents.

Online Community Survey

From April 20, 2022, through May 27, 2022, the City distributed a web-based survey to gather information from the community. The survey included questions related to household demographics, housing challenges/needs, and potential sites to be added to the Affordable Housing Overlay (AHO) district for future affordable housing development. The survey was provided in English and Spanish.

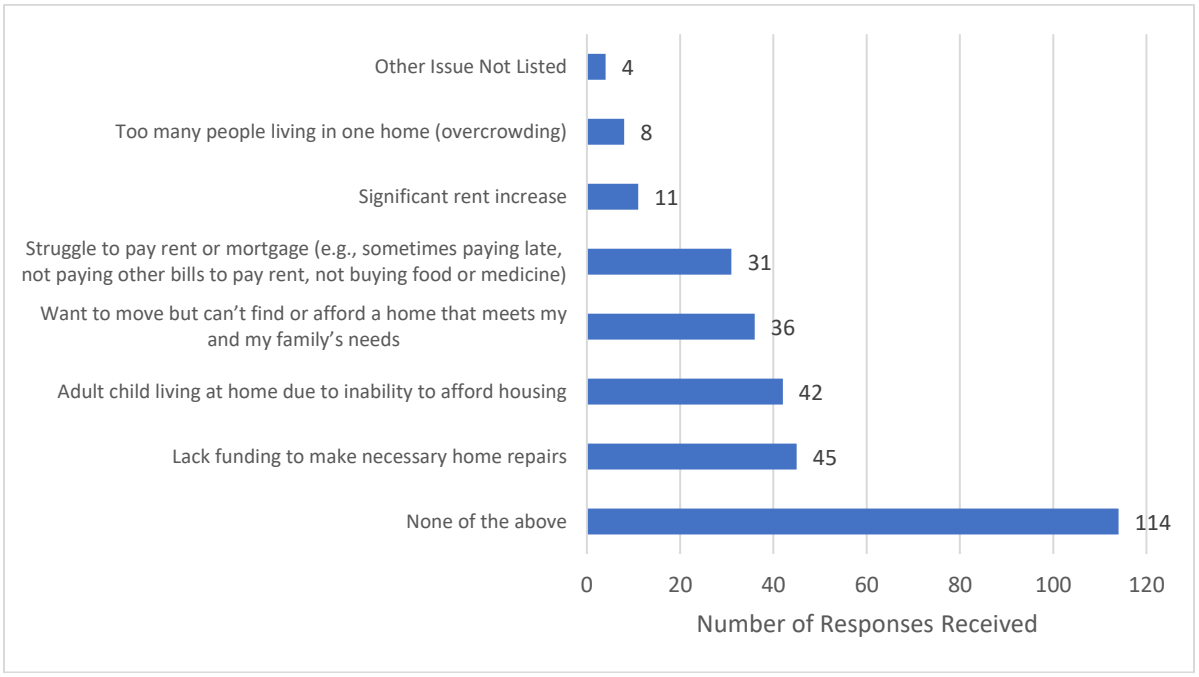
The City made an effort to reach all members of the community by distributing the survey through multiple channels. The survey was distributed through an online link and QR via email to the mailing list from the project website. It was also advertised through City Council meetings, a press release, in newsletters to the public that were sent out to nearly 3,500 residents, and broadcast on the City's social media outlets. The City's Public Outreach Staff also made efforts to draw attention to the Housing Element Update page, which also included links to the survey, by featuring the project on the City's homepage.

Summary of Feedback

A total of 227 participants took the survey. There were 226 responses to the English survey and 1 response to the Spanish survey. Of all respondents, 98 percent were residents of Oakley. Most respondents are homeowners (91 percent) and live in a single family home (95 percent). About 3 percent of respondents reported living in a duplex/triplex/fourplex (4 respondents) or an apartment (4 respondents). Summaries of key survey responses are shown in Figures 1-1 through 1-3.

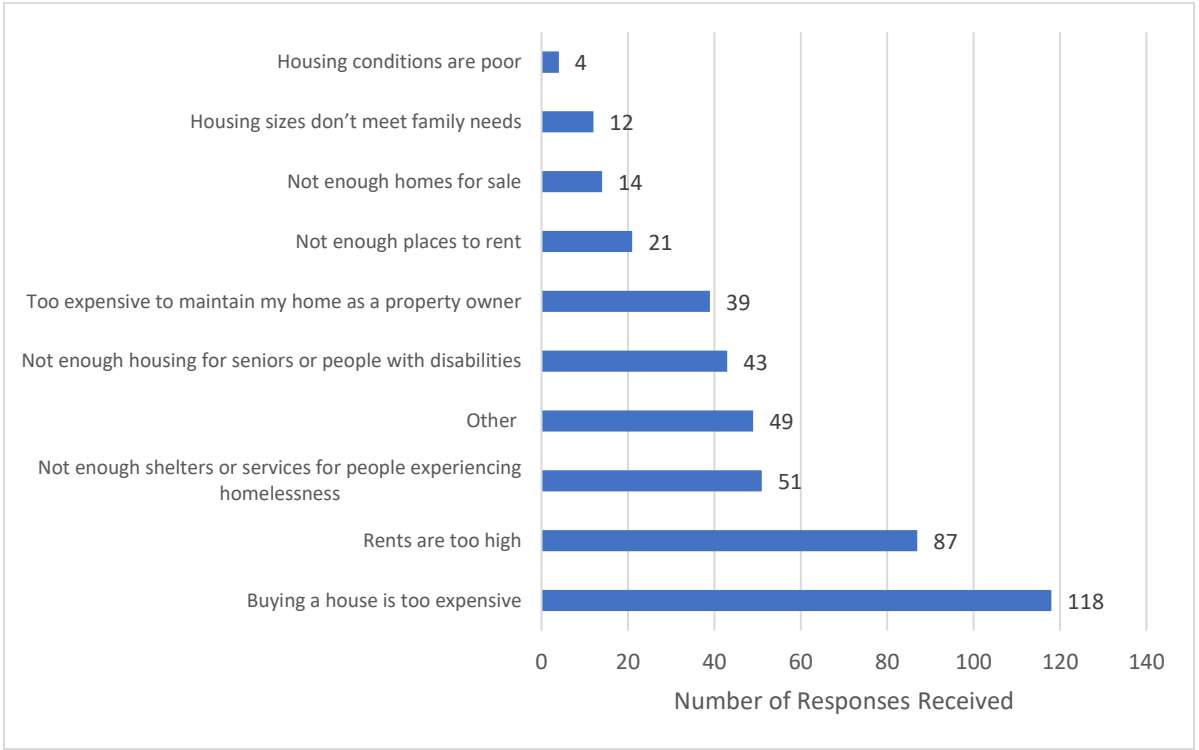
See Appendix A for the complete survey and participant responses.

Figure 1-1: Responses to "Have you or are you experiencing any of the following housing issues?"



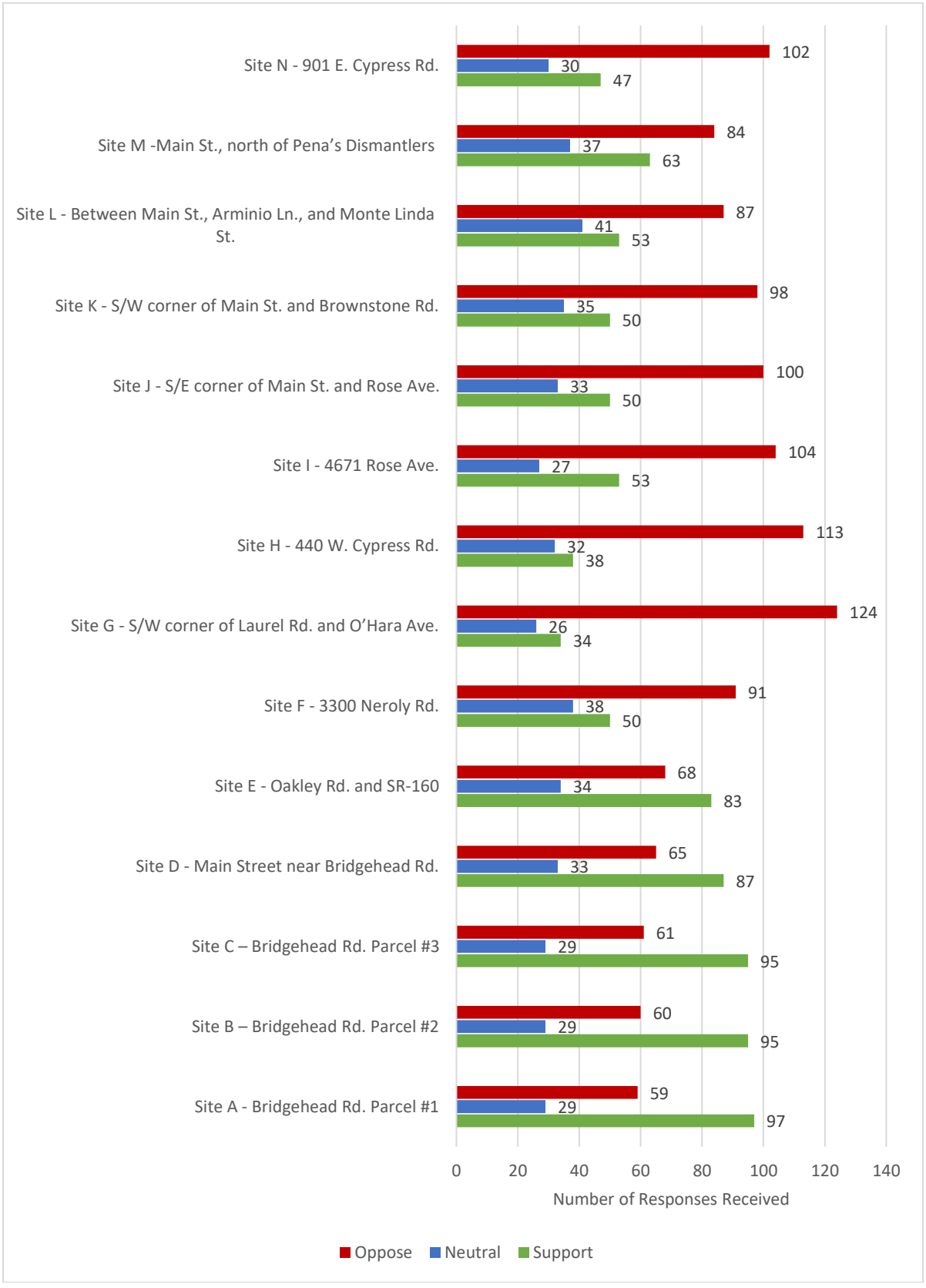
Source: Housing Element Online Community Survey Responses, May 2022.

Figure 1-2: Summary of Responses to "What do you feel is the most significant housing problem facing Oakley residents? (Choose up to three)"



Source: Housing Element Online Community Survey Responses, May 2022.

Figure 1-3: Summary of Responses to AHO Site Selection



Source: Housing Element Online Community Survey Responses, May 2022.

Contra Costa County Developer Outreach

In November 2021 the Contra Costa County Collaborative (C4) held a panel with East Bay Area developers to receive input from the development community on the challenges and constraints to develop in Contra Costa County and identify what actions are needed from local governments to streamline development. An Affordable Housing Developer Panel was hosted by C4 on April 20, 2022. This panel reinforced many of the recommendations made by the previous panel and provided additional insights. The following is a summary of the feedback heard from both panels.

Summary of Feedback

Constraints to Housing Development

- Community opposition to housing/affordable housing and resulting litigation and time delays
- Discretionary processes that result in ad-hoc changes (e.g., community benefits added as a requirement in the middle of the process)
- Lack of funding for affordable housing
- Requiring retail in mixed-use developments

Recommended Policies and Actions

- Objective design review processes
- Absolute clarity of the process (e.g. here are the steps, here are the discretionary items, here is a list of the community benefits to choose from)
- Guarantee an SB 35 process for Housing Element sites
- Have one person who is familiar with the process and can be the champion of the affordable housing projects, especially relative to keeping the process aligned with funding timelines
- Achieve more of a partnership relationship between development teams and cities across California

Additional Feedback from Affordable Housing Developers

- For permit streamlining, it is important for all departments to coordinate and prioritize affordable housing include planning, building and public works staff.
- Mixed-use requirements are a deterrent to affordable housing developers. Suggestions for flexibility included allowing leasing offices and other active uses to be on the ground floor rather than retail.
- Code constraints that developers often seek waivers for include: restrictive height limits, mixed-use requirements, open space and balcony requirements, and parking.
- Affordable housing projects are constrained by the strict sequencing of events that must be followed to secure tax credit financing.
- The labor shortage for construction and building management is a constraint.
- Church, institutional and commercial sites, as well as adaptive reuse projects are challenging due to increased holding costs, structural building code issues, expensive retrofits, and community/congregation opposition regarding the change in use.

- Be careful with requirements for extra public facilities and project features that add cost and do not contribute points that make the project more competitive in the tax credit application process.
- Cost of sites/high land value in high opportunity areas.

Community Workshop

The project team conducted an in-person workshop at the Oakley Recreation Center on April 20, 2022, to educate the community on the purpose of the Housing Element and to collect input on community needs, key housing issues facing residents, and potential sites for future affordable housing. Live Spanish interpretation was made available at the meeting. Figure 1-4 shows the flyers used to advertise engagement activities for the project.



Oakley residents discussing conclusions from the small group activity with City and Consultant staff.

The City made a diligent effort to advertise the workshop to all members of the community ~~The community workshop was noticed through~~using multiple channels. The City advertised the workshop on the front page of the City's electronic newsletter, which is sent out to nearly 3,500 residents. The City posted the workshop flyers in English and Spanish ~~including~~ on the main page of the City website~~, the City Reader Board,~~ and distributed it through the City's social media outlets ~~in order to reach a broad segment of the community and encourage participation in the meeting~~. The City also advertised the meeting on electronic reader boards at City Hall, the Library, and the Middle School on East Cypress Road.

Figure 1-4: Flyers to Advertise Engagement Opportunities

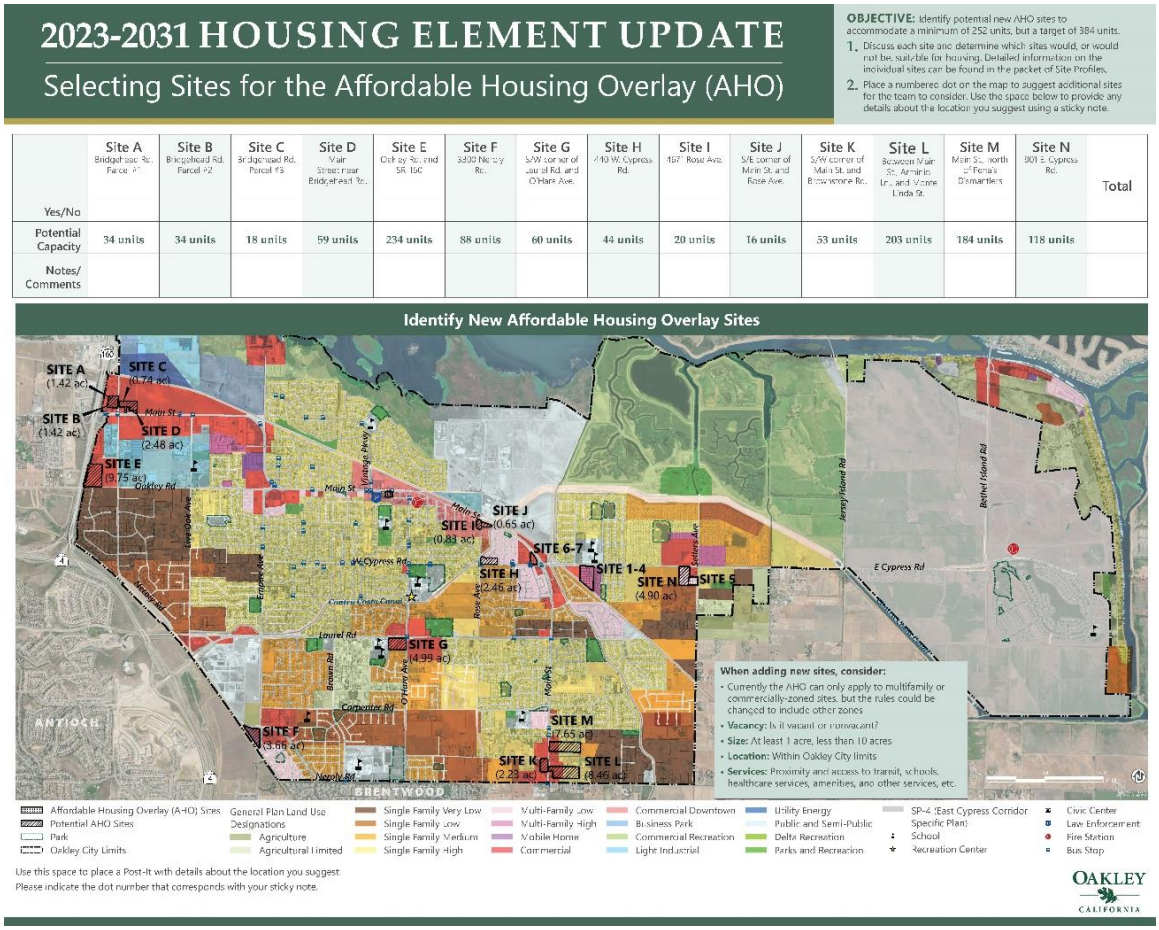


Source: Ascent, 2022.

First, the project team provided a presentation of the housing element explaining the overall process, requirements, and the preliminary analysis of housing needs and opportunities. Following the presentation, the project team facilitated a small group activity to receive feedback on potential sites to add to the City's AHO district. In collaboration with the City Council, City staff identified 14 potential sites for consideration. The project team presented these sites to workshop participants and took this feedback, along with results from the online survey, into consideration when identifying the priority sites to add to the AHO district. Live Spanish interpretation was provided for the workshop and small group activity.

Following the workshop, both the presentation and site profiles for the potential AHO sites were posted on the City website for people to view in their own time and to provide more context for those participating in the online survey.

Figure 1-5: Workshop Activity Board



Source: City of Oakley, Ascent, 2022.

Summary of Feedback on Housing Issues facing Residents in Oakley

The feedback received from workshop participants on housing issues facing residents in Oakley is summarized below:

- Affordability
- Congestion
- Cost/Availability
- Blight/Condition
- Concentration of lower income housing
- Traffic
- Monitoring
- Misuse of system for affordable housing
- Lack of services not walkable
- Crime
- So many single-family homes
- Not enough high-end single-family homes
- Property taxes too high because of special assessments - divided between long-time residents and newer homes
- Housing prices, especially new homes
- Increased cost during pandemic
- Oakley should consider inclusionary ordinance
- Lack of public transport to serve affordable housing
- Lack of infrastructure (water) to support development - special districts have been good at planning for/expanding sewer and water facilities
- Tax base - don't have businesses to support tax base

Summary of Feedback on Sites for the Affordable Housing Overlay District

Table 1-1 summarizes the feedback received from workshop participants on the fourteen potential AHO sites identified by the City.

TABLE 1-1: SUMMARY OF COMMUNITY WORKSHOP FEEDBACK AHO SITE SELECTION

		Units	Group 1	Group 2	Group 3	Group 4
Site A	Bridgehead Rd. Parcel 1	34 units	Yes	No	Yes	Yes
Site B	Bridgehead Rd. Parcel 2	34 units	Yes	No	Yes	Yes
Site C	Bridgehead Rd. Parcel 3	18 units	Yes	Maybe	Yes	Yes
Site D	Bridgehead Rd.	59 units	Yes	Maybe	Yes	Yes
Site E	Oakley Rd. and SR-160	234 units	No	Yes	Yes	No
Site F	3300 Neroly Rd.	88 units	Maybe	No	Yes	Yes
Site G	S/W Corner of Laurel Rd. and O'Hara Ave.	60 units	No	No	No	No
Site H	440 Cypress Rd.	44 units	No	Yes	No	Yes
Site I	4671 Rose Ave.	20 units	Yes	Yes	Yes	No
Site J	S/E corner of Main St. and Rose Ave.	16 units	Yes	Yes	Yes	No
Site K	S/W corner of Main St. and Brownstone Rd.	53 units	No	Yes	No	No
Site L	Between Main St., Arminio Ln., and Monte Linda St.	203 units	Yes	Yes	No	Yes
Site M	Main St., north of Pena's Dismantlers	184 units	Yes	Yes	No	No
Site N	901 E. Cypress Rd.	118 units	Yes	Yes	No	No

Source: Feedback from Oakley Housing Element Workshop, April 20,2022. City of Oakley and Ascent.

Planning Commission and City Council Study Sessions

Prior to the community workshop, the City held a study session with the City Council on March 22, 2022, to outline the Housing Element update process, requirements of State law, and overall goals and objectives of the Housing Element. The priority focus of the session was to receive input from Council on the preliminary sites being considered by staff to add to the AHO district and suggestions for new sites to consider. Additionally, meetings provided an opportunity for appointed and elected officials to identify key issues they would like addressed in the Housing Element update and for members of the public to listen and provide comments.

On June 7, 2022, the City held a study session with the Planning Commission to outline the Housing Element process including State law requirements and the capacity of sites for housing in the City.

After release of the Public Review Draft Housing Element, the City held a study session with the City Council on July 12, 2022 to review the plan and solicit feedback before submitting the Draft Housing Element to the California Department of Housing and Community Development (HCD) for State-mandated review. Based on comments received during the study session that there was an over concentration of lower income housing in Electoral District 1, City Council directed staff to remove Site 10 (Oakley Rd. and SR-160) from the list

of candidate AHO sites and to include Site G (S/W Corner of Laurel Rd. and O'Hara Ave.), a site previously considered for inclusion in the AHO. The new candidate AHO sites are now more evenly distributed across the city and across income levels.

Summary of Community Feedback

The input received from the community was used to inform and understand needs and priorities in Oakley, and to help in the selection of AHO sites. This local knowledge has helped to identify local fair housing issues and constraints and has been used to inform the development of the goals and actions included in the Housing Element. Comments received on the Public Review Draft during the public comment period can be found in Appendix A.

Housing Issues and Challenges in Oakley

- Opposition to new residential development, "too many houses, not enough resources"
- High housing costs
  - Buying a house is too expensive
  - Rent is too high
  - Inability to move out of home of a parent/family member/friend because housing costs are too expensive
  - Lack of funding to make necessary home repairs
  - High property taxes making payments unmanageable
- Suggest providing financial aid to homeowners who want to build ADUs
- Suggest establishing restrictions for short term rentals

AHO Site Identification

- Do not identify more sites than is required by the State to meet RHNA
- Prioritize sites zoned for residential uses over commercial sites
- Remove Site G (S/W Corner of Laurel Rd. and O'Hara Ave.) and Site K (S/W corner of Main St. and Brownstone Rd.)
- Prioritize Site I (4671 Rose Ave.) and Site J (S/E corner of Main St. and Rose Ave.)
- Maintain Site L (Between Main St., Arminio Ln., and Monte Linda St.) as a potential site

Other Community Concerns

- Concern about availability of services including police, fire, and school capacity
- Concern about crime rates
- Concern about roadway capacity and traffic
- Concern about water infrastructure
- Concern about loss of community character
- Concern about increase in property taxes

Chapter 2: Existing Needs Assessment

Introduction

This chapter describes the characteristics of the population and housing stock in the City of Oakley (City) as a means of better understanding the nature and extent of unmet housing needs. This chapter includes an analysis of the demographic, economic, and housing characteristics that influence the demand for and availability of housing. The analysis forms a foundation for developing programs and policies to address identified housing needs according to income, tenure, and special needs groups.

The Housing Needs Assessment fulfills the requirements of Government Code Section 65583(a)(1), 655853(a)(2), and 65583.1(d) and is comprised of the following components: Demographic Profile; Employment Trends; Household Characteristics; Special Needs Populations; Housing Stock Characteristics; Housing Costs and Affordability; Assisted Housing at Risk of Conversion; Housing Needs; and Regional Housing Needs Determination.

The primary data source used in this analysis is the Association of Bay Area Governments (ABAG) Data Package, which has been approved for use by HCD. Other sources include the U.S. Census, the 2015-2019 American Community Survey (ACS), the Department of Housing and Urban Development (HUD), the California Department of Finance (DOF), and Comprehensive Housing Affordability Strategy (CHAS) data, which are derived from ACS five-year datasets. Employment data was also obtained from the State of California Employment Development Department's (EDD) Data Library.

Demographic Profile

Population Trends and Characteristics

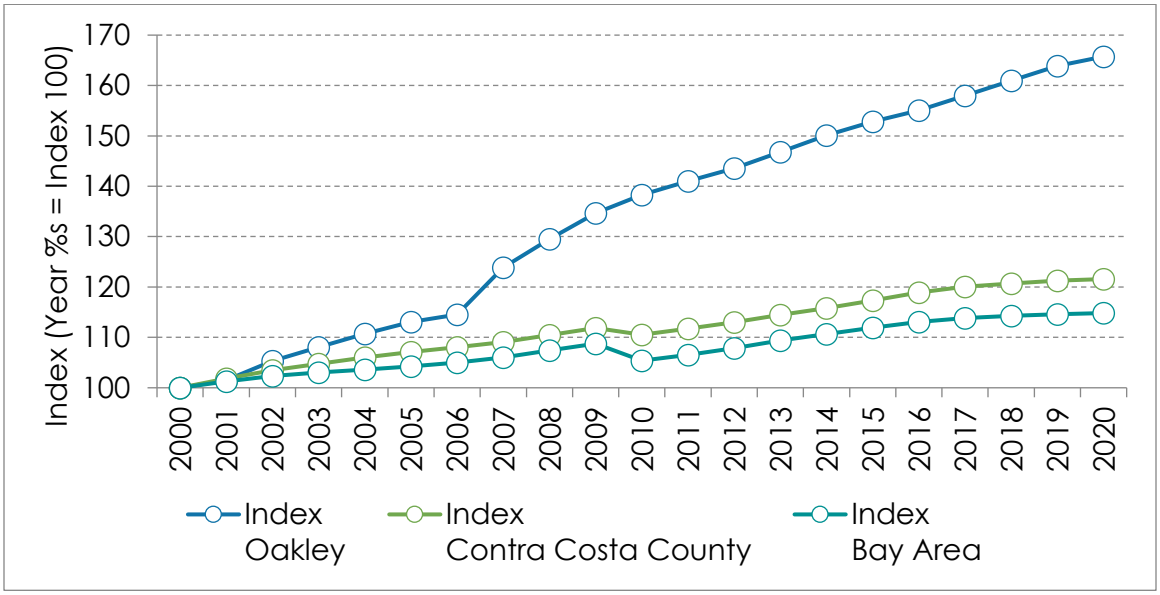
Housing needs are generally influenced by population and employment trends. This section provides a summary of the changes to the population size, age, and racial composition of the City. Oakley is one of 19 cities in Contra Costa County. The DOF estimates that Contra Costa County's population in 2020 was 1,153,561. Table 2-1 lists nearby counties and their respective populations.

TABLE 2-1: REGIONAL POPULATION TRENDS 2010-2020			
County	**2010**	**2020**	**% Change**
Contra Costa County	1,049,025	1,153,561	9.97%
Alameda County	1,510,271	1,682,353	11.39%
Marin County	252,409	262,321	3.93%
Sacramento County	1,418,788	1,585,055	11.72%
San Joaquin County	685,306	779,233	13.71%
Santa Clara County	1,781,642	1,936,259	8.68%
Solano County	413,344	453,491	9.71

Source: United States Census Bureau, 2010 Census; United States Census Bureau, 2020 Census Redistricting Data (Public Law 94-171).

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession (see Figure 2-1). Many cities in the region, including Oakley, have experienced significant growth in population. Between 2000 and 2020, the population in Oakley increased by 65.74 percent; this rate is much higher than that of the whole region, at 14.8 percent. In the most recent decade (2010-2020), the population in Oakley increased by 19.8 percent. Oakley had an estimated population of 42,461 people in 2020, which accounts for 3.7 percent of the population in Contra Costa County. Table 2-2 compares Oakley's population growth trends with those of the County.

Figure 2-1: Regional Population Trends, Oakley, Contra Costa County, and Bay Area, 2000-2020



Notes:

-The data shown on the graph represents population for the jurisdiction, County, and region indexed to the population in the year 2000. The data points represent the relative population growth in each of these geographies relative to their populations in 2000.

-For some jurisdictions, a break may appear between 2009 (estimated data) and 2010 (census count data). DOF uses the decennial census to benchmark subsequent population estimates.

Source: ABAG Housing Element Data Package, California Department of Finance, E-5 series.

TABLE 2-2: POPULATION GROWTH, OAKLEY, 2010-2020				
Jurisdiction	2010	2020	2010-2020 Growth	
			Number	Percent
Oakley	35,432	42,461	7,029	19.84%
Contra Costa County	1,049,025	1,153,561	104,536	9.97%

Source: ABAG Housing Element Data Package, California Department of Finance, E-5 series.

Projected Population Growth

ABAG produces population estimates as part of its program for projecting future growth in the Bay Area region. The projections provide a quantitative basis for how the region will accommodate anticipated growth if local jurisdictions adopt a set of policies consistent with the vision of Plan Bay Area. Table 2-3 displays ABAG's latest projection, which covers the period between 2020 and 2040.

TABLE 2-3: PROJECTED POPULATION GROWTH, SANTA CLARA COUNTY JURISDICTIONS, 2020-2040						
	2020	2030	2040	Percent of Countywide Population (2020)	Percent of Countywide Population (2040)	Percent Change 2020-2040
Antioch	103,595	112,960	130,725	9%	9%	26%
Brentwood	52,745	60,320	84,460	5%	6%	60%
Clayton	10,630	11,070	11,255	1%	1%	6%
Concord	134,605	177,740	185,850	12%	13%	38%
Danville	44,625	46,450	47,350	4%	3%	6%
El Cerrito	26,845	28,090	29,075	2%	2%	8%
Hercules	25,135	25,885	28,700	2%	2%	14%
Lafayette	24,865	25,635	26,815	2%	2%	8%
Martinez	36,660	38,480	40,035	3%	3%	9%
Moraga	16,560	17,130	18,080	1%	1%	9%
Oakley	**35,360**	**48,450**	**54,435**	**3%**	**4%**	**54%**
Orinda	17,960	18,260	18,745	2%	1%	4%
Pinole	19,615	20,830	21,390	2%	2%	9%
Pittsburg	73,055	75,600	91,615	6%	7%	25%
Pleasant Hill	33,590	35,065	35,925	3%	3%	7%
Richmond	126,385	144,950	164,220	11%	12%	30%
San Pablo	31,555	32,845	34,090	3%	2%	8%
San Ramon	76,485	79,520	84,165	7%	6%	10%
Walnut Creek	69,010	73,915	81,265	6%	6%	18%
Unincorporated	169,375	184,585	199,105	15%	14%	18%
County	**1,128,660**	**1,257,790**	**1,387,295**	**100%**	**100%**	**23%**

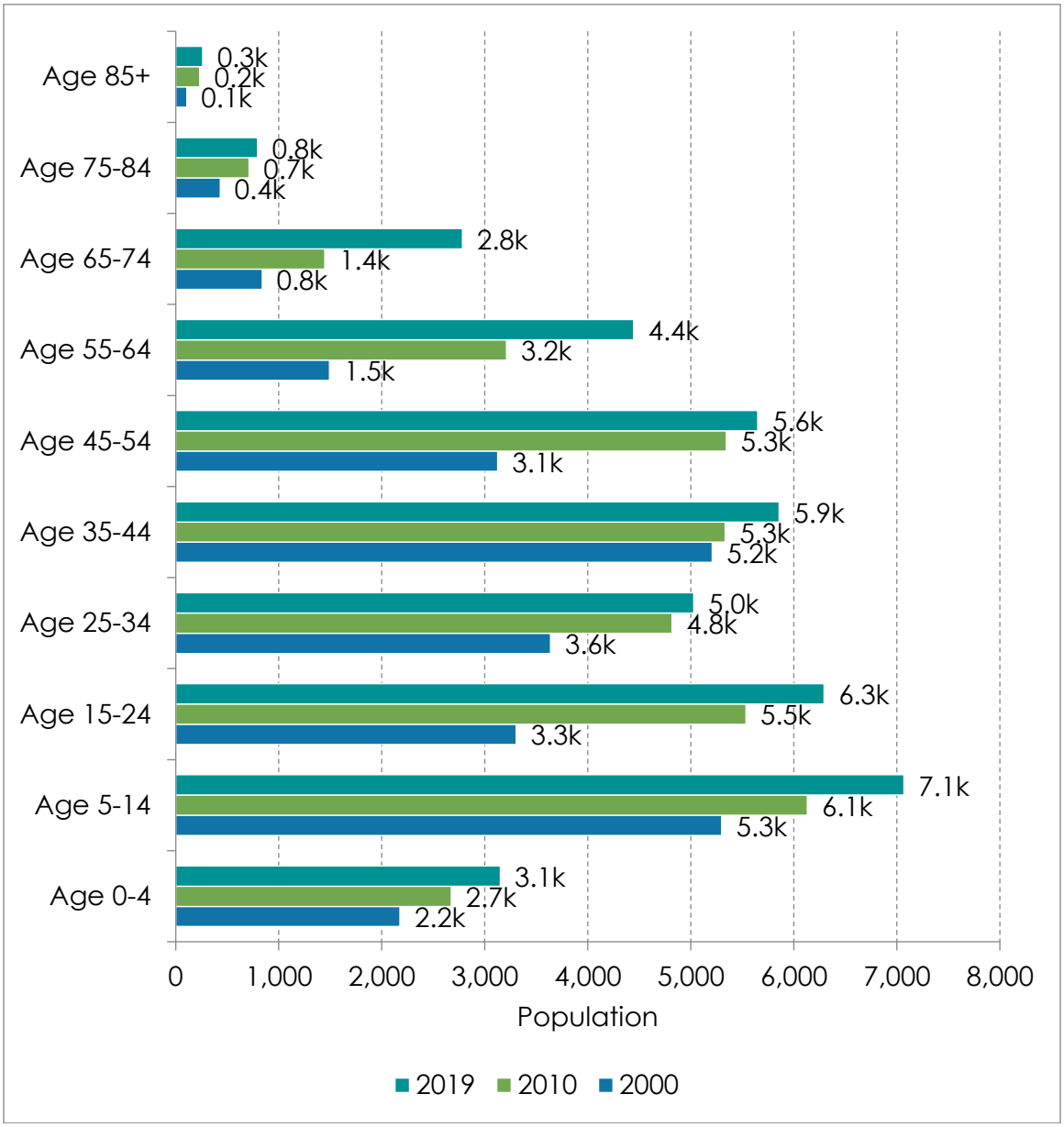
Source: Projections 2040 MTC/ABAG; Model estimates from Plan Bay Area 2040 data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

According to ABAG, the population in Contra Costa County is projected to increase by 23 percent (or 258,635 people) between 2020 and 2040. Oakley is expected to add 19,075 new residents by 2040, representing the second to largest percent change in population of any City in the County (54 percent).

Age Composition

The distribution of age groups in a city can be telling of what types of housing the community needs or may need in the future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are needed. Figure 2-2 shows the age distribution for Oakley residents as estimated in 2019, and Table 2-4 shows the population distribution by age groups in the City in comparison to the County and the state in 2000, 2010, and 2019.

Figure 2-2: Population by Age, Oakley, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001.

TABLE 2-4: POPULATION BY AGE, OAKLEY, CONTRA COSTA COUNTY, AND CALIFORNIA, 2010 AND 2019					
Age Group	2010		2019		Percent Change from 2010-2019
	Number	Percent of Total	Number	Percent of Total	
Oakley					
Age 0-4	2,674	7.6%	3,149	7.6%	17.76%
Age 5-14	6,131	17.3%	7,068	17.1%	15.2%
Age 15-24	5,534	15.6%	6,292	15.2%	13.7%
Age 25-34	4,816	13.6%	5,027	12.2%	4.4%
Age 35-44	5,333	15.1%	5,858	14.2%	9.8%
Age 45-54	5,343	15.1%	5,648	13.7%	5.7%
Age 55-64	3,210	9.1%	4,445	10.8%	38.5%
Age 65-74	1,447	4.1%	2,782	6.7%	92.3%
Age 75-84	711	2.0%	793	1.9%	11.5%
Age 85+	233	0.7%	262	0.6%	12.4%
Total	**35,432**	**100%**	**41,324**	**100%**	**16.6%**
Median Age	**31.8**	**--**	**33.5**	**--**	**5.3%**
Contra Costa County					
Age 0-4	66,859	7.0%	148,339	6.1%	121.9%
Age 5-14	144,395	15.1%	148,964	13.8%	3.2%
Age 15-24	132,393	13.8%	140,660	13.1%	6.2%
Age 25-34	125,009	13.1%	145,275	13.5%	16.2%
Age 35-44	152,101	15.9%	153,127	14.2%	0.7%
Age 45-54	160,112	16.7%	162,899	15.1%	1.7%
Age 55-64	120,428	12.6%	149,995	13.9%	24.6%
Age 65-74	64,994	6.8%	103,232	9.6%	58.8%
Age 75-84	40,963	4.3%	50,361	4.7%	22.9%
Age 85+	17,555	1.8%	22,289	2.1%	27.0%
Total	**957,950**	**100%**	**1,076,802**	**100%**	**12.4%**
Median Age	**38.1**	**--**	**39.7**	**--**	**4.2%**
California					
Age 0-4	2,545,065	6.9%	2,451,528	6.2%	-3.8%
Age 5-14	5,092,471	13.9%	5,043,689	12.8%	-1.0%
Age 15-24	5,501,809	15.0%	5,316,737	13.5%	-3.4%
Age 25-34	2,698,489	7.4%	5,967,864	15.2%	121.2%
Age 35-44	5,236,909	14.3%	5,205,887	13.3%	-0.6%
Age 45-54	5,288,140	14.4%	5,101,422	13.0%	-3.5%
Age 55-64	3,764,850	10.3%	4,710,329	12.0%	25.1%
Age 65-74	2,135,547	5.8%	3,172,271	8.1%	48.5%
Age 75-84	1,366,990	3.7%	1,600,241	4.1%	17.1%
Age 85+	558,059	1.5%	713,529	1.8%	27.9%
Total	**36,637,290**	**100%**	**39,283,497**	**100%**	7.2%
Median Age	**34.9**	**--**	**36.5**	**--**	4.6%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (2010-2015; 2015-2019), Table DP05.

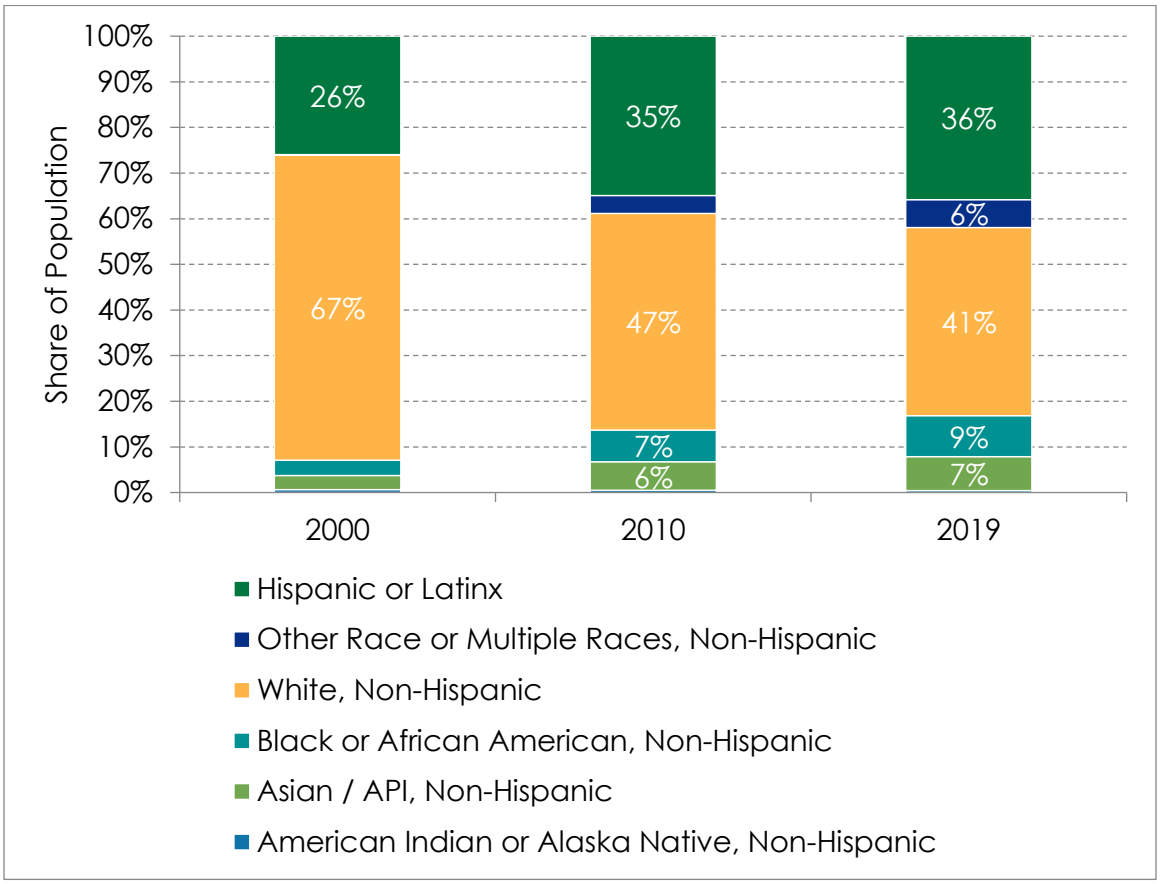
In Oakley, the median age in 2000 was 30. By 2019, this figure had increased to 32. Between 2000 and 2019, the age groups with the highest increase were people between the ages of 15 to 24 and 55 to 64 (i.e., change of 2,987 and 2,942, respectively).

Overall, the population has skewed older from 2010 to 2019. Persons 65 years of age and over accounted for 6.8 percent of the total population in 2010, but in 2019 they made up 9.3 percent of the total population. Persons 65 to 74 years of age were the fastest growing segment of population in Oakley between 2010 and 2019 with a 92.3 percent change. The population of older adults is projected to continue to grow during the planning period, as many of the “baby boomers” (the large group of people born between 1946 and 1964) will have reached age 65 by 2023.

Racial and Ethnic Composition

Figure 2-3 shows the breakdown of the population in Oakley by race and ethnicity from 2000-2019. Since 2000, the percentage of residents in Oakley identifying as White, Non-Hispanic has decreased from 67 percent to 41 percent, while the percentage of residents of all other races and ethnicities combined has increased from 33 percent to 59 percent of the total population. In 2019, the non-White and Hispanic populations combined (31,823 people) made up 77 percent of the overall population. Table 2-5 summarizes the racial and ethnic composition of the population in 2019. In absolute terms, the Hispanic or Latino population increased the most while the American Indian or Alaska Native, Non-Hispanic population decreased the most.

Figure 2-3: Population by Race and Ethnicity, Oakley, 2000-2019



Notes: Data for 2019 represents 2015-2019 ACS estimates.

The Census Bureau defines Hispanic/Latino ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latino" racial/ethnic group represents those who identify as having Hispanic/Latino ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latino ethnicity.

Source: ABAG Housing Element Data Package, U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

TABLE 2-5: RACIAL AND ETHNIC COMPOSITION, OAKLEY, 2019		
Racial/Ethnic Group	2019	
	Number	Percent of Population
White, Non-Hispanic	17,021	41.19%
Black or African American, Non-Hispanic	3,716	8.99%
American Indian or Alaska Native, Non-Hispanic	184	0.45%
Asian or Asian Pacific Islander, Non-Hispanic	3,073	7.44%
Other race or Multiple Races, Non-Hispanic	2,528	6.12%
Hispanic or Latino[1]	14,802	35.82%
Total	41,324	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.

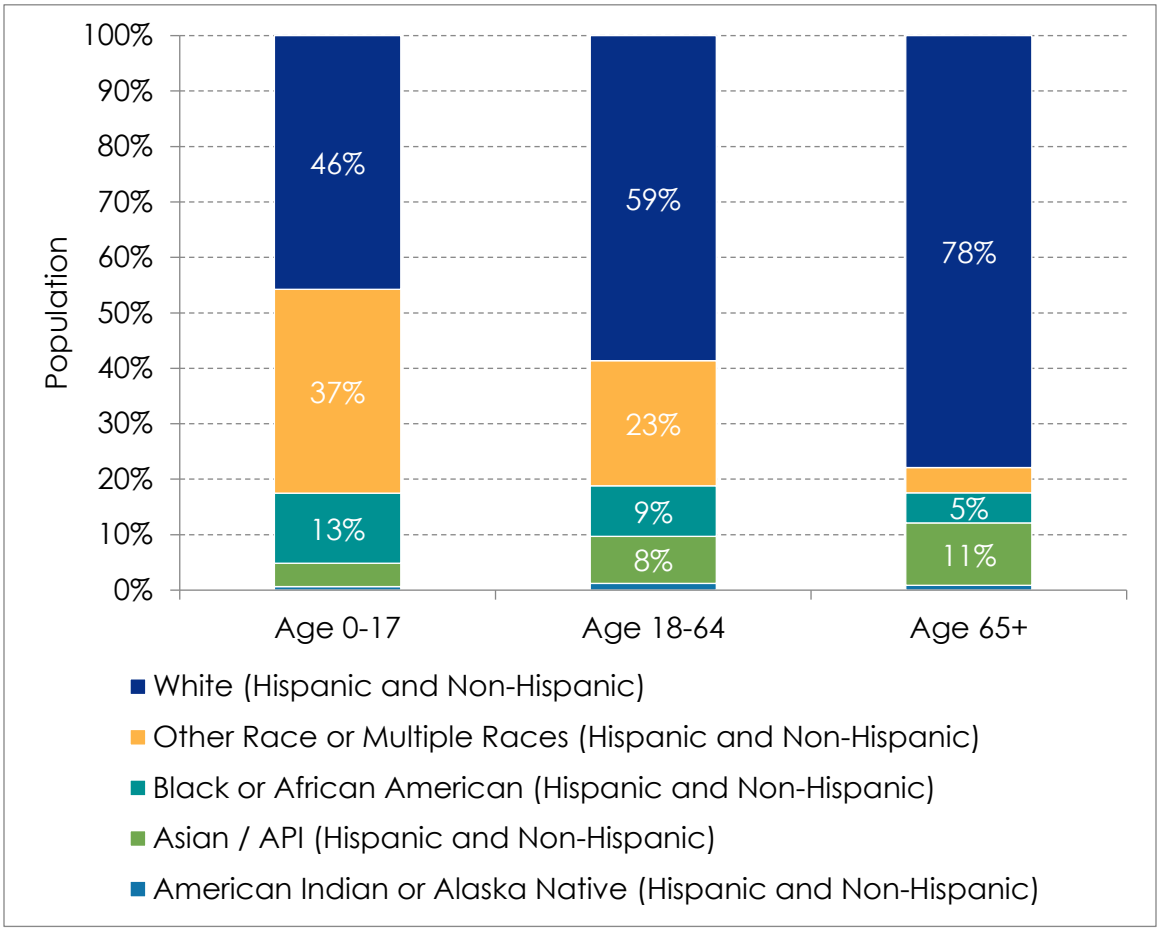
The Census Bureau defines Hispanic/Latino ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latino" racial/ethnic group represents those who identify as having Hispanic/Latino ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latino ethnicity.

Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

Senior and Youth Population by Race

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color, or all non-White racial groups, make up 22.1 percent of seniors and 54.2 percent of youth under 18 (see Figure 2-4).

Figure 2-4: Senior and Youth Population by Race, Oakley, 2019*



Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latino ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.

Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G).

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction or other tenant-landlord dispute. In Oakley, 4.1 percent of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for Contra Costa County as a whole. Throughout the Bay Area region the proportion of residents 5 years and older with limited English proficiency is 8 percent.

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 2-6, in 2019, 32.8 percent of Oakley residents were employed in health and educational services; 15.2 percent were employed in financial and professional services; 15 percent were employed in manufacturing, wholesale, and transportation; 13.4 percent were employed in the retail trade; and 12.1 percent were employed in construction. By comparison, 31.3 percent of the overall County residents were employed in health and education services; 24.7 percent were employed in financial and professional services; 14.3 percent were employed in manufacturing, wholesale, and transportation; and 10.1 percent were employed in retail trade. Compared to the County, a larger share of Oakley residents are employed in construction and retail, which tend to be relatively lower paying jobs, and a smaller share of residents are employed in financial and professional services, which tend to be higher paying.

TABLE 2-6: EMPLOYMENT BY INDUSTRY, OAKLEY, 2019

Industry	Oakley		Contra Costa County	
	Employees	%	Employees	%
Agriculture and Natural Resources	251	1.3%	3,720	0.7%
Construction	2,422	12.1%	39,996	7.2%
Manufacturing, Wholesale, and Transportation	2,988	15%	79,885	14.3%
Retail	2,665	13.4%	56,651	10.1%
Information	189	1%	14,048	2.5%
Financial and Professional Services	3,029	15.2%	138,321	24.7%
Health and Educational Services	6,540	32.8%	174,990	31.3%
Other	1,866	9.4%	51,755	9.3%
Total	19,950	100%	559,366	100%

Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not).

Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030.

Balance of Jobs and Housing

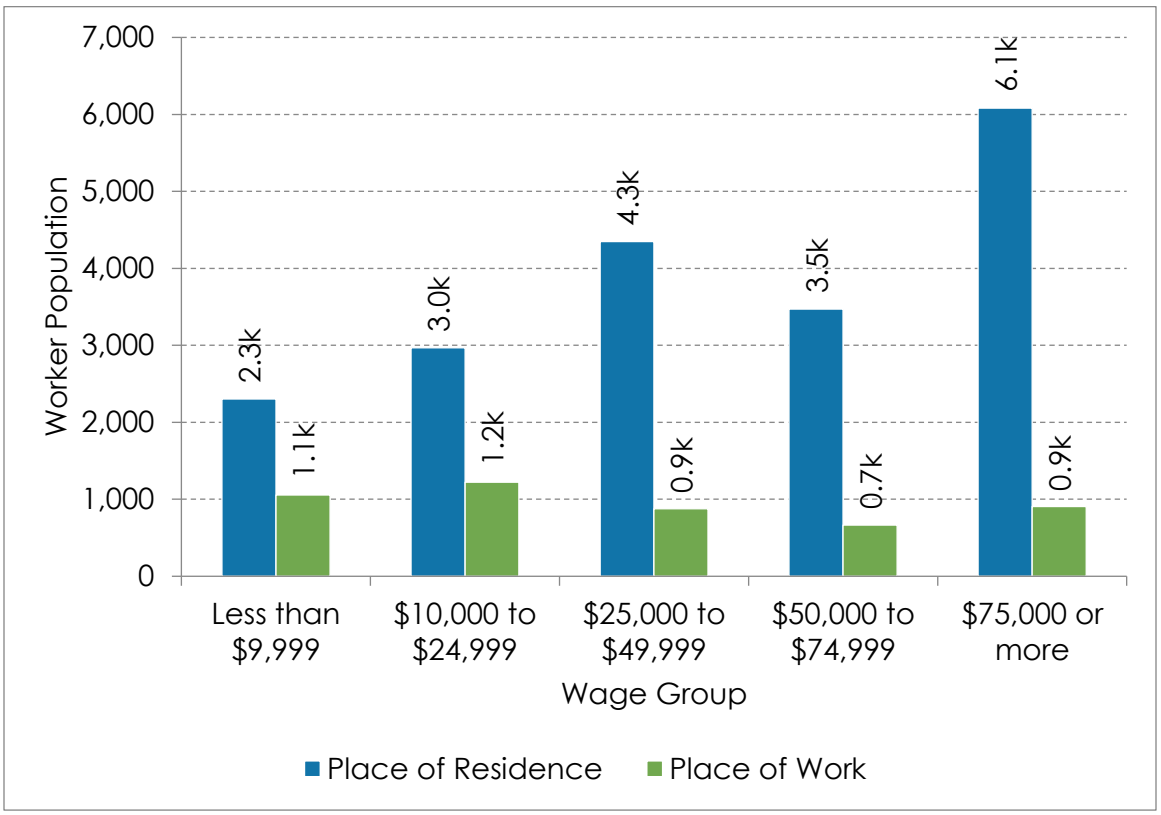
A city houses employed residents who either work in the community where they live or work elsewhere in the region. Smaller cities typically will have more employed residents than jobs and therefore “export” workers, while larger cities tend to have a surplus of jobs and “import” workers. The Bay Area region has some of the largest and fastest growing job centers in the state. To some extent the regional transportation system is set up for this flow of workers to the region’s core job centers, but balances between jobs and workers may directly influence the housing demand in a community.

New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate, it contributes to traffic congestion and time lost for all road users.

Oakley is considered a “bedroom community” because the majority of people living in Oakley commute to other areas for work. As of 2018, there were 19,170 employed residents and 4,732 jobs in Oakley. The ratio of jobs to resident workers in Oakley was 0.25; therefore, the City can be considered a “net exporter” of workers.

Figure 2-5 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers, or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Oakley has more low-wage residents than low-wage jobs (where low-wage refers to jobs paying less than $25,000). At the other end of the wage spectrum, the City has more high-wage residents than high-wage jobs (where high-wage refers to jobs paying more than $75,000).

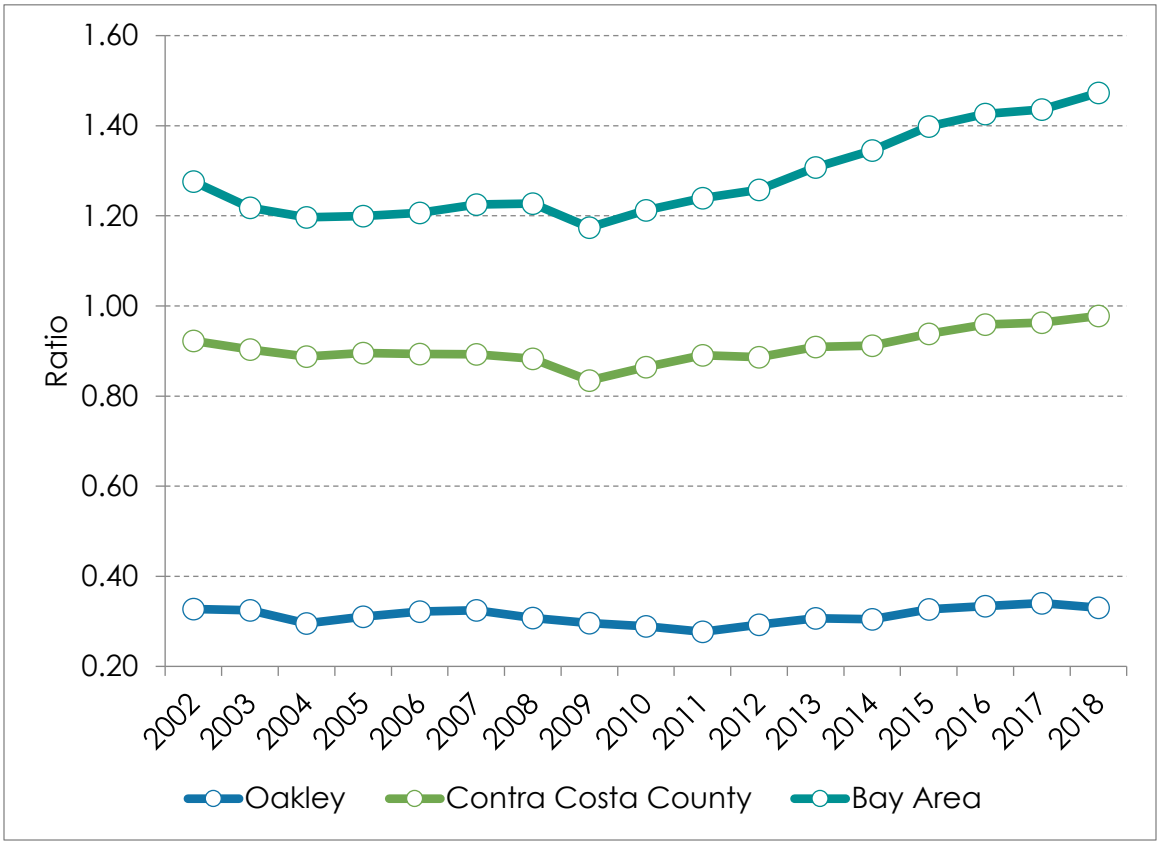
Figure 2-5: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence, Oakley, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519.

The jobs-household ratio compares the number of jobs in a jurisdiction to the number of households. A ratio of 1.0 means there are equal number of jobs and households. The jobs-household ratio in Oakley has remained at around 0.33 from 2002 to 2018 (see Figure 2-6), whereas countywide the ratio is closer to 1.0 and in the Bay Area region the jobs-household ratio is nearly 1.5.

Figure 2-6: Jobs-Household Ratio, Oakley, Contra Costa County, and Bay Area 2002-2018

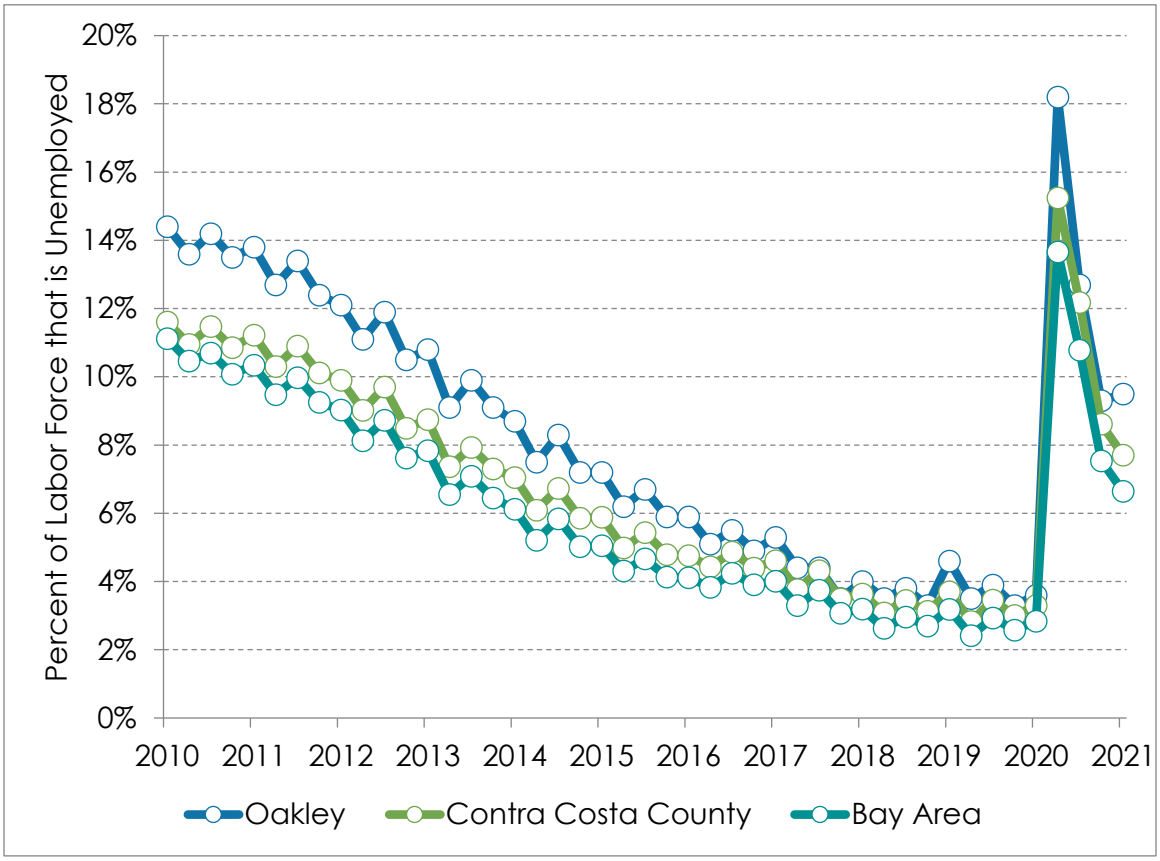


Source: ABAG Housing Element Data Package, U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households).

Unemployment

As shown in Figure 2-7, between January 2010 and January 2020 unemployment in Oakley decreased from 14 to 6 percent. Jurisdictions throughout the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020. By January 2021, the unemployment rate in Oakley was 9.5 percent.

Figure 2-7: Average Unemployment Rates, Oakley, Contra Costa County, and Bay Area, 2010-2021



Source: ABAG Housing Element Data Package, California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

Projected Job Growth

According to the ABAG 2040 Projections, the number of jobs in Contra Costa County is projected to increase from 414,290 in 2020 to 498,115 in 2040, an increase of 20 percent. In Oakley, the total number of jobs is projected to increase by 66 percent, the highest of any jurisdiction, with most of the growth anticipated between 2030 and 2040 (see Table 2-7).

TABLE 2-7: TOTAL PROJECTED JOB GROWTH, CONTRA COSTA COUNTY 2020-2040

	2020	2030	2040	Percent Change 2020-2030	Percent Change 2030-2040	Percent Change 2020-2040
Antioch	21,830	23,655	25,745	8%	9%	18%
Brentwood	10,870	11,525	11,990	6%	4%	10%
Clayton	2,110	2,130	2,095	1%	-2%	-1%
Concord	64,550	87,870	95,455	36%	9%	48%
Danville	13,065	13,115	13,120	0.4%	0.4%	0.4%
El Cerrito	5,580	5,805	5,910	4%	2%	6%
Hercules	5,280	5,500	5,420	4%	-1%	3%
Lafayette	10,450	10,205	9,940	-2%	-3%	-5%
Martinez	24,845	25,645	26,085	3%	2%	5%
Moraga	5,630	5,695	5,725	1%	1%	2%
Oakley	**3,230**	**3,660**	**5,365**	**13%**	**47%**	**66%**
Orinda	5,495	5,505	5,500	.2%	-0.1%	0.1%
Pinole	7,950	8,300	8,485	4%	2%	7%
Pittsburg	13,330	14,675	15,615	10%	6%	17%
Pleasant Hill	19,180	19,545	19,800	2%	1%	3%
Richmond	42,685	52,920	61,815	24%	17%	45%
San Pablo	8,370	8,895	9,100	6%	2%	9%
San Ramon	53,850	55,330	71,775	3%	30%	33%
Walnut Creek	57,520	58,380	58,090	1%	-0.5%	1%
Unincorporated	38,460	39,895	41,085	4%	3%	7%
County	**414,290**	**458,255**	**498,115**	**11%**	**9%**	**20%**

Source: Projections 2040 MTC/ABAG; Data downloaded 2022.

Household Characteristics

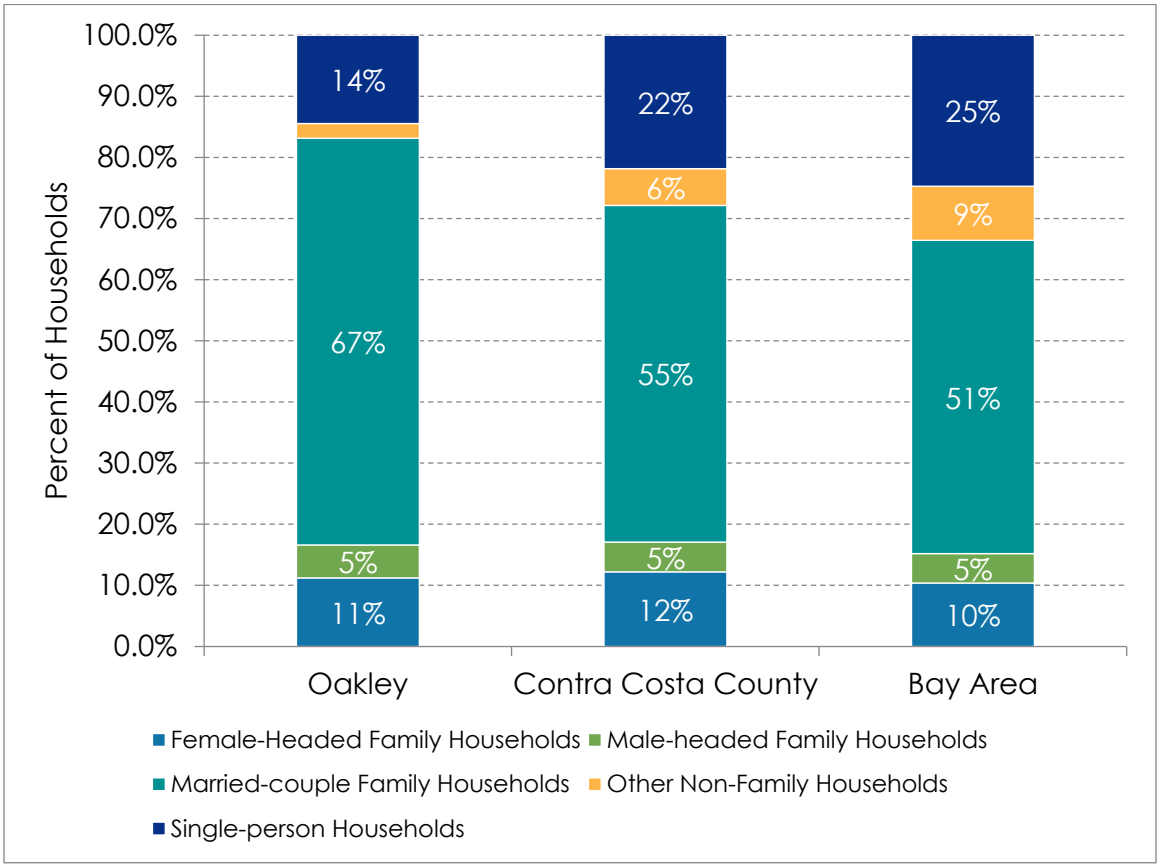
This section describes Oakley's household characteristics. The U.S. Census Bureau defines a "household" as all persons living in a single housing unit, whether or not they are related. For the purpose of the data presented in this section, families are a type of household and include people related by blood, marriage, or adoption who live together. A single person living alone is also a household. "Other" types of households are

unrelated people residing in the same dwelling unit. People living in group quarters, such as dormitories or convalescent homes, are not counted as households.

Households by Type

As shown in Figure 2-8 below, the largest proportion of households in Oakley is married-couple family households at 67 percent of total households, which is higher than the percentage of married-couple households countywide (55 percent) and within the Bay Area (51 percent). Oakley has a lower proportion of single-person households (14 percent) in comparison to the County (22 percent) and the Bay Area (25 percent). Female-headed family households make up about 11 percent of all households in Oakley, similar to the percentage of female-headed households countywide (12 percent) and in the Bay Area (10 percent).

Figure 2-8: Households by Type, Oakley, 2019



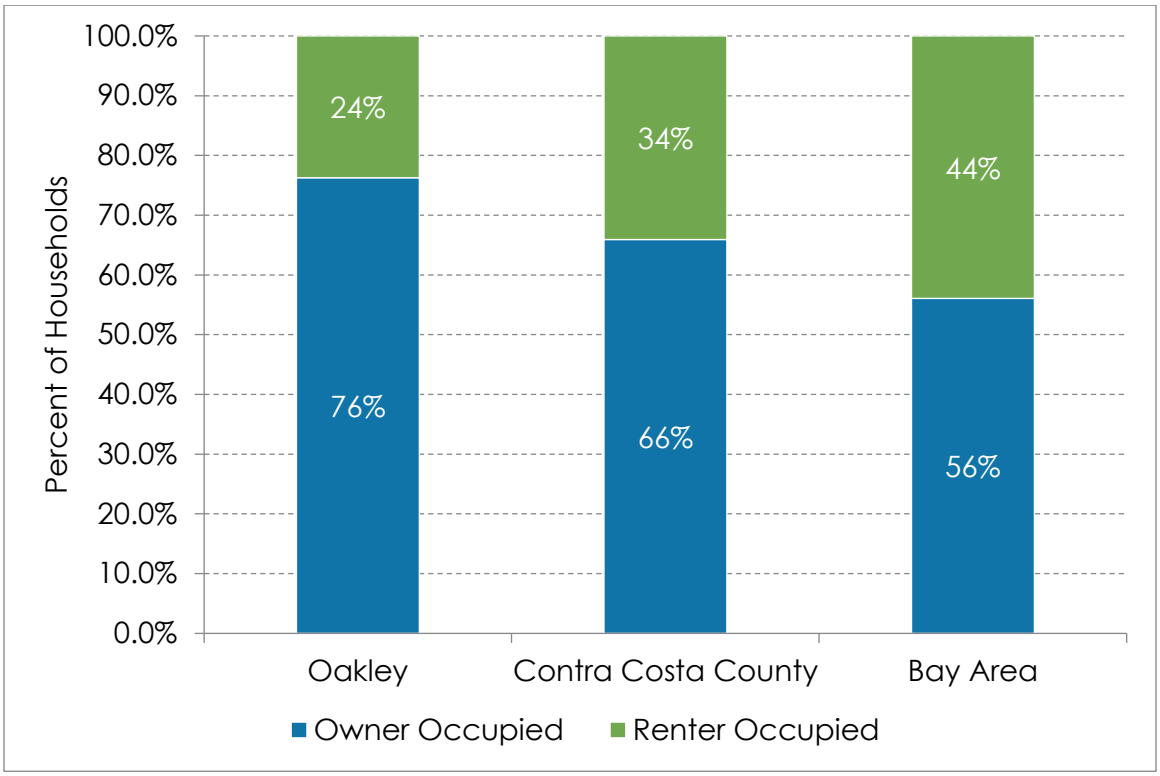
Notes: For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.

Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001.

Housing Tenure

In Oakley there are a total of 11,778 households and more residents own than rent their homes: 76.3 percent versus 23.7 percent (see Figure 2-9). Homeownership rates in the City have decreased since 2000 when the homeownership rate in Oakley was 85 percent. By comparison, 66 percent of Contra Costa County and 56 percent of Bay Area households own their home.

Figure 2-9: Housing Tenure, Oakley, Contra Costa County, and the Bay Area, 2019

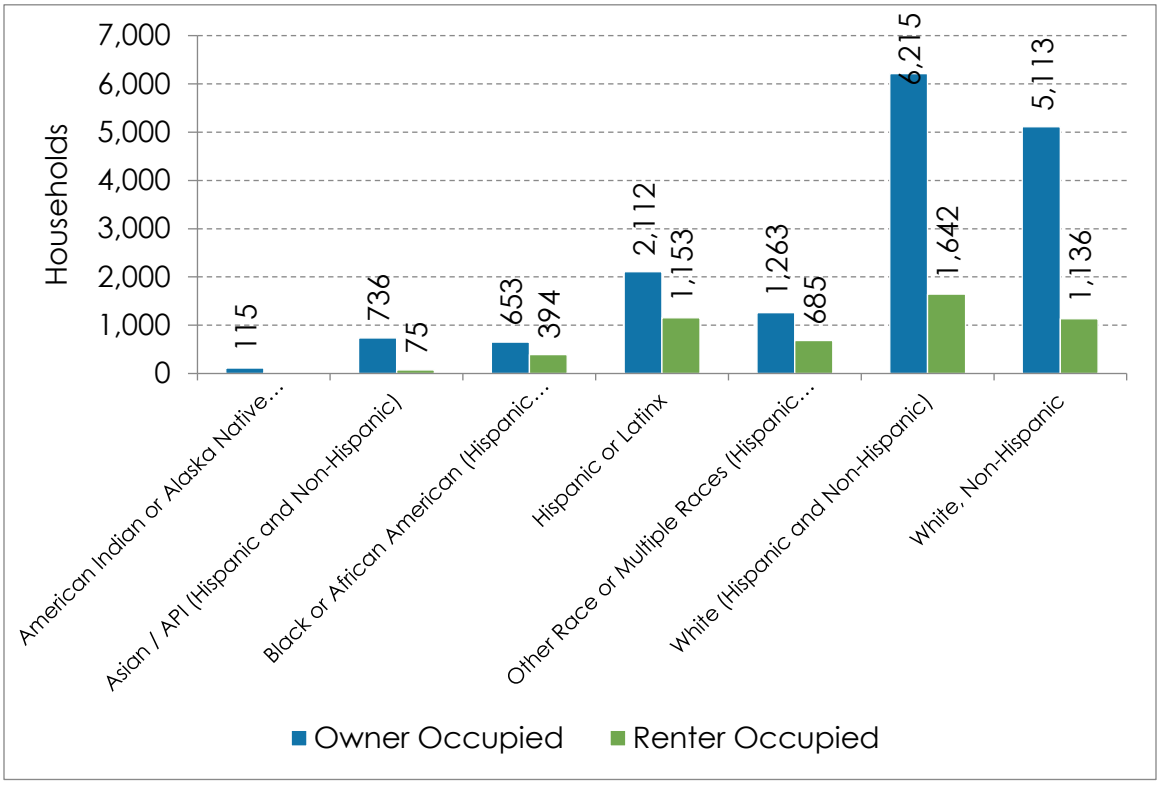


Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003.

Housing Tenure by Race and Ethnicity

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policies are still evident across Bay Area communities. In Oakley, 62 percent of Black households and 65 percent of Latino households owned their homes in 2019, compared to 82 percent of Non-Hispanic white households (see Figure 2-10).

Figure 2-10: Housing Tenure by Race*, Oakley, 2019



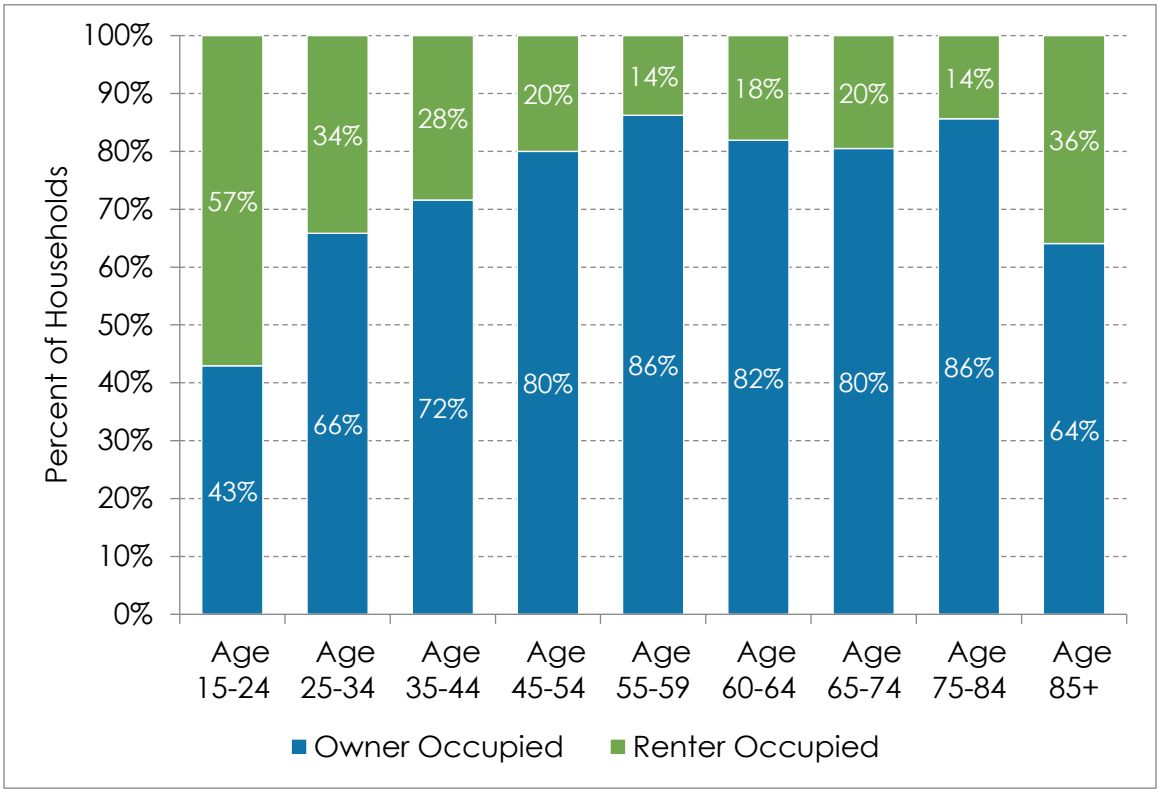
Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latino ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latino. Since residents who identify as white and Hispanic/Latino may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latino, data for multiple white sub-groups are reported here.

Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I).

Housing Tenure by Age

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market. In Oakley, 30.4 percent of householders between the ages of 25 and 44 are renters, compared to 19.4 percent of householders over 65 who rent (see Figure 2-11).

Figure 2-11: Housing Tenure by Age, Oakley, 2019

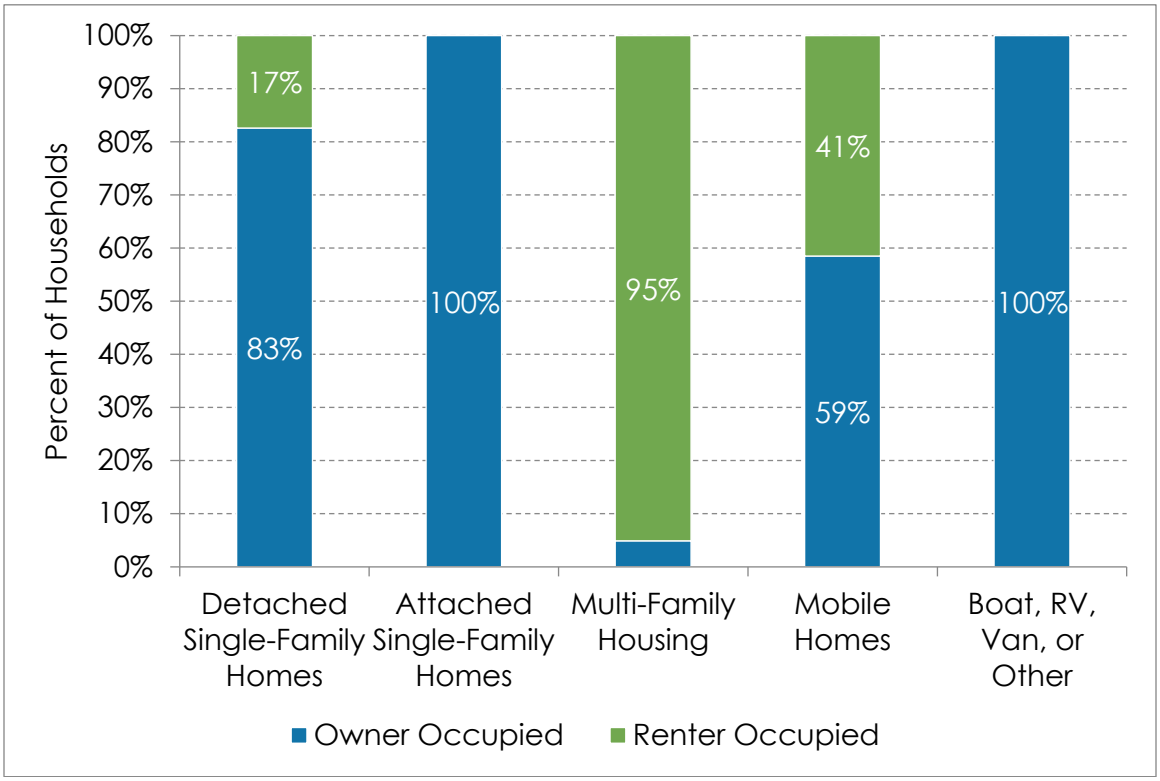


Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007.

Housing Tenure by Housing Type

In most cities, homeownership rates for single-family homes are substantially higher than the rates for multi-family housing. In Oakley, 82.6 percent of households in detached single-family houses and 100 percent in attached single-family houses are homeowners, while only 4.9 percent of households in multi-family housing are homeowners (see Figure 2-12).

Figure 2-12: Housing Tenure by Housing Type, Oakley, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032.

Household Income Characteristics

Household income is the most important factor affecting housing opportunity, as it determines a household's ability to afford its preferred type and location of housing, and to balance housing costs with other basic needs. Income levels can vary considerably among households based on age, number of workers per household, education level, type of employment, and race and ethnicity, among other factors.

Household income levels include the categories extremely low-, very low-, low-, moderate-, and above-moderate income. The parameters of the target income categories are determined in relation to the area median income (AMI) for Contra Costa County, adjusted by household size. The standard income definition of income categories used by the U.S. Department of Housing and Urban Development (HUD) is provided in Table 2-8.

TABLE 2-8: INCOME LEVEL DEFINITIONS

Extremely Low	< 30 % of the Contra Costa County AMI
Very Low	50-31 % of the Contra Costa County AMI
Low	51-80 % of the Contra Costa County AMI
Moderate	81-120 % of the Contra Costa County AMI
Above Moderate	>121 % of the Contra Costa County AMI

AMI = Area Median Income

Contra Costa County 2022 Area Median Income (AMI) = $142,800

Source: California Department of Housing and Community Development, 2022.

Table 2-9 shows the 2022 HCD income limits for Contra Costa County. The AMI for a four-person household in the County was $142,800 in 2022. Income limits for larger or smaller households are higher or lower, respectively, and are calculated using a formula developed by HUD.

TABLE 2-9: HUD/HCD INCOME LIMITS BASED ON PERSONS PER HOUSEHOLD, CONTRA COSTA COUNTY, 2022

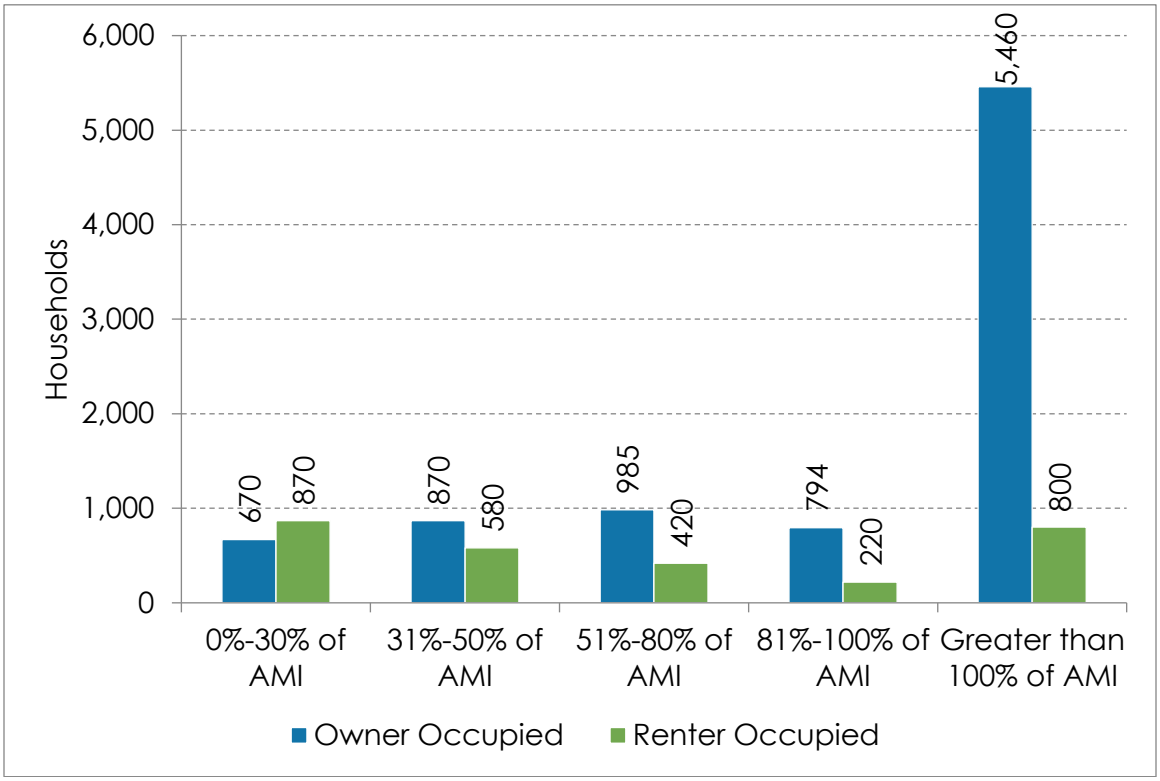
Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low (30% AMI and lower)	$30,000	$34,300	$38,600	$42,850	$46,300
Very Low Income (31-50% AMI)	$50,000	$57,150	$64,300	$71,400	$77,150
Low Income (51-80% AMI)	$76,750	$87,700	$98,650	$109,600	$118,400
Median Income (100% AMI)	$99,950	$114,250	$128,500	**$142,800**	$154,200
Moderate Income (81-120% AMI)	$119,950	$137,100	$154,200	$171,350	$185,050

Source: CA Department of Housing and Community Development (HCD), 2022.

Household Income by Tenure

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of available housing that is affordable for these households. As shown in Figure 2-13, in Oakley the largest proportion of renters falls in the 0 percent to 30 percent of AMI income group, while the largest proportion of homeowners is in the Greater than 100 percent of AMI group.

Figure 2-13: Household Income Level by Tenure, Oakley, 2017



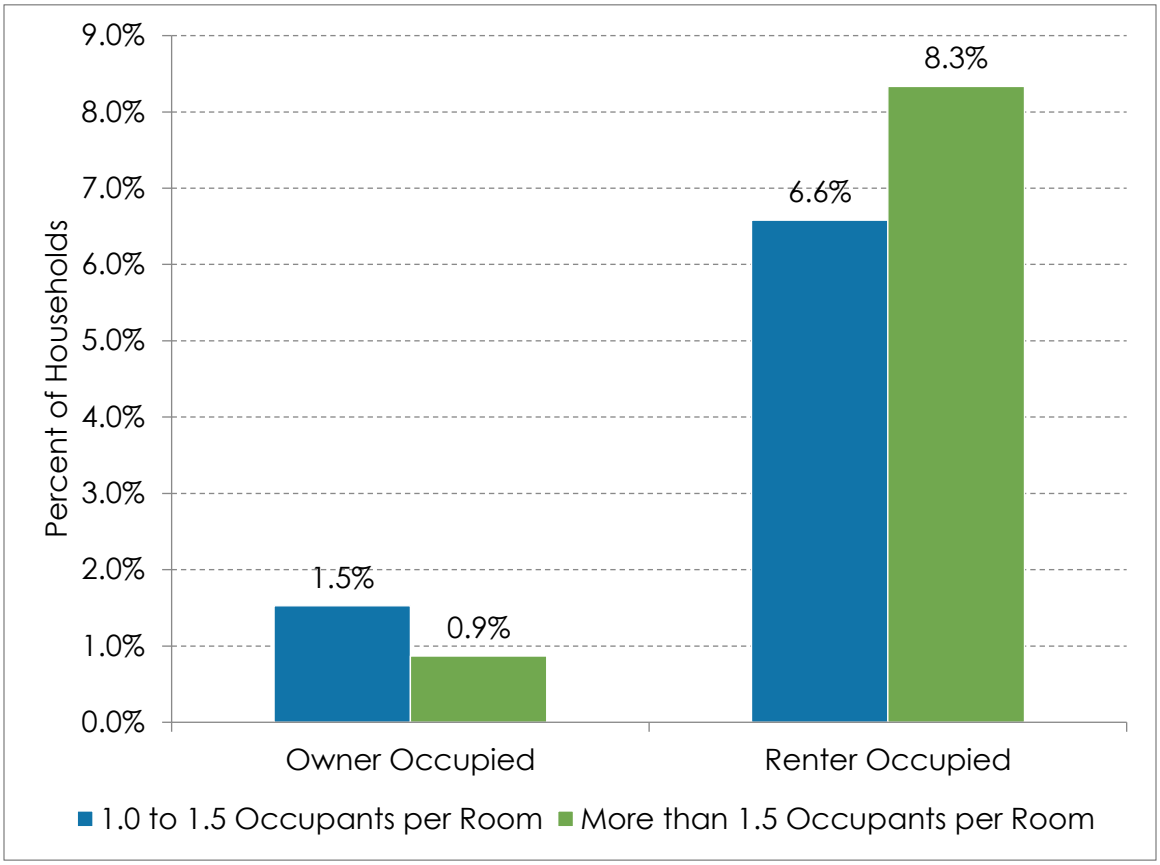
Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Overcrowding

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Oakley, 6.6 percent of renters experience moderate overcrowding and 8.3 percent are severely overcrowded. In comparison, 1.5 percent of homeowners experience moderate overcrowding and 0.9 percent are severely overcrowded (see Figure 2-14). The overall rates of overcrowding are similar between Oakley, Contra Costa County, and the Bay Area region. The percent of overcrowded households range from 3 to 4 percent, and the percent of severely overcrowded households ranges from 2 to 3 percent across the City, County, and region.

Figure 2-14: Overcrowding by Tenure, Oakley, 2017



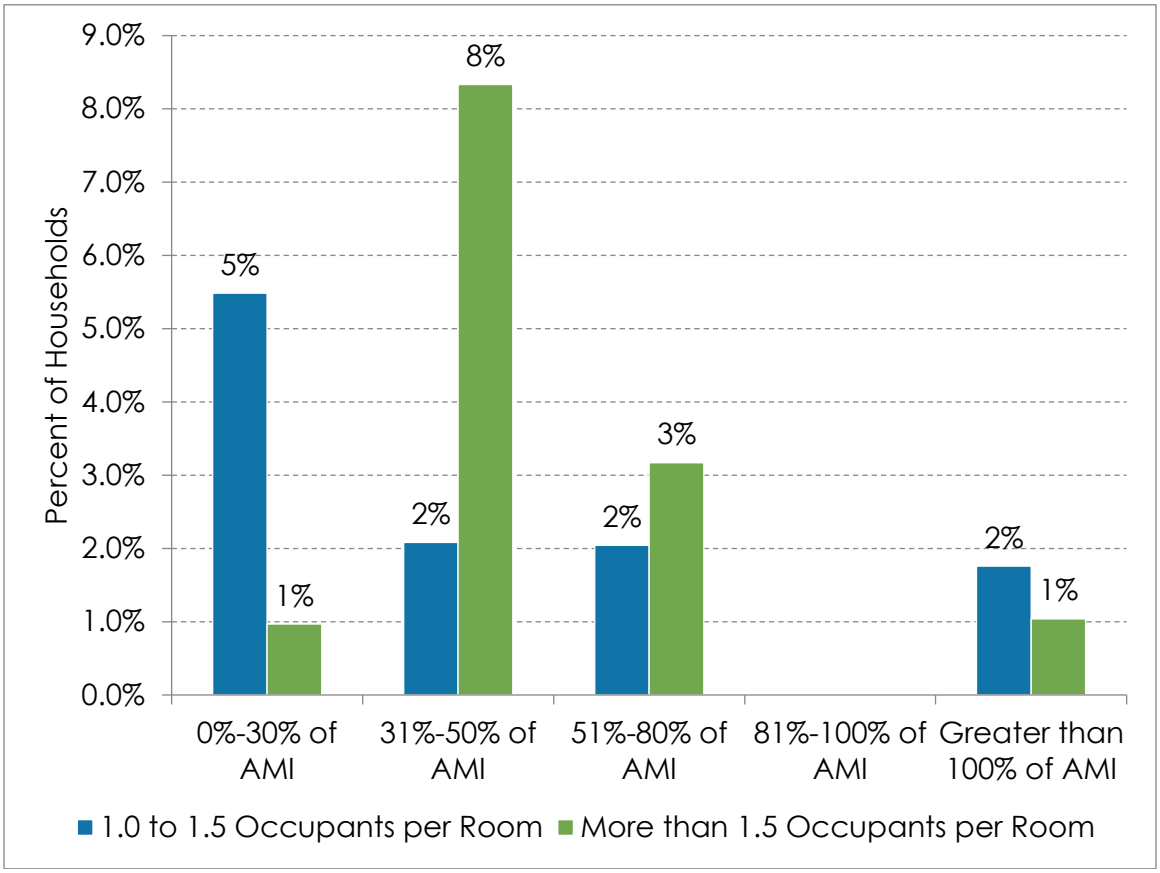
Notes:

-The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Overcrowding often disproportionately impacts lower-income households. In Oakley 3.0 percent of low-income households (51 percent and 80 percent AMI) experience severe overcrowding and 8.0 percent of very low-income households (31 to 50 percent AMI) experience severe overcrowding (see Figure 2-15). These data may indicate a shortage of rental units that are large enough to accommodate larger households, and potentially indicates that some renters are living in overcrowded conditions in order to be able to afford housing.

Figure 2-15: Overcrowding by Income Level, Oakley, 2017



Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Special Needs Populations

State law recognizes that certain households have more difficulty finding decent and affordable housing due to special circumstances. Special needs populations include specific demographic or occupational groups that call for specific program responses. These groups often spend a disproportionate amount of their income on housing and can often experience discrimination based on their specific needs or circumstances.

The state requires that housing elements address several different special needs groups, including, extremely low-income households, senior households, persons with disabilities, large families of five or more, female-headed households, people experiencing homelessness, and farmworkers.

Extremely Low-Income Households

Extremely low-income (ELI) households are defined as households earning 30 percent or less of the AMI. ELI households typically consist of minimum wage workers, seniors on fixed incomes, and persons with disabilities. In Oakley, a four-person household with an income of $42,850 or less in 2022 is considered as an extremely low-income household.

According to HUD's 2014-2018 CHAS data, 1,410 households in Oakley (12 percent of total households) were ELI households. Most ELI households (61 percent) rent their homes. This income group is likely to live in overcrowded and substandard housing conditions. Regardless of tenure, 80 percent of ELI households in Oakley experience at least one housing problem, such as overpayment, overcrowding, and/or severe structural dilapidation (see Table 2-10). An estimated 79 percent of ELI households are cost-burdened, meaning they paid more than 30 percent of their income for housing, and 57 percent paid more than 50 percent of their income on housing, making them severely cost burdened.

TABLE 2-10: HOUSING NEEDS FOR EXTREMELY LOW-INCOME HOUSEHOLDS, OAKLEY, 2018

	Renters		Owners		Total	
	Number	Percent	Number	Percent	Number	Percent
Total Number of ELI Households	855	61%	555	39%	1,410	100%
ELI Households with Cost Burden (paying more than 30% income on housing)	695	81%	420	76%	1,115	79%
ELI Households with Severe Cost Burden (paying more than 50% of income on housing)	550	64%	255	46%	805	57%
ELI Households with at least one Housing Problem	710	83%	420	76%	1,130	80%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2014-2018.

To calculate the projected housing needs for ELI households, the City assumed that 50 percent of the very low-income housing need (see Regional Housing Needs Allocation Section for more details) is equal to the ELI housing need. As such, there is a projected need for 139 ELI housing units during the planning period.

Housing types to accommodate the needs of extremely low-income households include transitional and supportive housing, single room occupancy units (SROs), deeply subsidized affordable multi-family rental housing, and mobile homes. Housing choice vouchers are also an important source of funding for ELI households.

Senior Households

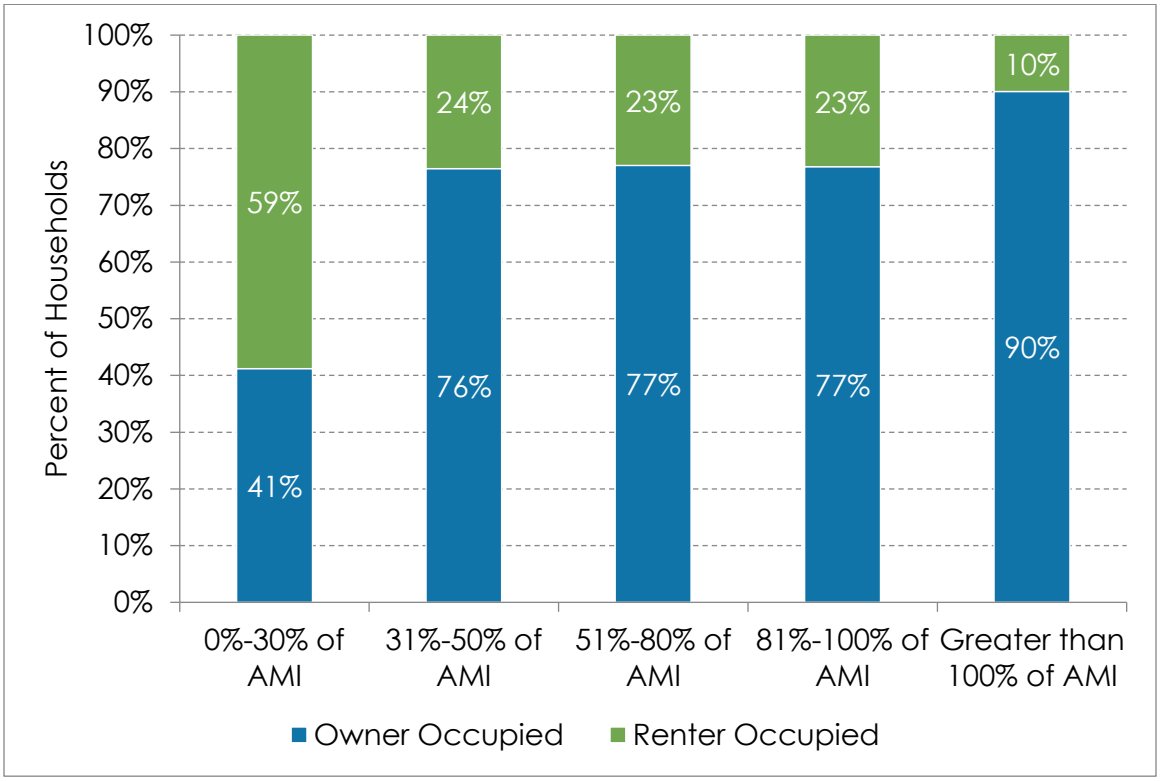
Senior households, defined as households headed by someone 65 or older, often experience a combination of factors that can make accessing or keeping affordable housing a challenge. Many seniors live on fixed incomes and are more likely to have disabilities, chronic health conditions, and/or reduced mobility.

Persons 65 years and older made up 9.3 percent of the total population in 2019. Projections from the California DOF estimate that the population aged 65 and older in Contra Costa County will increase from approximately 196,558 in 2019 to approximately 348,017 in 2040, a 77 percent increase. Some of this growth in Contra Costa County's older adult population is likely to impact housing demand and needs within the City.

Higher homeownership rates among the senior population indicates a need for programs to help seniors in Oakley age in place. It could also indicate a need for smaller homes to allow seniors to downsize.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent are extremely low income (below 30 percent of the AMI) while the largest proportion of senior households who are homeowners make more than 100 percent of the AMI (see Figure 2-16).

Figure 2-16: Senior Households by Income and Tenure, Oakley, 2017



Note: For the purposes of this graph, senior households are those with a householder who is aged 62 or older.

Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017.

Most seniors experience some changes in their housing needs as they age, though the degree to which housing needs change and the type of changes that seniors need as they age vary substantially from one individual to the next. Common needs include the following:

- Accessibility Improvements. Many individuals develop a need for physical adaptations to the homes that they live in, such as entry ramps or shower grab bars, to improve accessibility and accommodate new physical limitations.
- Access to Transit. For many seniors, having access to public transportation and other services becomes more important as they age due to decreased mobility or increased difficulty with driving.

- Financial Assistance. Seniors with low incomes may need financial assistance to afford rent, property taxes, mortgage payments, or home repairs.
- Long-Term Care. Seniors with more serious medical needs or physical limitations may require in-home care as they age.

There are a range of potential living arrangements that seniors may seek out as their housing needs change with age, depending on their specific needs, financial resources, and other factors. These can include remaining in their own homes, potentially with adaptability features or financial assistance; independent living for seniors, which may be market-rate or affordable; and various types of assisted living and skilled nursing facilities with services on-site.

Existing Resources for Elderly Residents

Oakley's affordable senior housing and residential care homes for the elderly, which provide varying levels of living assistance to persons 60 years of age and older, include:

- Twin Oaks Senior Apartments (2605 Main Street);
- Spyglass Senior Villa 2 (75 Bottlebrush Court);
- Spyglass Senior Villa 1 (39 Calla Court);
- Button's Elderly Care (1448 buttons Court);
- Vita (4012 Blacksmith Circle);
- Teresa's Quality Comfort Care (1786 Concannon Drive);
- Cicada-Laurel (2145 Connie Lane);
- Delta Residential-Magnolia Park (32 Calla Court);
- Lee Family Care Home #4 (18 Brooks Court);
- Silver Crest Homecare (204 Chaps Court);
- Isabella Caring Hands (1684 Fernwood Drive);
- two H.E.R Residential Care Homes (152 & 156 Meadow Brook Court);
- 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).

Additionally, the Oakley Seniors Club operates the Oakley Senior Center located at 215 Second Street.

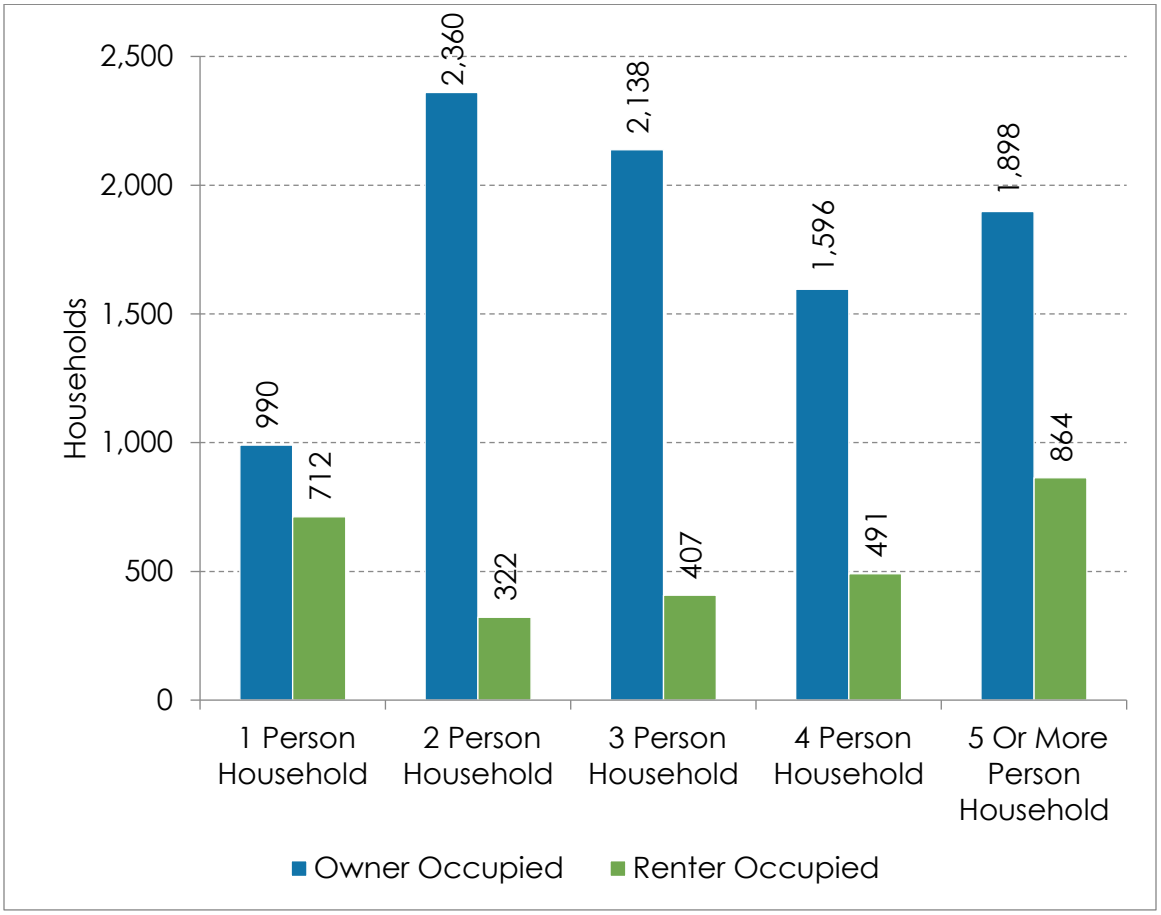
Large Households

Large households, defined as households with five or more members, often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. About 24 percent of all households in Oakley have 5 or more members (approximately 2,762 households). Most of these households (68.7 percent) are owner

occupied (see Figure 2-17), however, the rate of homeownership among large households is lower than the citywide rate of homeownership (76.3 percent). In 2017, 24.2 percent of large households were very low-income, earning less than 50 percent of the area median income (AMI).

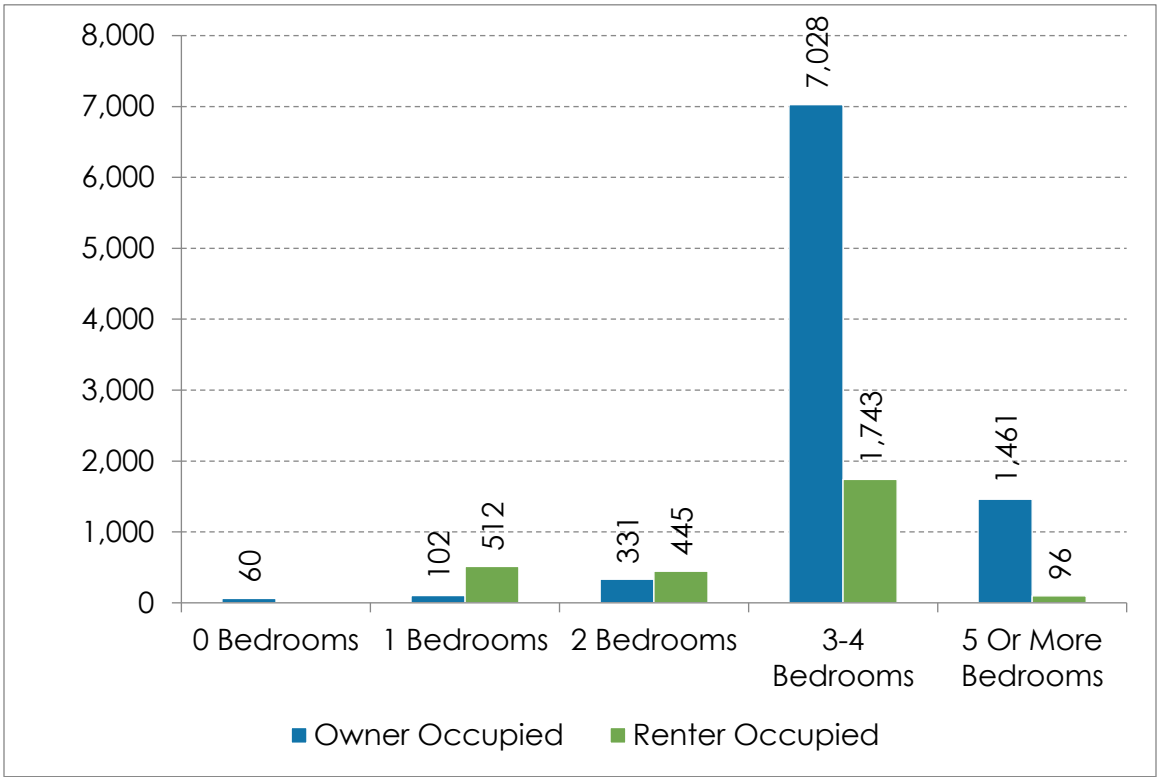
Large families are generally served by housing units with 3 or more bedrooms, of which there are 10,328 units in Oakley (87.7 percent of the housing stock). Among these large units with 3 or more bedrooms, 82.2 percent are owner occupied and 17.8 percent are renter occupied (see Figure 2-18).

Figure 2-17: Household Size by Tenure, Oakley, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009.

Figure 2-18: Housing Units by Number of Bedrooms, Oakley, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042.

Female-Headed Households

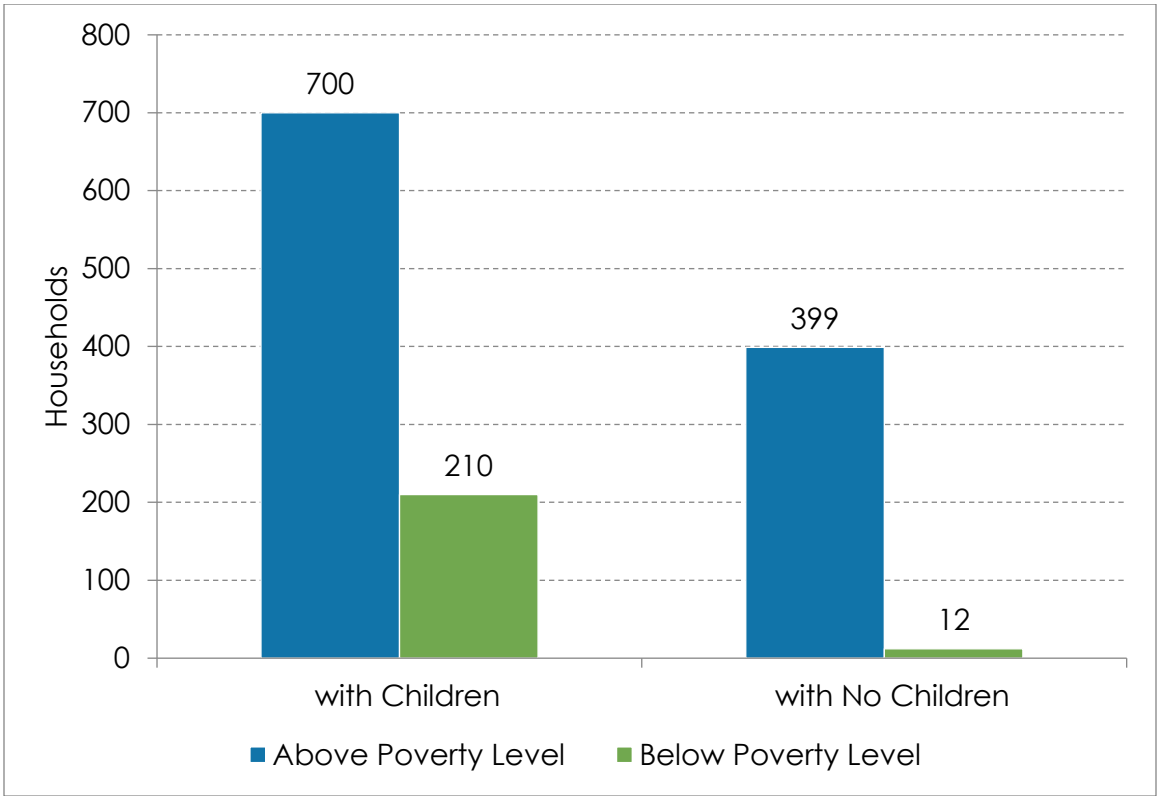
Female-headed households with children in particular tend to have lower incomes than two-parent families, which limits their housing options and access to private services such as nursery schools, day care, and recreational activities for their children. The 2019 Census reported 1,321 female-headed households in Oakley, 11.3 percent of all households.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. In addition, female-headed households may encounter subtle forms of housing discrimination, including being denied opportunities to rent because of their familial status or being treated less courteously than renters without children. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In Oakley, 23.1 percent of female-headed households with children fall below the 2019 Federal Poverty Line ($21,330 for a household of three), while 2.9 percent of female-headed households without children live below the Federal Poverty Line ($12,490) in poverty (see Figure 2-19).

The Contra Costa Housing Authority offers a Family Self-Sufficiency program for Housing Choice Voucher participants to help low-income, single parents achieve economic independence from governmental assistance. Through public and private agency participation, beneficiaries have access to resources such as housing subsidies, childcare, education, job training, transportation, and a variety of other benefits. The Workforce Development Board of Contra Costa County also offers free career development and job-

seeking assistance and training that may be accessed by lower-income women. Additionally, the Latina Center, AAPI Coalition, Monument Impact, and LISC Partner Network Hotline provide services to assist low-income residents, including female-headed households in workforce development and housing assistance.

Figure 2-19: Female-Headed Households by Poverty Status, Oakley, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012.

Persons with Disabilities

A disability is defined as a long-lasting condition that impairs an individual's mobility, ability to work, or ability to perform self-care. Persons with disabilities include those with physical, mental, developmental, or emotional disabilities. Severely disabled people often have special housing needs because they often have limited incomes, there is a shortage of affordable and/or accessible housing, or they may have higher health care costs due to their disability. 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:

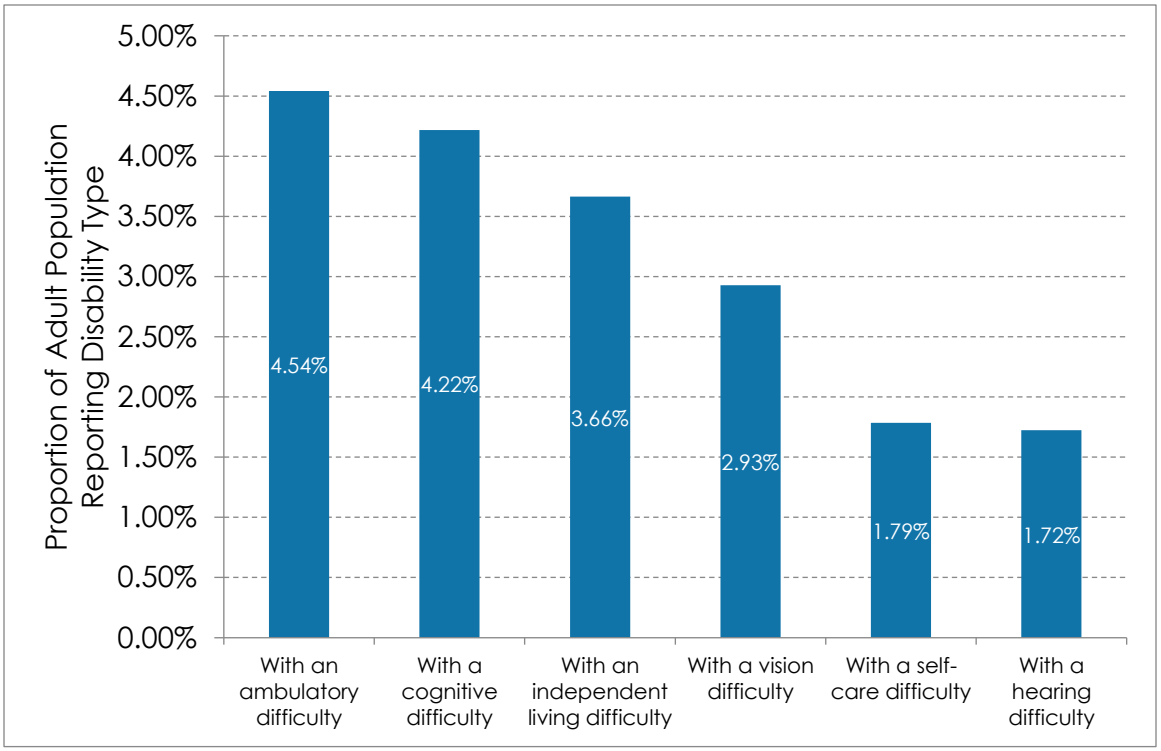
- **Sensory:** Blindness, deafness, or a severe vision or hearing impairment.
- **Physical:** A condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.
- **Mental:** A condition lasting six months or more that makes 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.

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and need specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. Figure 2-20 shows the rates at which different disabilities are present among residents of Oakley. Overall, 10.7 percent of people in Oakley have a disability of any kind.

Figure 2-20: Disability by Type, Oakley, 2019



Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

Persons with Developmental Disabilities

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

According to data from the California Department of Developmental Services, 535 residents in Oakley had a developmental disability in 2020. Of the population with a developmental disability, children under the age of 18 make up 43.7 percent (or 301 individuals), while adults account for 56.3 percent (or 234 individuals). The most common living arrangement for individuals with developmental disabilities in Oakley is the home of parent/family/guardian (see Table 2-11).

TABLE 2-11: POPULATION WITH DEVELOPMENTAL DISABILITIES BY TYPE OF RESIDENCE, OAKLEY, 2020

Residence Type	Number of Individuals	Percent of Total
Home of Parent /Family /Guardian	361	67.5%
Community Care Facility	100	18.7%
Independent /Supported Living	34	6.4%
Intermediate Care Facility	25	4.7%
Foster /Family Home	15	2.8%
Other	0	0.0%
Totals	535	100%

Source: ABAG Housing Element Data Package, California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020).

The type of housing that is suitable for persons with development disabilities varies substantially based on the nature and extent of the disability. Because households that include people with developmental disabilities are disproportionately lower income, many persons with developmental disabilities need affordable housing options. Some individuals with developmental disabilities may be best served in housing with supportive services that can help them live independently or with licensed care. Design of accessibility modifications, proximity to services and transit, availability of group living opportunities, and affordability are some common considerations that are important for serving this need group. Incorporating "barrier-free" design in all new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities.

The California Department of Developmental Services provides community-based services to individuals with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two

community-based facilities. The City of Oakley, along with other jurisdictions in Contra Costa County, is serviced by the Regional Center of the East Bay, which provides a point of entry to services for people with developmental disabilities. Additionally, the Mainstream Voucher Program offers Housing Choice Voucher rental assistance to non-elderly persons with a disability through funding provided by HUD.

People Experiencing Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused in recent years, either temporarily or longer term.

In January 2020, Contra Costa County's Homeless Continuum of Care, with the help of County agencies and community volunteers, conducted a Point in Time count to assess the size of the homeless population. The Point in Time Count found a total of 2,277 persons experiencing homelessness countywide in January 2020, a 4 percent decrease from 2,295 unhoused residents in 2019; however, a 12 percent increase from 2,030 unhoused residents in 2015.

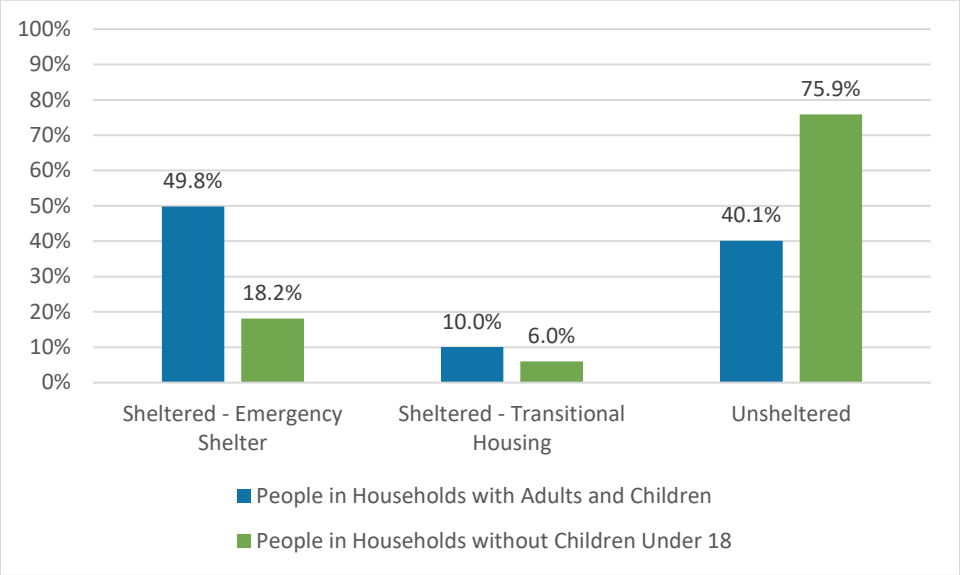
Of the 2,277 individuals experiencing homelessness in Contra Costa County, 1,570 were unsheltered, staying in places that are not designed or fit for human habitation, and 707 were sheltered. The 2020 Point in Time count identified 50 unsheltered individuals in Oakley. Based on this count, the City has a need to provide shelter for up to 50 homeless persons. Housing Element Chapter 6: Constraints, describes how the City accommodates emergency shelters through appropriate zoning.

Nearly 32 percent of total Point in Time survey respondents were chronically homeless. Financial hardship was the leading primary cause of homelessness (25 percent), followed by evictions (17 percent), and substance abuse (14 percent).

Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction, and those dealing with traumatic life circumstances. In Contra Costa County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 75.9 percent are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure 2-21).

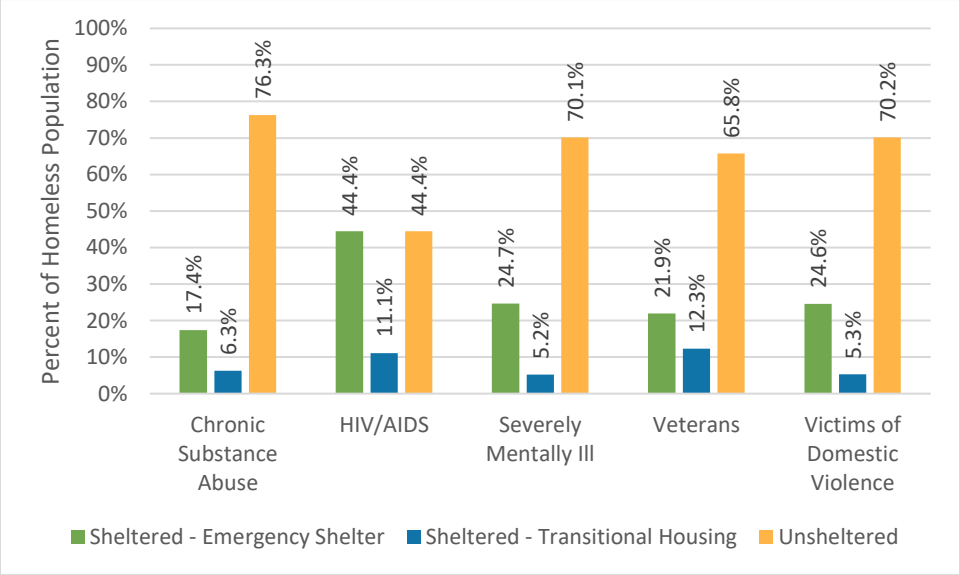
Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Contra Costa County, homeless individuals are commonly challenged by severe mental illness, with 519 reporting this condition (see Figure 2-22). Of those, some 70.1 percent are unsheltered, further adding to the challenge of addressing the issue.

Figure 2-21: Homelessness and Shelter Status, Contra Costa County, 2019



Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019).

Figure 2-22: Characteristics of the Population Experiencing Homelessness, Contra Costa County, 2019



Notes: These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

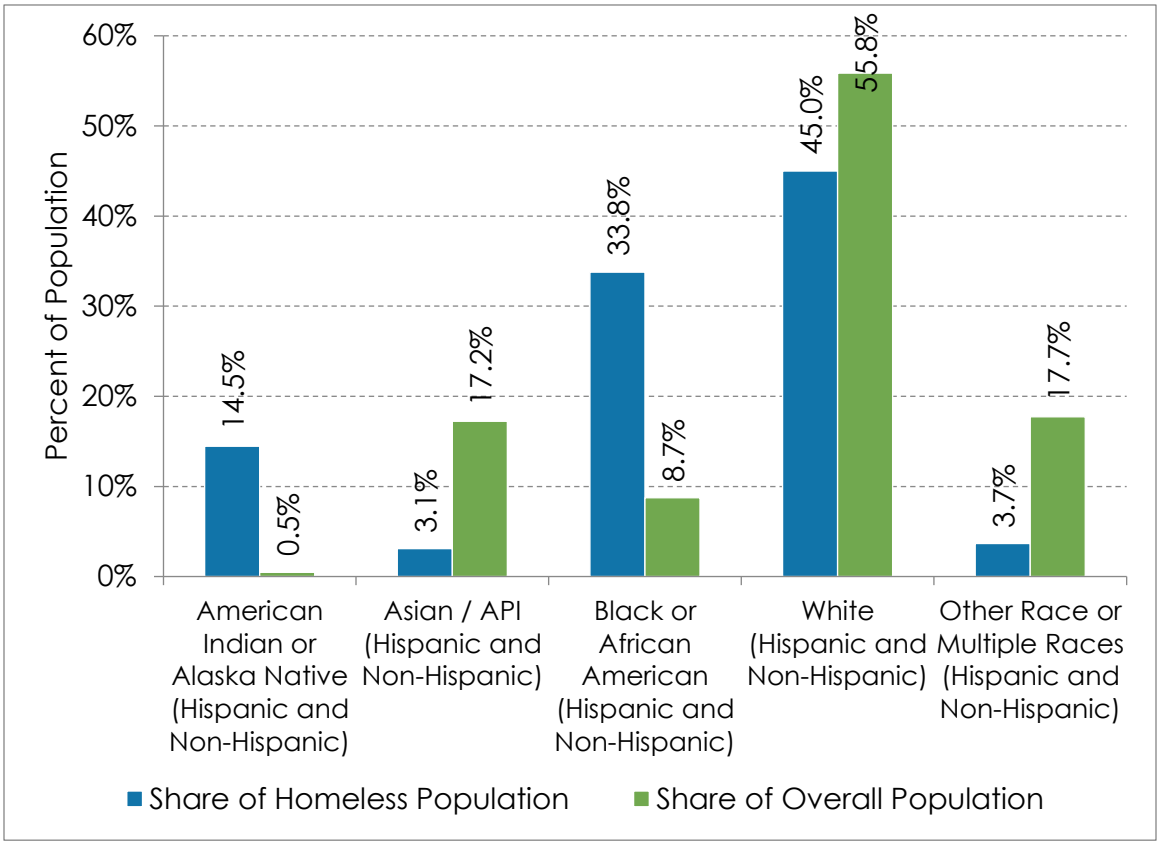
Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019).

Racial Demographics of the Unhoused Population

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay

Area. In Contra Costa County, Black residents represent the more than one-third of residents experiencing homelessness despite the fact that they only account for 9 percent of the overall population (see Figure 2-23).

Figure 2-23: Racial Demographics of the Homeless Population, Contra Costa County, 2019



Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I).

Services for Persons Experiencing Homelessness

There are three major types of facilities that provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent supportive housing. These types of facilities are defined below:

- **Emergency Shelter:** is a facility that offers temporary shelter (lodging) for people experiencing homelessness in general or for specific populations of the homeless. There are variations of shelter types, including family shelters where households may stay for 30 to 90 days on average, youth shelters serving youth 18-24 years of age, night by night shelters also known as "warming centers," for families and individuals which may be on a nightly basis only, spaces are limited and prioritization is given to the most vulnerable first, and adult only shelters which allows for a longer stay than that of a night by night shelter for adults without children. Victim service providers serving survivors fleeing domestic violence also fall into this category.

- Transitional Housing: is a type of temporary housing designed to facilitate the movement of homeless individuals and families into permanent housing within a specified period of time, but typically no longer than two years.
- Rapid Rehousing: emphasizes housing search and relocation services, case management and short- and medium-term rental assistance to move homeless persons and families as rapidly as possible into permanent housing.
- Permanent Supportive Housing: is permanent housing with indefinite leasing or rental assistance paired with supportive services to assist homeless persons with a disability or families with an adult or child member with a disability achieve housing stability.

On the night of January 22, 2020, there were a total of 2,217 beds in Contra Costa County's Countywide Continuum of Care. The majority of beds (1,162) were permanent supportive housing beds, followed by 630 emergency shelter beds, 231 rapid rehousing beds, and 194 transitional housing beds.

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. Contra Costa Health Services emergency shelter program for adults provides shelter and case management services to assist residents in ending their homelessness and attaining their highest level of self-sufficiency. They operate two emergency shelter sites; one in Concord the other in Richmond. Both facilities operate 24 hours a day and have the capacity to serve over 160 men and women. They also offer a specialized program for individuals 18-21 years of age. If involved in case management, residents may stay up to 120 days. Additional continuum of care shelter and service providers are identified on the Contra Costa Health Services website at https://cchealth.org/h3/coc/funders.php.

Table 2-12 provides a list of emergency shelters and transitional housing included in the 2020 Point in Time count.

TABLE 2-12: EMERGENCY SHELTERS AND TRANSITIONAL HOUSING INCLUDED IN THE 2020 POINT IN TIME COUNTY, CONTRA COSTA COUNTY

Program Type	Agency Name	Program Name
Emergency	Bay Area Community Services	Don Brown Shelter
Emergency	Bay Area Rescue Mission	Men's Emergency Shelter
Emergency	Bay Area Rescue Mission	Women and Families Shelter
Emergency	Berkeley Food and Housing Project	Central County Warming Center
Emergency	Contra Costa Health Services Homeless Program	Brookside Adult Interim Housing
Emergency	Contra Costa Health Services Homeless Program	Brookside Adult Interim Housing for Veterans
Emergency	Contra Costa Health Services Homeless Program	Calli House Youth Shelter
Emergency	Contra Costa Health Services Homeless Program	Concord Adult Interim Housing
Emergency	Contra Costa Health Services Homeless Program	Philip Dorn Respite Center
Emergency	Contra Costa Health Services Homeless Program	Philip Dorn Respite Center for Veterans
Emergency	Greater Richmond Interfaith Program	Emergency Shelter
Emergency	Greater Richmond Interfaith Program	West County Warming Center
Emergency	Interfaith Council of Contra Costa	Winter Nights Shelter
Emergency	SHELTER, Inc.	Mountain View House
Emergency	STAND for Families Against Violence	Emergency Shelter
Emergency	Trinity Center	Trinity Winter Shelter
Transitional	Bay Area Rescue Mission	Men's Transitional Housing Program
Transitional	Bay Area Rescue Mission	Women & Family Transitional Housing
Transitional	Bi-Bett Corporation	Uilkema House
Transitional	Contra Costa Health Services Homeless Program	Appian House: Youth
Transitional	Contra Costa Health Services Homeless Program	Pomona Apartments
Transitional	SHELTER, Inc.	Casa Verde
Transitional	STAND	STAND for Families Against Violence
Transitional	STAND	STAND Transitional Housing

Source: Contra Costa Health Services: Health, Housing, and Homeless Services Division 2020.

Farmworkers

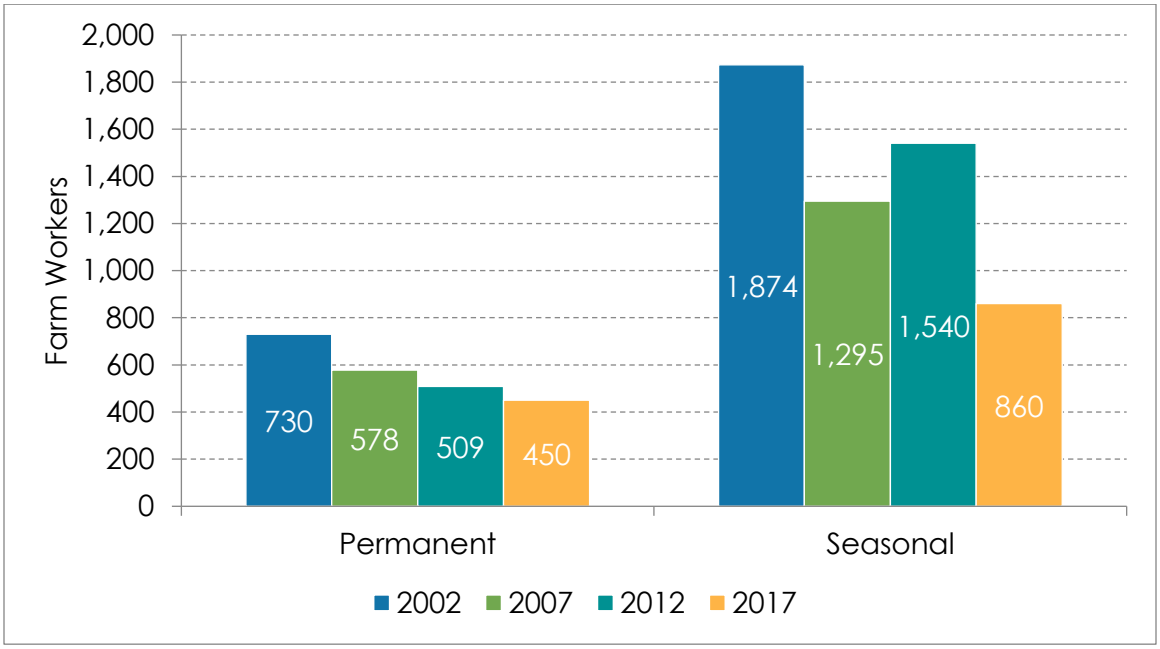
Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal or permanent agricultural labor. Farmworkers are generally considered a special housing needs group due to their limited income and often-unstable nature of their employment. Across the state, housing for farmworkers has been recognized as an important and unique concern.

Estimating the size of the agricultural labor force is problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the government agencies that track farm labor do not consistently define farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business or field).

Farmworkers are typically categorized into three groups: permanent, seasonal, and migrant. Permanent farmworkers are typically employed year-round by the same employer. Seasonal farmworkers work on average less than 150 days per year and earn at least half of their earned income from farm work. Migrant farmworkers are seasonal farmworkers who have to travel to do the farm work so they are unable to return to their permanent residence within the same day.

Within Oakley, agricultural uses include various equestrian and livestock enterprises, as well as more typical practices such as row crops, vineyards and orchards. Contra Costa County's agricultural lands and corresponding production have decreased due to urbanization since 1940. According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent and seasonal farmworkers in Contra Costa County has decreased from 730 and 1,874, respectively, in 2002, to 450 and 860 in 2017 (see Figure 2-24). It is important to understand the changing landscape of the farmworker population. Today's farmworkers are more settled and typically live in one location. Per the USDA, today's farmworkers can commute up to 75 miles to the workplace. Based on this, the need for housing for agricultural workers is not just the responsibility of Bay Area jurisdictions with a robust agricultural economy.

Figure 2-24: Farm Operations and Farm Labor, Contra Costa County, 2002-2017



Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: ABAG Housing Element Data Package, U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor.

Typically, the agriculture industry faces challenges in securing labor in a tight market that offers limited housing opportunities that are affordable for their employees. Due to the severe shortage of affordable homes in the County and very low wages, farmworkers experience extreme housing insecurity. While many traditional affordable housing programs and policies will assist farmworkers, there are unique needs and circumstances for agricultural workers that need to be considered and explored since finding decent and affordable housing can be challenging, particularly in the current housing market.

According to the U.S. Census Bureau, in 2018, there were 244 employees in the Agriculture and Natural Resources industry living in Oakley. Farmworkers living in urban and suburban areas of the County often have similar needs for affordable rental housing as other lower-wage earners.

Housing Stock Profile

This section describes the housing stock in the City of Oakley in terms of number of units, size, age, and condition.

Unit Type

Table 2-13 summarizes the number of housing units in Oakley and the County from 2010 to 2020. In 2020, Oakley had 13,146 housing units, which was 3.1 percent of the total units countywide.

TABLE 2-13: NUMBER OF HOUSING UNITS OAKLEY AND CONTRA COSTA COUNTY – 2000-2013

Year	Oakley	Contra Costa County	Oakley as % of total Contra Costa County
2010	11,484	400,263	2.9%
2020	13,146	418,415	3.1%

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2020.

In 2020, 91 percent of the housing units in Oakley were single-family detached homes. From 2010 to 2020, the number of single family attached units and mobile homes remained the same, while other housing types increased. The increase in single family detached homes comprised the majority of the increase in total housing units. Table 2-14 shows Oakley's housing inventory by unit type in 2010 and 2020.

TABLE 2-14: HOUSING INVENTORY BY UNIT TYPE

Housing Type	2010	% of Total	2020	% of Total
Single family, attached	236	2.1%	236	1.8%
Single family, detached	10,454	91.0%	11,953	90.9%
Multi-family	418	3.6%	581	4.4%
Mobile homes	376	3.3%	376	2.9%
Total Housing Units	**11,484**	**100%**	**13,146**	**100%**

Source: ABAG Housing Element Data Package, California Department of Finance, E-5 series.

Unit Size

In 2019, the most common type of renter-occupied units was four-bedroom units, making up 62.3 percent of renter-occupied units. The second largest group of renter-occupied units was two-bedroom units (18.3 percent). Of the owner-occupied units, 78.2 percent had four bedrooms and 16.3 percent had five or more bedrooms. The four and five or more bedroom units were the most common type of housing units overall, making up 74.5 percent and 13.2 percent of all housing units respectively. Table 2-15 summarizes the distribution of unit size by tenure in 2019.

TABLE 2-15: UNIT SIZE BY TENURE, OAKLEY, 2019

	Owner-Occupied Housing Units		Renter- Occupied Housing Units		Total Occupied Housing Units	
	Units	Percent	Units	Percent	Units	Percent
Studio/1 bedroom	60	0.7%	0	0.0%	60	0.5%
2 bedrooms	102	1.1%	512	18.3%	614	5.2%
3 bedrooms	331	3.7%	445	15.9%	776	6.6%
4 bedrooms	7,028	78.2%	1,743	62.3%	8,771	74.5%
5 or more bedrooms	1,461	16.3%	96	3.4%	1,557	13.2%
Total	**8,982**	**100%**	**2796**	**100%**	**11,778**	**100%**

Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042.

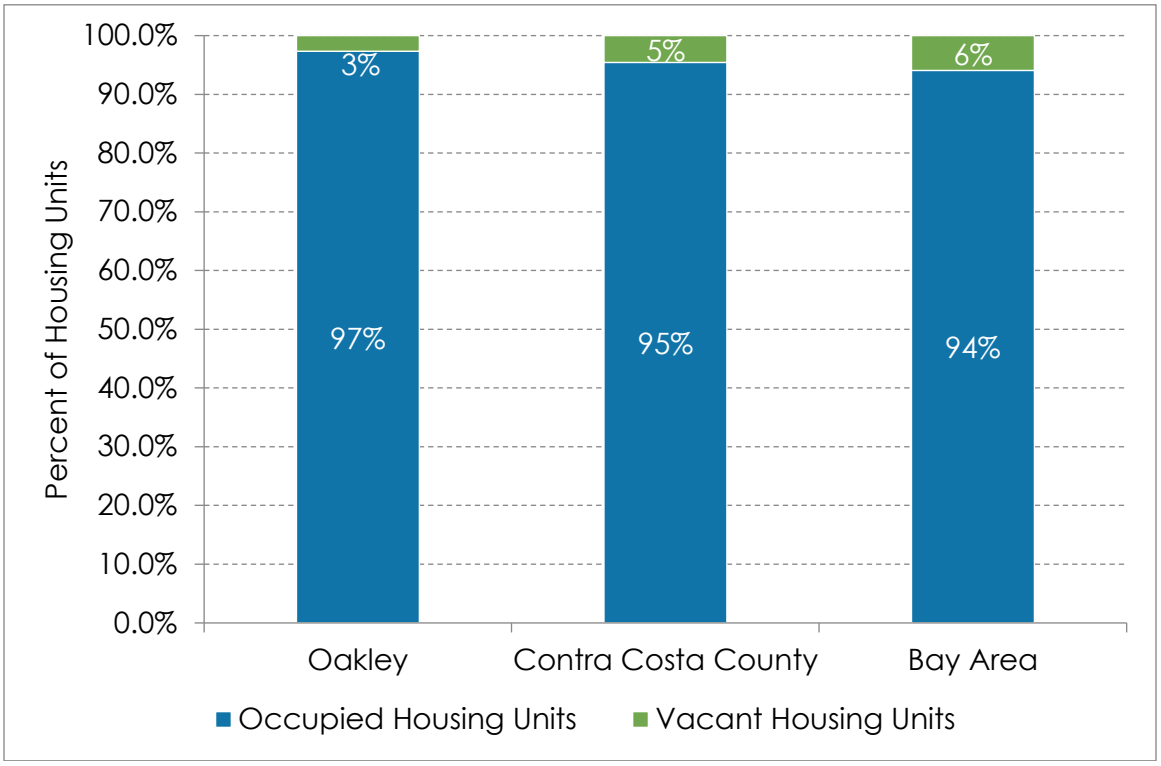
Vacancy Rates

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing. A lower vacancy rate often leads to rising rents and sales prices and can contribute to household overcrowding.

Vacant units made up approximately 3 percent of the overall housing stock in Oakley in 2019 (Figure 2-25). The rental vacancy rate was 1.0 percent, while the ownership vacancy rate was 1.4 percent. Of the vacant units, the most common type of vacancy is *Other Vacant* with the second most common type being *Sold, Not Occupied* (see Figure 2-26).

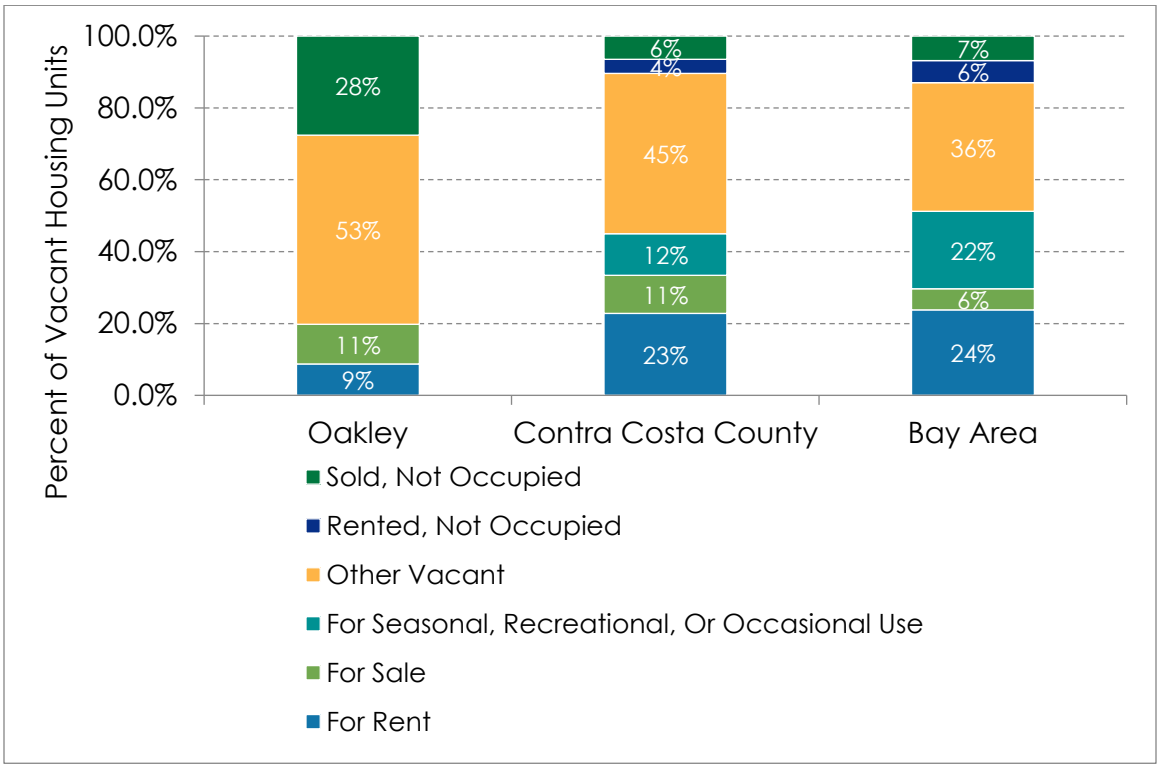
Figure 2-26 shows the breakdown of vacant units by type in Oakley, Contra Costa County, and the Bay Area. The vacant housing stock in Oakley looks very different from the rest of the region. In Oakley, only 9 percent of vacant units are listed for rent, compared to 23 and 24 percent in the County and region, respectively. This is a reflection of the small rental housing stock in the City. On the other hand, 28 percent of vacant units in Oakley were sold but not yet occupied, compared to only 6 percent in the County and 7 percent in the region. This reflects the relatively larger stock of new single-family homes being built in new subdivisions in Oakley.

Figure 2-25: Vacancy Rates, Oakley, Contra Costa County, Bay Area, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25002.

Figure 2-26: Vacant Units by Type, Oakley, Contra Costa County and Bay Area, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004.

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 the housing stock, shown in Table 2-16. Much of the housing in Oakley is newer construction. Only 4.9 percent of the City's housing stock was built before 1960 and 13 percent was built from 1960 through 1979. The majority of the housing stock is less than 35 years old: 82.9 percent was built in 1980 or later.

TABLE 2-16: HOUSING STOCK BY YEAR BUILT, OAKLEY, 2019

Year Built	Units	Percent
Built 2010 Or Later	1,077	9%
Built 2000 To 2009	3,301	27%
Built 1980 To 1999	5,535	46%
Built 1960 To 1979	1,589	13%
Built 1940 To 1959	501	4%
Built 1939 Or Earlier	94	1%
Total	**12,097**	**100%**

Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034.

Substandard 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 2015-2019 ACSs, there are zero occupied units in Oakley lacking complete plumbing facilities or kitchen facilities. 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

In 2022, the City Code Enforcement Division conducted 1,316 drive-by rental inspections through the Residential Rental Inspection Program. These type of inspections are typically to check on neighborhood preservation type violations, such as overgrown weeds, broken down vehicles, broken windows, and other issues of disrepair. Interior building inspections are not conducted as a routine part of the drive-by rental inspection program. The 1,316 inspections resulted in 181 cases being opened. Of those 181 opened cases, 165 were closed and 16 remain opened. Of those 16 opened cases, two resulted in substandard housing issues, one of which was closed and one that remains opened as of the end of 2022. Although the rental inspection program does not normally result in substandard housing violations, it can act as an indicator of larger issues that may exist at a given residence. Most substandard housing cases are started via a complaint received by either a tenant or neighbor of the residence.

In 2021 and 2022, the City of Oakley opened 24 and 25 cases on substandard housing, respectively. These cases generally involved housing units that require substantial rehabilitation. Based on the age of structures in Oakley and the number of substandard housing cases handled each year by Code Enforcement, it is estimated that about 15 percent of homes require some level of repair and about 1 percent of the housing stock is in need of major repair or replacement.

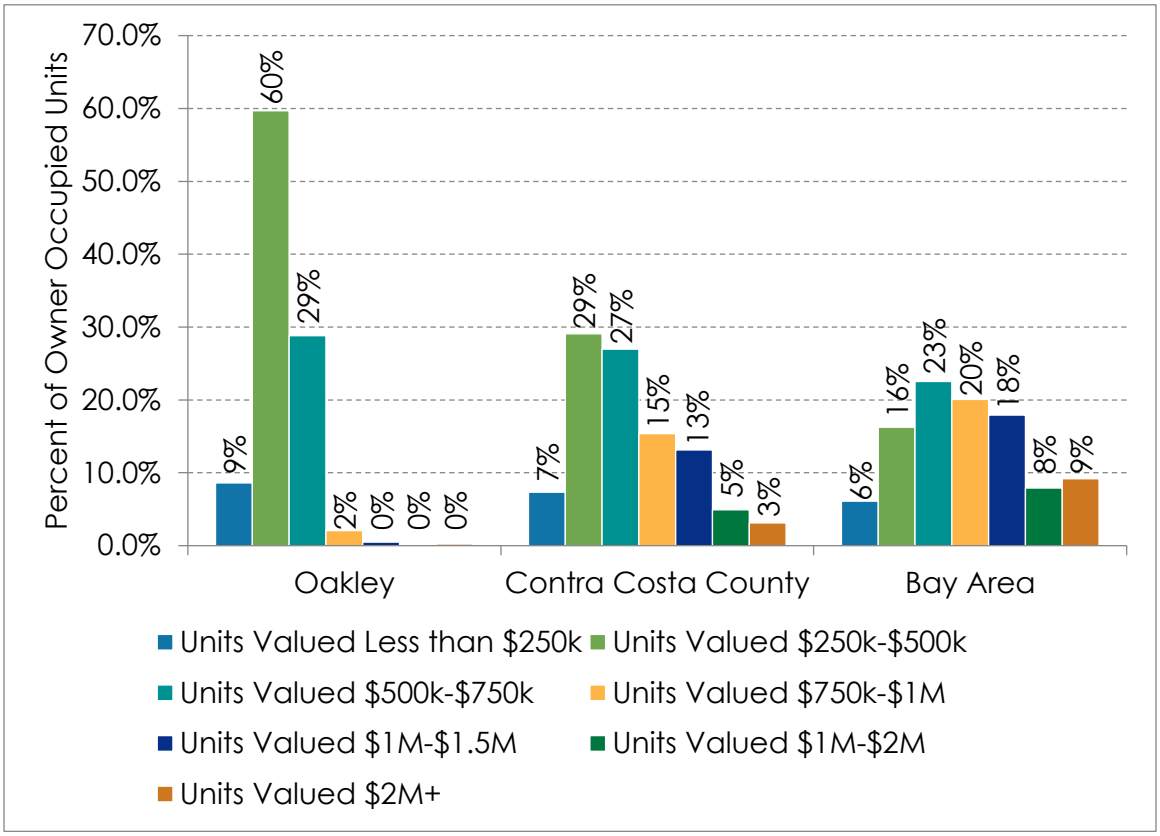
Housing Costs and Affordability

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.

Home Values and Market Trends

In the Bay Area, housing costs have long been among the highest in the nation, yet home values in Oakley are affordable relative to the rest of the Bay Area. According to 2015-2019 ACS data shown in Figure 2-27, the largest proportion of homes in Oakley were valued between $250,000-$500,000 (60 percent). By comparison, 29 percent of homes countywide were valued between $250,000-$500,000 and only 6 percent of Bay Area homes fell into this range.

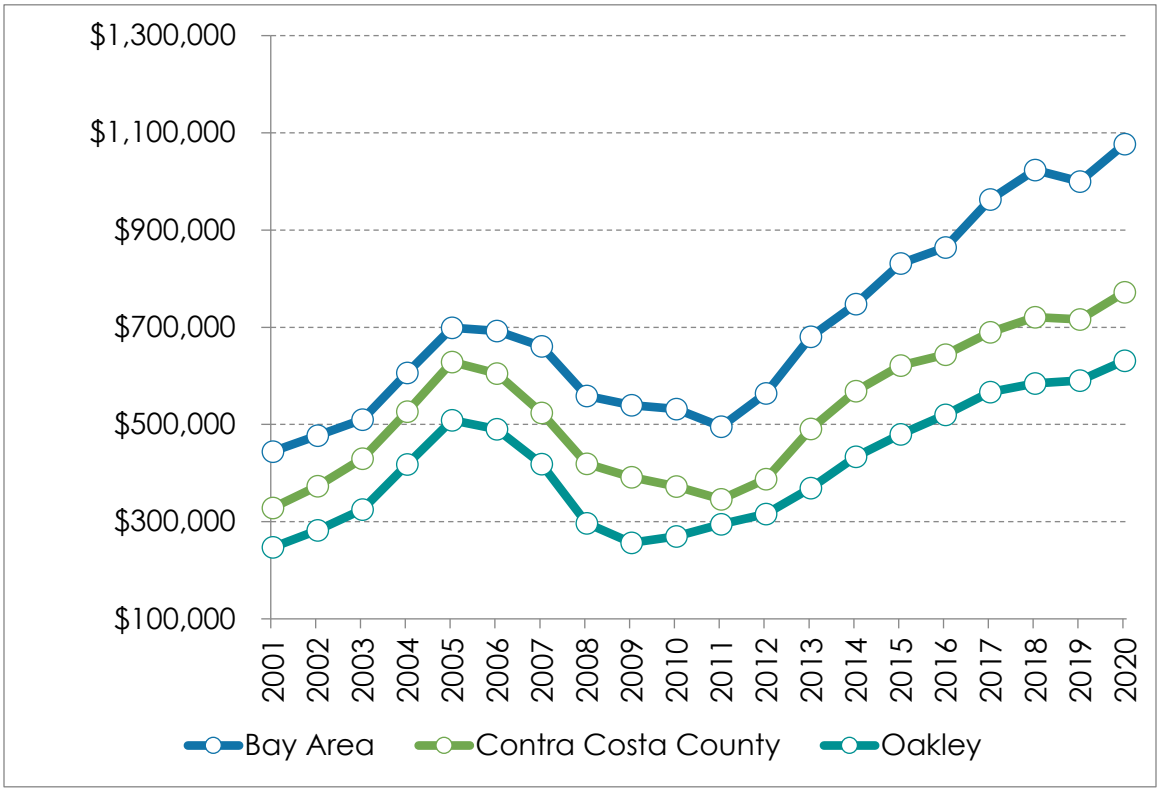
Figure 2-27: Home Values of Owner-Occupied Units, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075.

Figure 2-28 shows the change in home values in Oakley, Contra Costa County, and the Bay Area from 2001 to 2021 according to data available from Zillow. The region's home values have increased steadily since 2000, besides the decrease that occurred during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 155.5 percent in Oakley from $247,150 to $631,480 in December 2020. While housing costs in Oakley have increased dramatically in recent years, Oakley has remained a relatively affordable place to live relative to the rest of the Bay Area. In December 2020, the typical home value was $772,410 in Contra Costa County and $1,077,230 in the Bay Area. According to more recent data obtained from Redfin, the median sale price for single-family homes in Oakley was $755,000 in April 2022; a 16.2 percent increase from the prior year.

Figure 2-28: Zillow Home Value Index (ZHVI), 2021



Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow.

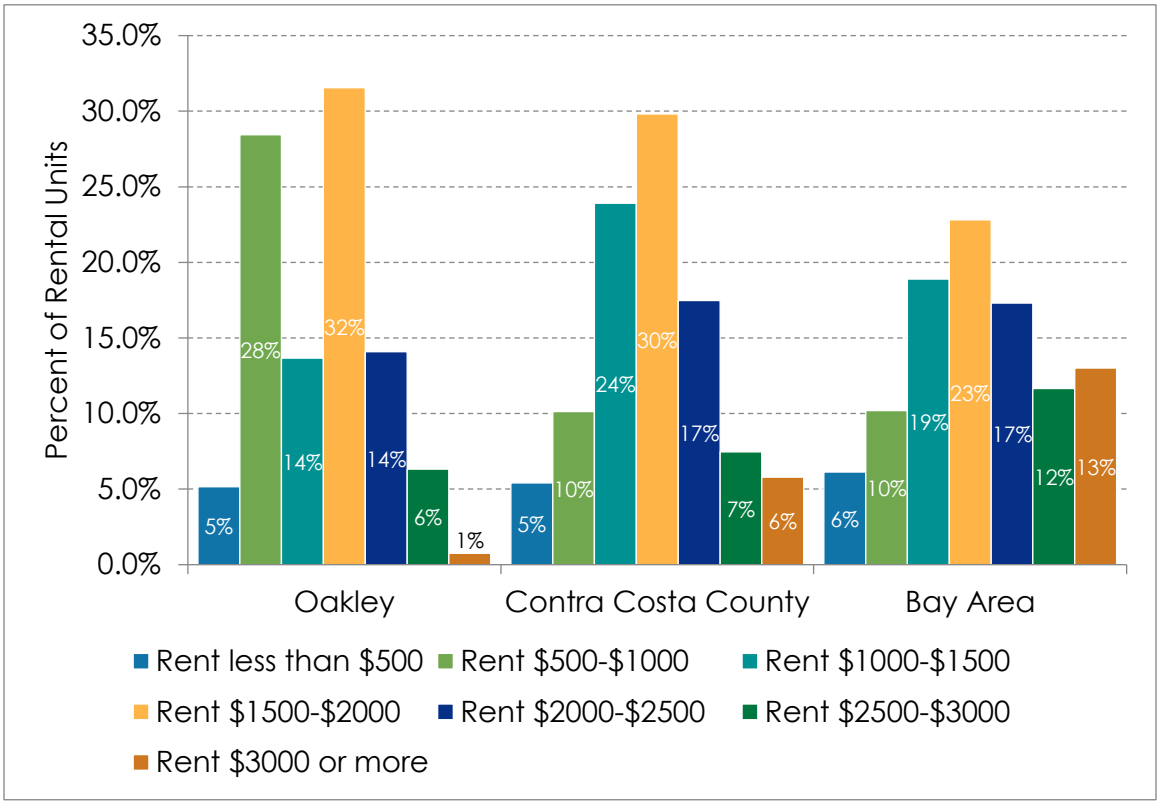
Source: ABAG Housing Element Data Package, Zillow Home Value Index (ZHVI).

Rent Values and Trends

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted, or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

According to data from the 2015-2019 ACS, in Oakley, the largest proportion of rental units was in the $1500-$2000 category, totaling 31.6 percent, followed by 28.4 percent of units renting in the $500-$1000 category (see Figure 2-29). While the largest share of rental units in the County and region is also in the $1500-$2000 category, there is generally a broader range of rents in other parts of the Bay Area compared to Oakley.

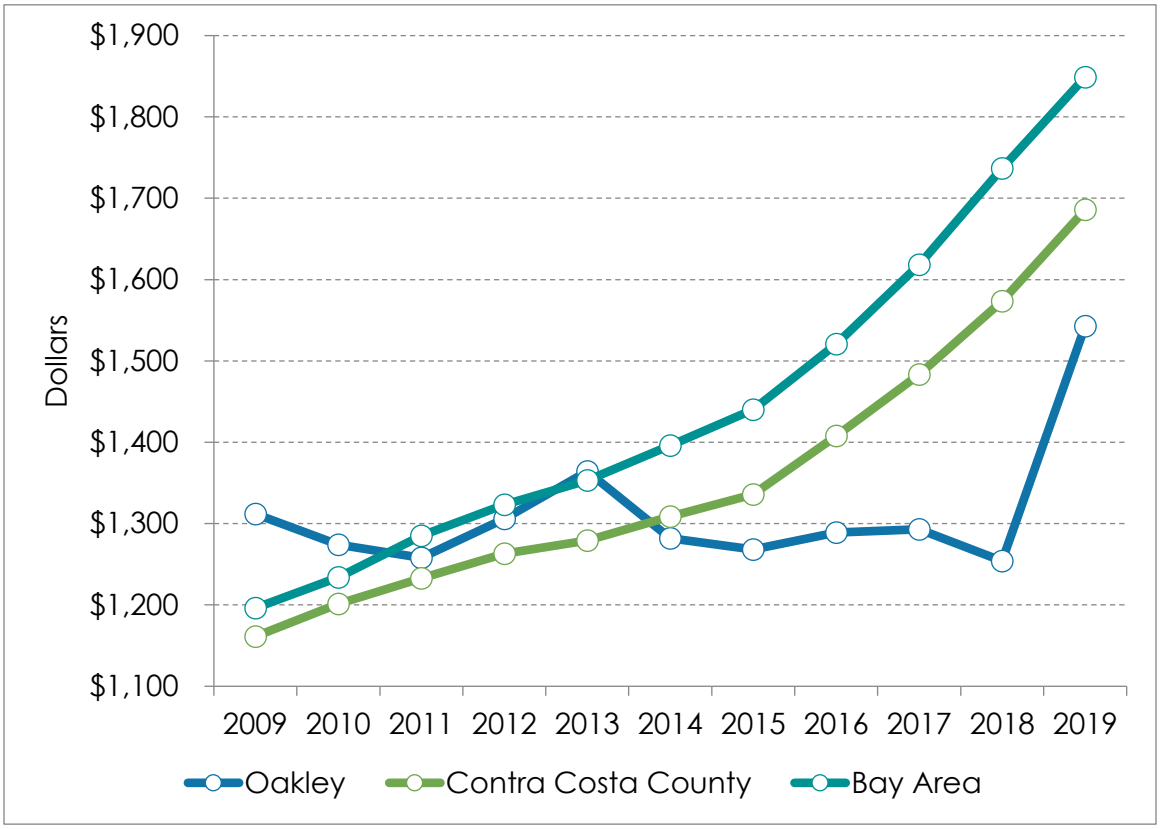
Figure 2-29: Contract Rents for Renter-Occupied Units, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056.

Since 2009, the median rent has increased by 17.6 percent in Oakley, from $1,280 to $1,540 per month (see Figure 2-30), yet rents remain lower than in other parts of the region. In Contra Costa County, the median rent has increased 28.8 percent, from $1,300 to $1,680, and the median rent in the Bay Area has increased significantly from $1,200 to $1,850, a 54 percent increase.

Figure 2-30: Median Contract Rent, Oakley, Contra Costa County and Bay Area, 2019



Notes: For unincorporated areas, median is calculated using distribution in B25056.

Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.

Housing Affordability

The affordability of housing in Oakley can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. This information can reveal who can afford what size and type of housing. This section describes the ability of households at different income levels to pay for housing based on HCD 2022 income limits shown earlier in Table 2-9.

Housing is classified as "affordable" if households pay no more than 30 percent of income for rent (including a monthly allowance for water, gas, and electricity) or monthly homeownership costs (including mortgage payments, taxes, and insurance). Since above moderate-income households do not generally have problems finding affordable units, affordable units are frequently defined as those reasonably priced for households that are low to moderate income.

Typically, a household can qualify to purchase a home that is two and one-half to three times their annual income, depending on the down payment, the level of other long-term obligations such as a car loan, and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing a home no more than two times their annual income. Homebuyer assistance programs that provide

down payment assistance and/or below market-rate interest rates often allow homebuyers to qualify for houses which are up to four times their income.

Table 2-17 shows maximum affordable monthly rents and maximum affordable purchase prices for homes using 2022 HCD-defined household income limits for extremely low-, very low-, low-, and moderate-income households in Contra Costa County (including Oakley). For example, a three-person household with an annual income of $98,650 is classified as low income (80 percent of AMI) in 2022. A household with this income could afford to pay a monthly gross rent (including utilities) of up to $2,466 or could afford to purchase a house price at or below $403,266. The April 2022 median sale price of $755,000 in Oakley is considered affordable to a moderate-income family of 4 earning the upper end of the income limit.

TABLE 2-17: ABILITY TO PAY FOR HOUSING BASED ON HCD INCOME LIMITS, 2022

Number of Persons	1	2	3	4	5	6
Extremely Low-Income Households at 30% of Median Family Income						
Income Level	$30,000	$34,300	$38,600	$42,850	$46,300	$49,750
Max. Monthly Gross Rent [1]	$750	$858	$965	$1,071	$1,158	$1,244
Max. Purchase Price [2]	$122,635	$140,213	$157,791	$175,164	$189,267	$203,370
Very Low-Income Households at 50% of Median Family Income						
Income Level	$50,000	$57,150	$64,300	$71,400	$77,150	$82,850
Max. Monthly Gross Rent [1]	$1,250	$1,429	$1,608	$1,785	$1,929	$2,071
Max. Purchase Price [2]	$204,392	$233,620	$262,849	$291,872	$315,377	$338,678
Low-Income Households at 80% of Median Family Income						
Income Level	$76,750	$87,700	$98,650	$109,600	$118,400	$127,150
Max. Monthly Gross Rent [1]	$1,919	$2,193	$2,466	$2,740	$2,960	$3,179
Max. Purchase Price [2]	$313,742	$358,504	$403,266	$448,028	$484,001	$519,770
Median-Income Households at 100% of Median Family Income						
Income Level	$99,950	$114,250	$128,500	$142,800	$154,200	$165,650
Max. Monthly Gross Rent [1]	$2,499	$2,856	$3,213	$3,570	$3,855	$4,141
Max. Purchase Price [2]	$408,580	$467,036	$525,288	$583,744	$630,346	$677,152
Moderate-Income Households at 120% of Median Family Income						
Income Level	$119,950	$137,100	$154,200	$171,350	$185,050	$198,750
Max. Monthly Gross Rent [1]	$3,499	$3,999	$4,498	$4,998	$5,397	$5,797
Max. Purchase Price [2]	$572,060	$653,851	$735,404	$817,195	$882,532	$947,869

Notes: Incomes based on HCD State Income Limits for 2022; FY 2022 AMI: $142,800.

[1] Assumes that 30 percent of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance

[2] Assumes 90 percent loan (i.e., 10 percent down payment) at 5 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners' insurance account for 21 percent of total monthly payments

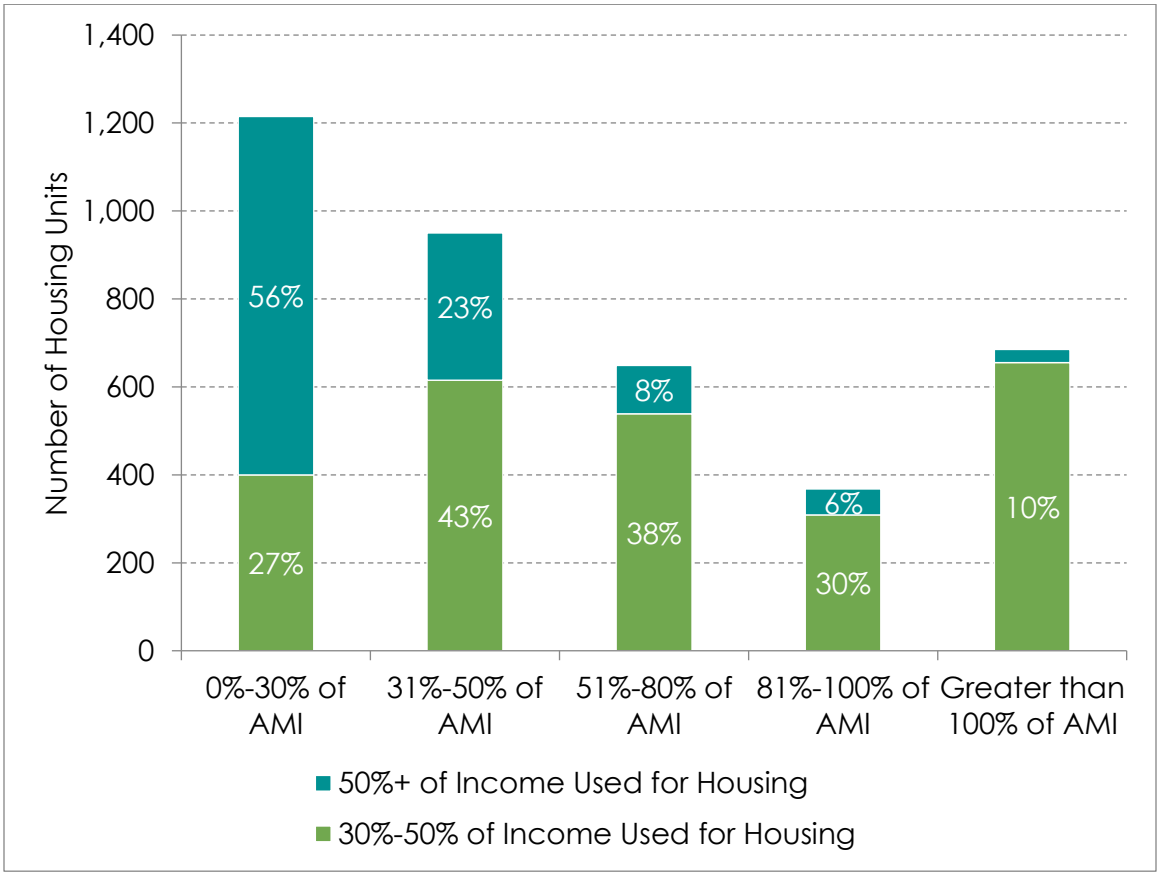
Source: HCD, 2022; and Ascent, 2022.

Overpayment

Overpayment, also known as housing cost burden, is a critical issue for many households of various income levels. Overpayment occurs when households spend more than 30 percent of gross monthly income on housing. Severe overpayment or cost burden occurs when housing costs represent more than 50 percent of gross monthly income. Lower-income residents are consistently the most impacted by high housing costs and experience the highest rates of cost burden. Paying too much for housing puts lower-income households at higher risk of displacement, eviction, or homelessness.

In Oakley, 11.6 percent of households spend 50 percent or more of their income on housing, while 21.7 percent spend 30 percent to 50 percent. However, these rates vary greatly across income categories (see Figure 2-31). For example, 56.0 percent of extremely low-income households in Oakley making (i.e., those making less than 30 percent of AMI) are severely cost burdened, meaning they spend more than 50 percent of their income on housing. For Oakley residents making more than 100 percent of AMI, less than 1 percent are severely cost burdened, and 89 percent are paying an affordable price for housing.

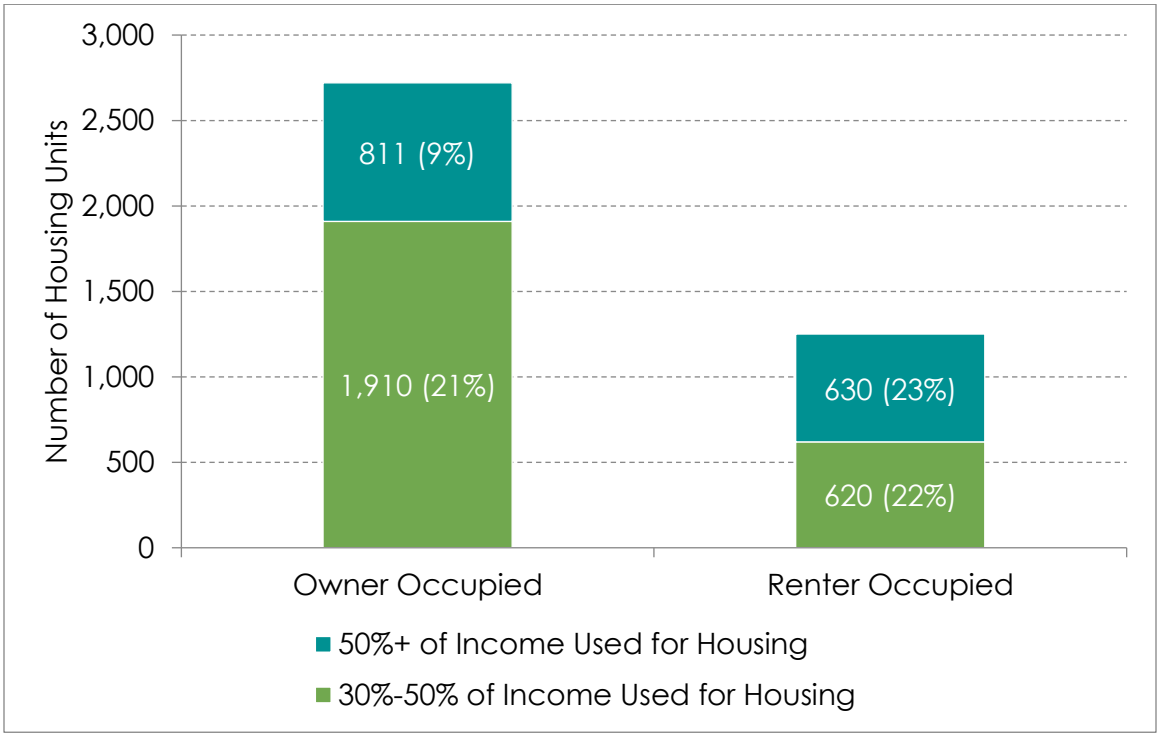
Figure 2-31: Cost Burden by Income Group, Oakley, 2017



Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden by tenure in Oakley, 22.2 percent of renters spend 30 percent to 50 percent of their income on housing, which is similar to the 21.3 percent of those that own (see Figure 2-32). However, 22.5 percent of renters spend 50 percent or more of their income on housing, while only 9.0 percent of owners are severely cost-burdened.

Figure 2-32: Cost Burden by Tenure, Oakley

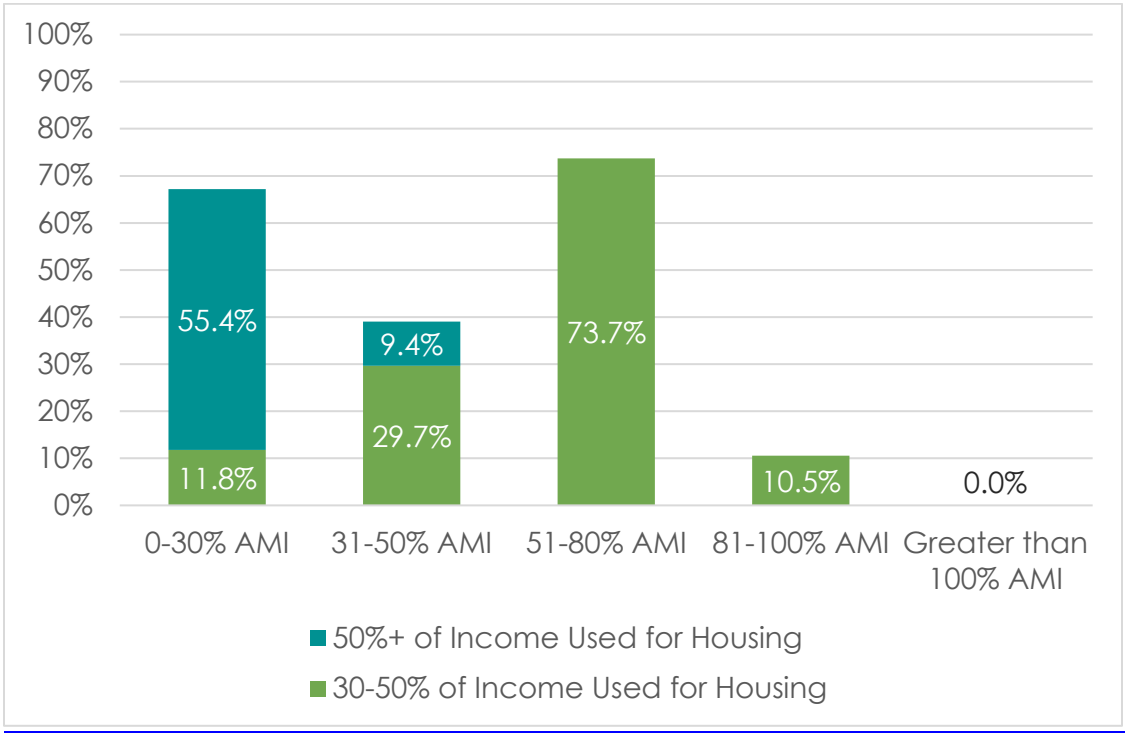


Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs," which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091.

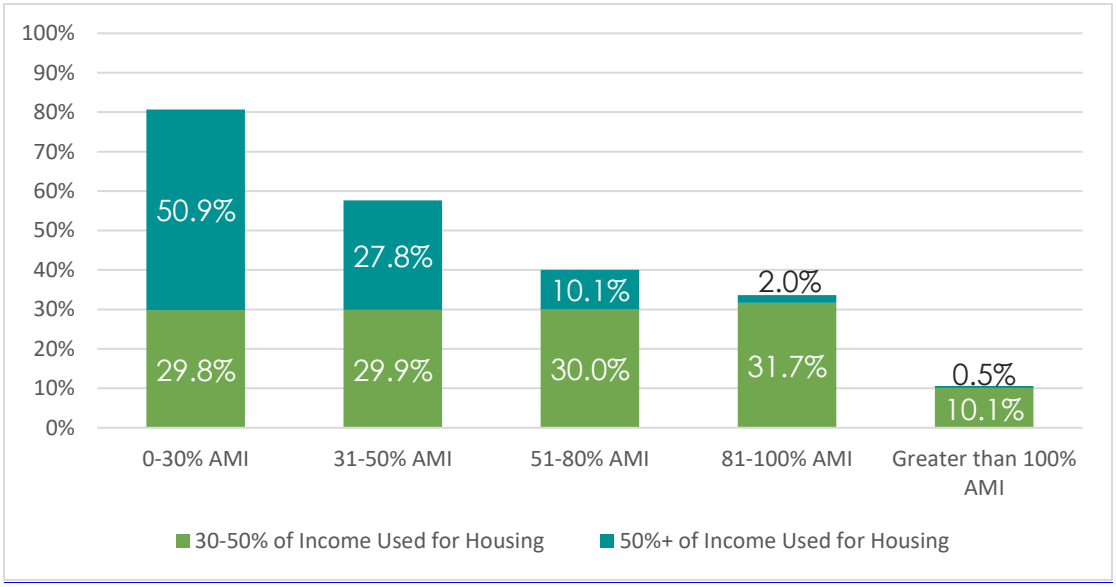
Figure 2-33 shows cost burden by income level for renter households and Figure 2-34 shows cost burden by income for owner households according to the 2015-2019 ACS data. Overall, the incidence of cost burden is higher among lower-income renters compared to owners, however, extremely low-income and very low-income owner households also experience high levels of cost burden and severe cost burden.

Figure 2-33: Cost Burden of Renter Households by Income Level, Oakley



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2015-2019 release

Figure 2-34: Cost Burden of Owner Households by Income Level, Oakley



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2015-2019 release

Assisted Housing at Risk of Conversion

State Housing Element law requires an analysis of the potential for rent-restricted low-income housing units to convert to market-rate housing within 10 years from the start of the planning period, and to propose programs to preserve or replace any units at risk of conversion, also known as "at-risk units." 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 presents an inventory of all rent-restricted housing in Oakley and identifies whether or not there are units at risk of conversion by 2033.

Assisted Housing Inventory

Table 2-18 presents the inventory of affordable rental housing in Oakley which receives some form of public assistance. As evidenced by the over 739 units identified, Oakley has actively supported affordable rental housing utilizing a variety of local, State and Federal funds, and works extensively with non-profit housing developers in the ownership and management of its projects. None of these units are at risk of conversion by 2033. 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.

TABLE 2-18: INVENTORY OF PUBLICLY-ASSISTED RENTAL HOUSING, OAKLEY, 2022

Project Name	Address	Type of Unit	End of Affordability Term	Affordable Units	Financing	Status
Carol Lane Apartments	53, 65, 67, & 71 Carol Lane	Family/ Senior	2063	509	LIHTC	Not at risk
Golden Oak Manor	5000 Kelsey	Family	2036	49	LIHTC	Not at risk
Silver Oaks	4991 Gardenia	Disabled	2039	23	HOME Funds/ HUD 202/811	Not at risk
Oakley Summer Creek	4950 Empire Avenue	Senior	2056	79	LIHTC/City Funds/ RDA	Not at risk
Cypress Grove	2000 Rubens Way	Family	2061	95	LIHTC; Housing Fund; Tax Exempt Bond; HOME Funds	Not at risk
Habitat for Humanity Homes	035-313-004, 035-313-009	Family	2050	9		Not at risk
Twin Oaks Senior Residence Mixed-Use (St. Anton)	2605 Main Street	Senior	2078	129		Not at risk
Total Assisted Rental Units					**739**	
Total Assisted Rental Units At Risk by 2033					**0**	

Source: City of Oakley, 2022.

Preservation of At-Risk Rental Units

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. More information on funding available for housing development and related activities is described in Chapter 5: Housing Programs and Financial Resources

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.

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.

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.

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.

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.

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.

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.

Qualified Entities to Preserve At-Risk Units

There are 24 non-profit corporations currently registered as qualified entities for Contra Costa County, and 96 entities working statewide that have the experience and capacity to assist in preserving at-risk units. These organizations, presented in Table 2-19, are tracked by HCD and up-to-date contact information for each entity can be obtained via the HCD website at: https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml.

TABLE 2-19: QUALIFIED ENTITIES, CONTRA COSTA COUNTY

Organization	City
Rubicon Programs, Inc.	Richmond
ACLC, Inc	Stockton
East Bay NHS	Richmond
Affordable Housing Associates	Berkeley
Eskaton Properties Inc.	Carmichael
Rural California Housing Corp	West Sacramento
East Bay Asian Local Development Corporation	Oakland
Pacific Community Services, Inc.	Pittsburg
Community Housing Development Corp.	Richmond
Anka Behavioral Health	Concord
Anka Behavioral Health	Concord
Satellite Housing Inc.	Berkeley
Northern California Land Trust, Inc.	Berkeley
Alameda County Allied Housing Program	Hayward
ROEM Development Corporation	Santa Clara
Neighborhood Housing Services of the East Bay	Richmond
L + M Fund Management LLC	Westchester

Source: CA Department of Housing and Community Development (HCD), 2021.

Chapter 3: Sites Inventory

Introduction

Every city and county in California 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 adequate sites with capacity to accommodate the projected need for housing through the 2023-2031 planning period. This chapter describes the City's assigned housing target, called the Regional Housing Needs Allocation (RHNA), and provides the City's strategy for how it will accommodate the RHNA.

Regional Housing Needs Allocation

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, State law also

requires cities to consider the needs of Extremely-Low Income (ELI) households earning 30 percent or less of the median income. The City assumes that 50 percent of the very low-income housing need is equal to the extremely low-income housing need. As such, there is a projected need for 139 extremely low-income housing units.

Table 3-1 shows the RHNA assigned to Oakley for the 2023-2031 Housing Element. It should be noted that the RHNA projection period is June 30, 2022 – December 31, 2030, which differs slightly from the Housing Element planning period of January 31, 2023 – January 31, 2031. As shown in the table, ABAG allocated 1,058 new housing units to Oakley, which includes 279 very low-, 161 low-, 172 moderate-, and 446 above moderate-income units.

TABLE 3-1: REGIONAL HOUSING NEEDS ALLOCATION, CITY OF OAKLEY, 2023-2031

	Very Low-Income Units[1]	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total
2023-2031 RHNA	279	161	172	446	1,058
Percent of Total	26%	15%	16%	42%	100%

Notes: [1] Extremely low-income allocation is equal to 50 percent of very low-income allocation (134 units).
Source: Source: Association of Bay Area Council of Governments (ABAG), Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (Adopted December 2021).

Residential Sites Inventory

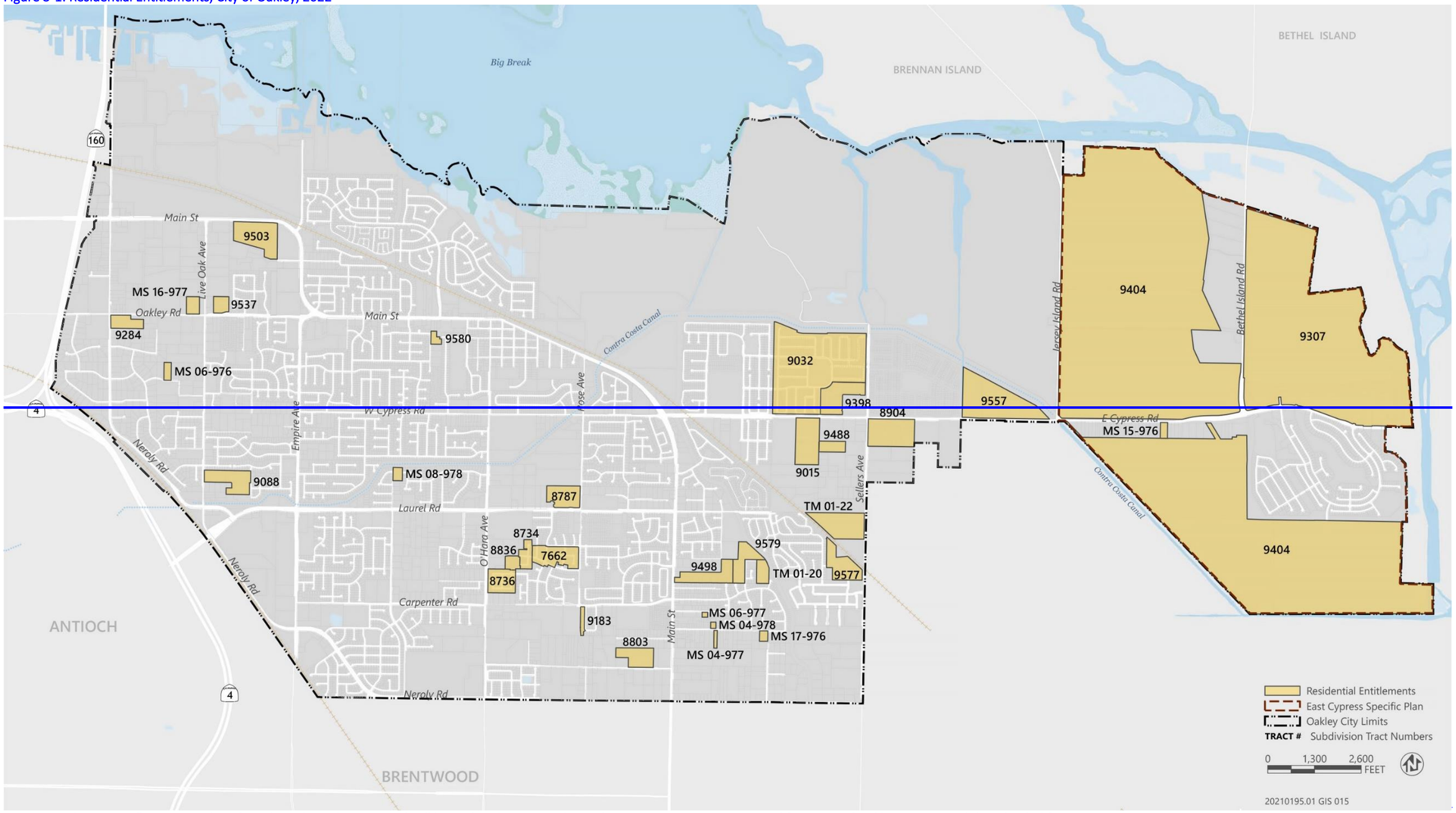
This section describes the residentially-zoned land available to accommodate the City's RHNA. This includes entitled single-family lots that have not yet been built, vacant and underutilized sites that have potential for housing development, and a projection of accessory dwelling units.

Entitled Single-family Lots

Table 3-2 lists final subdivision maps for fully entitled residential developments. Most of these subdivisions are under construction. Building permits that were pulled prior to the start of the sixth cycle RHNA period (June 30, 2022) are counted toward the fifth cycle RHNA. However, the sixth cycle RHNA can be reduced by the number of lots that are entitled but have not been built or for which building permits were issued after June 30, 2022. As shown in table 3-2, ~~A total of~~ there are eight entitled final maps with remaining capacity for 427 single-family units that can be credited toward the sixth cycle RHNA. All of these units are expected to be affordable only to above moderate-income households and are therefore credited toward the above moderate-income RHNA. After accounting for these entitled lots, the remaining above moderate-income RHNA is only 19 units. Entitled final maps are shown on Figure 3-1. ~~5,247 single-family lots have been entitled but have not yet been issued a building permit as of the start of the RHNA projection period (June 30, 2022). Table 3-2 identifies entitled projects that have not yet begun development, as well as pending projects that have submitted applications but have not yet been constructed. Table 3-3 identifies entitled projects that are under construction, including the total number of units approved, number of units already issued building permits, and number of units remaining to be developed. Only those units that have not~~

~~yet been issued permits are counted toward the RHNA. Entitled projects are shown on Figure 3-1. The single family units in Tables 3-2 and 3-3 are anticipated to be affordable primarily to above-moderate-income households. The unit count in these entitled projects far exceeds the City's RHNA for above-moderate-income households.~~

Figure 3-1: Residential Entitlements, City of Oakley, 2022



Note: Map does not reflect current list of residential entitlements and will be updated prior to submittal to HCD. Source: Data received from City of Oakley in 2022 and downloaded from Contra Costa County in 2022

TABLE 3-2: ENTITLED AND PENDING PROJECTS, NOT YET CONSTRUCTED				
Subdivision Tract Number	**Development Name**	**Project Location**	**Resolution Number**	**Approved Lots/Units**
ENTITLED PROJECTS				
8734	Seeno Homes	Grapevine Ln.	County Approved	28
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
9015	Cosetti & Creson - Global Investments	4219 Machado Lane	CC 114-06	98
9088	Cedarwood	Knox Lane between Michelle Lane and Live Oak Ave.	CC 09-10	34
9156	Bethel Island LLC (Biggs)	South of Summer Lake South and North of Rock Slough	CC 149-20 CC 122-11	1,205
9284	The Ranchettes at Neroly	Oakley Rd.	CC 111-18	13
9285	Estates at Vineyard Acres	Knarlwood Rd. and Oakley Rd.	CC 70-12	7
9307	Summer Lake North	N/E corner of East Cypress Rd. and Bethel Island Rd.	CC 116-11	824
9311	KT KB Oakley, LLC	Between Bethel Is. Rd., Jersey Is. Rd. and south of Dutch Slough Rd.	CC 45-12	276
9401	Dal Porto South	2989 East Cypress Road	CC 96-15	403
9404	Lesher	NE corner of Easy Cypress Rd. and Jersey Island Rd.	CC 98-15 CC 150-20	1,283
9488	Castro Property	East side of Machado Lane, south of East Cypress Road	CC 120-18	10
9537	2480 Oakley Road Residential Development	2480 Oakley Road	89-20	22
9557	Burroughs Subdivision	Northeast corner of E. Cypress Rd and Knightsen Avenue	58-21	208
9577	Oakley Village Subdivision	West of Sellers Ave., just west of the railroad tracks	135-21	42
9579	Honey/Creekside Subdivision	463 and 560 Honey Lane	N/A	57
MS 04-978	Zel Debelich	140 Hill Ave	PC 27-05	3
MS 04-977	Thompson	151 Hill Ave	PC 16-05	3
MS 06-976	Hooper Property	2836 Stirrup Drive	PC 20-06	2
MS 06-977	Dyer Property	115 Douglas Rd.	PC 26-06	2

TABLE 3-2: ENTITLED AND PENDING PROJECTS, NOT YET CONSTRUCTED				
Subdivision Tract Number	Development Name	Project Location	Resolution Number	Approved Lots/Units
ENTITLED PROJECTS				
MS 08-978	4190 Brown Road	4190 Brown Rd	CC 76-09	4
MS 15-976	Farr Tentative Parcel Map	2601 East Cypress Rd.	CC 97-15	2
MS 16-977	Hamman Minor Subdivision	2540 Oakley Rd.	CC 85-16	3
TOTAL				**4,690 single family**
PENDING PROJECTS				
Unknown	Honey Lane Subdivision	637 Honey Lane	N/A	19
9580	Golden Oak Subdivision	At western terminus of West Ruby Street and eastern terminus of Wildcat Way	N/A	8
Unknown	Machado Lane Subdivision	Machado Ln. and East Cypress Rd.	N/A	76
Unknown	Sellers Avenue Subdivision	5911 Sellers Ave.	N/A	77
TOTAL				**180 single family**

Source: City of Oakley Planning Department, June December 2022.

TABLE 3-~~23~~: ~~PROJECTS~~ FINAL MAPS APPROVED AND UNDER CONSTRUCTION								
Subdivision Tract Number	Development Name	Project Location	Resolution Number	Approved Lots/Units	Building Permits Issued prior to June 30, 2022	Remaining Units	Status as of December 2022
7662	Stonewood - Seeno	Rose Lane	CC 05-03	215	36	179	Under construction. 80 permits pulled as of December 2022.
8734	Seeno Homes	Grapevine Ln.	County Approved	28	0	28	Under construction
8736	Pheasant Meadows – Discovery Buildings	1860 O-Hara	CC-125-05	42	0	42	Under construction. 30 permits pulled as of December 2022.
8836	Vintner View – Discovery Builders	Grapevine Ln.	CC-82-06	16	0	16	Not yet under construction.
8904	Baldocchi Estates	Southeast corner of East Cypress Rd. and Sellers. Ave.	CC 08-06	97	18	79	Under construction. 38 permits pulled as of December 2022.
9183	Stonewood 3	Southwest of Simoni Ranch Rd. and Little Ranch Cir.	CC 82-09	31	10	21	Partially constructed.
9398	Woodbury (Emerson Ranch Neighborhood 6)	Within Emerson Ranch Subdivision (NW corner of Sellers Ave. and Cypress Rd.	CC 87-16	104	69	35	All remaining lots under construction as of December 2022.
9498	Acacia	5360 Main Street	CC 119-19	108	81	27	All remaining lots under construction as of December 2022.
~~8734~~	~~Seeno Homes~~	~~Grapevine Ln.~~ ~~County Approved~~ ~~28~~	~~0~~ ~~28~~ ~~Under construction~~				
TOTAL				**~~613~~ 641 single family**	**~~236~~ 214 single family**	**~~377~~ 427 single family**	

Source: City of Oakley Planning Department, June 2022.

Vacant and Underutilized Sites

The Housing Element is required "to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels" (Government Code Section 65583.2(a)). This section identifies vacant and underutilized sites in the inventory and describes the methodology for calculating capacity on these sites by income level.

Vacant Land In Tentative Subdivision Maps

The City has a significant amount of vacant land with tentative maps, either approved or under review, with capacity for 4,736 single-family units. Table 3-3 lists these sites, which are shown on Figure 3-1. The capacity on these sites is inventoried in the Housing Element based on the number of lots identified in the tentative maps.

Several of these tentative subdivision maps are within the East Cypress Specific Plan Area, with nearly 4,000 housing units planned. Property owners are actively working to build and certify the levee system to provide flood protection to the area. Development is expected to occur in phases as levee improvements are completed. Summer Lake North, which has capacity for 824 homes, recently completed an interim levee and is working to get it certified. Grand Cypress Preserve, which makes up a majority of the entitled portions of the East Cypress -Corridor Specific Plan, has 3,167 entitled homes. The development team has submitted levee plans and is working toward starting levee construction sometime in 2023.

Exact phasing and timing for development in the East Cypress Specific Plan is unknown at this time, but based on the anticipated timing of the levee improvements and stated interest by the developers, the Housing Element inventory assumes 25 percent of the capacity within this area to develop within the timeframe of the Housing Element, which is equal to 999 homes.

TABLE 3-~~32~~: ~~ENTITLED AND PENDING PROJECTS, NOT YET CONSTRUCTED~~VACANT LAND WITH TENTATIVE SUBDIVISION MAPS

Subdivision Tract Number	APN(s)	Development Name	Project Location	Size (Acres)	General Plan	Zoning	Resolution Number	Approved Lots/Units
~~8734~~		~~Seeno Homes~~	~~Grapevine Ln.~~				~~County Approved~~	~~28~~
8787	035-220-035	Rosewood	4073 Rose Ave.	12.06	Single Family High	R-6	CC 40-10	61
8803	034-210-009	Brownstone 10 - DCM Group	Brownstone Rd	10.79	Single Family High	R-6	CC 18-07	50
8807	034-110-007	Villa Grove - Discovery Builders	2080 O'Hara	15.03	Single Family Low	P-1	CC 37-07	50
~~9015~~		~~Cosetti & Creson - Global Investments~~	~~4219 Machado Lane~~				~~CC 114-06~~	~~98~~
9088	041-030-032, 041-030-033, 041-030-046	Cedarwood	Knox Lane between Michelle Lane and Live Oak Ave.	14.2	Single Family Low	R-12	CC 09-10	34
~~9156~~		~~Bethel Island LLC (Biggs)~~	~~South of Summer Lake South and North of Rock Slough~~				~~CC 149-20 CC 122-11~~	~~1,205~~
9284	041-080-001, 041-080-002	The Ranchettes at Neroly	Oakley Rd.	6.81	Single Family Very Low	R-40	CC 111-18	13
9285	041-090-002	Estates at Vineyard Acres	Knarlwood Rd. and Oakley Rd.	7.1	Single Family Very Low	R-40	CC 70-12	7
~~9307~~		~~Summer Lake North~~	~~N/E corner of East Cypress Rd. and Bethel Island Rd.~~				~~CC 116-11~~	~~824~~
~~9311~~		~~KT KB Oakley, LLC~~	~~Between Bethel Is. Rd., Jersey Is. Rd. and south of Dutch Slough Rd.~~				~~CC 45-12~~	~~276~~
~~9401~~		~~Dal Porto South~~	~~2989 East Cypress Road~~				~~CC 96-15~~	~~403~~
~~9404~~		~~Lesher~~	~~NE corner of Easy Cypress Rd. and Jersey Island Rd.~~				~~CC 98-15 CC 150-20~~	~~1,283~~

TABLE 3-~~32~~: ~~ENTITLED AND PENDING PROJECTS, NOT YET CONSTRUCTED~~VACANT LAND WITH TENTATIVE SUBDIVISION MAPS

Subdivision Tract Number	APN(s)	Development Name	Project Location	Size (Acres)	General Plan	Zoning	Resolution Number	Approved Lots/Units
CITYWIDE TENTATIVE SUBDIVISION MAPS								
9488	033-170-021	Castro Property	East side of Machado Lane, south of East Cypress Road	5.06	Single Family Low	R-15	CC 120-18	10
9537	037-100-043	2480 Oakley Road Residential Development	2480 Oakley Road	4.35	Light Industrial	LI	89-20	22
9557	032-081-025, 032-081-026, 032-320-809	Burroughs Subdivision	Northeast corner of E. Cypress Rd and Knightsen Avenue	43.69	Single Family High	A-3	58-21	208
9577	033-150-011, 033-150-018	Oakley Village Subdivision	West of Sellers Ave., just west of the railroad tracks	14.44	Single Family Medium	R-10	135-21	42
9579	033-030-028, 033-030-032	Honey/Creekside Subdivision	463 and 560 Honey Lane	10.62	Single Family High	R-6	CC 38-22	57
9580	035-090-082	Golden Oak Subdivision	At western terminus of West Ruby Street and eastern terminus of Wildcat Way	1.9	Single Family High	R-6	CC 128-22	8
MS 04-977	033-090-045, 033-090-046, 033-090-047	Thompson	151 Hill Ave	1.02	Single Family High	R-6	PC 16-05	3
MS 04-978	033-053-065, 033-053-066, 033-053-067	Zel Debelich	140 Hill Ave	0.59	Single Family High	R-6	PC 27-05	3
MS 06-976	041-090-042, 041-090-043	Hooper Property	2836 Stirrup Drive	2.27	Single Family Very Low	R-40	PC 20-06	2
MS 06-977	033-053-070	Dyer Property	115 Douglas Rd.	0.49	Single Family High	R-6	PC 26-06	2

TABLE 3-~~32~~: ~~ENTITLED AND PENDING PROJECTS, NOT YET CONSTRUCTED~~VACANT LAND WITH TENTATIVE SUBDIVISION MAPS								
Subdivision Tract Number	**APN(s)**	**Development Name**	**Project Location**	**Size (Acres)**	**General Plan**	**Zoning**	**Resolution Number**	**Approved Lots/Units**
MS 08-978	035-050-012	4190 Brown Road	4190 Brown Rd	2.18	Single Family High	R-10	CC 76-09	4
~~MS 15-976~~		~~Farr Tentative Parcel Map~~	~~2601 East Cypress Rd.~~				~~CC 97-15~~	~~2~~
MS 16-977	037-080-021	Hamman Minor Subdivision	2540 Oakley Rd.	4	Light Industrial	LI	CC 85-16	3
							Citywide Tentative Subdivision Maps Subtotal	***571 single family***
EAST CYPRES SPECIFIC PLAN[1]								
9156	020-140-048, 020-140-049, 020-150-003	Bethel Island LLC (Biggs)	South of Summer Lake South and North of Rock Slough	347.32	SP-4	SP-1	CC 149-20 CC 122-11	1,205
9307	032-340-006, 032-370-006, 032-370-012, 032-370-019, 032-370-021, 032-370-033, 032-370-035, 032-370-036	Summer Lake North	N/E corner of East Cypress Rd. and Bethel Island Rd.	408.18	SP-4	SP-1	CC 116-11	824
9311	032-082-001, 032-270-802	KT KB Oakley, LLC	Between Bethel Is. Rd., Jersey Is. Rd. and south of Dutch Slough Rd.	330.46	SP-4	SP-1	CC 45-12	276
9401	032-050-003, 032-370-028	Dal Porto South	2989 East Cypress Road	182.29	SP-4	SP-1	CC 96-15	403
9404	032-082-005, 032-082-013, 032-270-803, 703-208-003	Lesher	NE corner of Easy Cypress Rd. and Jersey Island Rd.	362.27	SP-4	SP-1	CC 98-15 CC 150-20	1,283
MS 15-976	032-070-006	Farr Tentative Parcel Map	2601 East Cypress Rd.	2.02	SP-4	SP-1	CC 97-15	2

TABLE 3-~~32~~: ~~ENTITLED AND PENDING PROJECTS, NOT YET CONSTRUCTED~~VACANT LAND WITH TENTATIVE SUBDIVISION MAPS

Subdivision Tract Number	APN(s)	Development Name	Project Location	Size (Acres)	General Plan	Zoning	Resolution Number	Approved Lots/Units
							East Cypress Specific Plan Subtotal	***3,993 single family***
							Inventoried Units in East Cypress Specific Plan (i.e., 25% of total capacity)	**999 single family**
PENDING PROJECTS								
TM 01-20 ~~Unknown~~	033-030-030	Honey Lane Subdivision	637 Honey Lane	4.95	Single Family High	R-6	N/A	19
~~9580~~		~~Golden Oak Subdivision~~	~~At western terminus of West Ruby Street and eastern terminus of Wildcat Way~~				~~CC 128-22~~	~~8~~
9614	033-150-013	Sellers Avenue Subdivision	5911 Sellers Ave.	20.46	Single Family Medium	P-1	N/A	77
9615	033-190-003, 033-190-004	Machado Lane Subdivision	Machado Ln. and East Cypress Rd.	19.63	Single Family Medium	P-1	N/A	76
							~~TOTAL~~Pending Projects Subtotal	***~~180~~ 172 single family***
							TOTAL INVENTORIED UNITS WITHIN TENTATIVE SUBDIVISION MAPS	**1,742 single family**

Notes
1) It is assumed that 25% of the units counted in the East Cypress Specific Plan would be built during the planning period.
Source: City of Oakley Planning Department, December 2022

Affordable Housing Overlay District Sites

The low- and very low-income RHNA categories, collectively referred to as the "lower-income RHNA", are almost always the most challenging income levels for cities to accommodate. Under State law, Oakley is considered a "metropolitan" jurisdiction because it is located within a metropolitan region with a population exceeding 2 million and has a local population that exceeds 25,000. State law establishes a "default density standard" of 30 units per acre for lower-income units in metropolitan jurisdictions. This is the density that is "deemed appropriate" to accommodate Oakley's lower-income RHNA.

As described in Chapter 6: Constraints, the Affordable Housing Overlay (AHO) is the City's primary strategy for meeting the lower-income RHNA. The AHO applies on top of the base zoning and allows housing densities that exceed the maximum units per acre otherwise allowed in a zoning district, if a development meets the State density bonus criteria.

Existing AHO Sites

The City originally created the AHO following adoption of the 2007 Housing Element to accommodate the lower-income RHNA and achieve State certification of the Housing Element. The AHO district was adopted with a density of 24 units per acre and higher densities could be achieved using a State density bonus. In previous Housing Element cycles, HCD accepted a market-based analysis demonstrating that 24 units per acre was an adequate density for building lower-income housing in Oakley. However, with changes in market conditions and more stringent review by HCD, 24 units per acre is no longer considered adequate, meaning that the City's existing AHO sites (shown in Figure 3-1~~2~~ and outlined in Table 3-4 below) cannot be counted towards the lower-income RHNA until the allowable density is increased to 30 units per acre. Because the existing AHO sites cannot count toward the lower-income RHNA at this time, the City has a shortfall of 434 lower-income units and a rezone obligation. ~~Policy~~ Action 1.1 in the Housing Plan outlines that as part of the City's rezone program, the City will be increasing the maximum density of the AHO to 30 units per acre to be consistent with the default density standard. Once this action is taken, the existing AHO sites will count toward meeting the lower-income RHNA. Additionally, all of these sites were previously counted in the fifth cycle Housing Element and are therefore subject to by-right approvals, as outlined in ~~Policy~~ Action 1.1.

Candidate AHO Sites

The City has a shortfall of 434 lower-income units. Per state law, the City has three years from the adoption deadline of January 31, 2023, to rezone enough land to accommodate 434 lower-income units, as described in ~~Policy~~ Action 1.1. The City will go through a separate public process and take action to rezone an adequate number of sites to meet the lower-income RHNA. Figure 3-1~~2~~ shows the initial candidate AHO sites to consider for rezoning, with more details provided in Table 3-5 on each site. These candidate AHO sites have been presented and initially vetted by the public, the Planning Commission, and City Council, but could still change as the City begins working on the rezone program and solidifying sites to include in the AHO District. The City has also identified a list of

potential AHO sites, outlined in Table 3-6 below. These sites, along with other sites, could potentially be considered and included in the AHO District as part of the rezone program.

Methodology for Estimating Capacity on AHO Sites

Government Code Section 65583.2(c) requires the City to demonstrate that the projected residential development capacity of the sites identified in the Housing Element can realistically be achieved. When establishing realistic unit capacity calculations, the City must consider development trends of existing or approved residential developments at a similar affordability level, as well as the cumulative impact of standards such as maximum lot coverage, height, open space, and parking requirements. Furthermore, when the site has the potential to be developed with nonresidential uses, requires redevelopment, or has an overlay zone allowing the underlying zoning to be utilized for residential units, these capacity limits must be reflected in the Housing Element.

In accordance with State law, the estimated capacity on AHO sites is not calculated at the maximum capacity of 30 units per acre, but instead at a realistic capacity or "discounted" capacity.

Realistic Density Assumptions

Sites in the inventory are generally assumed to build out at 80 percent of the maximum density. This includes AHO sites that would be included in the lower-income inventory. Therefore, capacity on AHO sites is calculated based on a density of 24 units per acre, which is 80 percent of the proposed maximum density of 30 units per acre. Recent affordable housing developments in the City have generally been built at or above the density of 24 units per acre. Affordable housing developments above 24 units per acre have utilized a State density bonus to exceed the 24 unit per acre limit. The following is a list of recently built or approved affordable developments on AHO-zoned sites and the density at which they were built:

- Twin Oaks Senior Residence Mixed Use (under construction): 22.2 units per acre (92.5 percent of base density)
- Carol Lane Apartments (built in phases)
  - Oak Ridge Family Apartments: 24.0 units per acre (100 percent of base density)
  - Oak Meadows Family Apartments: 31.6 units per acre (132 percent of base density)
  - Oak Forest Senior Villas: 27.3 units per acre (114 percent of base density)

The average density of these recently built affordable housing developments in the AHO District is 26.3 units per acre. While two of these projects used a State density bonus to exceed the base density of 24 units per acre, under the proposed increase to 30 units per acre, future affordable housing developments are expected to be built at higher densities than past developments. The realistic density of 24 units per acre used in this analysis is conservative based on these development trends.

Non-Vacant Site Assumptions

While most of the sites in the sites inventory are vacant, some of the sites, particularly the existing AHO sites, have existing single family homes on the sites and are therefore

considered non-vacant. Once the City implements ~~Policy~~ Action 1.1 and increases the density on AHO sites to 30 units per acre, the City will be relying on non-vacant sites to meet about 40 percent of the lower-income RHNA. Most new development in Oakley involves demolition of an existing single-family structure on a large rural lot to build residential subdivisions. The sites in the AHO inventory have similar characteristics to sites that have been recently developed in the City. The nine non-vacant AHO sites included in the inventory all have older single-family homes. It is common in Oakley for existing older homes to be torn down to allow for new residential development, or the existing home sometimes remains and new residential infill is built around it. None of the non-vacant sites have existing commercial uses. However, recognizing that existing uses ~~can~~ might be an impediment to housing development, the capacity calculations for AHO sites that have existing uses have been discounted by 25 percent to provide a more conservative estimate for future capacity. The site profiles on the following pages describe the age and condition of existing ~~uses~~ single-family homes on non-vacant existing and candidate AHO sites.

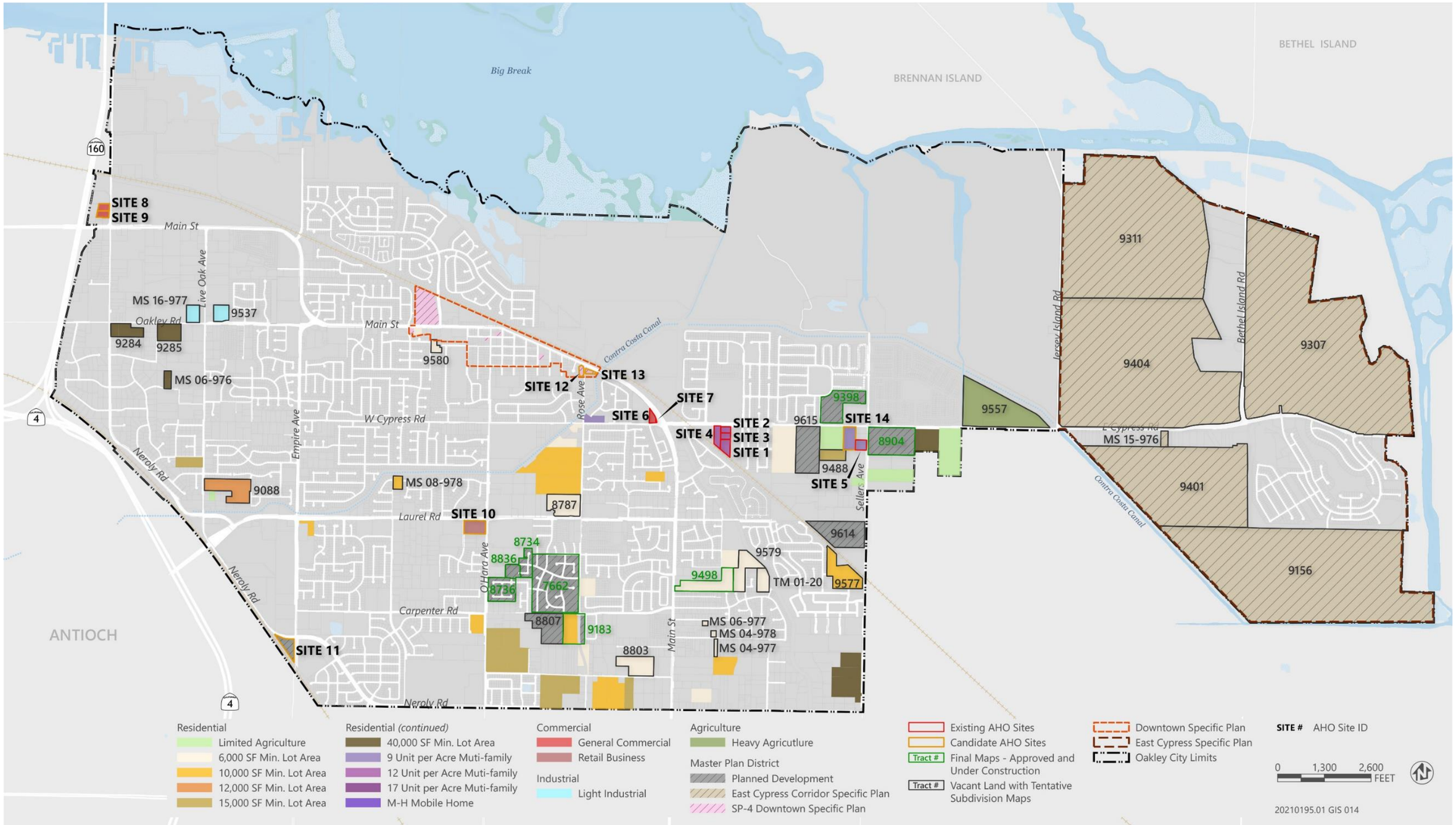
Overlay vs. Base Zoning Assumptions

Because the AHO is an overlay zone, the base zoning of the AHO sites allows for uses other than multifamily housing to be built. Where the base zoning of an AHO site allows for commercial or single-family residential development, the capacity calculations have been further discounted by 25 percent to account for the possibility that the site could be developed with something other than multifamily housing. Discounts are shown in Tables 3-4 and 3-5 and noted in the site profiles for the existing and candidate AHO sites.

AHO Capacity and Site Descriptions

Figure 3-1~~2~~ shows the location of the existing and candidate AHO sites as well as all other sites included in the Housing Element inventory. Table 3-4 identifies the existing AHO sites, Table 3-5 identifies the candidate AHO sites, and Table 3-6 identifies the potential AHO sites. Following the tables are individual site descriptions for both existing and candidate AHO sites. As described above, the inventoried capacity has been discounted for non-vacant sites and sites with base zoning other than multifamily. After accounting for realistic density and these additional discounts, on some sites this results in a more than 50 percent reduction of the actual capacity for housing. The resulting capacity is reflective of development trends on AHO sites during the Fifth Housing Element cycle, during which about 40 percent of the combined very low- and low-income RHNA were met on AHO sites.

Figure 3-12: Sites Inventory Map, City of Oakley, 2022 (REVISED MAP)



Source: Data received from City of Oakley in 2022 and downloaded from Contra Costa County in 2022

TABLE 3-4: CAPACITY ON EXISTING AHO SITES

AHO Site	Site Name	APN	Size (Acres)	Vacant or Underutilized[1]	Base Zoning	General Plan	Potential Units (at 24 units/acre)	25% Reduced Capacity for Non-Vacant Sites	25% Reduced Capacity for Underlying Zoning	Units Counted Toward Lower-Income RHNA
1	E. Cypress Rd. & Van Pelt Ln. Lot 1	033-012-007	2.4	Underutilized (single family home)	M-12	Residential High	57 units	-14 units	N/A	**43 units**
2	E. Cypress Rd. & Van Pelt Ln. Lot 2	033-012-008	1.12	Underutilized (single family home)	M-12	Residential High	26 units	-7 units	N/A	**20 units**
3	E. Cypress Rd. & Van Pelt Ln. Lot 3	033-012-009	1.12	Underutilized (single family home)	M-12	Residential High	26 units	-7 units	N/A	**20 units**
4	E. Cypress Rd. & Van Pelt Ln. Lot 4	033-012-012	2.39	Underutilized (single family home)	M-12	Residential High	57 units	-14 units	N/A	**43 units**
5	6381 Sellers Ave.	033-180-007	1.98	Underutilized (single family home)	M-9	Residential Medium	47 units	-12 units	N/A	**35 units**
6+7	W. Cypress Rd. & Main St. Lot	035-282-058, 035-282-062	1.19	Underutilized (single family home)	C	Commercial	28 units	-7 units	-7 units	**14 units**
Total Capacity on AHO Sites							**241 units**			**174 units**

Source: City of Oakley and Ascent, 2022

Notes: [1] See site profiles below for more detailed description of existing uses on underutilized sites.

TABLE 3-5: CAPACITY ON CANDIDATE AHO SITES										
AHO Site	**Site Name**	**APN**	**Size (Acres)**	**Vacant or Underutilized[1]**	**Base Zoning**	**General Plan**	**Potential Units (at 24 units/acre)**	**25% Reduced Capacity for Non-Vacant Sites**	**25% Reduced Capacity for Underlying Zoning**	**Units Counted Toward Lower-Income RHNA**
8	Bridgehead & Main Lot 1	051-052-108	1.42	Vacant	C	Commercial	34 units	N/A	-9 units	26 units
9	Bridgehead & Main Lot 2	051-052-106	1.42	Vacant	C	Commercial	34 units	N/A	-9 units	26 units
10	S/W Corner of Laurel Rd. and O'Hara Ave.	034-080-031	4.99	Underutilized	RB	Commercial	119 units	-30 units	-30 units	60 units
11	3300 Neroly Rd.	053-071-046	3.66	Vacant	P-1	Residential High, Commercial	87 units	N/A	N/A	87 units
12	4671 Rose Ave.	035-182-015	0.83	Vacant	SP-4	Commercial Downtown	19 units	N/A	-5 units	14 units
13	S/E Corner of Main St. & Rose Ave.	035-281-007	0.65	Vacant	SP-4	Commercial Downtown	15 units	N/A	-4 units	11units
14	901 E. Cypress Rd.	033-180-015	2.8	Underutilized	M-9	Residential Medium	67 units	-17 units	N/A	50 units
Total Capacity on Proposed AHO Sites							**375 units**			**273 units**

Source: City of Oakley and Ascent, 2022

Notes: [1] See site profiles below for more detailed description of existing uses on underutilized sites.

TABLE 3-6: POTENTIAL AHO SITES						
APN	**Acres**	**Vacant or Underutilized**	**Base Zoning**	**General Plan**	**Max Capacity**	**Potential Units (at 24 units/acre)**
037-040-027	0.74	Vacant	C	Commercial	22	17
037-040-026	2.48	Vacant	C	Commercial	74	59
033-110-003	8.46	Vacant	R-6. C	Residential Low/Medium, Commercial	253	203
033-100-004	7.65	Vacant	R-6, C	Residential Low/Medium, Commercial	229	183
Total					**578**	**462**

Source: Ascent, June 2022.

Sites 1 through 4: E. Cypress Rd. & Van Pelt Ln. Lots (Existing AHO Sites)



SITE DESCRIPTION

APN	033-012-007 (Site 1) 033-012-008 (Site 2)	033-012-009 (Site 3) 033-012-012 (Site 4)
Address	67 Van Pelt Ln. (Site 1) 251 E. Cypress Rd. (Site 2)	43 Van Pelt Ln. (Site 3) 211 E. Cypress Rd. (Site 4)
Acres	2.40 (Site 1) 1.12 (Site 2)	1.12 (Site 3) 2.39 (Site 4)
General Plan	Residential High (RH)	
Zoning	Multiple-Family Residential District (M-12)/Affordable Housing Overlay (AHO)	
Realistic Capacity/ Income Level	43 Lower-Income Units (Site 1) 20 Lower-Income Units (Site 2)	20 Lower-Income Units (Site 3) 43 Lower-Income Units (Site 4)
Existing Use	Non-Vacant (single-family home)	
Site Description *Sites 1, 2, 3, 4, 6, and 7 were all included in the fifth cycle RHNA and are therefore subject to by-right approvals per Policy Action 1.1 in the Housing Plan.*	Existing AHO Sites 1 through 4 are a cluster of existing single-family residences on East Cypress Rd. and Van Pelt Lane. The homes are all more than 40 years old built in 1970 (Site 1), 1979 (Site 2), 1972 (Site 3), and 1930 (Site 4). -They are within ½ mile of existing AHO Sites 6 and 7. The sites are currently non-vacant with a base zoning of M-12 that would allow for multifamily development. The sites are located on a completely improved and dedicated arterial and there are no major infrastructure improvements needed. The sites are also adjacent to The Courtyards at Cypress Grove Apartments, an existing affordable project, making it a prime infill site that could continue a similar housing type. Site 4 is currently (December 2022) listed for sale and advertised as a development opportunity for multifamily housing. While the sites could be purchased and consolidated to make one large development site, each site could also be developed independently or developed in phases. Max Capacity at 30 units per acre: 72 units (Site 1), 33 units (Site 2), 33 units (Site 3), 72 units (Site 4) Assumptions (Sites 1-4): • 80% of max density (24 du/acre realistic density) • 25% reduction for non-vacant site	

Site 5: 6381 Sellers Ave. (Existing AHO Site)



SITE DESCRIPTION

APN	033-180-007
Address	6381 Sellers Ave.
Acres	1.98
General Plan	Residential Medium (RM)
Zoning	Multiple-Family Residential District (M-9)/Affordable Housing Overlay (AHO)
Realistic Capacity/ Income Level	35 Lower-Income Units
Existing Use	Non-Vacant (single-family)
Site Description *Site 5 was included in the fifth cycle RHNA and is therefore subject to by-right approvals per Policy Action 1.1 in the Housing Plan.*	Existing AHO Site 5 is located on Sellers Ave. next to proposed AHO Site 14. This parcel has existing residences and accessory structure on the front part of the lot facing Sellers Ave. and is underutilized based on several factors, including building age and condition and improvement to land value ratio of 0.16. The primary residence was built in 1921. The home is currently inspected as part of the City's Rental Inspection Program and has had code violations in the past. The site ~~It~~ is mostly surrounded by undeveloped land to the south and west; however, this area has been under constant development since the City's incorporation and continues to receive new planning entitlements for both residential and commercial projects. The site could be consolidated with proposed AHO Site 14 for a larger development project or could be developed independently. The Planning Department has received inquiries from a developer interested in developing housing on this site. Max Capacity at 30 units per acre: 59 units Assumptions: • 80% of max density (24 du/acre realistic density) • 25% reduction for non-vacant site

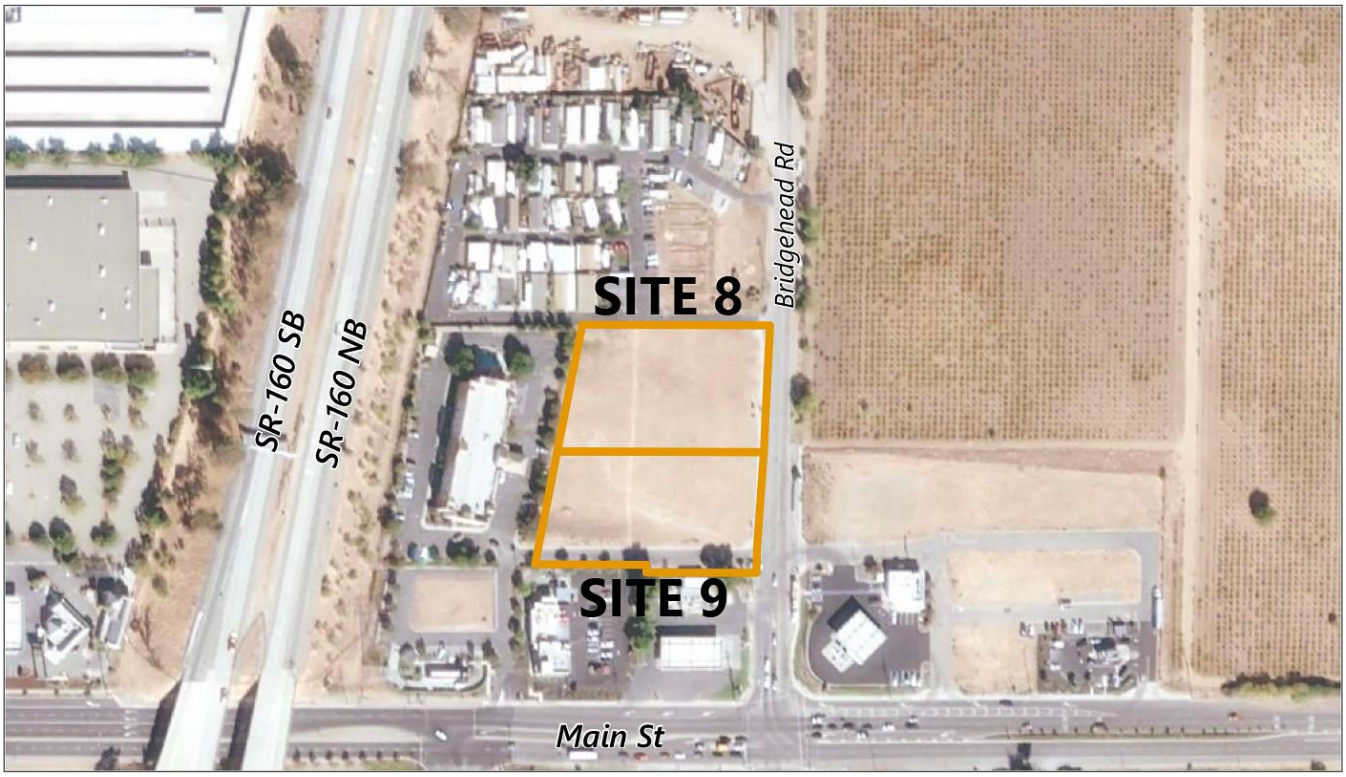
Sites 6 and 7: W. Cypress Rd. & Main St. Lot (Existing AHO Site)



SITE DESCRIPTION

APN	035-282-058 (Site 6) 035-282-062 (Site 7)
Address	120 W. Cypress Rd. (Site 6)
Acres	1.19 (Sites 6 and 7)
General Plan	CO (Commercial)
Zoning	C (General Commercial) District/Affordable Housing Overlay (AHO)
Realistic Capacity/ Income Level	14 Lower-Income Units (Sites 6 and 7)
Existing Use	Non-Vacant (single-family home)
Site Description *Sites 1, 2, 3, 4, 6, and 7 were included in the fifth cycle RHNA and is therefore subject to by-right approvals per Policy Action 1.1 in the Housing Plan.*	Existing AHO Sites 6 and 7 are located at the corner of West Cypress Rd. and Main St. There is one older single-family home on the site built in 1978 surrounded by a large open field. The home and associated improvements cover less than 22 percent of the site, making it a largely underutilized site and the improvement to land value ratio is 0.02. The underlying zoning is commercial, but the site is below grade, making commercial development a challenge. The site is served by transit, with several bus stops nearby. It is adjacent to Big Oak Mobile Home & RV Park. Iron House Elementary School, Delta Vista Middle School, and existing AHO Sites 1-4 are within a ½ mile from the site. The two parcels are counted as one site in capacity calculations. Max Capacity at 30 units per acre: 35 units (Sites 6 and 7) Assumptions (Sites 6 and 7): • 80% of max density (24 du/acre realistic density) • 25% reduction for non-vacant site • 25% reduction for non-multifamily base zoning

Sites 8 and 9: Bridgehead & Main Lots (Candidate AHO Sites)



SITE DESCRIPTION

APN	051-052-108 (Site 8) 051-052-106 (Site 9)
Address	Bridgehead Rd.
Acres	1.42 (Site 8) 1.42 (Site 9)
General Plan	CO (Commercial)
Zoning	C (General Commercial) District
Realistic Capacity/ Income Level	26 Lower-Income Units (Site 8) 26 Lower-Income Units (Site 9)
Existing Use	Vacant
Site Description	Sites 8 and 9 are vacant lots located near the intersection of Main St., Bridgehead Rd., and Neroly Rd. that appear to be under common ownership. They are surrounded by commercial uses including a gas station, convenience stores, fast food, and coffee storefronts. North of Site 8 is a legal, non-conforming mobile home park, and north and east of the sites is an approximately 80-acre vineyard approved as the River Oaks Crossing Specific Plan, a commercial planned development approved in 2008. Max Capacity at 30 units per acre: 42 units (Site 8), 42 units (Site 9) Assumptions (Sites 8 and 9): • 80% of max density (24 du/acre realistic density) • 25% reduction for non-multifamily base zoning

Site 10: Oakley Rd. & SR-160 (Candidate AHO Site)



SITE DESCRIPTION

APN	034-080-031
Address	40 Mercedes Lane (S/W corner of Laurel Rd. and O'Hara Ave.)
Acres	4.99
General Plan	CO (Commercial)
Zoning	RB (Retail Business) District
Realistic Capacity/Income Level	60 Lower-Income Units
Existing Use	Non-Vacant (single-family home)
Site Description	Most of Site 10 is undeveloped with the exception of one residence in the southwest corner of the parcel built in 1993. It has an improvement to land value ratio of 0.55. It is surrounded by residential neighborhoods to the west and south and is across the street from Laurel Elementary School to the west. A gas station and convenience store were recently developed on the corner of Laurel Rd. and O'Hara Ave. in the shopping center to the north. The existing home could remain and the undeveloped portion of the site could develop as multifamily housing. Max Capacity at 30 units per acre: 149 units Assumptions: • 80% of max density (24 du/acre realistic density) • 25% reduction for non-vacant site • 25% reduction for non-multifamily base zoning

Site 11: 3300 Neroly Rd. (Candidate AHO Site)



SITE DESCRIPTION

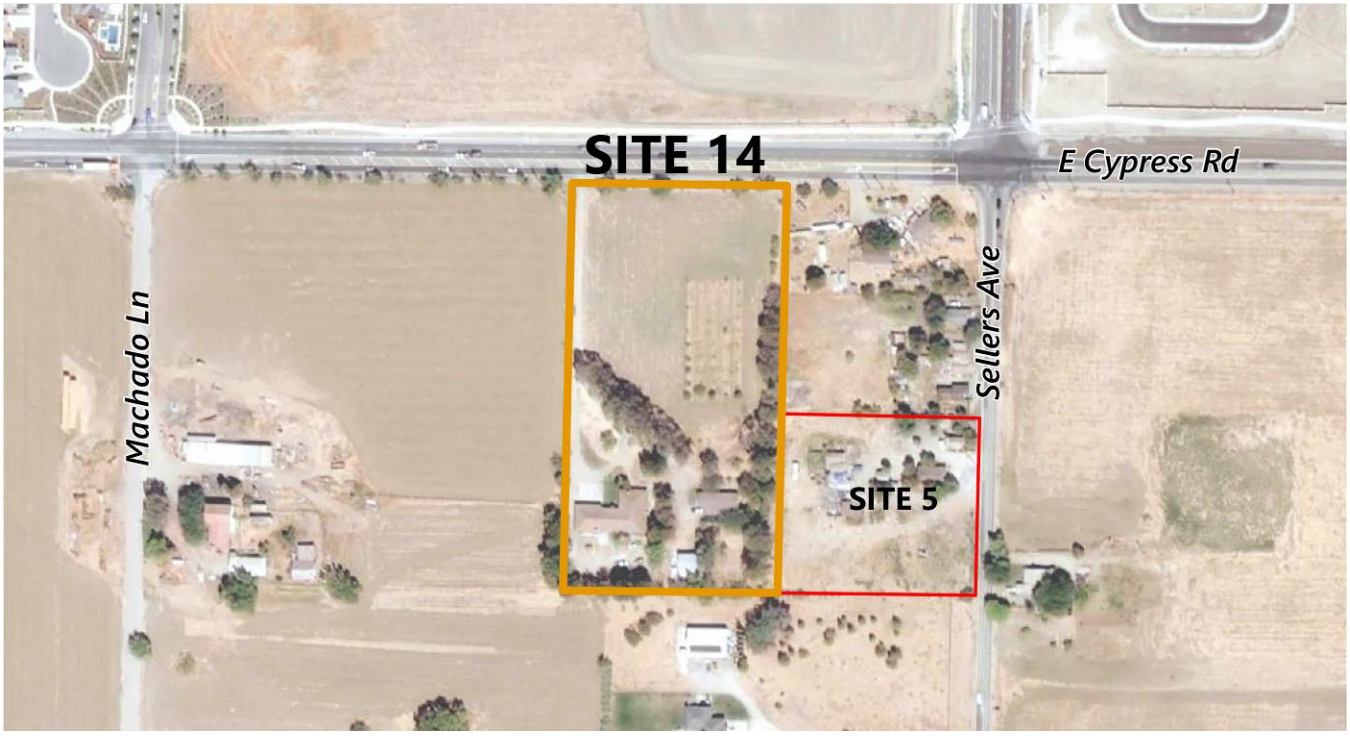
APN	053-071-046
Address	3300 Neroly Rd.
Acres	3.66
General Plan	RH (Residential High) and CO (Commercial)
Zoning	P-1 (Planned Unit Development) District
Realistic Capacity/Income Level	87 Lower-Income Units
Existing Use	Vacant
Site Description	Site 11 is the site of a formerly approved residential and office mixed-use project, "Empire Station." The project entitlements have since expired. The site is near the Slatten Ranch shopping center in Antioch, and Brentwood Junction shopping center in Brentwood. Land directly east and northeast is zoned for commercial uses and includes the Diamond Hills Sports Club and approved Thatch Plaza commercial center. Max Capacity: 109 units Assumptions (Sites 8 and 9): • 80% of max density (24 du/acre realistic density)

Sites 12 & 13: 4671 Rose Ave. & S/E Corner of Main St. & Rose Ave. (Candidate AHO Sites)



SITE DESCRIPTION	
APN	035-182-015 (Site 12) 035-281-007 (Site 13)
Address	4671 Rose Ave. and S/E corner of Main St. and Rose Ave.
Acres	0.83 (Site 12) 0.65 (Site 13)
General Plan	CD (Commercial Downtown)
Zoning	SP-4 (Downtown Specific Plan) District (Downtown Support Area)
Realistic Capacity/Income Level	14 Lower-Income Units (Site 12) 11 Lower-Income Units (Site 13)
Existing Use	Vacant
Site Description	Sites 12 and 13 are located off Main St. and Rose Ave. adjacent to the Contra Costa Canal. This land is surrounded by residential, small commercial uses, and is near the Post Office. Both sites are within the Oakley Downtown Specific Plan area. Max Capacity: 24 units (Site 12), 19 units (Site 13) Assumptions (Sites 12 and 13): • 80% of max density (24 du/acre realistic density) • 25% reduction for non-multifamily base zoning

Site 14: 901 E. Cypress Rd. (Candidate AHO Site)



SITE DESCRIPTION	
APN	033-180-015
Address	901 E. Cypress Rd.
Acres	4.9 total acres (est. 2.8 developable acres)
General Plan	RM (Residential Medium)
Zoning	M-9 (Multi-Family Residential) District
Realistic Capacity/Income Level	50 Lower-Income Units
Existing Use	Non-Vacant (single-family home)
Site Description	Site 14 is located along East Cypress Rd. next to existing AHO Site 5. This parcel has existing residences and accessory structures on the southern portion that could remain and the northern portion developed, or the entire site could redevelop. The estimated capacity assumes the existing residence remains and the parcel is subdivided to allow residential fronting E. Cypress Rd. It is mostly surrounded by undeveloped land to the south and west; however, this area has been under constant development since the City's incorporation and continues to receive new planning entitlements for both residential and commercial projects. The site could be consolidated with AHO Site #5 for a larger development project or could develop independently. Max Capacity at 30 units per acre: 147 units (assumes development on entire site) Assumptions: • 80% of max density (24 du/acre realistic density) • 25% reduction for non-vacant site

Downtown Specific Plan Sites

The Downtown Specific Plan (DSP), adopted in 2010 and last amended in 2017, establishes development standards for Downtown Oakley. The DSP has three subareas: the Downtown Core (DC), the Downtown Support (DS), and the Residential Commercial Conversion Opportunity (R/CCO). The three subareas allow for residential uses at different densities, as follows:

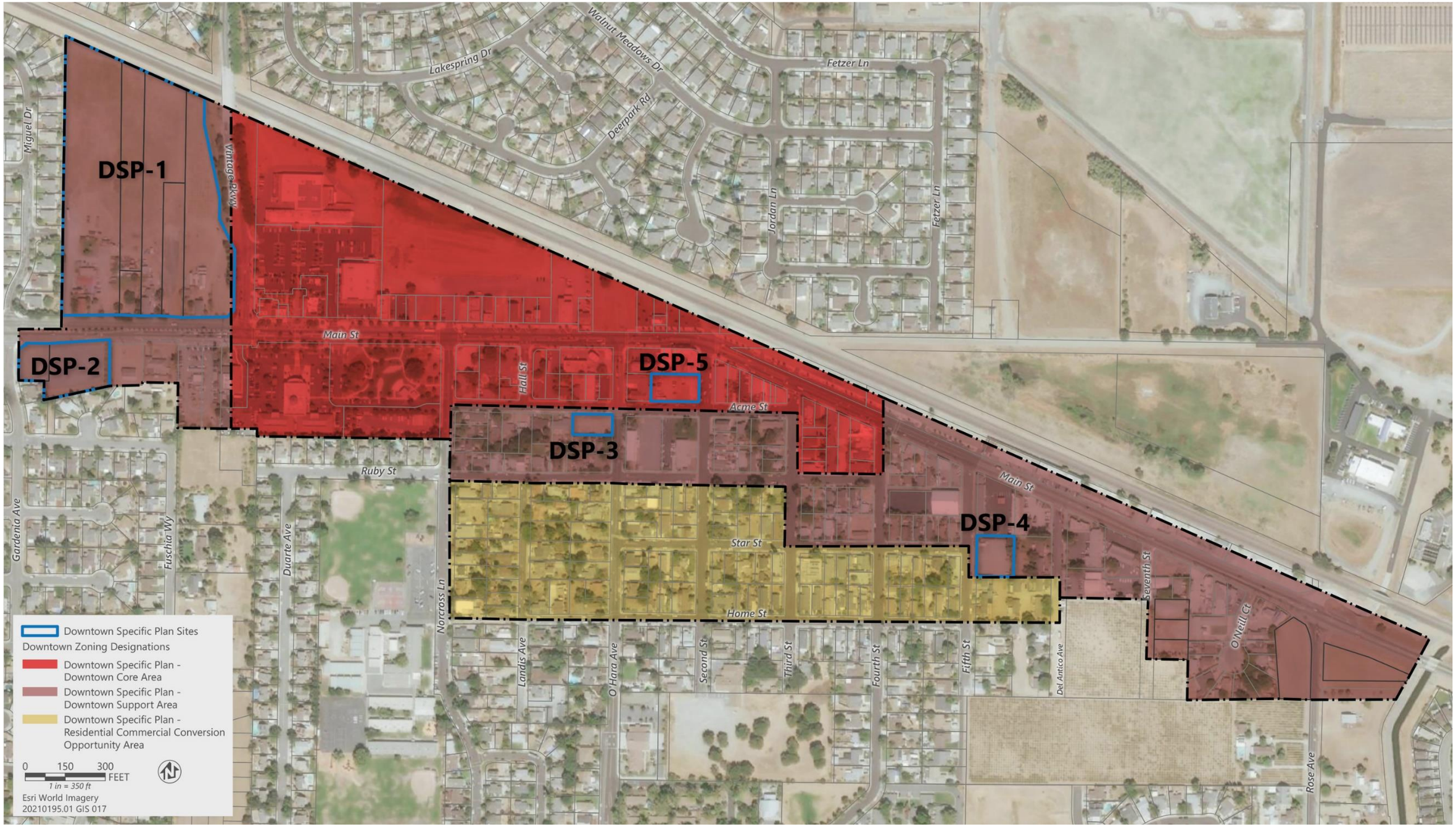
- Downtown Core: Up to 45 units per acre
- Downtown Support: ~~Up~~ 17 to 24 units per acre
- Residential/Commercial Conversion Opportunity: Up to 16.7 units per acre

Housing Element Chapter 6: Constraints, provides more details on the development standards and requirements for the DSP.

There are five sites within the DSP that are included in the Housing Element sites inventory. Four of the sites are in the Downtown Support Area, where residential infill is recommended, and one site is in the Downtown Core Area. Based on the City's history of approving multifamily housing at or above 24 units per acre (see Realistic Density discussion on page 3-13), the capacity on the sites in the DSP Downtown Support Area is based on a realistic density of ~~24~~17 units per acre, which is equal to 70 percent of the maximum density~~, with the exception of the larger site (DSP-1), which is assumed to be developed with a broader mix of housing types at an average density of 20 units per acre, consistent with the assumptions of the DSP~~. The one site within the Downtown Core, where there is no minimum density but a maximum density of up to 45 units per acre, a realistic density of 24 units per acre is assumed, based on the City's history of approving multifamily housing at this density. (Note: there are also two proposed AHO sites within the DSP boundary. These sites are described in the AHO discussion above and are not included in the summary of DSP sites.)

The densities allowed in the DSP could provide for a broad range of housing types. Based on the allowed densities, the size of the sites, and the requirements of the DSP, these sites are considered appropriate to accommodate the moderate-income RHNA. However, there is a new requirement of State law - Assembly Bill 725 (2021) – which requires that at least 25 percent of the remaining above moderate-income RHNA be accommodated on sites that allow at least four units of housing, and that at least 25 percent of the remaining moderate-income RHNA be accommodated on sites that allow at least four units of housing but a density of no more than 100 units per acre. As described on page 3-2, Oakley has a remaining need of only 19 above moderate-income units, meaning that 5 units in the above moderate-income category must be met on sites meeting the AB 725 criteria. The City has a remaining moderate-income RHNA of 172 units, meaning that at least 43 units in the moderate-income category must be met on sites meeting the AB 725 criteria. The DSP sites are used to satisfy the requirements of AB 725. The DSP sites shown on Figure 3-~~23~~ and in Table 3-7 have a total estimated realistic capacity of ~~300~~ 226 housing units. The Housing Element allocates ~~111~~ 5 of the total units toward the above moderate-income RHNA to satisfy the 25 percent requirement and allocates the remaining ~~189~~ 221 units toward the moderate-income RHNA.

Figure 3-23: Downtown Sites, City of Oakley, 2022 (UPDATED MAP)



Source: Data received from City of Oakley in 2022 and downloaded from Contra Costa County in 2022

TABLE 3-7: DOWNTOWN SPECIFIC PLAN SITES								
Site ID	APNs	Acres	DSP Subarea	Density Range	Realistic Density	Inventoried Units	Income Level	Site Description
DSP-1	037-150-026, 037-150-027, 037-150-028, 037-150-029, 037-150-030, 037-200-007	12.43 total (10.7 developable acres)	Downtown Support~~/ Downtown Core~~	Up to 24 u/a (DS) ~~Up to 45 u/a (DC)~~	~~20~~ 17 u/a	~~214~~181	Mod	Referred to as the "Vintage Parkway Site" in the DSP, this site is envisioned as a mix of townhomes and multiunit residential. Nonvacant site. Existing building space on the site totals about 20,000 square feet, mostly single-family homes and outbuildings.
DSP-2	035-424-012, 035-424-016	1.38	Downtown Support	Up to 24 u/a	~~24~~ 17 u/a	~~33~~23	Mod	Vacant site on south side of Main Street at Gardenia Avenue.
DSP-3	035-113-009	0.26	Downtown Support	Up to 24 u/a	~~24~~ 17 u/a	~~6~~4	Mod	Vacant site at corner of Acme Street and O'Hara Avenue.
DSP-4	035-171-016	0.49	Downtown Support	Up to 24 u/a	~~24~~ 17 u/a	~~11~~8	Mod	Vacant site at corner of 5th Street and Star Street. Wire fence surrounds the property but there are no permanent structures.
DSP-5	035-121-005	0.42	Downtown Core	Up to 45 u/a	24 u/a	~~10~~5 mod/5 above mod	Mod/ Above Mod	Vacant site at the corner of Acme Street and 2nd Street. Previous structure has been demolished.
Total							**~~274~~ 226 total units (~~111~~ 5 Above Moderate, ~~163~~ 221 Moderate)**	

Source: Ascent, June 2022.

All Other Sites

In addition to the AHO sites and DSP sites, the City has approximately 267 acres of vacant and underutilized residential land without a current project entitlement or development agreement in place. Altogether these other sites are anticipated to accommodate 16 of the moderate-income RHNA and 776 of the above moderate-income RHNA, assuming 80 percent of maximum capacity on sites. Sites included in Table 3-8 are shown on Figure 3-1. Appendix B describes each vacant and underutilized parcels, identifying the zoning designation, General Plan designation, APN, acreage, existing uses, realistic capacity, and maximum development potential.

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.

TABLE 3-8: INVENTORY OF AVAILABLE RESIDENTIAL LAND FOR DEVELOPMENT						
Zoning Designation[1]	Number of Sites	Total Acres	Maximum Dwelling Units Per Acre	Maximum Dwelling Unit Potential	Realistic Yield (80% of Max)[2]	Inventoried Income Level
Agricultural Living	5	41.33	1	38	31	Above Moderate
Single Family R-40	4	30.98	1	32	27	Above Moderate
Single Family R-15	10	58.30	2.3	162	134	Above Moderate
Single Family R-10	11	85.13	3.8	364	296	Above Moderate
Single Family R-6	9	43.83	5.5	361	288	Above Moderate
M-9 – Multifamily Residential	1	2,467.6 5	9.6	21	16	Moderate
TOTAL		**265.48 267.22**		**978**	**792**	

Notes:
[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: Ascent 2022; City of Oakley, 2014; Contra Costa County GIS, 2014, East Cypress Specific Plan, 2006; De Novo Planning Group, 2014.

Projection of Accessory Dwelling Units

Per State law, a projection of the number of ADUs expected to be built within the eight-year planning period can also be considered as part of the inventory. The City has seen a slight increase in the rate of ADU production since 2018 when the State passed several bills to facilitate ADUs statewide. In 2020, the City adopted an ADU ordinance consistent with the requirements under State law. Table 3-9 shows the total number of ADU building permits issued by year since 2018. ADU production has remained steady, with the City issuing permits for 2.4 ADUs per year, on average.

TABLE 3-9: ADU BUILDING PERMITS, CITY OF OAKLEY (2018-2022)	
Year	ADU Permits Issued
2018	1
2019	3
2020	2
2021	2
2022*	4
Average	**2.4**

*The 2022 ADU building permits issued number is a prorated estimate, based on two building permits approved/issued by the City from January 1 to June 1, 2022. The City has approved/issued two ADU building permits.
Source: City of Oakley, 2022.
Source: City of Oakley and Ascent, 2022.

For the purpose of the Housing Element, the City assumes that ADU production will continue at the same pace experienced since 2018, resulting in 19 ADUs counted toward the 2023-2031 RHNA. ABAG prepared the Affordability of Accessory Dwelling Units in September 2021 to provide jurisdictions a foundation for housing element assumptions. The report is based on a statewide survey conducted by the University of California at Berkley's Center for Community Innovation, in collaboration with Baird + Driskell Community Planning in 2020. ABAG analyzed the raw survey data for Bay Area ADUs constructed in 2018 or 2019 to determine affordability. According to the ABAG report, 43 percent of ADUs, based on the East Bay counties surveyed, are assumed to be used as short-term rentals, home offices, or other non-residential uses. As such, of the 19 ADUs expected to be produced, only 10 ADUs are assumed to be available on the market as rental housing or housing for family and friends.

Using ABAG affordability recommendations for ADUs, the sites inventory includes a projection of 6 ADUs affordable to lower-income households, or 60 percent of the projected ADU units. Three ADUs, or 30 percent of projected units, are affordable to moderate-income households, and 1 ADU, or 10 percent of projected units are affordable to above-moderate income households.

RHNA Summary

Table 3-10 provides a summary of Oakley's ability to meet the 2023-2031 RHNA. Based on the housing units in residential entitlements, Downtown Specific Plan sites, vacant sites with tentative maps, all other sites, and projection of ADUs, the City has a shortfall of 434 lower-income units, and a surplus of ~~25~~68 moderate-income units and 2,505~~5,689~~ above moderate-income units. The City must identify at least 21.7 additional acres to accommodate the shortfall of 434 lower-income units. The City's plan to address the rezone obligation is described in Policy Action 1.1.

TABLE 3-10: SITES INVENTORY CAPACITY SUMMARY, CITY OF OAKLEY (2023-2031)

	Lower[1]	Moderate	Above Moderate	Total
Regional Housing Needs Allocation	**440**	**172**	**446**	**1,058**
Residential Entitlements	–	–	~~5,247~~427	**~~5,247~~427**
Downtown Specific Plan Sites	–	~~178~~221	~~111~~5	**~~289~~226**
Vacant Sites with Tentative Maps			1,742	**1,742**
All Other Sites	–	16	776	**792**
Accessory Dwelling Unit (ADU) Projection	6	3	1	**10**
Total Capacity	**6**	**~~197~~240**	**2,951~~6,134~~**	**3,197~~6,785~~**
Surplus(+) / Shortfall(-)	-434	+~~25~~68	+2,505 ~~5,689~~	**2,139 ~~5,727~~**
Potential Future Capacity				
Existing AHO Sites	174	–	–	**174**
Candidate AHO Sites	273	–	–	**273**

Notes: [1] Lower-income includes extremely low-, very low-, and low-income.
Source: Ascent, 2022.

Infrastructure Availability

This section addresses the adequacy and availability of water, sewer, and dry utilities relative to the sites in the inventory. Availability of infrastructure is not expected to pose a constraint on residential development within the time frame of the Housing Element. The following paragraphs summarize the status of each of those services essential to residential development.

Water

The Diablo Water District (DWD) provides water service to Oakley and surrounding areas within its Diablo Water District Sphere of Influence (SOI), which includes the Cypress Corridor, Hotchkiss Tract, Veale Tract, and Knightsen, as well as the City of Oakley. Additionally, DWD is the Groundwater Sustainability Agency within its SOI and is responsible for the management and protection of groundwater resources and interconnected ecosystems. The City and its SOI expansion areas are entirely within the DWD boundary.

The DWD 2020 Facilities Plan and 2020 Urban Water Management Plan identify the sources of DWD's water supply, existing and projected water use, and the storage, treatment, and distribution system needed to serve its customers. DWD's 2020 Facilities Plan indicates that DWD currently serves about 42,000 residents and anticipates serving a 2040 population estimated at about 64,000 persons. In 2019, DWD's average day demand was 4.9 mgd and the maximum day demand was 10.0 mgd. At buildout, an average day demand of 12.55 mgd and a maximum day demand of 25.1 mgd are forecast. Water storage, treatment, and distribution facilities will need to be extended under buildout conditions, which is anticipated by the DWD 2020 Facilities Plan.

Groundwater use and quality is managed through a variety of mechanisms. DWD's groundwater is from the East Contra Costa Subbasin, which is managed under the East Contra Costa Subbasin Groundwater Sustainability Plan (ECCS GSP). DWD is the Groundwater Sustainability Agency (GSA) that is charged with the implementation of the ECCS GSP for the Oakley area. The ECCS GSP addresses historical and projected water supply, establishes a water budget for historical, current, and projected conditions, establishes sustainable management criteria to address water use and quality, and includes actions and implementation measures.

DWD's water supply is adequate to meet the RHNA and all of the sites included in the sites inventory are served by adequate water infrastructure or have planned access.

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 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.

ISD's infrastructure includes gravity and pressure pipelines, pumping stations, and the Ironhouse Water Recycling Facility (IWRF). The IWRF is located on 285 acres adjacent to

the south side of Big Break and the San Joaquin River; ISD also owns approximately 3,500 acres on Jersey Island. The IWRF has a current treatment capacity of 4.3 mgd dry weather flow and 8.6 mgd maximum wet weather flow.

Significant development has and is expected to occur within ISD's boundaries, consistent with the City's General Plan. ISD will continue to be responsible for providing adequate infrastructure for collection, conveyance, treatment, and recycling. This will require that the District implement phased improvements to its infrastructure, including its treatment and recycling facilities, pump stations, force mains, and other pipelines.

The ISD has capacity to meet the projected housing needs through the Housing Element Planning Period. All of the sites in the sites inventory have adequate sewer access or planned access.

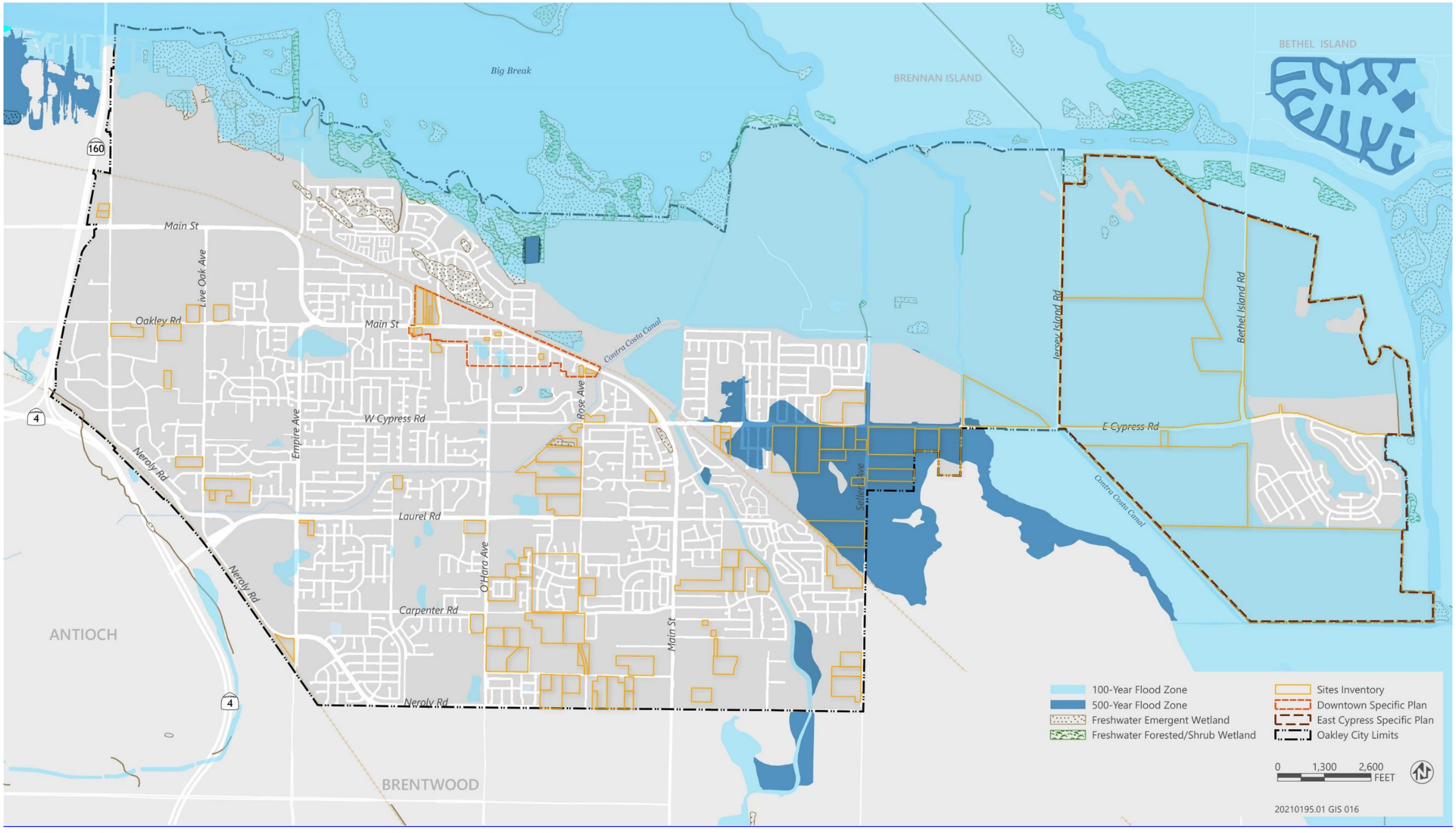
Dry Utilities

Electricity and gas is provided to Oakley by Pacific Gas and Electric (PG&E). Telephone, cable and broadband services are provided by a variety of services providers, including AT&T, Comcast, and Verizon. All of the sites identified in the inventory have access to dry utilities or planned access.

Environmental Constraints

Figure 3-3 shows environmental constraints in Oakley. As described in the Constraints Chapter, the biggest environmental constraint in Oakley is flood risk. The East Cypress Specific Plan is within the 100-year flood zone. A comprehensive engineered levee system will be constructed as part of the development of the Specific Plan for flood control purposes consistent with FEMA requirements. The levee system will protect new development while enhancing protection of existing residences within the Specific Plan Area. The engineered levee will extend completely around the boundaries of the proposed new development within the Specific Plan Area but will not surround the wetlands/dune area or the existing agricultural and residential areas located north and east of the development area. The new master levee system will remove existing single family residential areas adjacent to East Cypress Road from the 100-year storm event floodplain and will provide improved emergency access to existing residents along Sandmound Boulevard, Dutch Slough Road and adjoining areas in the event of a breach of the existing non-engineered levee surrounding these areas. The engineered levee system will also serve as a primary component of the comprehensive development of multi-use trails within the Specific Plan Area. Multi-use equestrian, biking and pedestrian trails will be developed on the top of each levee connecting to multi-use trails within arterial roadways and greenways within the Specific Plan Area.

Figure 3-3: Environmental Constraints (NEW MAP)



Source: FEMA Flood Zones 2021, National Wetlands Inventory 2022, City of Oakley 2022, and Contra Costa County in 2022.

Chapter 4: Fair Housing Assessment

Introduction

Land use policies and planning directly impact the ability of individuals and families to live in neighborhoods with opportunity, including high-performing schools, greater availability of jobs, and convenient access to transit and services. Despite the long-standing federal mandate established by the Fair Housing Act[1] (FHA), which prohibits discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, sex, familial status, and disability status, people within protected classes continue to encounter limits in housing choice and mobility.

In 2018, the California State Legislature passed Assembly Bill (AB) 686 to expand upon the fair housing requirements and protections outlined in the Fair Employment and Housing Act (FEHA)[2] and protect the requirement to affirmatively further fair housing (AFFH) as published in the 2015 U.S. Department of Housing and Community Development (HUD) Affirmatively Furthering Fair Housing Rule.[3] The California Department of Housing and Community Development (HCD) defines AFFH as taking meaningful actions to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities.[4]

As part of this, housing elements are required to include the following components:

- Inclusive and Equitable Outreach: Housing elements must make a diligent effort to equitably include all community stakeholders in the housing element participation process.
- Assessment of Fair Housing: All housing elements must include an assessment of fair housing. This assessment should include an analysis of the following four fair housing issues: integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

[1] 42 U.S.C. §§ 3601-3631
[2] California Government Code Section 12900-12951 & 12927-12928 & 12955 - 12956.1 & 12960-12976
[3] The 2015 HUD rule was reversed in 2020 and partially reinstated in 2021.
[4] HCD AFFH Guidance Memo, 2021.

- Analysis of Sites Inventory: Local jurisdictions must evaluate and address how particular sites available for housing development will meet the needs of households at all income levels. The housing element must analyze and conclude whether the identified sites improve or exacerbate conditions for fair housing.
- Identification of Contributing Factors: Based on findings from the previous steps, housing elements must identify, evaluate, and prioritize the contributing factors related to fair housing issues.
- Priorities, Goals, and Actions to AFFH: Local jurisdictions must adopt fair housing goals and actions that are significant, meaningful, and sufficient to overcome identified patterns of segregation and affirmatively further fair housing. The housing element should include metrics and milestones for evaluating progress and fair housing results.

Fair Housing Assessment

This section serves as an assessment of fair housing practices in the City of Oakley, pursuant to Government Code Section 65583 (c)(10). It examines existing conditions and demographic patterns including patterns of integration and segregation within the City, concentrated areas of low- and moderate-income housing, and areas of low and high opportunity. The analysis is based on data and research from the U.S. Census American Community Survey (ACS) from 2000-2020, the HCD AFFH Data and Mapping Tool, the HUD AFFH Tool, Contra Costa County Analysis of Impediments to Fair Housing Choice January 2020-2025 (2020 AI), and the AFFH Segregation Report: Oakley (2022) prepared by UC Merced/STIR Labs in collaboration with the Association of Bay Area Governments (ABAG).

Notes on Geospatial Analysis

In this report, “neighborhoods” are approximated by census tracts. Census tracts are statistical geographic units defined by the U.S. Census Bureau for the purposes of disseminating data. In the Bay Area, census tracts contain on average 4,500 residents. Nearly all Bay Area jurisdictions contain at least two census tracts, with larger jurisdictions containing dozens of census tracts.

Throughout this report, neighborhood level segregation measures are calculated using census tract data. However, some of the analysis uses data derived from a smaller geographic scale (i.e., census blocks and census block groups) to better show spatial differences in where different groups live. Census block groups are subdivisions of census tracts, and census blocks are subdivisions of block groups. In the Bay Area, block groups contain on average 1,500 people, while census blocks contain on average 95 people.

The region is the nine-county San Francisco Bay Area, which is comprised of Alameda County, Contra Costa County, Marin County, Napa County, San Francisco County, San Mateo County, Santa Clara County, Solano County, and Sonoma County.

Fair Housing Enforcement, Education, and Outreach

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights, and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. The Fair Employment and Housing Act (FEHA) and the Unruh Civil Rights Act are the primary California fair housing laws. California state law extends anti-discrimination protections in housing to several classes that are not covered by the federal Fair Housing Act (FHA) of 1968, including prohibiting discrimination based on sexual orientation.

Fair Housing Enforcement

California's Department of Fair Employment and Housing (DFEH) has statutory mandates to protect the people of California from discrimination pursuant to the California FEHA, Ralph Civil Rights Act, and Unruh Civil Rights Act (with regards to housing).

- FEHA prohibits discrimination and harassment on the basis of race, color, religion, sex (including pregnancy, childbirth, or related medical conditions), gender, gender identity, gender expression, sexual orientation, marital status, military or veteran status, national origin, ancestry, familial status, source of income, disability, and genetic information, or because another person perceives the tenant or applicant to have one or more of these characteristics.
- Unruh Civil Rights Act (Civ. Code, § 51) prohibits business establishments in California from discriminating in the provision of services, accommodations, advantages, facilities and privileges to clients, patrons and customers because of their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status.
- Ralph Civil Rights Act (Civ. Code, § 51.7) guarantees the right of all persons within California to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of political affiliation, or on account of sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, immigration status, or position in a labor dispute, or because another person perceives them to have one or more of these characteristics.

Regional Trends

Based on DFEH Annual Reports, Table 4-1 shows the number of housing complaints filed by Contra Costa County to DFEH between 2015–2020. A slight increase in the number of complaints precedes the downward trend from 2016–2020. Note that fair housing cases alleging a violation of FEHA can also involve an alleged Unruh violation as the same unlawful activity can violate both laws. DFEH creates companion cases that are investigated separately from the housing investigation.

TABLE 4-1: NUMBER OF DFEH HOUSING COMPLAINTS IN CONTRA COSTA COUNTY (2015-2020)		
Year	**Housing**	**Unruh Civil Rights Act**
2015	30	5
2016	32	2
2017	26	2
2018	22	2
2019	22	2
2020	20	1
Total	**152**	**14**

Source: https://www.dfeh.ca.gov/LegalRecords/?content=reports#reportsBody.

The Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity (HUD FHEO) also enforces fair housing by investigating complaints of housing discrimination.

Table 4-2 shows the number of cases filed to HUD FHEO by protected class in Contra Costa County between 2015 and 2020. A total of 148 cases were filed between 2015 and June 30, 2020, with disability being the top allegation of basis of discrimination followed by familial status, race, national origin, and sex. Cases for 2020 were significantly lower because data was not collected after June 30, 2020. These findings are consistent with national trends stated in FHEO's FY 2020 State of Fair Housing Annual Report to Congress where disability was also the top allegation of basis of discrimination.

TABLE 4-2: NUMBER OF FHEO FILED CASES BY PROTECTED CLASS IN CONTRA COSTA COUNTY (2015–2020)						
Year	**Number of Filed Cases**	**Disability**	**Race**	**National Origin**	**Sex**	**Familial Status**
2015	28	17	4	2	2	4
2016	30	14	8	7	5	6
2017	20	12	3	5	1	5
2018	31	20	6	3	4	9
2019	32	27	4	4	4	1
2020	7	4	1	0	2	1
Total	**148**	**94**	**26**	**21**	**18**	**26**
Percentage of Total Filed Cases*		**63.5%**	**17.5%**	**14.2%**	**12.2%**	**17.6%**

* Note: These percentages may not add up to 100 due to cases containing multiple bases of discrimination.

Source: Data.Gov - Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity (HUD FHEO) Filed Cases, https://catalog.data.gov/dataset/fheo-filed-cases

Table 4-3 indicates that the highest number of fair housing complaints in Contra Costa County are due to discrimination against those with disabilities, followed by income source, race, and national origin. Note, however, that no further breakdown of the number of DFEH complaints or FHEO cases are provided on a City level. A summary of ECHO's Fair Housing Complaint Log for Contra Costa County on fair housing issues, actions taken, services provided, and outcomes can be found in Table 4-3 and Table 4-4.

TABLE 4-3: ACTION(S) TAKEN/SERVICES PROVIDED BY PROTECTED CLASS

	Testers sent for investigation	Referred to attorney	Conciliation with landlord	Client provided with counseling	Client provided with brief service	Grand Total
Race	21	0	0	2	0	23
Marital Status	0	0	0	1	0	1
Sex	0	0	0	0	0	0
Religion	0	0	0	0	0	0
Familial Status	0	0	0	3	0	3
Sexual Orientation	0	0	0	0	0	0
Sexual Harassment	0	0	0	1	0	1
Income Source	15	0	1	7	1	24
Disability	7	1	14	33	5	60
National Origin	13	0	0	1	0	14
Other	0	0	1	11	5	17
Total	**56**	**1**	**16**	**59**	**11**	**143**

Source: ECHO Fair Housing, 2020 – 2021.

Local Trends

In Oakley, only one general fair housing inquiry based on reasonable accommodation discrimination was made to ECHO between 2016-2021. The client was provided counseling and reached a successful mediation.

TABLE 4-4: OUTCOMES								
Protected Class	**Counseling provided to landlord**	**Counseling provided to tenant**	**Education to Landlord**	**Insufficient evidence**	**Preparing Site Visit**	**Referred to DFEH/HUD**	**Successful mediation**	**Grand Total**
Race	0	0	2	20	0	1	0	23
National Origin	0	0	1	13	0	0	0	14
Marital Status	0	0	0	1	0	0	0	1
Sex	0	0	0	0	0	0	0	0
Disability	2	25	2	12	0	4	15	60
Religion	0	0	0	0	0	0	0	0
Sexual Orientation	0	0	0	0	0	0	0	0
Familial Status	0	3	0	0	0	0	0	3
Income Source	3	3	0	16	1	0	1	24
Sexual Harassment	0	8	2	2	1	4	0	17
Other	0	0	0	0	0	1	0	1
Total	**5**	**39**	**7**	**64**	**2**	**10**	**16**	**143**

Services that were not provided include (2.) Case tested by phone; (4.) Case referred to HUD and (8.) Case accepted for full representation. The most common action(s) taken/services provided are providing clients with counseling, followed by sending testers for investigation, and conciliation with landlords. Regardless of actions taken or services provided, almost 45 percent of cases are found to have insufficient evidence. Only about 12 percent of all cases resulted in successful mediation.

Source: ECHO Fair Housing (2020 - 2021).

Fair Housing Testing

Fair housing testing is a randomized audit of property owners' compliance with local, state, and federal fair housing laws. Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws.

Regional and Local Trends

ECHO conducts fair housing investigations in Contra Costa County (except Pittsburg). The 2020 Contra Costa County Analysis of Impediments to Fair Housing (AI) did not report any findings on fair housing testing on the County level nor at the local level for the City of Oakley; however, it does bring to attention that private discrimination is a problem in Contra Costa County that continues to perpetuate segregation.

Fair Housing Education and Outreach

Regional Trends

Fair housing outreach and education is imperative to ensure that those experiencing discrimination know when and how to seek help. In Contra Costa County, local housing, social services, and legal service organizations include the Fair Housing Advocates of Northern California (FHANC), Eden Council for Hope and Opportunity (ECHO) Fair Housing, Bay Area Legal Aid, and Pacific Community Services (see Table 4-5). Below is a more detailed description of fair housing services provided by local housing, social services, and legal service organizations.

TABLE 4-5: FAIR HOUSING ADVOCACY ORGANIZATIONS, CONTRA COSTA COUNTY

Organization	Focus Areas
Fair Housing Advocates of Northern California (FHANC)	Non-profit agency that provides fair housing information and literature in a number of different languages, primarily serves Marin, Sonoma, and Solano County but also has resources to residents outside of the above geographic areas.
Eden Council for Hope and Opportunity (ECHO) Fair Housing	Housing counseling agency that provides education and charitable assistance to the general public in matters related to obtaining and maintaining housing.
Bay Area Legal Aid	Largest civil legal aid provider serving seven Bay Area counties. Has a focus area in housing preservation and homelessness task force to provide legal services and advocacy for those in need.
Pacific Community Services	Private non-profit housing agency that serves East Contra Costa County (Bay Point, Antioch, and Pittsburg) and provides fair housing counseling as well as education and outreach

Source: Organization Websites, HCD Fair Housing Organizations List, Alameda County Regional Analysis of Impediments to Fair Housing Choice, 2020.

Fair Housing Advocates of Northern California (FHANC)

FHANC is a non-profit agency with a mission to actively support and promote fair housing through education and advocacy. Fair housing services provided to residents outside of Marin, Sonoma, or Solano County include foreclosure prevention services and information, information on fair housing law for the housing industry, and other fair housing literature. The majority of the fair housing literature is provided in Spanish and English, with some provided in Vietnamese and Tagalog.

Eden Council for Hope and Opportunity (ECHO) Fair Housing

ECHO Fair Housing is a HUD-approved housing counseling agency that aims to promote equal access in housing, provide support services to aid in the prevention of homelessness, and promote permanent housing conditions. The organization provides education and charitable assistance to the general public in matters related to obtaining and maintaining housing in addition to rental assistance, housing assistance, tenant/landlord counseling, home seeking, home sharing, and mortgage and home purchase counseling. In Contra Costa County, ECHO Fair Housing provides fair housing services, first-time home buyer counseling and education, and tenant/landlord services (rent review and eviction harassment programs are available only in Concord). Although ECHO serves most of Contra Costa County, only one fair housing counselor serves the County. Fair housing services encompasses:

- Counseling, investigation, mediation, enforcement, and education.
- First-time home buyer counseling provides one-on-one counseling with a Housing Counselor on the homebuying process. The Housing Counselor will review all documentation, examine, and identify barriers to homeownership, create an action plan, and prepare potential homebuyers for the responsibility of being homeowners. The Housing Counselor will also review the credit reports, determine what steps need to be taken to clean up adverse credit, provide counseling on money-saving methods, and assist in developing a budget.
- First-time home buyer education provides classroom training regarding credit information, home ownership incentives, home buying opportunities, predatory lending, home ownership responsibilities, government-assisted programs, as well as conventional financing. The class also provides education on how to apply for HUD-insured mortgages, purchase procedures, and alternatives for financing the purchase. Education also includes information on fair housing and fair lending and how to recognize discrimination and predatory lending procedures and locating accessible housing if needed.
- ECHO's Tenant/Landlord Services provides information to tenants and landlords on rental housing issues such as evictions, rent increases, repairs and habitability, harassment, illegal entry, and other rights and responsibilities regarding the tenant/landlord relationship. Trained mediators assist in resolving housing disputes through conciliation and mediation
- In cities that adopt ordinances to allow Rent Reviews, tenants can request a rent review from ECHO Housing by phone or email. This allows tenants who experience

rent increases exceeding 10 percent in a 12-month period to seek non-binding conciliation and mediation services.

Though the Contra Costa County Consortium Analysis of Impediments (AI) to Fair Housing states that the organization provides information in Spanish, the ECHO website is predominantly in English with options to translate the homepage into various languages. Navigating the entire site may be difficult for the limited-English proficient (LEP) population.

Bay Area Legal Aid (BayLegal)

BayLegal is the largest civil legal aid provider serving seven Bay Area counties (Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara). With respect to affordable housing, BayLegal has a focus area in housing preservation (landlord-tenant matters, subsidized and public housing issues, unlawful evictions, foreclosures, habitability, and enforcement of fair housing laws) as well as a homelessness task force that provides legal services and advocacy for systems change to maintain housing, help people exit homelessness, and protect unhoused persons' civil rights. The organization provides translations for their online resources to over 50 languages and uses volunteer interpreters/translators to help provide language access. Its legal advice line provides counsel and advice in different languages. Specific to Contra Costa County, tenant housing resources are provided in English and Spanish.

The Housing Preservation practice is designed to protect families from illegal evictions, substandard housing conditions, and wrongful denials and terminations of housing subsidies. The practice also works to preserve and expand affordable housing and protect families from foreclosure rescue scams. BayLegal helps low-income tenants obtain or remain in safe affordable housing by providing legal assistance in housing-law related areas such as public, subsidized (including Section 8 and other HUD subsidized projects) and private housing, fair housing and housing discrimination, housing conditions, rent control, eviction defense, lock-outs and utility shut-offs, residential hotels, and training advocates and community organizations.

BayLegal also provides free civil legal services to low-income individuals and families to prevent homelessness and increase housing stability as well as assist unhoused youth/adults address legal barriers that prevent them from exiting homelessness. This is done through a mix of direct legal services, coalition building and partnerships, policy advocacy, and litigation to advocate for systems change that will help people maintain housing, exit homelessness, and protect unhoused persons' civil rights. BayLegal also provides free civil legal services to low-income individuals and families to prevent homelessness and increase housing stability as well as assist unhoused youth/adults address legal barriers that prevent them from exiting homelessness. This is done through a mix of direct legal services, coalition building and partnerships, policy advocacy, and litigation to advocate for systems change that will help people maintain housing, exit homelessness, and protect unhoused persons' civil rights. The Homelessness Task Force (HTF) was developed in response to complex barriers and inequities contributing to homelessness and strives to build capacity and develop best practices across the seven aforementioned counties to enhance BayLegal's coordinated, multi-systems response to homelessness.

Pacific Community Services, Inc. (PCSI)

PCSI is a private non-profit housing agency that serves East Contra Costa County (Bay Point, Antioch, and Pittsburg) and provides fair housing counseling in English and Spanish. Housing Counseling Services provided include:

- Foreclosure Prevention: Consists of a personal interview and the development of a case management plan for families to keep their homes and protect any equity that may have built up. Relief measures sought include: loan modification or reduced payments, reinstatement and assistance under 'Keep Your Home' program, forbearance agreements, deed-in-lieu of foreclosure, refinancing or recasting the mortgage, or sale of the property
- Homeownership Counseling: Prepares first-time buyers for a successful home purchase by helping them in budgeting, understanding the home purchase process, and understanding the fees that lenders may charge to better prepare new buyers when acquiring their first home.
- Rental Counseling; Tenant and Landlord Rights: PCSI provides information and assistance in dealing with eviction and unlawful detainer actions, deposit returns, habitability issues, getting repairs done, mediation of tenant/landlord disputes, assisting tenant organizations, legal referrals to Bay Area Legal Aid & Bar Association resources, pre-rental counseling and budgeting
- Fair Housing Services: Include counseling regarding fair housing rights, referral services and education and outreach. PCSI offers training for landlords and owners involving issues of compliance with federal and state fair housing regulations.
- Fair Housing Education and Outreach: Offers informative workshops for social service organizations and persons of protected categories. These workshops are designed to inform individuals how to recognize and report housing discrimination.

Though PCSI's list of available services is comprehensive, their website lacks contact information, resources, and accessibility.

Local Trends

The City of Oakley directs its residents to Bay Area Legal Aid, Pacific Community Services, and Housing Rights, Inc. for assistance in tenant-landlord counseling, legal advice and representation, and education and outreach. While these organizations provide valuable assistance, the capacity and funding that they have is generally insufficient.

The City does not have a singular staff member dedicated to addressing housing issues, rather the City actively addresses fair housing issues as they arise through a combination of staff from the Building Division, Code Enforcement Division and Planning Division, collectively, the Community Development Department. The City provides information to the community on fair housing, including brochures and posters at the public counter and information on the City website about the Fair Housing Act with a list of resources people can contact if they are experiencing fair housing issues (https://www.ci.oakley.ca.us/fair-housing). City staff, most often with the Community Development Department of Code Enforcement, also sometimes act as a resource to help resolve disputes between tenants and landlords.

Historical Development and Investment

Prior to European contact, there were an estimated 340,000 Indigenous people living in California. The first residents of Oakley were Native Americans of the Bay Miwok, Delta Yokut, and Ohlone Tribes. With an abundance of game, plants and fish, Contra Costa County was home to hundreds of small villages. Several varieties of oak trees provided the acorns that were the mainstay of their diet, along with fish and shellfish from the Suisun Bay and the San Joaquin River.[5]

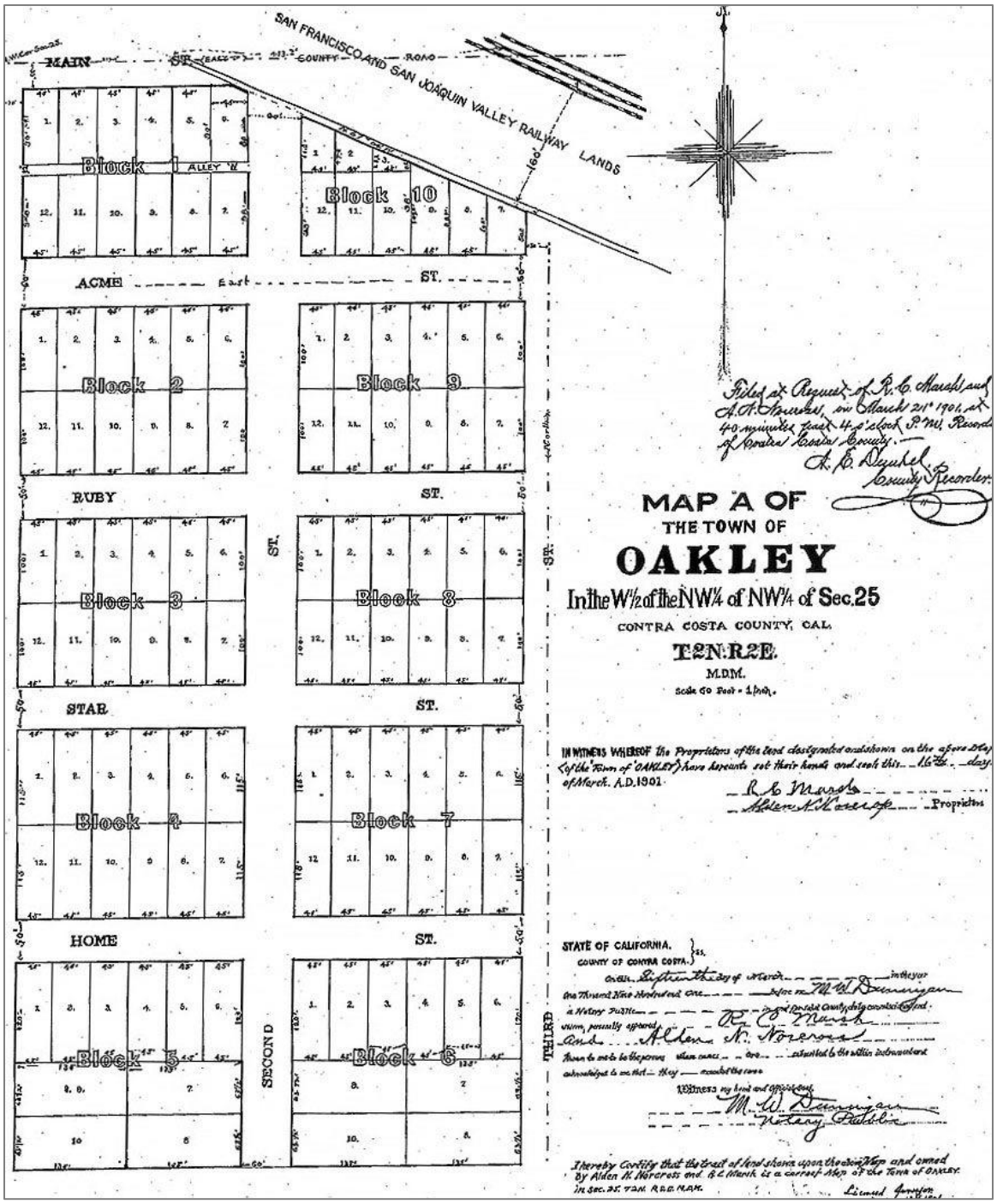
Doctor John Marsh was the first Anglo settler in Contra Costa County. He arrived in the region in 1836 and built a riverboat freight landing on the San Joaquin River in the 1840s near what is now Oakley. Marsh Landing was very important to the early development of Oakley and the surrounding region.[6]

In the mid-19th century, Oakley was essentially four separate hamlets built by immigrant communities: Live Oak, Oakley, Iron House, and El Rancho. Live Oak, located closest to Antioch, is situated at the southernmost anchorage of the Senator John A. Nejedly Bridge (i.e., Antioch Bridge). Downtown Oakley is located closest to the train depot. The Iron House district is near Knightsen, and the El Rancho district centers around the intersection of Laurel Avenue and California State Highway 4. These smaller hamlets eventually coalesced into the community of Oakley.[7]

Civil War veterans Randolph Marsh and Alden Norcross acquired, surveyed, plotted, and registered the township of Oakley in 1898. The streets of the 10-block township spell Marsh's last name Main, Acme, Rose, Star, and Home as intersected by 1st, 2nd, and 3rd streets (see image below). Today, Downtown Oakley, with its older housing stock and smaller homes, tends to be lower-income, experience higher cost burden, and have higher rates of units needing rehabilitation compared to the newer residential subdivisions in other parts of the city.

The arrival of the Santa Fe railroad, which stopped in Oakley starting in 1900, spurred agricultural growth of the area and from 1900 until the 1960s Oakley's economy was based primarily on agriculture. By the 1930s there were packing sheds along the Santa Fe spur that shipped produce across the country. During harvest time, Oakley was filed with men that had come to work in the fields and packing sheds. A national demand for fresh produce and the need for canned vegetables in WWI and WWII spurred the agricultural economy in Oakley. Seasonal employment on farms and in packing sheds was provided by farm labor camps segregated into Chinese, "Hindu" (Indian), Philippine, Dust Bowl (Oklahoma and Arkansas), and Mexican labor. These camps were set up in vacant lots downtown and open county areas from the 1910s to 1940s.[7]

[5] https://pioneerpublishers.com/no-longer-silenced-indigenous-peoples-reclaiming-their-stories/
[6] Oakley - East Contra Costa Historical Society (eastcontracostahistory.org)
[7] Oakley Through Time | Soundings Magazine



Source: Oakley Through Time | Soundings Magazine

Starting in the 1950s, Oakley, still an unincorporated community, began to rapidly transform from an exclusively agricultural community to a bedroom community supporting industrial growth in Antioch. Post WWII tract homes were built to house workers employed at the Crown Zellerbach paper plant and DuPont Chemical Works in Antioch. This rapid new growth changed the character of Oakley as new enclaves of blue-collar workers and their families lived a life apart from traditional rural families in Oakley.[7]

Throughout the late 1900s and into the early 2000s leading up to the housing market crash, land speculation and housing development was rampant in Oakley. As farmers sought retirement or lacked an heir to take over the farm, housing developers acquired acres of vineyards, orchards, and grasslands. The primary demand for housing in Oakley was and continues to be single-family homes as new residents working in the Bay Area, many of which do not earn a high enough salary to afford the expensive housing market of the San Francisco Bay Area, have moved to Oakley seeking affordable opportunities to own their own homes. This demand is reflected in the predominance of single-family zoning in the city and the more than 5,000 entitled single-family lots in tract maps across the city.

Oakley was the last township settlement recorded in Contra Costa County in 1898. It was also the last community to incorporate as a city in Contra Costa County in 2009. In 2010, the year following incorporation, Oakley's population was 35,432, up from about 25,000 a decade prior. Oakley has continued to grow at a faster rate than most other Bay Area communities. In 2022, the population of Oakley is nearly 44,000. As discussed in the next section, the City's population also grew more diverse as the population grew. As a rapidly growing community with rural, agricultural roots, Oakley has experienced growing pains as many long-time residents, many of whom moved to Oakley seeking more land and a rural lifestyle, voice opposition to continued urbanization and densification.

During the last two decades, as the City has continued to grow outward, the City has also reinvested in the Downtown. The City has transformed Main Street into a complete street, built a new amphitheater at Civic Center Park, installed a train station platform and park and ride, and many other improvements to enhance Downtown Oakley.

Integration and Segregation

Race/Ethnicity

Defining Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. The data presented in this section describing racial and income segregation in Oakley is based on the data and research presented in the AFFH Land Use Segregation Report prepared for Oakley by the UC Merced/ STIR labs team in collaboration with ABAG. The report examines two spatial forms of segregation: neighborhood level segregation within a local jurisdiction and City level segregation between jurisdictions in the Bay Area.

- Neighborhood level segregation (within a jurisdiction): Segregation of race and income groups can occur from neighborhood to neighborhood within a City. For example, if a local jurisdiction has a population that is 20 percent Latino, but some neighborhoods are 80 percent Latino while others have nearly no Latino residents, that jurisdiction would have segregated neighborhoods.

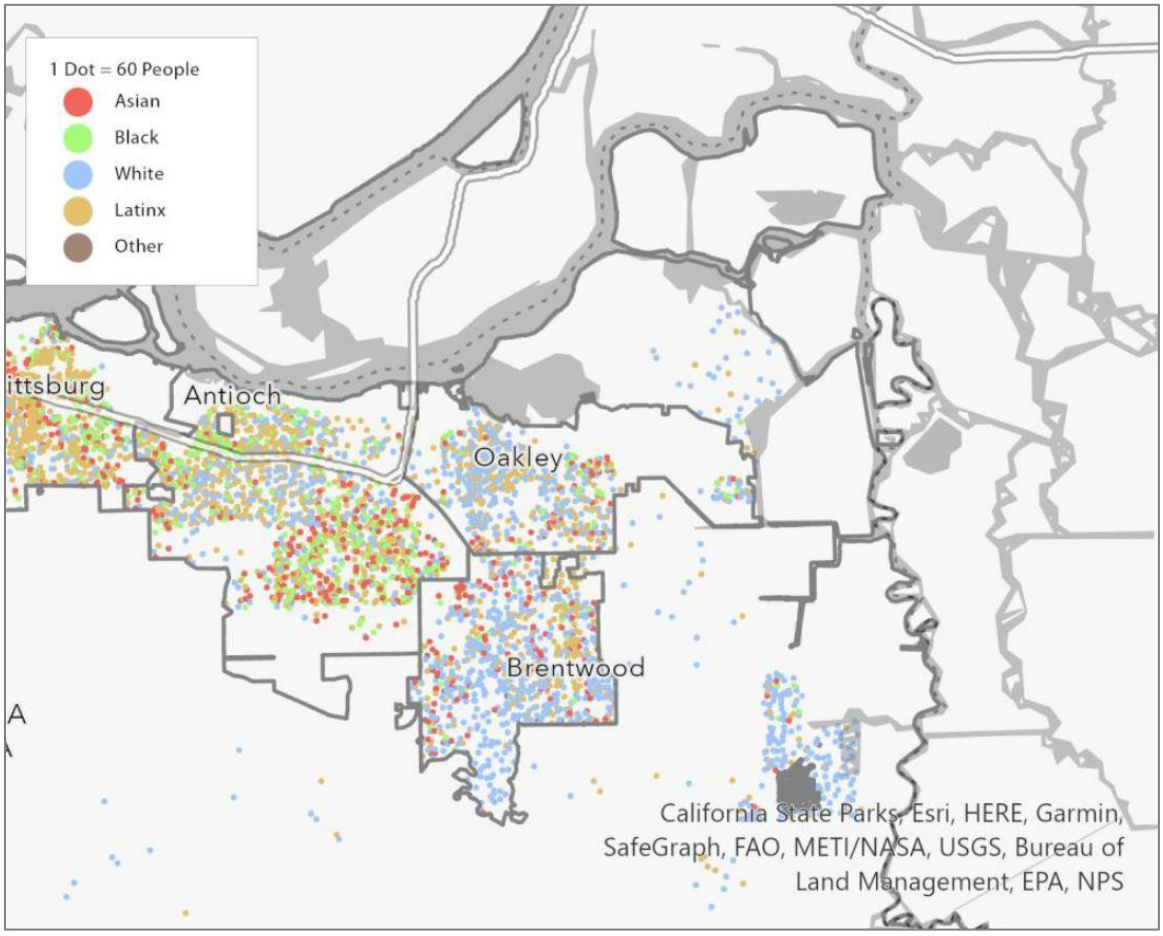
- City level segregation (between jurisdictions in a region): Race and income divides also occur between jurisdictions in a region. A region could be very diverse with equal numbers of White, Asian, Black, and Latino residents, but the region could also be highly segregated with each City comprised solely of one racial group.

Regional Trends

The AFFH Land Use Segregation Report found that across the San Francisco Bay Area, White residents and above moderate-income residents are significantly more segregated from other racial and income groups The highest levels of racial segregation occur between the Black and White populations. The analysis showed that the amount of racial segregation both within Bay Area cities and across jurisdictions in the region has decreased since the year 2000. However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups. Additionally, there is also more racial segregation between Bay Area cities compared to other regions in the state.

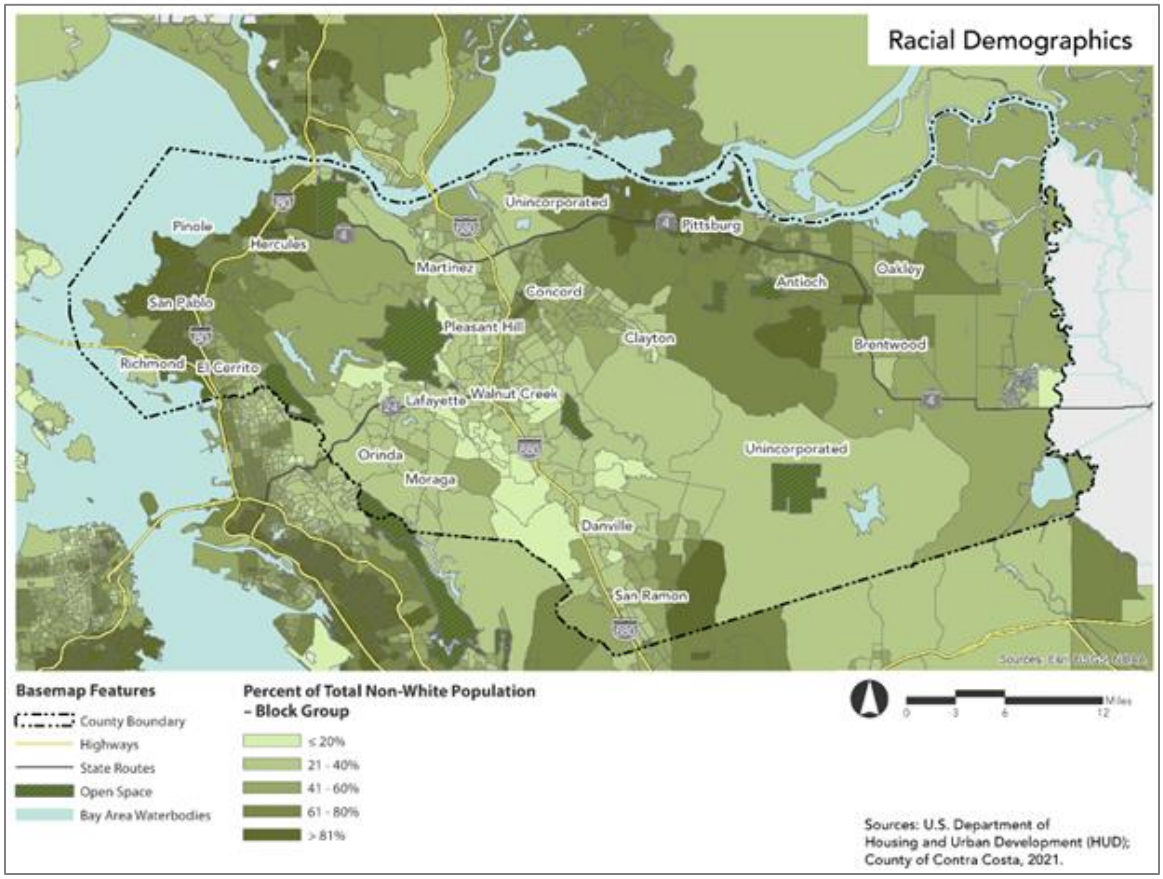
As discussed in the 2020 AI, these patterns are also true for Contra Costa County. Contra Costa County is a large, diverse jurisdiction in which people of color comprise a majority of the population. As of the 2010 Census, 47.75 percent of residents were non-Hispanic Whites, 8.92 percent of residents were non-Hispanic Blacks, 24.36 percent were Hispanics, 14.61 percent were non-Hispanic Asians or Pacific Islanders, 0.28 percent were non-Hispanic Native Americans, 3.77 percent were non-Hispanic multiracial individuals, and 0.30 percent identified as some other race. Black residents tend to be concentrated in the cities of Antioch, Hercules, Pittsburg, and Richmond and the unincorporated community of North Richmond while Hispanic residents are concentrated in the cities of Pittsburg, Richmond, and San Pablo; in specific neighborhoods within the cities of Antioch, Concord, and Oakley (see Figure 4-1). Refer to Figure 4-2 for the distribution and proportion of non-White residents at the block group level.

Figure 4-1 Racial Dot Map of Oakley and Surrounding Areas, 2020



Source: UC Merced AFFH Segregation Report, 2022. U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Figure 4-2: Racial Demographics in Contra Costa County



Source: Map 1(a) of Contra Costa Housing Collaborative AFFH analysis.

To measure segregation the County, Table 4-6 provides racial and ethnic dissimilarity trends from the U.S. Department of Housing and Urban Development (HUD). Dissimilarity indices are used to measure the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across the geographic units, such as block groups within a community. The index ranges from 0 to 100, with 0 meaning no segregation and 100 indicating complete segregation between the two groups. The index score can be understood as the percentage of one of the two groups that would need to move to produce an even distribution of racial/ethnic groups within the specified area. For example, if an index score is above 60, 60 percent of people in the specified area would need to move to eliminate segregation. The following can be used to interpret the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

All non-White residents in Contra Costa County are considered moderately segregated from White residents, with an index score of 41.86 at the census tract level and 44.93 at the block group level (Table 4-6). This means that slightly less than half of all non-White households per census tract would need to move neighborhoods in order to achieve a "balanced" neighborhood representation.

TABLE 4-6: RACIAL/ETHNIC DISSIMILARITY TRENDS (1990–2020) IN CONTRA COSTA COUNTY				
Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current (2010 Census Block Group)*
Non-White/White	41.19	41.95	41.86	44.93
Black/White	67.52	62.54	58.42	61.80
Hispanic/White	36.70	45.24	48.07	49.49
Asian or Pacific Islander/White	34.89	32.73	35.67	40.55

*Note: The table presents Decennial Census values for 1990, 2000, 2010, all calculated by HUD using census tracts as the area of measurement. The "current" figure is calculated using block groups from the 2010 Decennial Census, because block groups can measure segregation at a finer grain than census tracts due to their smaller geographies. See https://www.hud.gov/program_offices/fair_housing_equal_opp/affh for more information.

Source: HUD's Affirmatively Furthering Fair Housing Tool (AFFH-T), Table 3 – Racial/Ethnic Dissimilarity Trends, Data version: AFFHT006, released July 10th, 2020.

Since 1990, segregation has increased from low to moderate levels for Hispanic residents but remained relatively steady for all other non-White groups. This trend is commonly seen throughout the State and is likely attributed to an increase of Hispanic residents during the migration boom of the mid-to-late 1990s. A 2 percent increase in segregation also occurred for Asian or Pacific Islander residents. Block group level data reveals that segregation is more prominent amongst Asian or Pacific Islander residents than what is measured at the tract level (index score of 40.55 at the block group level versus 35.67 at the tract level). For Black residents, segregation has decreased by 13 percent since 1990. The proportion of Black residents has remained relatively steady during this same time period, indicating segregation has been diminishing for the Black population.

The 2020 AI reported that the main "driver of desegregation at a higher level of geography – whether the County or the Region – has been the out-migration of Blacks from historically Black neighborhoods in the Cities of Richmond, Oakland, and San Francisco toward suburban cities that have historically had small Black populations. Some of the neighborhoods to which Blacks have moved in these cities, like the City of Antioch, have concentrations of Black population relative to the city-wide average but relatively low Black populations in comparison to historically Black neighborhoods in the Cities of Richmond, Oakland, and San Francisco.[8]"

Local Trends

Table 4-7 below presents the racial demographics in Oakley for the years 2000, 2010, and 2020. The racial and ethnic demographics of the Oakley population have changed dramatically over the past two decades with the White population decreasing from 64.3 percent of the population in 2000 to 38.5 percent in 2020, and the percentage of all other racial and ethnic groups increasing. As of 2020, Oakley has only a slightly~~a~~ higher share of White residents than the Bay Area as a whole, a higher share of Latino/a residents, a higher share of Black residents, and a much lower share of Asian/Pacific Islander residents.

[8] 2020-2025 Analysis of Impediments to Fair Housing Choice - Contra Costa County Consortium, pg. 56.

The racial dot map of Oakley in Figure 4-3 below offers a visual representation of the spatial distribution of racial groups within the jurisdiction. Generally, when the distribution of dots does not suggest patterns or clustering, segregation measures tend to be lower. Conversely, when clusters of certain groups are apparent on a racial dot map, segregation measures may be higher.

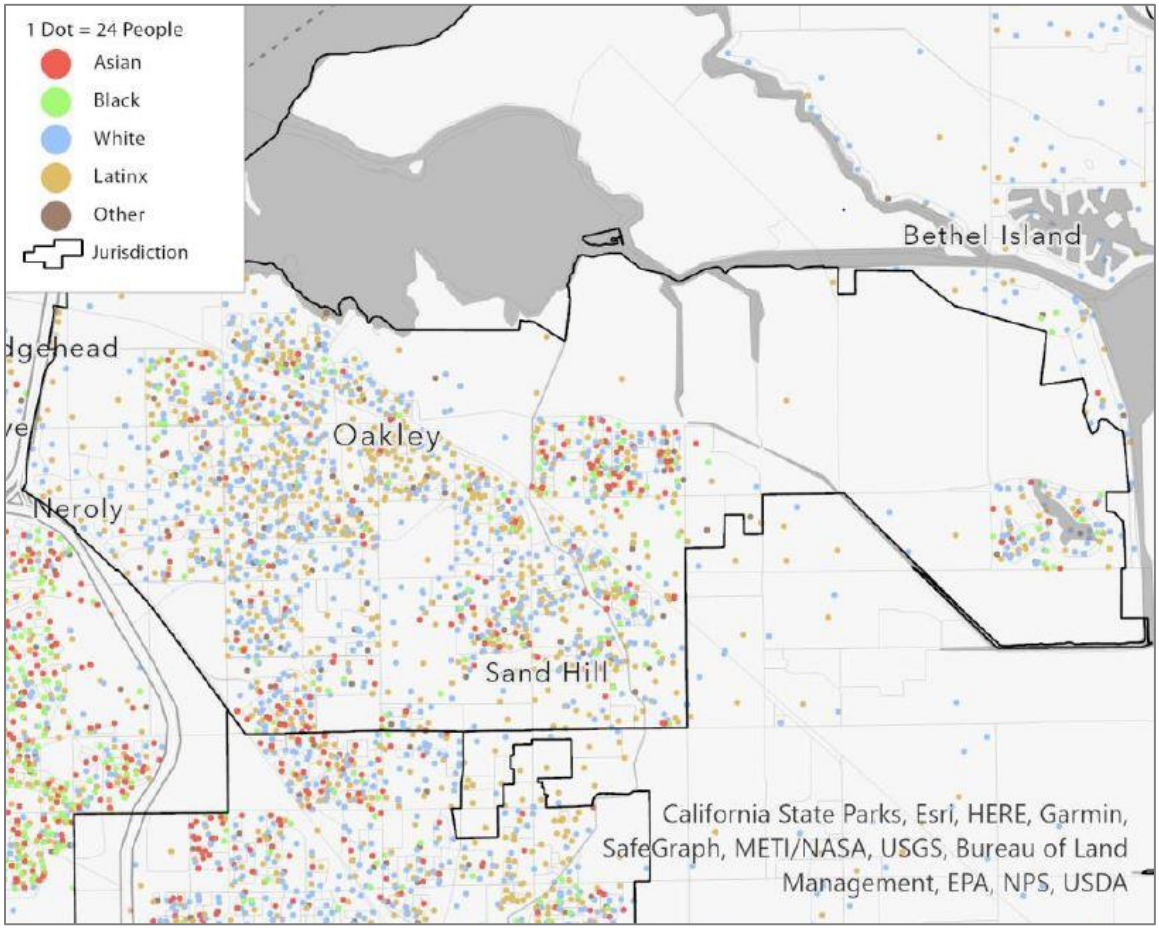
TABLE 4-7: RACIAL COMPOSITION FOR CONTRA COSTA COUNTY AND OAKLEY

Race	Oakley			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander	2.8%	6.3%	9.7%	28.2%
Black/African American	3.2%	6.9%	8.0%	5.6%
Latino	25.0%	34.9%	36.7%	24.4%
Other or Multiple Races	4.7%	4.4%	7.1%	5.9%
White	64.3%	47.5%	38.5%	35.8%

Source: UC Merced AFFH Segregation Report, 2022. IPUMS National Historical Geographic Information System (NHGIS). Data for 2019 is from U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

White residents are evenly distributed throughout the developed residential areas of the City although there are some slight concentrations in non-White residents in certain neighborhoods on the east side of the City, east of Main Street; in the Downtown Specific Planning area; and bordering Brentwood. Hispanic and Latino residents are clustered near the City's downtown neighborhoods. Asian and Pacific Islander households are clustered in the Cypress Grove neighborhoods and off Neroly Road bordering Brentwood.

Figure 4-3: Racial Demographics in Oakley



Source: Source: UC Merced AFFH Segregation Report, 2022. U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Segregation Indices

There are three indices described below that measure segregation and integration at a local and regional level. The isolation index measures the segregation of a single group, and the dissimilarity index, described above, measures segregation between two different groups. The Theil's H-Index can be used to measure segregation between all racial or income groups across the City at once. Theil's H index is provided in addition to these required measures. The indices range from 0 to 1. Higher values indicate that groups are more unevenly distributed.

Table 4-8 shows the measures of segregation for all racial groups Oakley for the years 2000, 2010, and 2020 compared to averages for all 109 Bay Area jurisdictions in 2020. Table 4-9 shows the measures of racial segregation for the region for 2010 and 2020 for comparison.

TABLE 4-8: NEIGHBORHOOD RACIAL SEGREGATION MEASURES OAKLEY, 2000-2020					
Index	Race	Oakley			Bay Area Average
		2000	2010	2020	2020
Isolation Index	Asian/Pacific Islander	0.038	0.063	0.116	0.245
	Black/African American	0.036	0.071	0.093	0.053
	Latino	0.264	0.357	0.376	0.251
	White	0.653	0.494	0.394	0.491
Dissimilarity Index	Asian/Pacific Islander vs. White	0.189*	0.150	0.173	0.185
	Black/African American vs. White	0.137*	0.154	0.179	0.244
	Latino vs. White	0.152	0.142	0.102	0.207
	People of Color vs. White	0.105	0.130	0.093	0.168
Theil's H Multi-racial	All	0.017	0.012	0.018	0.042

Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

Source: UC Merced AFFH Segregation Report, 2022. IPUMS National Historical Geographic Information System (NHGIS). Data for 2019 is from U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

The isolation index shows that the most isolated racial group in Oakley are White residents. The isolation index of 0.394 for White residents means that the average White resident lives in a neighborhood that is 39.4 percent White. Table 4-9 shows the White isolation index value for the region is 0.429, meaning that on average White Bay Area residents live in a jurisdiction that is 42.9 percent White in 2020. Among all racial groups in Oakley, the White population's isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020. This is likely because the non-White population in the City has increased over time, naturally diversifying neighborhoods in Oakley.

TABLE 4-9: REGIONAL RACIAL SEGREGATION MEASURES			
Index	Group	2010	2020
Isolation Index	Asian/Pacific Islander	0.317	0.378
	Black/African American	0.144	0.118
	Latino	0.283	0.291
	White	0.496	0.429
	People of Color	0.629	0.682
Dissimilarity Index	Asian/Pacific Islander vs. White	0.384	0.369
	Black/African American vs. White	0.475	0.459
	Latino vs. White	0.301	0.297
	People of Color vs. White	0.296	0.293
Theil's H Multi-racial	All	0.103	0.097

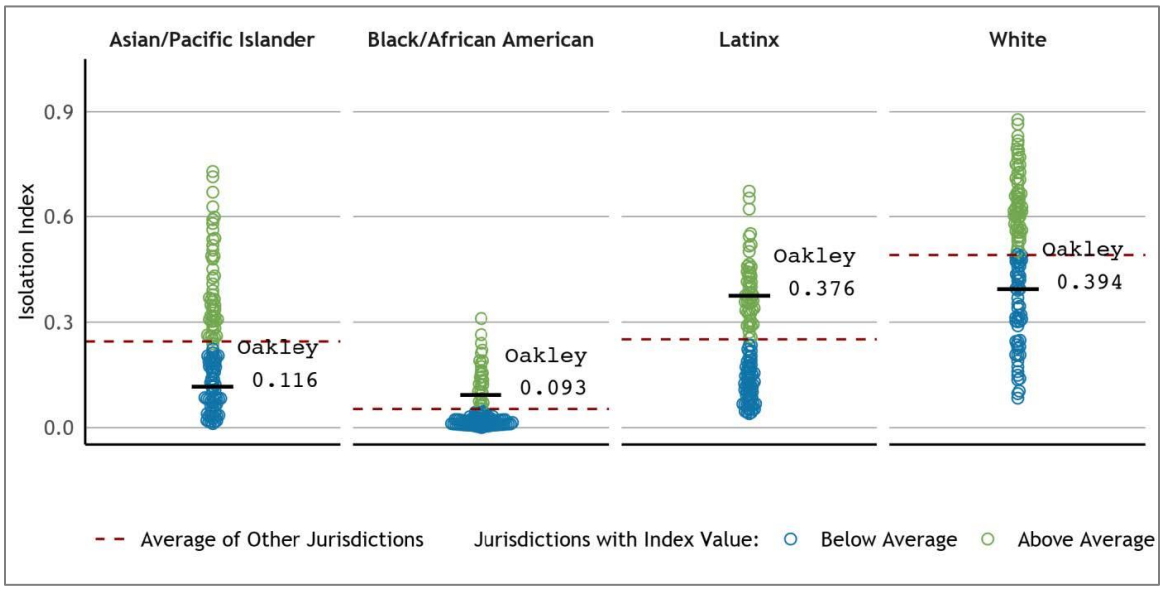
Source: UC Merced AFFH Segregation Report, 2022. IPUMS National Historical Geographic Information System (NHGIS). Data for 2019 is from U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

Other racial groups are less isolated in Oakley, meaning they may be more likely to encounter other racial groups in their neighborhoods. The highest segregation is between Black and White residents (see Table 4-8). Oakley's Black/White dissimilarity index of 0.179 means that 17.9 percent of Black (or White) residents would need to move to a different neighborhood to create perfect integration between Black residents and White residents. When analyzing the dissimilarity index, it is important to note that dissimilarity index values are less reliable for a population group if that group represents approximately less than 5 percent of the jurisdiction's total population. While Oakley has no groups making up less than 5 percent of its population, Black, Asian/Pacific Islander, and Other or Multi-Racial residents all make up less than 10 percent of the City's population and are going to attribute to segregation patterns in the City.

Tables 4-8 and 4-9 also present the Theil's H Index value as a measure of segregation. This index measures how diverse each neighborhood is compared to the diversity of the whole City. Neighborhoods are weighted by their size, so that larger neighborhoods play a more significant role in determining the total measure of segregation. Between 2010 and 2020, the Theil's H Index for racial segregation in Oakley increased, suggesting that there is now more neighborhood level racial segregation within the jurisdiction. In 2020, the Theil's H Index for racial segregation in Oakley was lower than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Oakley is less than in the average Bay Area City.

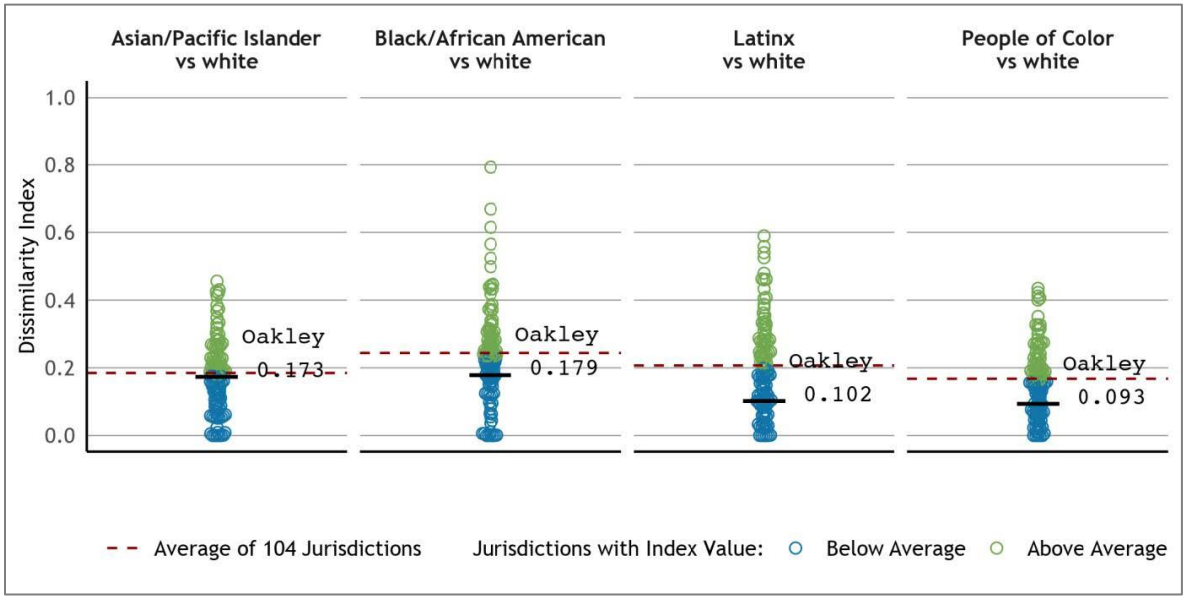
Figures 4-4 and 4-5 below provide a visual representation of how racial segregation index values in Oakley, described above, compared to values in all other Bay Area jurisdictions. Figure 4-10 compares isolation index values and Figure 4-11 compares dissimilarity index values. In these charts, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of index values among Bay Area jurisdictions and each dashed red line represents the Bay Area average.

Figure 4-4: Comparison of Racial Isolation Index Values, Oakley and all Bay Area Jurisdictions, 2019



Source: UC Merced AFFH Segregation Report, 2022. IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

Figure 4-5: Comparison of Racial Dissimilarity Index Values, Oakley vs All Other Bay Area Jurisdictions, 2019



Source: UC Merced AFFH Segregation Report, 2022. IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

Persons with Disabilities

In 1988, Congress added protections against housing discrimination for persons with disabilities through the FHA, which protects against intentional discrimination and unjustified policies and practices with disproportionate effects. The FHA also includes the following unique provisions to persons with disabilities: (1) prohibits the denial of requests for reasonable accommodations for persons with disabilities, if necessary, to afford an individual equal opportunity to use and enjoy a dwelling; and (2) prohibits the denial of reasonable modification requests. With regards to fair housing, persons with disabilities have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limit their housing options.

Regional Trends

According to the 2015-2019 American Community Survey (ACS) 5-year estimates, 118,603 residents (10.9 percent of Contra Costa County's population) reported having one of six disability types listed in the ACS (hearing, vision, cognitive, ambulatory, self-care, and independent living). The percentage of residents detailed by disability are listed in Table 4-10. Note that an individual may report more than one disability.

TABLE 4-10: PERCENTAGE OF POPULATIONS BY DISABILITY TYPES IN CONTRA COSTA COUNTY AND OAKLEY

Disability Type	Contra Costa County	City of Oakley
Hearing	2.9%	2.3%
Vision	1.8%	4.3%
Cognitive	4.4%	3.3%
Ambulatory	5.9%	5.7%
Self-Care Difficulty	2.4%	1.6%
Independent Living Difficulty	5.2%	6.0%
Percentage of Total Population with Disability*	**10.9%**	**11.5%**

*Note: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

Source: 2019 ACS 5-year Estimates.

In Contra Costa County, the percentage of individuals with disabilities increases with age, with the highest percentage of individuals with disabilities being those 65 years and older. In Oakley, however, 5 percent of individuals between the ages of 18-64 have disabilities, 3.6 percent of individuals over 65 years and older have disabilities, and only 0.8 percent of individuals under the age of 18 have disabilities. Refer to Table 4-11 for the distribution of percentages by age.

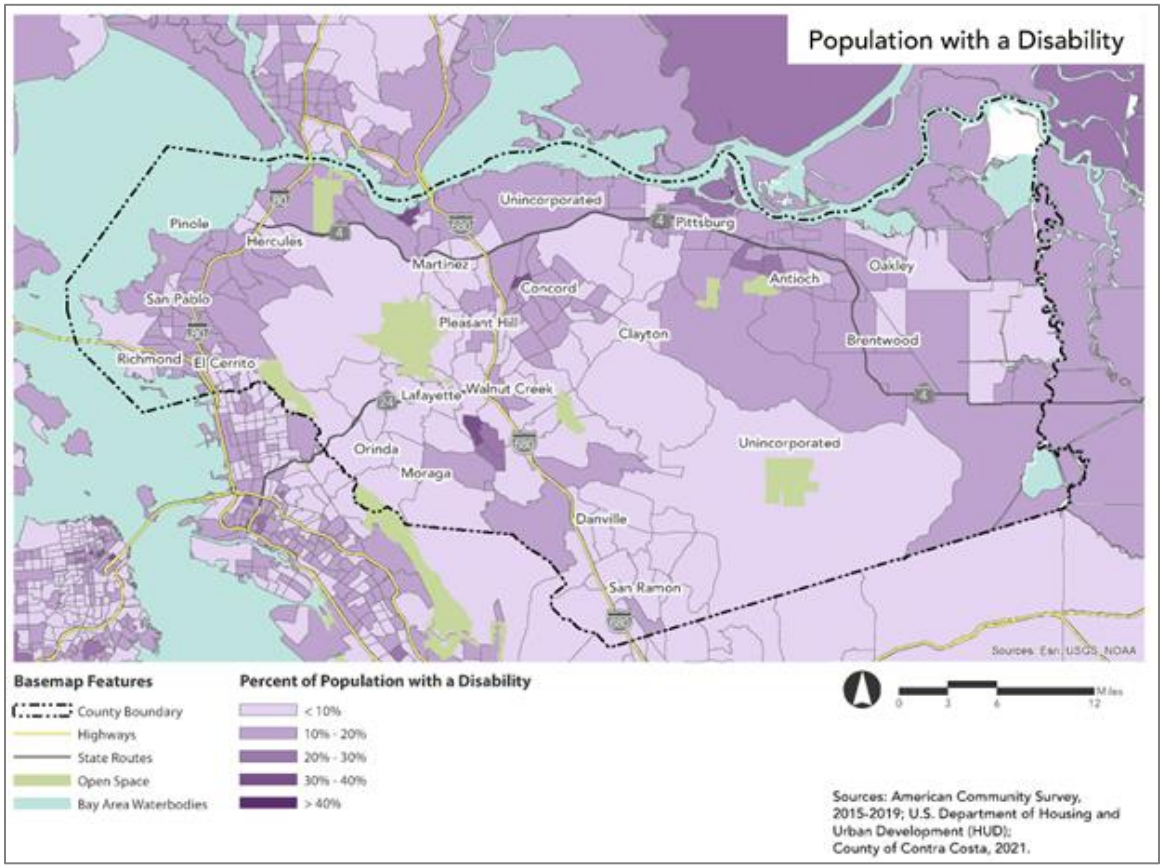
TABLE 4-11: PERCENTAGE OF POPULATION WITH DISABILITIES BY AGE IN CONTRA COSTA COUNTY AND OAKLEY

Age	Contra Costa County	Age	City of Oakley
Under 5 years	0.8%	Under 18	0.8%
5 - 17 years	4.9%		
18 - 34 years	6.2%	18 - 64 years	5.0%
35 - 64 years	9.7%		
65 - 74 years	21.5%	65 years and over	3.6%
75 years and over	51.2%		

Source: 2019 ACS 5-year Estimates.

In terms of geographic dispersal, there is a relatively homogenous dispersal of persons with disabilities, especially in Central Contra Costa County, where most census tracts have less than 10 percent of individuals with disabilities. Towards Eastern Contra Costa County, the Western boundary, and parts of Southern Contra Costa County, however, the percentage of population with disabilities increases to 10–20 percent. Comparing Figure 4-6 and Figure 4-42, areas with a high percentage of populations with disabilities correspond with areas with high housing choice voucher (HCV) concentration (24 percent of people who utilize HCVs in Contra Costa County have a disability). Though use of HCVs does not represent a proxy for actual accessible units, participating landlords remain subject to the FHA to provide reasonable accommodations and allow tenants to make reasonable modifications at their own expense. Areas with a high percentage of populations with disabilities also correspond to areas with high percentages of low-moderate income communities.

Figure 4-6: Distribution of Population with a Disability in Contra Costa County



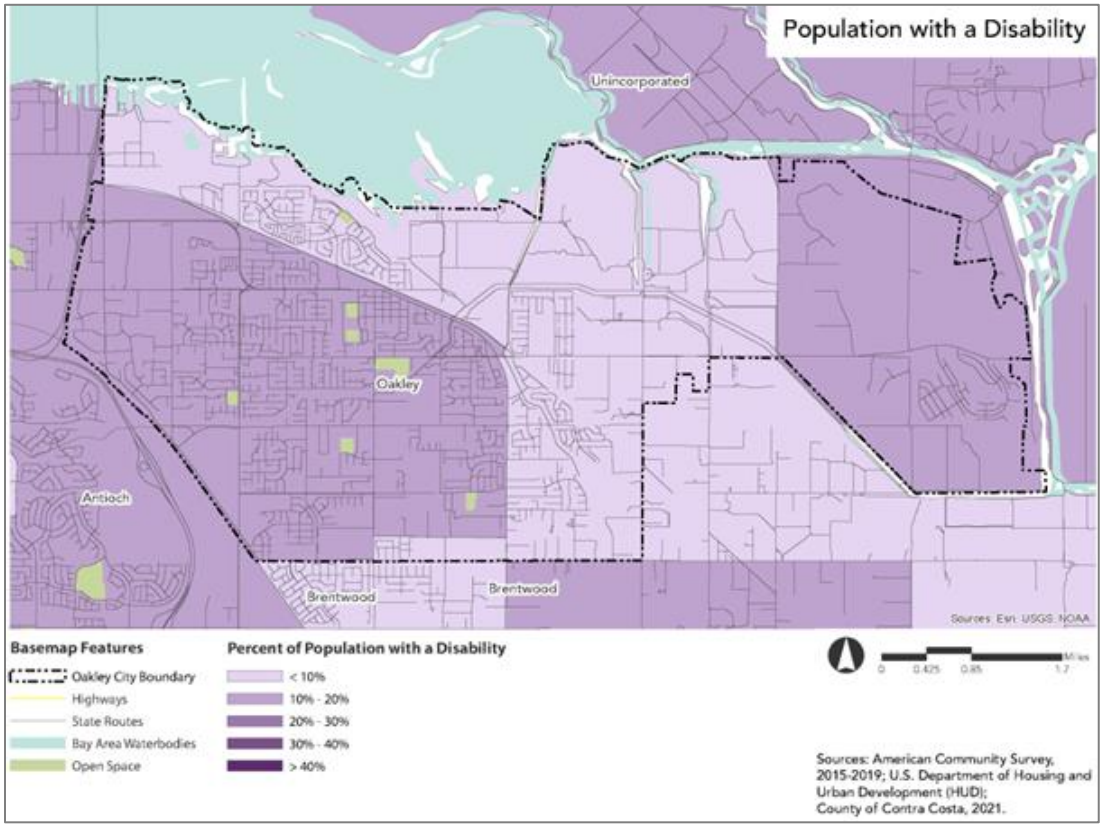
Source: Map 2(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

The City of Oakley has a higher percentage of population with disabilities than Contra Costa County (a difference of 0.6 percent) and different concentrations of disability types. The greatest percentage of disabilities in Oakley are those with independent living difficulties (6 percent), followed by ambulatory (5.7 percent), Vision (4.3 percent), Cognitive (3.3 percent), Hearing (2.3 percent), and self-care difficulties (1.6 percent).

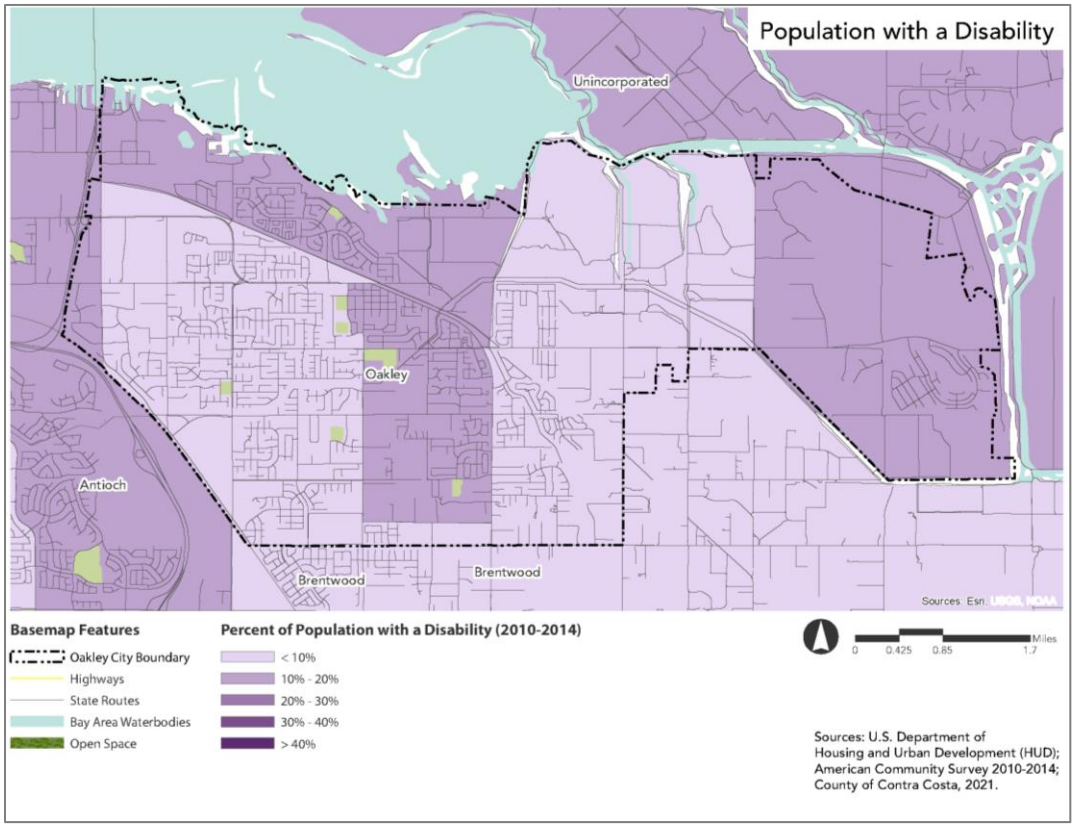
Referring to Figure 4-7a, which shows 2015-2019 ACS data, populations with disabilities are concentrated in the southwest and east portions of the City, where 10-20 percent of the population has a disability in these areas. Other portions of the City have less than 10 percent of population with a disability. Figure 4-7b shows earlier data from the 2010-2014 ACS. While this map seems to tell a slightly different story, with the northwestern area reporting 10-20 percent disability and the westernmost Census tract reporting less than 10 percent disability, the difference in percentages between 2010-2014 and 2015-2019 is actually quite small. This is because most Census tracts report between nine and 11 percent of the population with a disability.

Figure 4-7a: Distribution of Population with a Disability in Oakley, 2015-2019



Source: Map 2(b) of Contra Costa Housing Collaborative AFFH analysis.

Figure 4-7b: Distribution of Population with a Disability in Oakley, 2010-2014



Familial Status

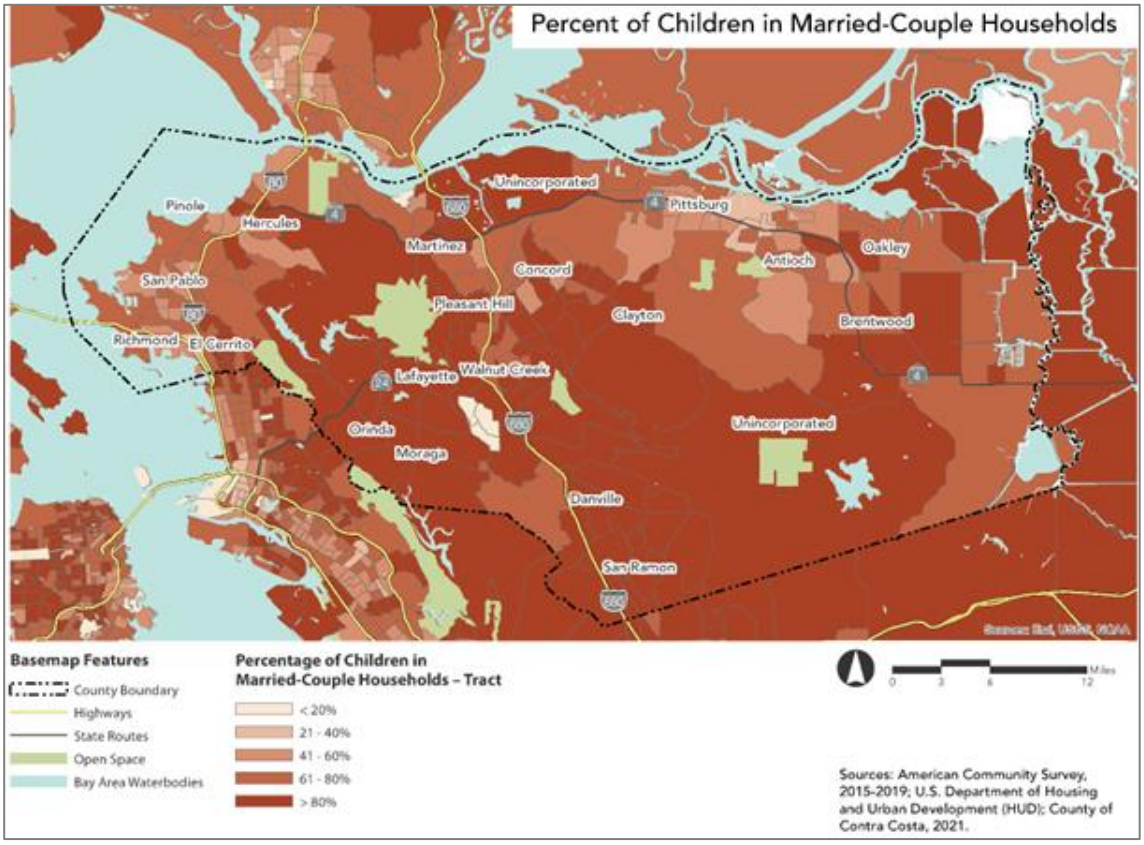
Under the FHA, housing providers (e.g., landlords, property managers, real estate agents, or property owners) may not discriminate because of familial status. Familial status refers to the presence of at least one child under 18 years old, pregnant persons, or any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family (through birth, adoption, or custody), enforcing overly restrictive rules regarding children's use of common areas, requiring families with children to live on specific floors, buildings, or areas, charging additional rent, security deposit, or fees because a household has children, advertising a preference for households without children, and lying about unit availability.

Families with children often have special housing needs due to lower per capita income, the need for affordable childcare, the need for affordable housing, or the need for larger units with three or more bedrooms. Single parent households are also protected by fair housing law. Of particular consideration are female-headed households, who may experience greater housing affordability challenges due to typically lower household incomes compared to two-parent households. Often, sex and familial status intersect to compound the discrimination faced by single mothers.

Regional Trends

Figure 4-8 indicates that most children living in Contra Costa County live in married-couple households, especially in central parts of the County where the percentage of children in such households exceed 80 percent. Census tracts adjacent to these areas also have relatively high percentages of children living in married-couple households (60 percent–80 percent). Census tracts with the lowest percentage of children in married-couple households (less than 20 percent) are located between Pittsburg and Antioch.

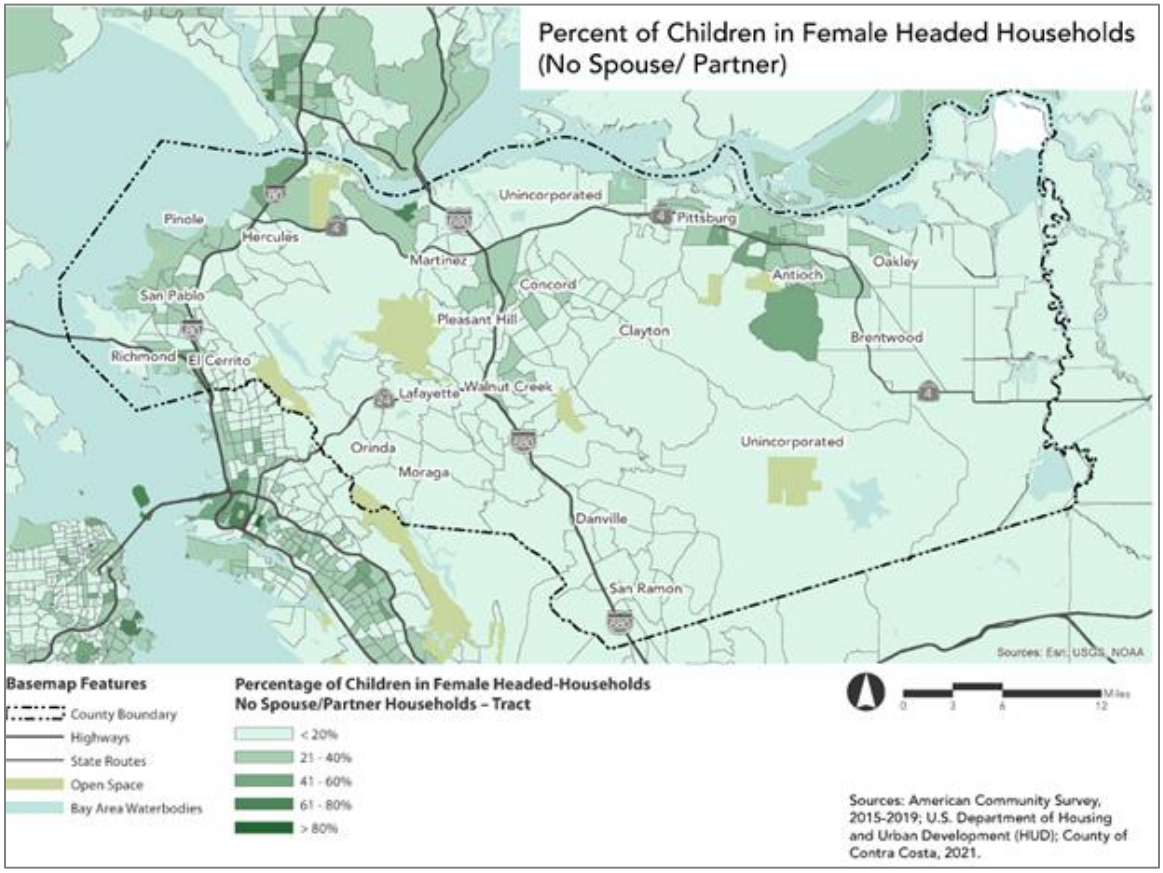
Figure 4-8: Distribution of Percentage of Children in Married-Couple Households in Contra Costa County



Source: Map 3(a) of Contra Costa Housing Collaborative AFFH analysis.

Figure 4-9 depicts the concentration of households headed by single mothers in the County by Census Tract. Areas of concentration include Richmond, San Pablo, Rodeo, Bay Point, Pittsburg, Antioch, and to the west of Concord. Those communities are also areas of high minority populations. By contrast, most of the central County and portions of central County to the south of the City of Concord have relatively low concentrations of children living in female-headed households (less than 20 percent). These tend to be more heavily White or White and Asian and Pacific Islander communities.

Figure 4-9: Distribution of Percentage of Children in Female-Headed, No-Spouse or No-Partner Households in Contra Costa County



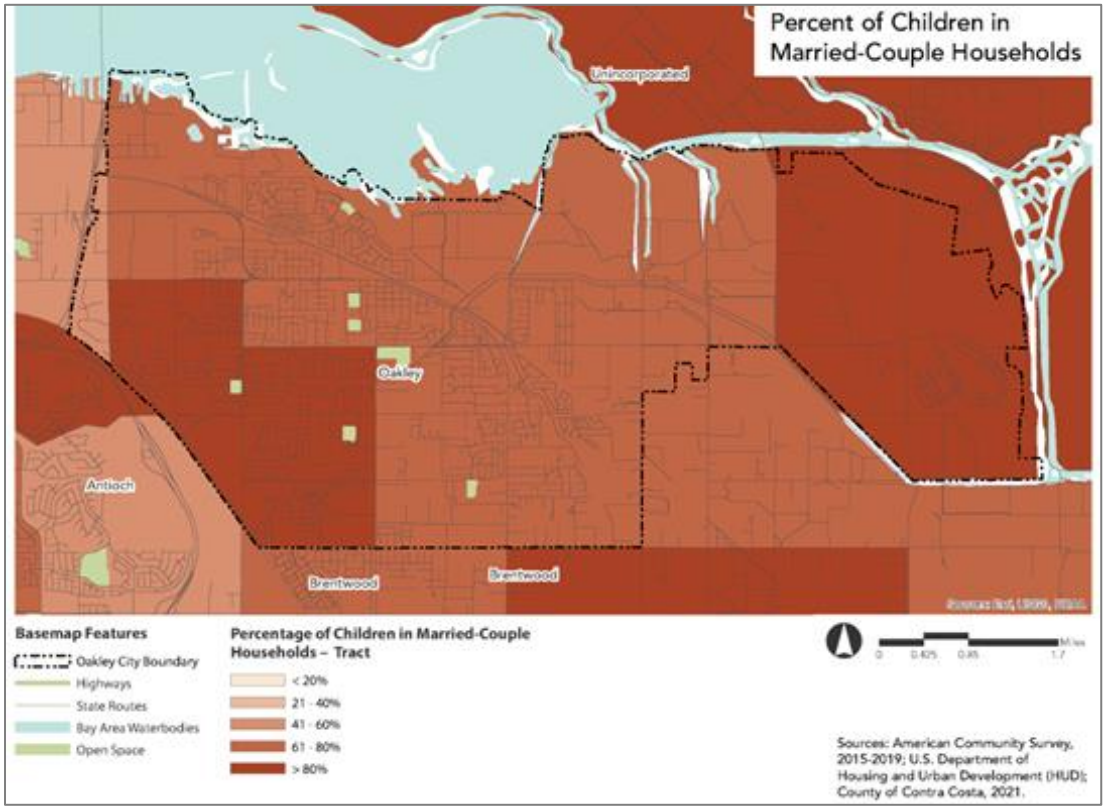
Source: Map 4(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

Referring to Figure 4-10, all census tracts (except a sliver on the west) have at least 61-80 percent of children in married-couple households. The westernmost sliver has 41-60 percent of children in married-couple households. The southwest and most eastern portions of the City have over 80 percent of children in married-couple households. Census tracts with a high percentage of children in married-couple households on the east have the lowest use of HCVs.

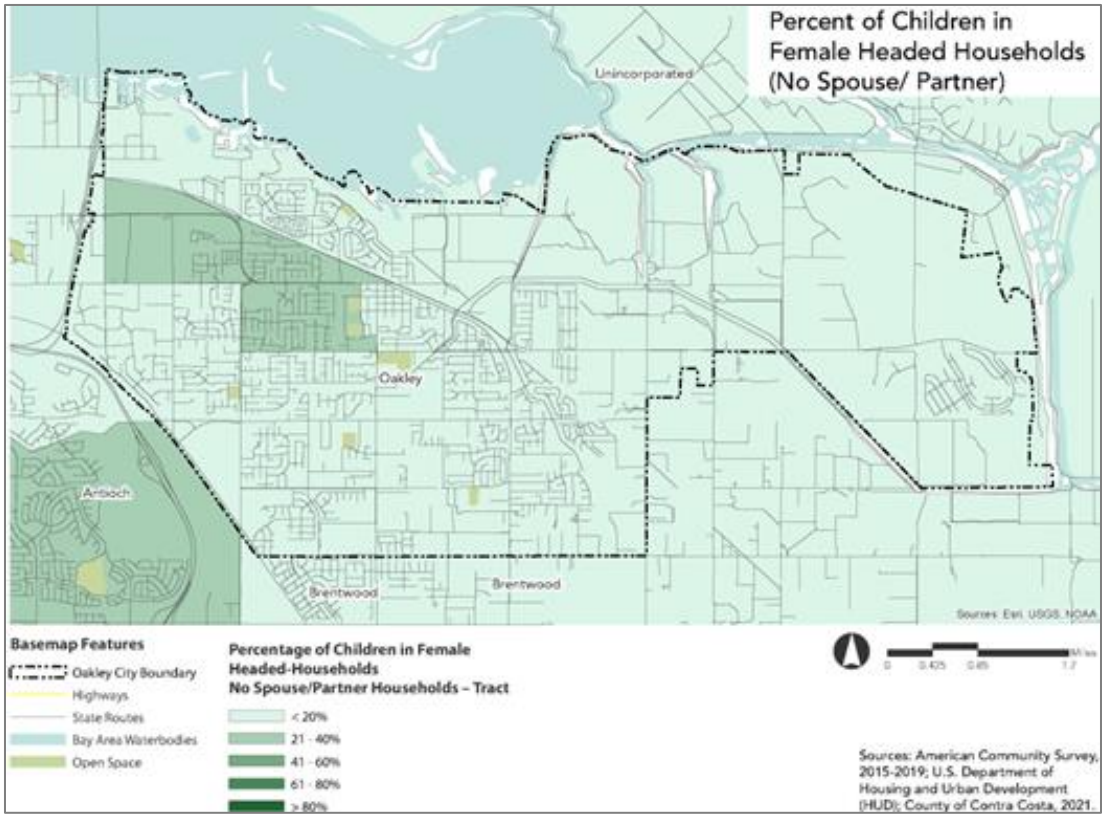
The City has an overall low percentage of female-headed households of less than 20 percent, except for tracts in the northwest neighborhoods in the City's downtown that have 21-40 percent of female-headed households (see Figure 4-11). Census tracts with a higher percentage of children in female-headed households correspond with the highest use of HCVs in the City. These tracts also correspond with block groups with the lowest income in the City, areas with a high percentage of population with low to moderate income levels, and highest overpayment by renters. As will be discussed later, these tracts were also classified as sensitive communities vulnerable to displacement based on rising property values based on the UC Berkeley Urban Displacement Project.

Figure 4-10: Percent of Children in Married-Couple Households by Tract in Oakley



Source: Map 3(b) of Contra Costa Housing Collaborative AFFH analysis.

Figure 4-11: Percent of Children in Female-Headed Households by Tract in Oakley



Source: Map 4(b) of Contra Costa Housing Collaborative AFFH analysis.

Income Level

Each year, HUD receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. Known as the "CHAS" data (Comprehensive Housing Affordability Strategy), it demonstrates the number of households in need of housing assistance by estimating the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30 percent, 50 percent, and 80 percent of median income). HUD defines a Low to Moderate Income (LMI) area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the Area Median Income).

Regional Trends

Table 4-12 lists Contra Costa County households by income category and tenure. Based on the above definition, 38.71 percent of Contra Costa County households are considered LMI as they earn less than 80 percent of the HUD Area Median Family Income (HAMFI). Almost 60 percent of all renters are considered LMI compared to only 27.5 percent of owner households.

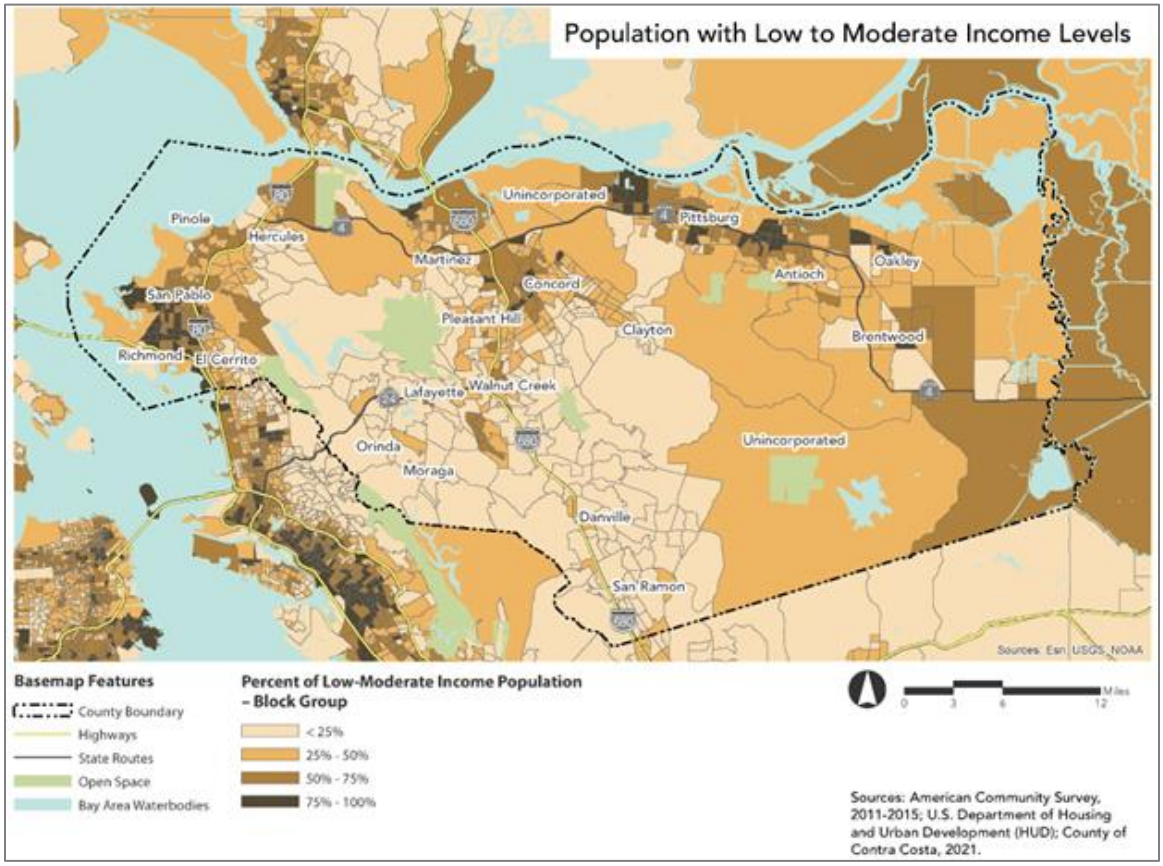
TABLE 4-12: HOUSEHOLDS BY INCOME CATEGORY AND TENURE IN CONTRA COSTA COUNTY

Income Distribution Overview	Owner	Renter	Total
Household Income ≤ 30% HAMFI	7.53%	26.95%	14.40%
Household Income >30% to ≤ 50% HAMFI	8.85%	17.09%	11.76%
Household Income >50% to ≤ 80% HAMFI	11.12%	15.16%	12.55%
Household Income >80% to ≤ 100% HAMFI	8.98%	9.92%	9.31%
Household Income >100% HAMFI	63.52%	30.89%	51.98%
Total Population	**248,670**	**135,980**	**384,645**

Source: HUD Office of Policy Development and Research (PD&R) CHAS Data; 2011–2015 ACS

Figure 4-12 shows the LMI areas in Contra Costa County by block group. Most of central Contra Costa County has less than 25 percent of LMI populations. Block groups with high concentrations of LMI (between 75–100 percent of the population) can be found clustered around Antioch, Pittsburg, Richmond, and San Pablo. There are also small pockets with high percentages of LMI population in Oakley. Other areas of the County have a moderate percentage of LMI population (25 percent–75 percent).

Figure 4-12: Distribution of Percentage of Population with Low to Moderate Income Levels in Contra Costa County



Source: Map 5(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

Table 4-13 displays a breakdown of income demographics in Oakley for the years 2010 and 2015 compared to an average of the nine-county Bay Area in 2015. As of that year, Oakley had a lower share of very low-income residents than the Bay Area as a whole, a higher share of low-income residents, a higher share of moderate-income residents, and a similar share of above moderate-income residents.

TABLE 4-13: POPULATION BY INCOME GROUP, OAKLEY AND THE REGION

Income Distribution Overview	2010	2015	2015
Household Income ≤ 30% HAMFI	8.33%	30.54%	13.63%
Household Income >30% to ≤ 50% HAMFI	9.03%	20.11%	11.67%
Household Income >50% to ≤ 80% HAMFI	13.17%	12.30%	12.96%
Household Income >80% to ≤ 100% HAMFI	10.02%	7.82%	9.50%
Household Income >100% HAMFI	59.50%	29.05%	52.24%
Total Population	**8,580**	**2,685**	**11,265**

Source: UC Merced AFFH Segregation Report, 2022. Data for 2015 is from Housing U.S. Department of and Urban Development, American Community Survey 5-Year 2011- 2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Table 4-14 provides a list of households by income category and tenure in Oakley in 2015. Generally speaking, there are disparities between the incomes of homeowners and renters, a pattern observed on both the regional and local levels. In Oakley, only 17.36 percent of owner households are considered LMI (earns less than 80 percent of HAMFI) compared to about 50 percent of renter households. The reverse is true for those of high income households (more than 100 percent of HAMFI), where almost 60 percent of owner households are high income, and slightly less than 30 percent of renter households are high income.

TABLE 4-14: HOUSEHOLDS BY INCOME CATEGORY AND TENURE IN OAKLEY, 2015

Income Distribution Overview	Owner	Renter	Total
Household Income ≤ 30% HAMFI	8.33%	30.54%	13.63%
Household Income >30% to ≤ 50% HAMFI	9.03%	20.11%	11.67%
Household Income >50% to ≤ 80% HAMFI	13.17%	12.30%	12.96%
Household Income >80% to ≤ 100% HAMFI	10.02%	7.82%	9.50%
Household Income >100% HAMFI	59.50%	29.05%	52.24%
Total Population	**8,580**	**2,685**	**11,265**

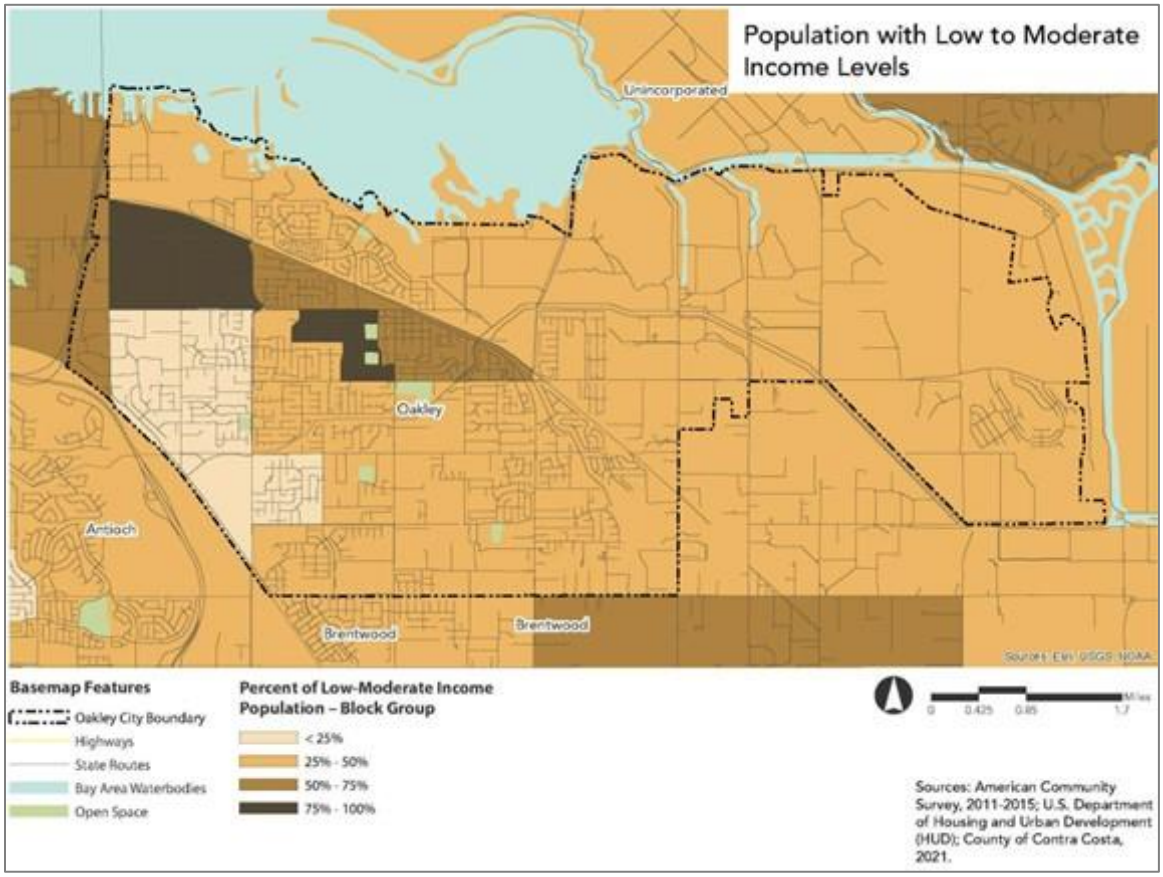
Source: HUD Office of Policy Development and Research (PD&R) CHAS Data; 2011–2015 ACS.

Figure 4-13 below shows the percent of population with low to moderate income levels by block group in the City of Oakley. A 'slice' of block groups located in the northwest portion of the City (known as the Carol Lane, Elm, and Sandy Lane neighborhoods) have the highest percentage of LMI populations (75–100 percent) followed by tracts with 50–75 percent of populations with LMI income approaching the center of the City (within the Teakwood and Duarte neighborhoods). The rest of the City has 25–50 percent of population with LMI income. The block groups in the southwest area of the City have the lowest percentage of population with LMI levels. These block groups are among the most cost-burdened in the City and are especially vulnerable to displacement due to rising property values. As such, they have been classified as sensitive communities by the UC Berkeley Urban Displacement Project.

Income segregation can also be analyzed by calculating values for the segregation indices discussed previously. Similar to the racial segregation measures shown in Tables 4-8 and 4-9, Table 4-15 presents segregation index values for income segregation for Oakley and the entire nine-county Bay Area in 2010 and 2015 and Table 4-16 presents the same for the region.

The dissimilarity index and isolation index are calculated by comparing the income demographics of Oakley and local jurisdictions to the regional income group composition. For example, Table 4-8 shows that the regional isolation index value for very low-income residents is 0.315, meaning that on average very low-income Bay Area residents live in a jurisdiction that is 31.5 percent very low-income. The regional dissimilarity index for lower-income residents (below 80 percent AMI) and other residents is 0.193, which means that across the region 19.3 percent of lower-income residents would need to move to a different jurisdiction to create perfect income group integration in the Bay Area as a whole.

Figure 4-13: Distribution of Percentage of Population with Low to Moderate Income Levels in Oakley



Source: Map 5(a) of Contra Costa Housing Collaborative AFFH analysis.

TABLE 4-15: NEIGHBORHOOD INCOME SEGREGATION LEVELS IN OAKLEY

Index	Race	Oakley		Bay Area Average
		2000	2015	2015
Isolation Index	Very Low-Income (<50% AMI)	0.249	0.311	0.269
	Low-Income (50%-80% AMI)	0.142	0.186	0.145
	Moderate-Income (80%-120% AMI)	0.253	0.210	0.183
	Above Moderate-Income (>120% AMI)	0.410	0.406	0.507
Dissimilarity Index	Below 80% AMI vs. Above 80% AMI	0.158	0.199	0.198
	Below 50% AMI vs. Above 120% AMI	0.195	0.268	0.253
Theil's H Multi-racial	All Income Groups	0.022	0.042	0.043

Source: UC Merced AFFH Segregation Report, 2022. Income data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

TABLE 4-16: REGIONAL INCOME SEGREGATION MEASURES			
Index	**Group**	**2010**	**2015**
Isolation Index	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-racial	All Income Groups	0.034	0.032

Source: UC Merced AFFH Segregation Report, 2022. U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate- Income Summary Data.

Concentrated Areas of Race/Ethnicity and Income

Racially and Ethnically Concentrated Areas of Poverty

The Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD's definition of a R/ECAP is:

- A census tract that has a non-white population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.

Identifying R/ECAPs can help facilitate understanding of entrenched patterns of segregation and poverty since households within R/ECAP tracts frequently represent the most disadvantaged households within a community.[9] The National Bureau of Economic Research found that urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas.[10] Using HUD's methodology, R/ECAPs are meant to identify where residents may have historically faced discrimination and/or continue to be challenged by limited economic opportunity.

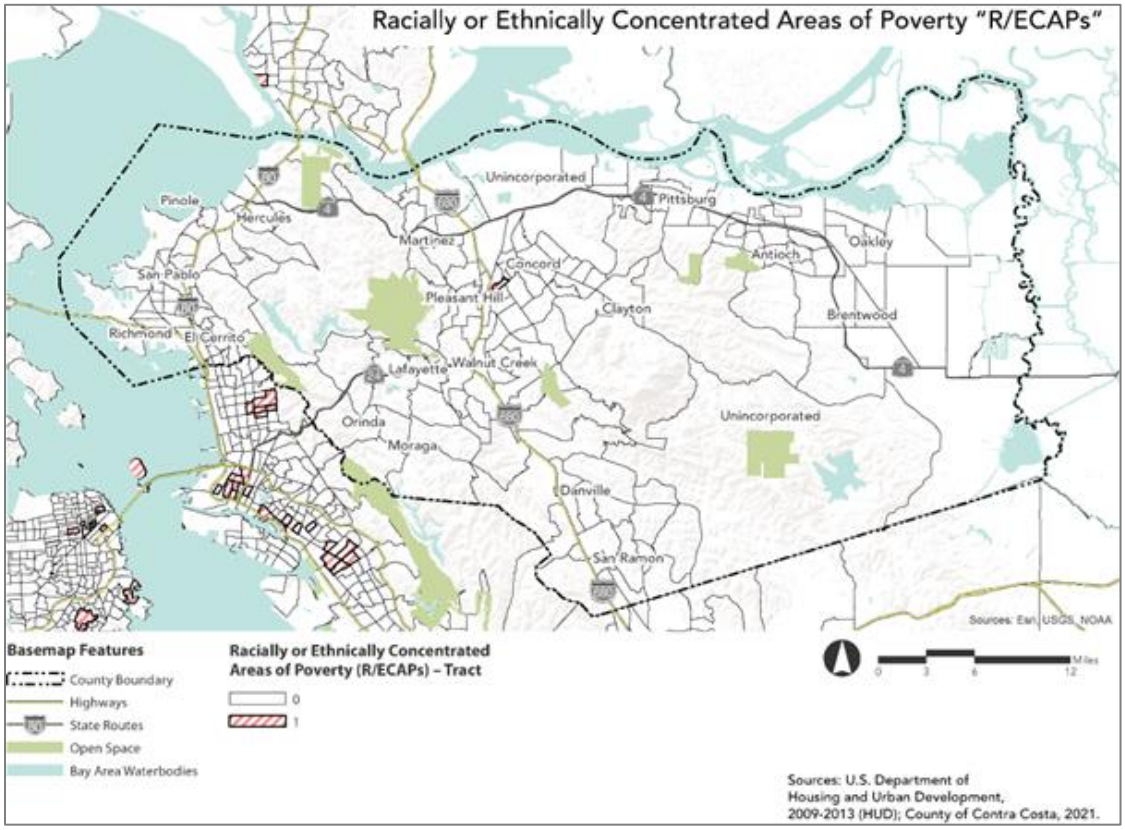
Regional Trends

In Contra Costa County, the only area that meets the official definition of a R/ECAP is Monument Corridor in Concord (highlighted with red stripes in Figure 4-14 below).

[9] Contra Costa County 2020-2025 Analysis of Impediments to Fair Housing Choice. Pg. 86

[10] National Bureau of Economic Research, January 2014. *Where is the Land of Opportunity? The Geography of Intergenerational Mobility in the United States*, https://www.nber.org/system/files/working_papers/w19843/w19843.pdf

Figure 4-14: R/ECAPs in Contra Costa County



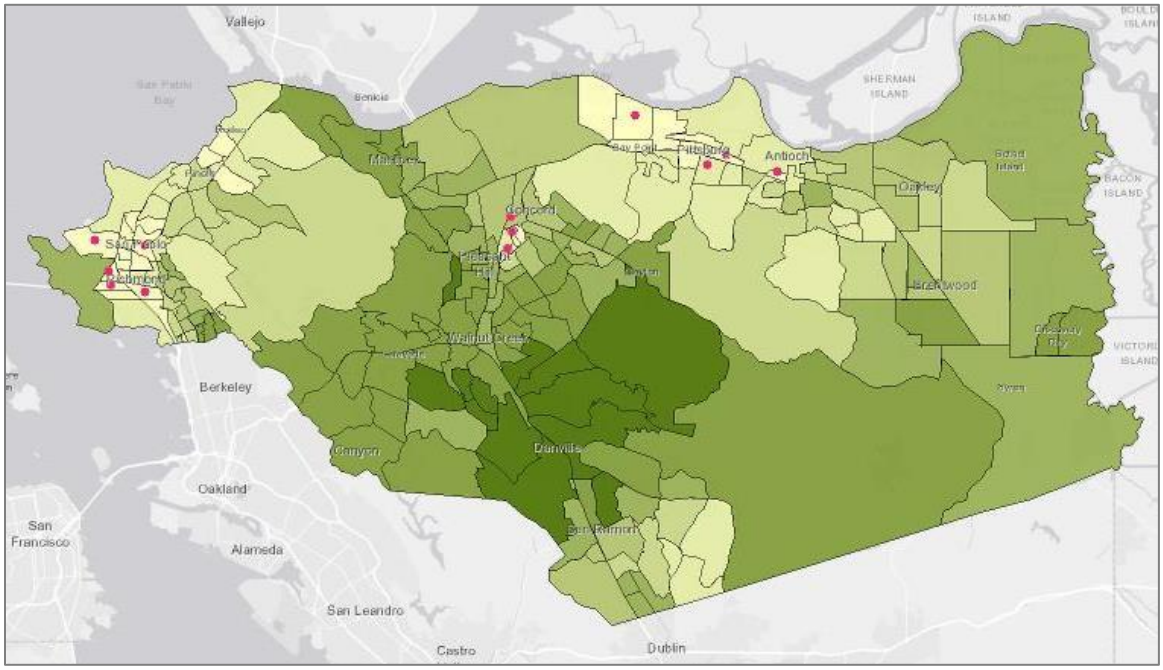
Source: Map 8(a) of Contra Costa Housing Collaborative AFFH analysis.

Expanded R/ECAPs in Contra Costa County

According to the 2020 Contra Costa County AI, however, the HUD definition that utilizes the federal poverty rate is not suitable for analysis in the San Francisco Bay Area due to the high cost of living. The HUD definition would severely underestimate whether an individual is living in poverty. The 2020 AI proposes an alternate definition of a R/ECAP that includes majority-minority census tracts that have poverty rates of 25 percent or more. Under this definition, twelve other census tracts would qualify as R/ECAPs in the areas of Antioch (1), Bay Point (1), Concord (3), Pittsburg (2), North Richmond (1), Richmond (3) and San Pablo (1). Refer to Figure 4-15 for the locations of R/ECAPS based on the expanded definition. Note that the Contra Costa County AI does not provide a legend for the map.

According to the 2012–2016 American Community Survey, 69,326 people lived in these expanded R/ECAPs, representing 6.3 percent of the County's population. Hispanic and Black populations make up a disproportionately large percentage of residents who reside in R/ECAPs compared to the population of the County or Region as a whole. In Contra Costa County, approximately 53 percent of individuals living in R/ECAPs are Hispanic, nearly 18 percent are Black, 19.57 percent are Mexican American, 4.65 percent are Salvadoran American, and 1.49 percent are Guatemalan Americans. Families with children under 18 still in the household comprise almost 60 percent of the population in Contra Costa County's R/ECAPs. To those already living in poverty, the higher rate of dependent children in their households would translate to a greater strain on their resources.

Figure 4-15: Expanded R/ECAPs in Contra Costa County

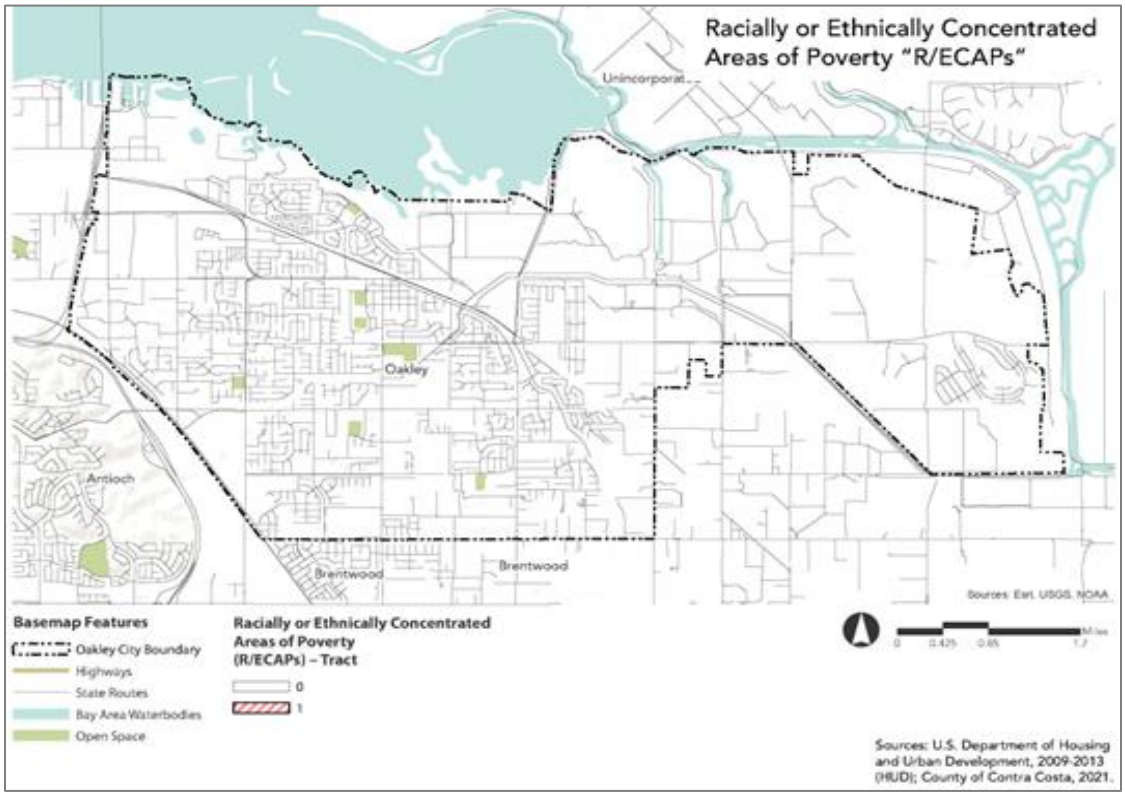


Source: 2020-2025 Contra County Consortium Analysis of Impediments to Fair Housing Choice

Local Trends

The City of Oakley has no R/ECAPs as defined by HUD or expanded R/ECAPs as defined by the 2020 County AI (see Figure 4-16).

Figure 4-16: R/ECAPs in Oakley



Source: Map 8(b) of Contra Costa Housing Collaborative AFFH analysis.

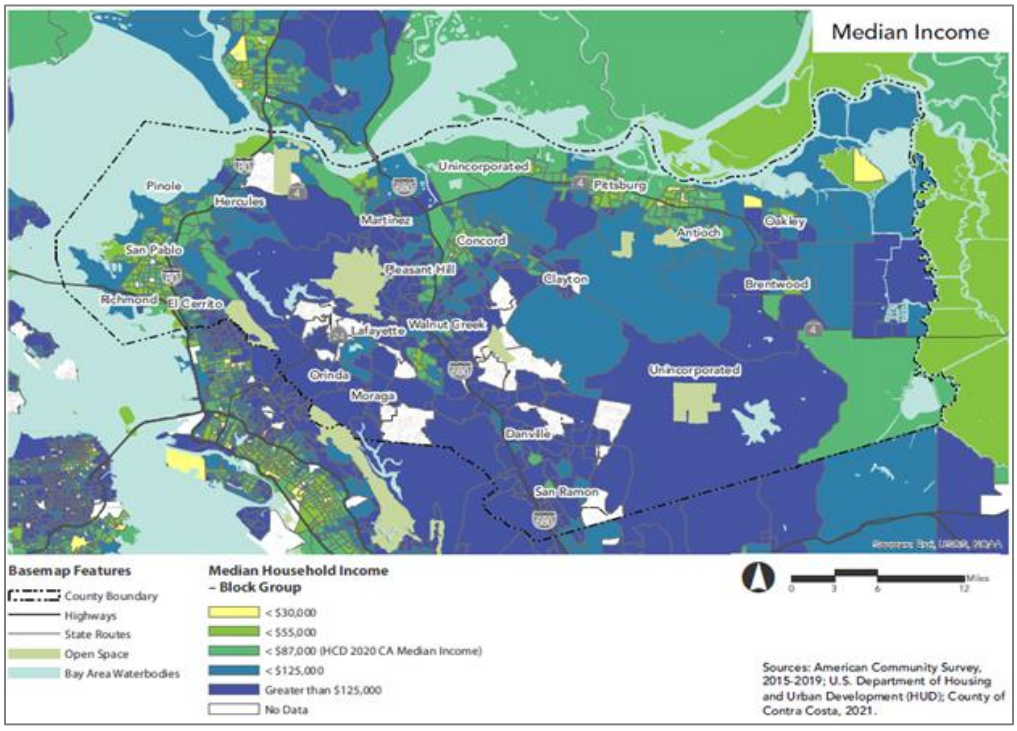
Racially Concentrated Areas of Affluence

The Racially Concentrated Areas of Affluence (RCAAs) are defined by the HUD as communities with a large proportion of affluent and non-Hispanic White residents. According to a policy paper published by HUD, non-Hispanic Whites are the most racially segregated group in the United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, distinct advantages are associated with residence in affluent, White communities. RCAAs are currently not available for mapping on the HCD AFFH Data Viewer.[11] As such, an alternate definition of RCAA from the University of Minnesota Humphrey School of Public Affairs is used in this analysis. RCAAs are defined as census tracts where (1) 80 percent or more of the population is White, and (2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016).

Regional Trends

By cross-referencing Figure 4-2 (Racial Demographics in Contra Costa County) above and Figure 4-17 below showing median household incomes by census block group in Contra Costa County, RCAAs can be identified in the expanse from Lafayette, in the north, to Danville, in the south. This aligns with the cities' racial demographic and median income (summarized in Table 4-17 below). Although not all census tracts/block groups meet the criteria to qualify as RCAAs, there is a tendency for census block groups with higher White populations to have higher median incomes throughout the County.

Figure 4-17: Median Household Income in Contra Costa County



Source: Map 10(a) of Contra Costa Housing Collaborative AFFH analysis.

[11] RCAAs were added to the HCD AFFH Data Viewer in June 2022. There are no RCAAs in Oakley. The closest RCAAs are in Brentwood and in the unincorporated County southeast of Oakley. The Data Viewer can be accessed at the following link: https://affh-data-resources-cahcd.hub.arcgis.com

TABLE 4-17: WHITE POPULATION AND MEDIAN HOUSEHOLD INCOME OF RCAAS IN CONTRA COSTA COUNTY		
City	**White Population**	**Median Household Income (2019)**
Danville	80.53%	$160,808
Lafayette	81.23%	$178,889
Walnut Creek	74.05%	$105,948

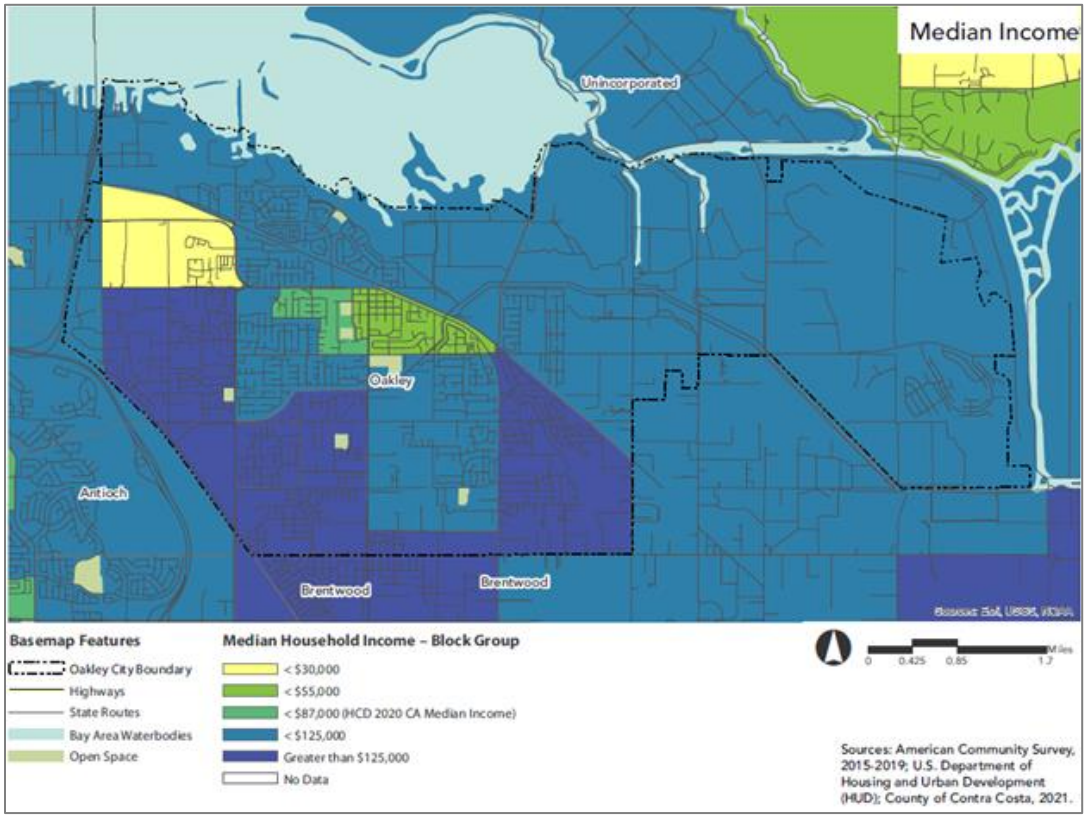
Source: DataUSA.io (2019).

Local Trends

Figure 4-18a shows the median household income by block group from the 2015-2019 ACS in the City of Oakley. Income above $87,000 is considered above HCD's 2020 Median Income for California. As shown in the figure, the majority of Oakley, particularly the newer residential subdivisions, has incomes higher than the State Median Income, except central and northwestern Oakley, which include the older areas of Downtown Oakley. Radiating from the center of the City towards the south and west, median household income increases from $55,000 to $87,000, $125,000, and greater than $125,000. Northwest Oakley has the lowest median income of less than $30,000. However, areas with high median income do not overlap with census tracts where there is 80 percent or more White residents, thus there are no RCAAs in Oakley.

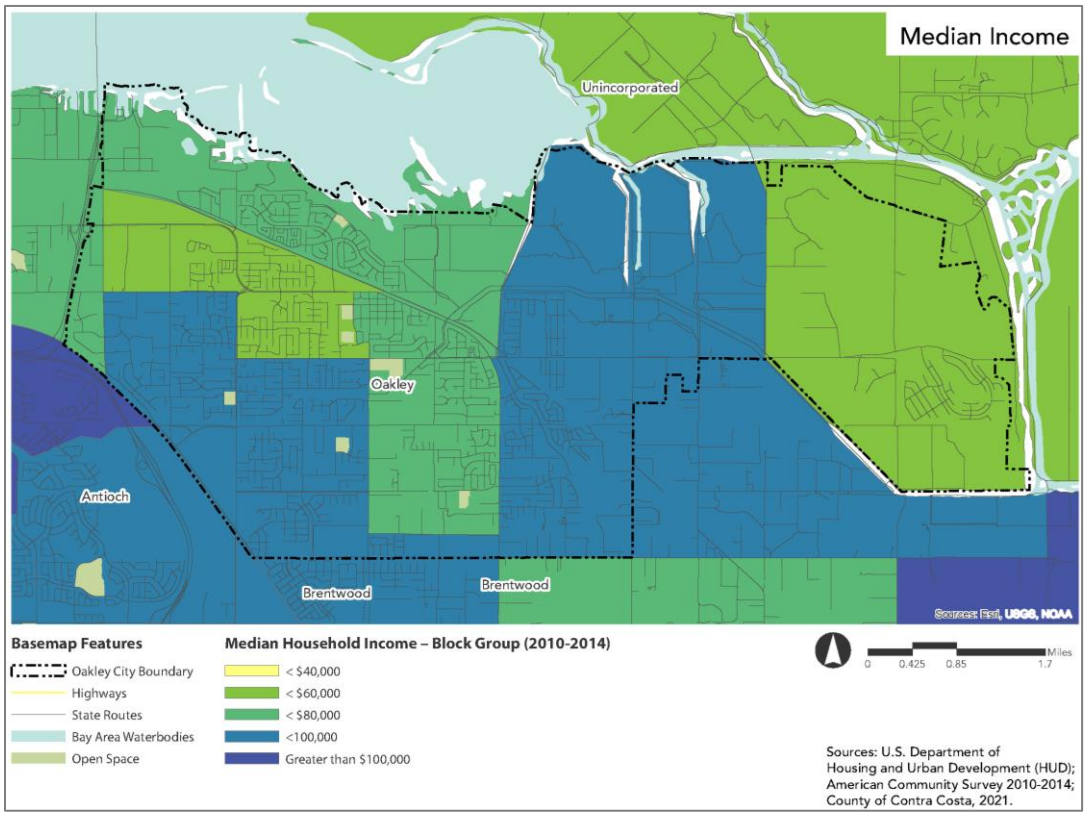
Figure 4-18b shows the median household income in Oakley according to the 2010-2014 ACS. Comparing this to the 2015-2019 ACS data shows that incomes in most census tracts increased over time, with the exception of the northwesternmost census tract, which shows a decrease in the median income. This decrease is likely a result of the development of new affordable lower-income housing built in this census tract after 2010.

Figure 4-18a: Median Household Income in Oakley, 2015-2019



Source: Map 10(b) of Contra Costa Housing Collaborative AFFH analysis.

Figure 4-18b: Median Household Income in Oakley, 2010-2014



Block groups with the lowest median income correspond to areas with high percentages of renter units with HCVs, children in female headed households, populations with low to moderate income levels, and cost-burdened renter households. According to the AFFH DataViewer, the northwest area of Oakley with the lowest median income contains a concentration of subsidized housing units.

Access to Opportunities

Access to opportunity is a concept to approximate the link between place-based characteristics (e.g., education, employment, safety, and the environment) and critical life outcomes (e.g. health, wealth, and life expectancy). Ensuring access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods.

HUD Opportunity Indices

This section presents the HUD-developed index scores based on nationally available data sources to assess residents' access to key opportunity assets in comparison to the County. Table 4-18 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- School Proficiency Index: The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the index value, the higher the school system quality is in a neighborhood.
- Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the index value, the higher the labor force participation and human capital in a neighborhood.
- Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a single parent family of three, renting, with income equal to 50 percent of the AMI. The higher the transit trips index value, the more likely residents in that neighborhood utilize public transit.
- Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a single-parent family of three, renting, with income equal to 50 percent of the AMI. The higher the index value, the lower the cost of transportation in that neighborhood.
- Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region or Core Based Statistical Area (CBSA), with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.

- Environmental Health Index: The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the index value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

TABLE 4-18: OPPORTUNITY INDICES IN CONTRA COSTA COUNTY

Index	School Proficiency	Transit Trip	Low Transportation Cost	Labor Market	Jobs Proximity	Environmental Health
White, Non-Hispanic	69.32	79.83	71.72	68.76	49.30	54.75
Black, Non-Hispanic	34.34	81.81	75.62	42.52	48.12	43.68
Asian or Pacific Islander, Non-Hispanic	59.43	80.81	72.22	66.87	45.27	52.22
Native American, Non-Hispanic	49.99	80.47	73.09	51.19	49.04	47.92
Hispanic	39.38	82.31	75.57	42.30	45.11	43.85
White, Non-Hispanic	55.60	81.05	74.17	55.46	50.67	49.39
Black, Non-Hispanic	25.84	84.03	78.23	32.63	48.69	39.84
Asian or Pacific Islander, Non-Hispanic	46.48	84.04	77.75	52.15	50.02	41.52
Native American, Non-Hispanic	19.92	82.61	75.06	34.52	48.41	46.48
Hispanic	30.50	84.69	78.06	32.01	44.57	38.66

Note: American Community Survey Data are based on a sample and are subject to sampling variability.

Source: AFFHT Data Table 12; Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

TCAC Opportunity Maps

TCAC Maps are opportunity maps created by the California Fair Housing Task Force (a convening of the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC)) to provide research and evidence-based policy recommendations to further HCD's fair housing goals of (1) avoiding further segregation and concentration of poverty and (2) encouraging access to opportunity through land use policy and affordable housing, program design, and implementation. These opportunity maps identify census tracts with highest to lowest resources, segregation, and poverty, which in turn inform the TCAC to distribute funding more equitably for affordable housing in areas with the highest opportunity through the Low-Income Housing Tax Credit (LIHTC) Program.

TCAC Opportunity Maps display areas by highest to lowest resources by assigning scores between 0–1 for each domain by census tracts where higher scores indicate higher "access" to the domain or higher "outcomes." Refer to Table 4-19 for a list of domains and indicators for opportunity maps. Composite scores are a combination score of the three domains that do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest, and high poverty and segregation). The

opportunity maps also include a measure or "filter" to identify areas with poverty and racial segregation. The criteria for these filters were:

- Poverty: Tracts with at least 30 percent of population under the federal poverty line;
- Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

TABLE 4-19: DOMAINS AND LIST OF INDICATORS FOR OPPORTUNITY MAPS

Domain	Indicator
Economic	Poverty Adult Education Employment Job Proximity Median Home Value
Environmental	CalEnviroScreen 3.0 Pollution Indicators and Values
Education	Math Proficiency Reading Proficiency High School Graduation Rates Student Poverty Rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020.

High resource areas have high index scores for a variety of opportunity indicators such as high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards. High resource tracts are areas that offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health. Moderate resource areas have access to many of the same resources as the high resource areas but may have fewer job opportunities, lower performing schools, lower median home values, or other factors that lower their indexes across the various economic, educational, and environmental indicators. Low resource areas are characterized as having fewer opportunities for employment and education, or a lower index for other economic, environmental, and educational indicators. These areas have greater quality of life needs and should be prioritized for future investment to improve opportunities for current and future residents.

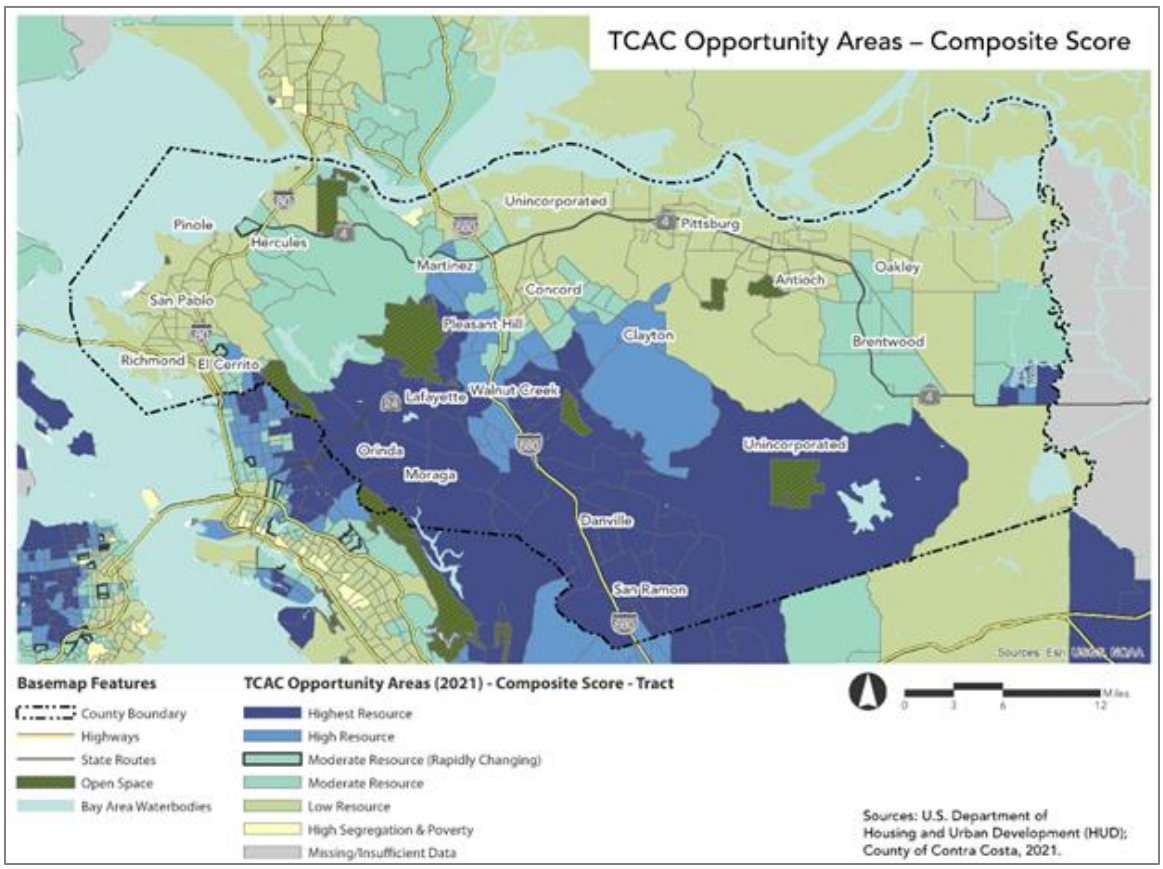
Information from opportunity mapping can help highlight the need for housing element policies and programs that would help to remediate conditions in low resource areas or areas of high segregation and poverty, and to encourage better access for low and moderate income and black, indigenous, and non-White households to housing in high resource areas.

Regional Trends

Figure 4-19 shows the composite score of the 2021 TCAC Opportunity Areas in Contra Costa County, where each tract is categorized based on percentile rankings of the level of resources within the region. The only census tract in Contra Costa County considered an area of high segregation and poverty is in Martinez. Concentrations of low resource areas are in the northwestern and eastern parts of the County (Richmond to Hercules and

Concord to Oakley); census tracts with the highest resources are located in central and southern parts of the County (San Ramon, Danville, Moraga, and Lafayette).

Figure 4-19: Composite Score of TCAC Opportunity Areas in Contra Costa County

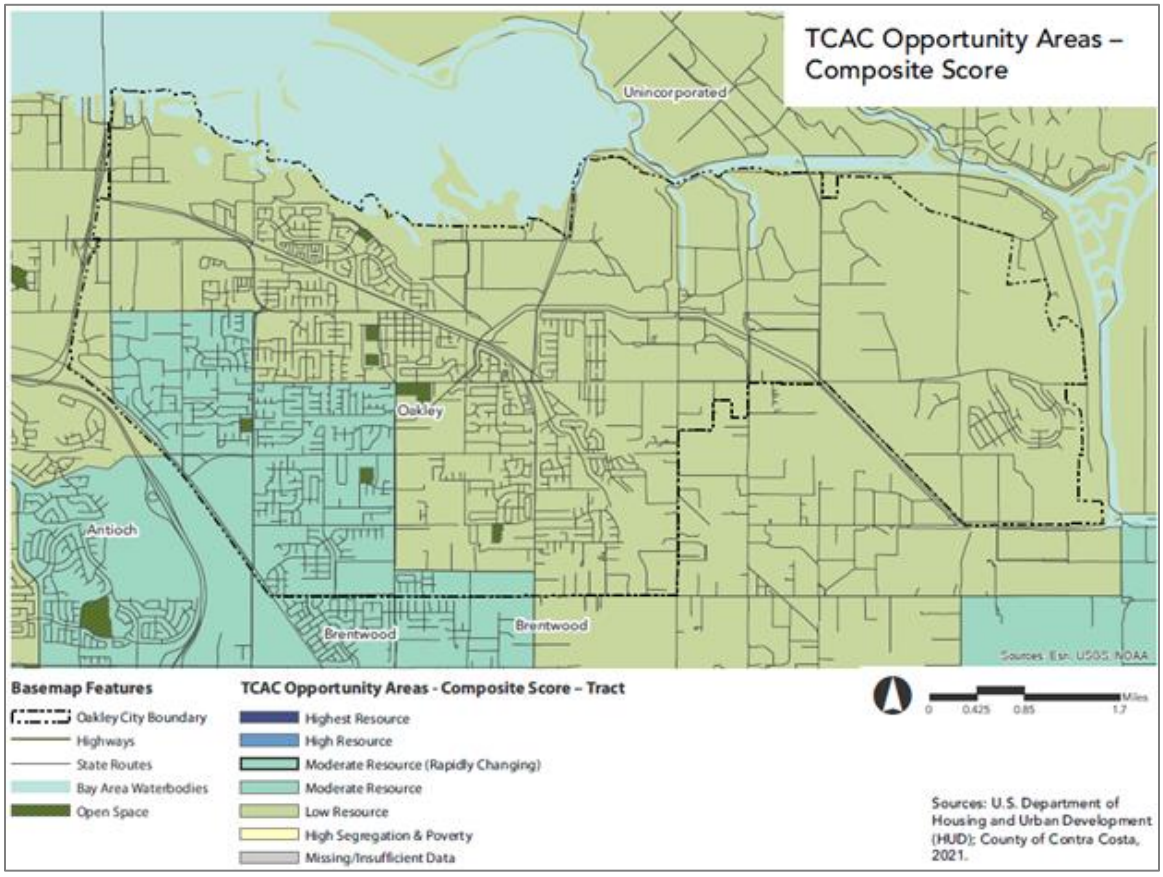


Source: Map 11(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

Figure 4-20 shows a closer look at the TCAC Opportunity Areas in Oakley. The City is composed of mostly low resource areas, with the southwestern portion of the City considered to be moderate resource. Census tracts classified as moderate resource correspond with higher environmental scores, median incomes, median gross rents, and percent of children in married-couple households.

Figure 4-20: TCAC Composite Scores in Oakley



Source: Map 11(a) of Contra Costa Housing Collaborative AFFH analysis.

Educational Opportunity

Housing and school policies are mutually reinforcing, which is why it is important to analyze access to educational opportunities when assessing fair housing. At the most general level, school districts with the greatest amount of affordable housing tend to attract larger numbers of LMI families (largely composed of minorities). In school districts with the most diversity, Black/Hispanic/Latino students routinely score lower than their White peers. In contrast, schools in less diverse neighborhoods or with less diverse demographics often have higher test scores and greater educational opportunity.

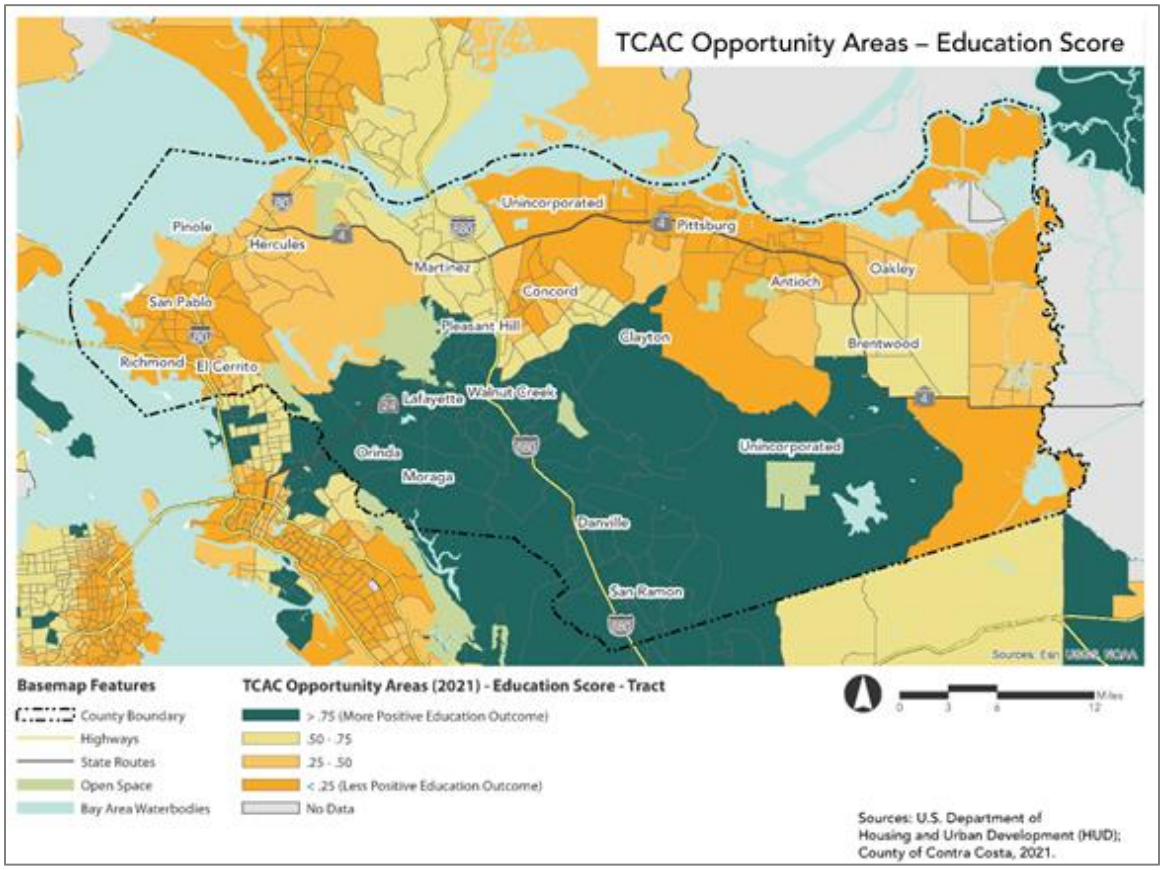
Regional Trends

There are 19 public school districts in Contra Costa County, in addition to 124 private schools and 19 charter schools. According to the Contra Costa County AI, access to proficient schools varies across the County. Schools are lower performing in the eastern and northern neighborhoods of the County, including the cities of Antioch, Concord, Pittsburg and Richmond and higher in the central and southern sections of the jurisdiction. With regards to race and ethnicity, the Hispanics and Latino residents had the highest concentrations in neighborhoods with low school proficiency scores. Asians or Pacific Islanders were spread across the jurisdiction in neighborhoods with low- and high- performing schools. The report also observed concentrations of Mexican and

Filipino national origin in neighborhoods of low school proficiency, especially in Antioch, Concord and Pittsburg.[12]

Figure 4-21 shows domain scores for the education indicator of the TCAC/HCD Opportunity Maps in Contra Costa. Educational scores are determined based on elementary math and reading proficiency rates, high school graduation rates, and student poverty rates.

Figure 4-21: TCAC Opportunity Areas' Education Score in Contra Costa County



Source: Map 12(a) of Contra Costa Housing Collaborative AFFH analysis.

Figure 4-21 shows that the northwestern and eastern parts of the County have the lowest education domain scores (less than 0.25) per census tract, especially around Richmond and San Pablo, Pittsburg, Antioch, east of Clayton, and Concord and its northern unincorporated areas. Census tracts with the highest education domain scores (greater than 0.75) are located in central and southern parts of the County (bounded by San Ramon on the south; Orinda and Moraga on the west; Lafayette, Walnut Creek, Clayton, and Brentwood on the north). Comparing Figure 4-17 (Median Household Income in Contra Costa County) and Figure 4-21 reveals that areas with lower education scores correspond with areas with lower income households (largely composed of minorities) and vice versa. Table 4-18 also indicates that index values for school proficiency are higher for White residents, indicating a greater access to high quality schools.

[12] 2020-2025 Analysis of Impediments to Fair Housing Choice - Contra Costa County Consortium, pg. 100-101

The 2020 Contra Costa County AI reports that the policies and practices that underlay patterns of school segregation are largely attributed to housing practices, including historical (20th century) disinvestment and segregation, local zoning and land use policies and practices, placement of subsidized housing, administration of the HCV program, housing discrimination in the private market, and personal choices made by families within the constraints of the market. But education policies also influence these patterns of segregation. These housing-related educational policies that affect housing segregation include school district lines and school assignment zones that closely mirror local demographic divisions across and within districts, school district "choice" policies that exacerbate school concentrations of poverty, test- or criteria-based admission to choice schools, lack of free student transportation for students opting for intra-district transfers, absence of free inter-district transfers for low income students attending high poverty schools (and unregulated access to inter-district transfers for higher income students), unregulated private and parental contributions to local schools, and unequal capital expenditures (school construction and renovation) across schools within a district.[13]

Local Trends

The City of Oakley is served by the Oakley Union Elementary School District (OUESD), Antioch Unified School District (AUSD), and Liberty Union High School District (LUHSD). It is also worth noting that the Brentwood Union School District also operates within a small portion of Oakley, although not in any areas with existing housing as of 2022. OUESD operates six elementary schools, AUSD operates one K-8 school, and LUHSD operates one high school in Oakley.

OUESD ranks in the bottom 50 percent of public schools based on the district's average testing ranking of 4/10 in math and English proficiency. Public schools in OUESD have a below average math proficiency score of 30 percent and reading proficiency score of 40 percent (compared to the County average of 45 percent and 55 percent for math and reading respectively). Orchard Park School in AUSD places in the bottom 50 percent of all schools in California for overall test scores in the 2018-2019 school year. Similar to OUESD, math proficiency is at 30 percent and reading proficiency is at 43 percent. Freedom High School in LUHSD has a math proficiency of 23 percent (bottom 50 percent in the state) and reading proficiency of 62 percent (top 30 percent in the state). Overall, Freedom High School placed in the top 50 percent of all schools in California for the 2018-2019 school year.

Minority enrollment at all school districts is majority Hispanic. Table 4-20 displays student enrollment by race/ethnicity at Freedom High School.

Similar to the factors that hinder fair housing, factors such as low socioeconomic status (accounted for by the number of students receiving free lunches) and race may contribute to low math performance. As found by Gong (2019)[14], limited English proficiency students who have low socioeconomic status and who are either Hispanic or ~~b~~Black tend to be the most disadvantaged group in math performance. In Freedom High

[13] Ibid.

[14] Gong, X. (2019, November 7). The impact of English language proficiency on Math achievement. [Paper presentation]. Association for Public Policy Analysis and Management Conference, Denver, CO.

School, over 50 percent of the student population are eligible for free meals and/or are Hispanic or Black.

TABLE 4-20: FREEDOM HIGH SCHOOL ENROLLMENT BY RACE/ETHNICITY

Race	American Indian/ Alaska Native	Asian	Black	Hispanic	Native Hawaiian/ Pacific Islander	White	Two or More Races
Students	9	207	257	1,157	14	739	110
	Free lunch eligible: 770 [1]			Directly certified:570 [2]			

Notes:

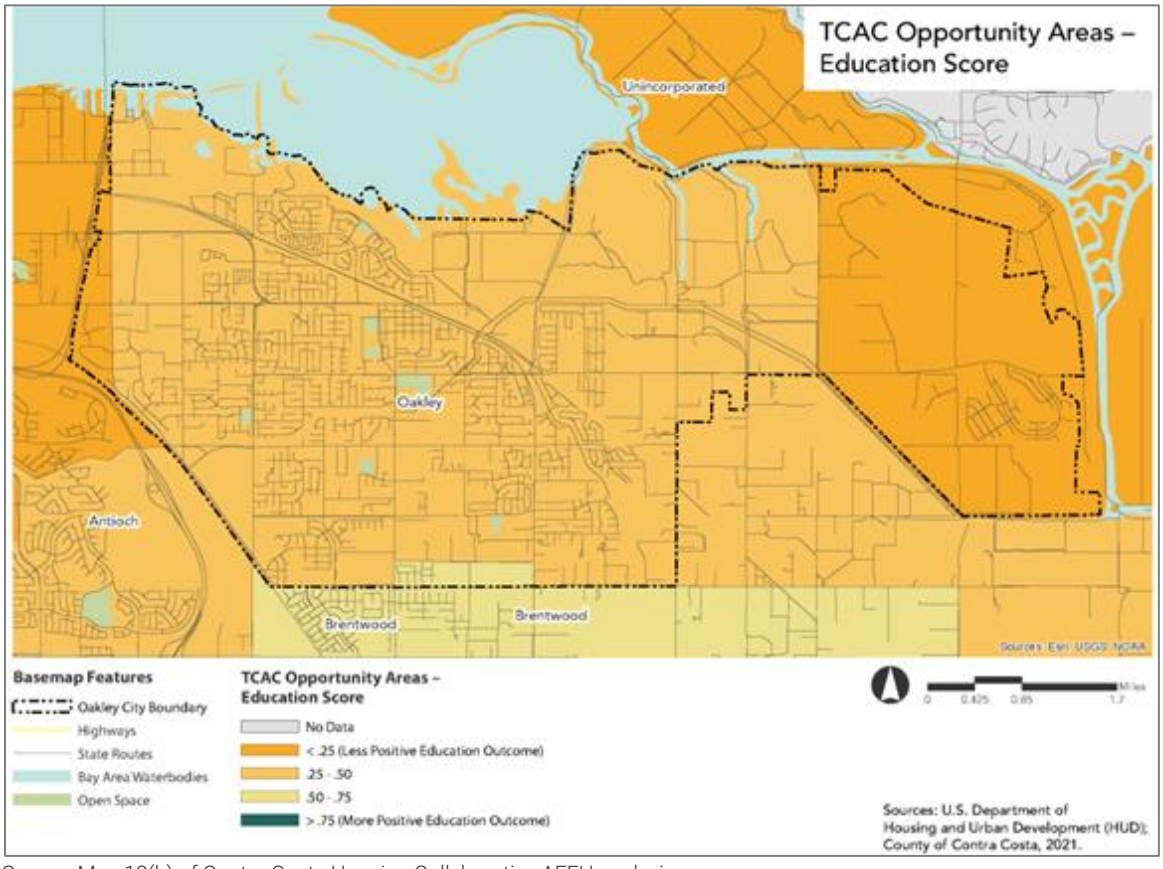
[1] Free lunch students: those eligible to participate in the Free Lunch Program (i.e., those with family incomes below 130 percent of the poverty level or who are directly certified)

[2] The number of students reported as categorically eligible to receive free meals to the USDA for the FNS 742. Students are categorically eligible to receive free meals if they belong to a household receiving the selected federal benefits noted above or are migrant, homeless, in foster care, or in Head Start.

Source: Contra Costa Housing Collaborative AFFH analysis, 2022.

Figure 4-22 displays educational index scores for the City of Oakley. The majority of the City has an educational score of 0.25–0.50. A western sliver and eastern portions of the City score less than 0.25 (indicating the least positive educational outcomes). Where Oakley meets Brentwood on the southern City border, a small area has an educational score of 0.50–0.75, the highest in Oakley.

Figure 4-22: TCAC Opportunity Areas' Education Score in Oakley



Source: Map 12(b) of Contra Costa Housing Collaborative AFFH analysis.

Transportation

Access to public transit is of paramount importance to households affected by low incomes and rising housing prices, especially because lower income households are often transit dependent. Public transit should strive to link lower income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage and increase housing mobility, which enables residents to locate housing outside of traditionally low-income neighborhoods.

Transportation opportunities are depicted by two indices: (1) the transit trips index and (2) the low transportation cost index. The transit trips index measures how often low-income families in a neighborhood use public transportation. The index ranges from 0 to 100, with higher values indicating a higher likelihood that residents in a neighborhood utilize public transit. The low transportation cost index measures cost of transportation and proximity to public transportation by neighborhood. It too varies from 0 to 100, and higher scores point to lower transportation costs in that neighborhood.

Regional Trends

There is not a significant disparity in the County in terms of access to transportation. Neither index, regardless of poverty level, varies noticeably across racial/ethnic categories. All races and ethnicities score highly on both indices with values close in magnitude. If these indices are accurate depictions of transportation accessibility, it is possible to conclude that all racial and ethnic classes have high and relatively equal access to transportation at both the jurisdiction and regional levels. If anything, both indices appear to take slightly higher values for non-Hispanic Blacks and Hispanics, suggesting better access to transit and lower costs for these protected groups.

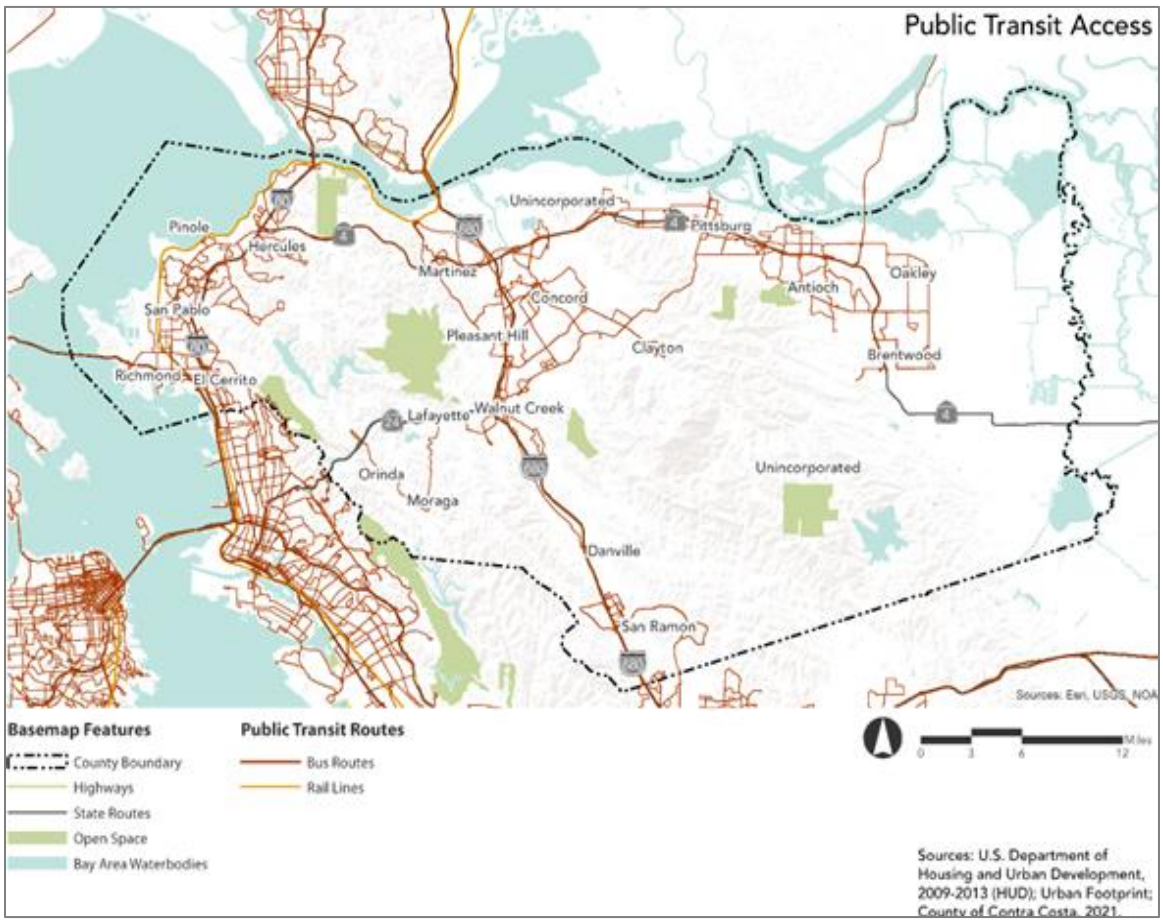
Contra Costa County is served by rail, bus, and ferry transit but the quality of service varies across the County (see Figure 4-23). Much of Contra Costa County is connected to other parts of the East Bay as well as to San Francisco and San Mateo County by Bay Area Rapid Transit (BART) rail service. The Richmond-Warm Springs/South Fremont and Richmond-Daly City/Millbrae Lines serve El Cerrito and Richmond during peak hours while the Antioch-SFO Line extends east from Oakland to serve Orinda, Lafayette, Walnut Creek, Contra Costa Center/Pleasant Hill, Concord, and the Pittsburg/Bay Point station. An eastward extension, also known as eBART, began service on May 26, 2018. The extension provides service beyond the Pittsburg/Bay Point station to the new Pittsburg Center and Antioch stations. The Capitol Corridor route provides rail service between San Jose and Sacramento and serves commuters in Martinez and Richmond.

In contrast to rail transportation, bus service is much more fragmented in the County and regionally. Several different bus systems including Tri-Delta Transit, AC Transit, County Connection, and WestCat provide local service in different sections of the County. The lack of an integrated network can make it harder for transit riders to understand how to make a trip that spans multiple operators and adds costs during a daily commute.

Within Contra Costa County, transit is generally not as robust in east County despite growing demand for public transportation among residents. The lack of adequate public transportation makes it more difficult for lower-income people in particular to access

jobs. Average transit commutes in Pittsburg and Antioch exceed 70 minutes. In Brentwood, average transit commute times exceed 100 minutes.

Figure 4-23: Public Transit Routes in Contra Costa County



Source: Map 13 (a) of Contra Costa Housing Collaborative AFFH analysis.

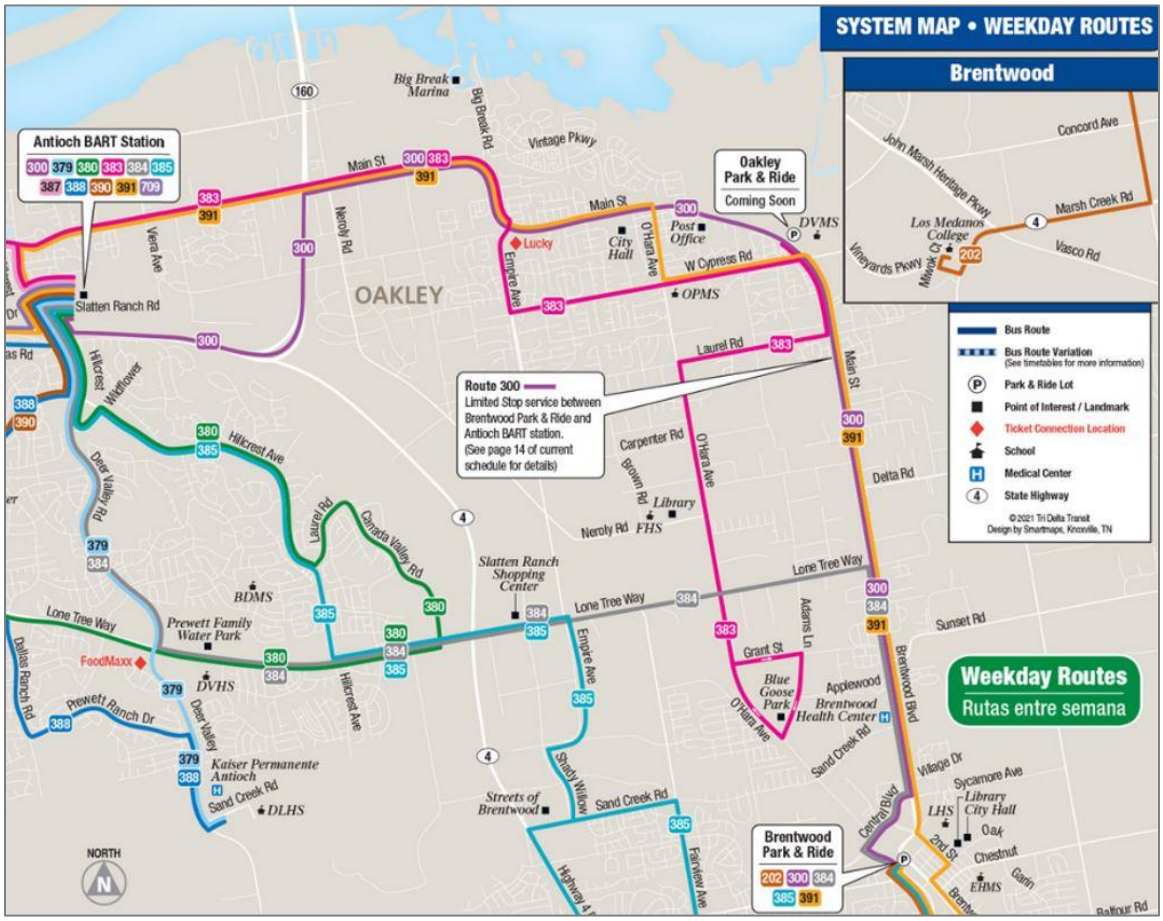
Transit agencies that service Contra Costa County include County Connection, Tri Delta Transit, WestCAT, AC Transit, and BART. The County Connection Bus (CCCTA) is the largest bus transit system in the County that provides fixed-route and paratransit bus service for communities in Central Contra Costa. Other non-Contra Costa agencies that provide express service to the County include:

- San Francisco Bay Ferry (Richmond to SF Ferry Building);
- Golden Gate Transit (Line 40);
- WHEELS Livermore Amador Valley Transit Authority (Route 70x);
- SolTrans (Route 80/82 and the Yellow Line);
- Capitol Corridor (Richmond/Martinez to cities between Auburn and San Jose);
- Fairfield & Suisun Transit (Intercity express routes);
- Altamont Corridor Express (commute-hour trains from Pleasanton);
- Napa Vine Transit (Route 29)

Local Trends

Oakley is primarily served by Tri Delta Transit and connects to the Bay Area Rapid Transit (BART), Amtrak, AC Transit, CalTrain, County Connection, and WestCat (see Figure 4-24).

Figure 4-24: Public Transit Routes in Oakley



Source: Map 13 (b) of Contra Costa Housing Collaborative AFFH analysis.

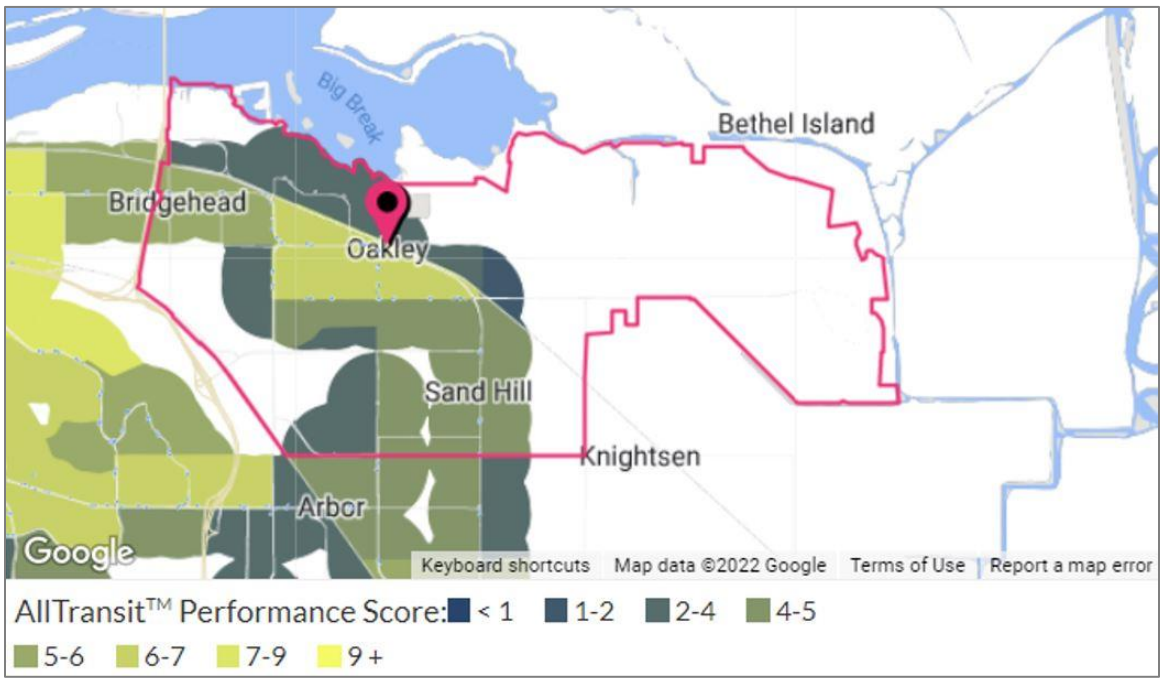
On weekdays, three routes from Tri Delta Transit serve the City: 300, 383, and 391. On weekends, Route 393 serves the City. Route 300 is known as the Commuter Route and Tri Delta Transit offers a two-for-one 20-Ride Pass, which would allow commuters to purchase one 20-ride pass and get one for free. These bus routes connect to the Antioch BART Station and Brentwood Park & Ride. A new Oakley Park & Ride is currently under construction on the north side of Main Street just east of downtown.

According to AllTransit, an online source of transit connectivity, access, and frequency data, 81.5 percent of jobs in Oakley are located within half a mile of transit. However, only 3.09 percent of commuters use transit. AllTransit states that 0.54 percent of the population live near high-frequency transit, which may contribute to the low percentage of commuters who use public transit.

Figure 4-25 is a map that illustrates transit scores ranging between 1 and 9, where higher scores indicate higher connectivity, access to jobs, and frequency of service. About 32 percent of the population live in areas with scores of 4–5, about 31.5 percent of the

population live in areas with scores of 2–4; about 23.8 percent of the population live in areas with scores of 6–7. Transit is concentrated on the western portion of the City.

Figure 4-25: Transit Metric Map in Oakley



Source: Map 13 (c) of Contra Costa Housing Collaborative AFFH analysis.

Overall, AllTransit scores Oakley 4.4/10 for its transit performance, which means that the City has a low combination of trips per week and low number of jobs accessible enabling few people to take transit to work. AllTransit further scores Oakley 3/10 on its transit connectivity index based on the number of bus routes and train stations within walking distance for households in a given block group scaled by the frequency of service.

Economic Development

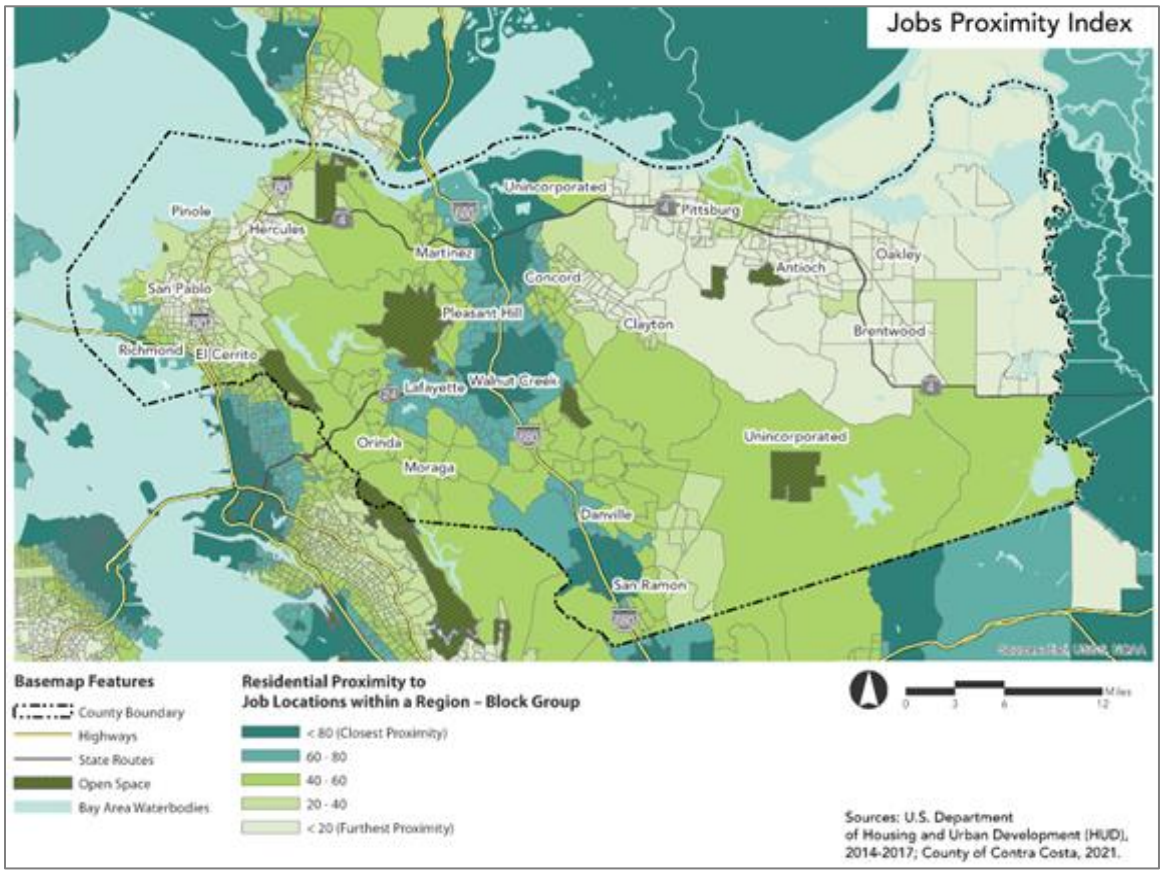
Employment opportunities are depicted by two indices: (1) the labor market engagement index and (2) the jobs proximity index. The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood, taking into account the unemployment rate, labor-force participation rate, and percent with a bachelor's degree or higher. The index ranges from 0 to 100, with higher values indicating higher labor force participation and human capital. The jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region by measuring the physical distances between jobs and places of residence. It too varies from 0 to 100, and higher scores point to better accessibility to employment opportunities.

Regional Trends

In Contra Costa County, non-Hispanic Whites and non-Hispanic Asians/Pacific Islanders are at the top of the labor market engagement index with scores of 66.76 and 66.87 respectively. Non-Hispanic Blacks and Hispanics score the lowest in the County with

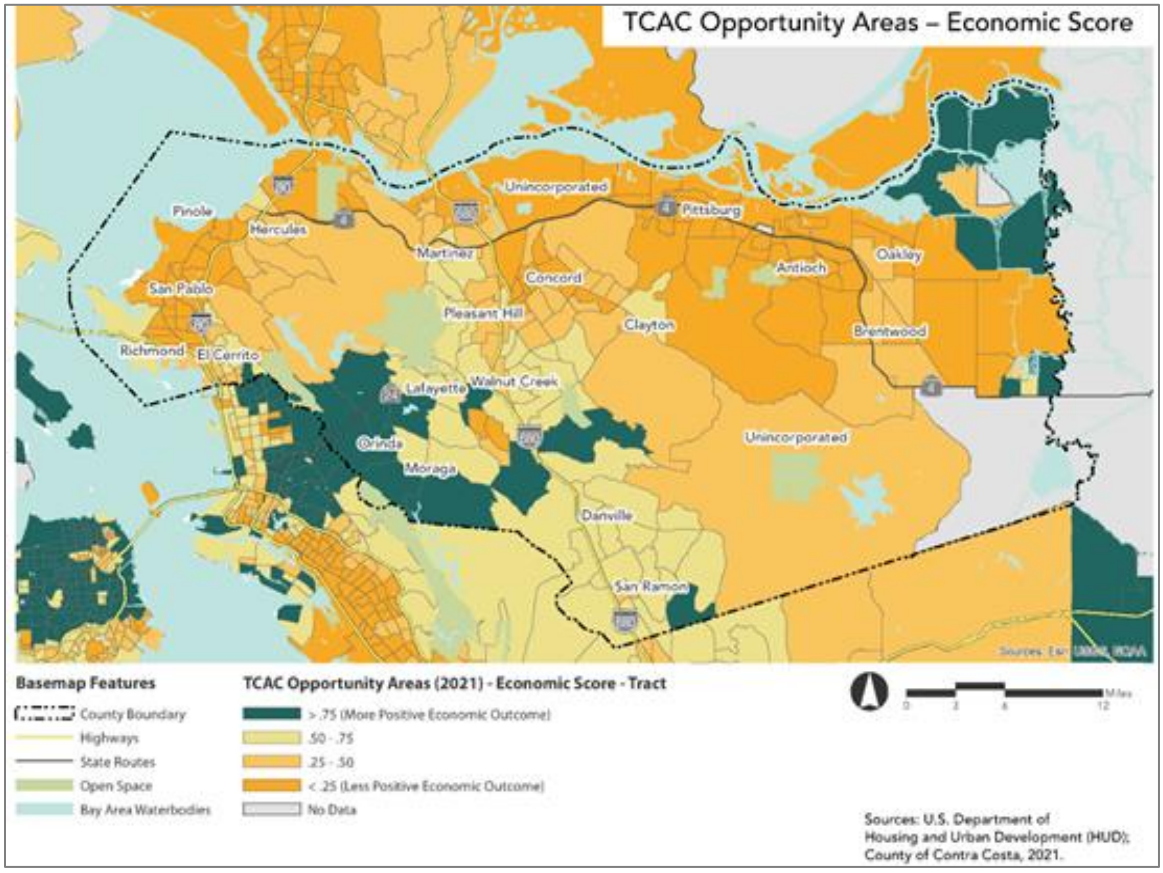
scores around 32. (Refer to Table 4-18 for a full list of indices). Figure 4-26 shows the spatial variability of job proximity in Contra Costa County. Tracts extending north from Lafayette to Martinez and its surrounding unincorporated areas have the highest index values followed by its directly adjacent areas. Cities like Pittsburg, Antioch, Brentwood, Oakley, and Hercules have the lowest index scores (less than 20). Hispanic residents have the least access to employment opportunities with an index score of 45.11, whereas White residents have the highest index score of 49.30. Figure 4-27 shows the economic scores spatially for Oakley.

Figure 4-26: Job Proximity Index in Contra Costa County



Source: Map 14(a) of Contra Costa Housing Collaborative AFFH analysis.

Figure 4-27: TCAC Opportunity Areas' Economic Score in Contra Costa County

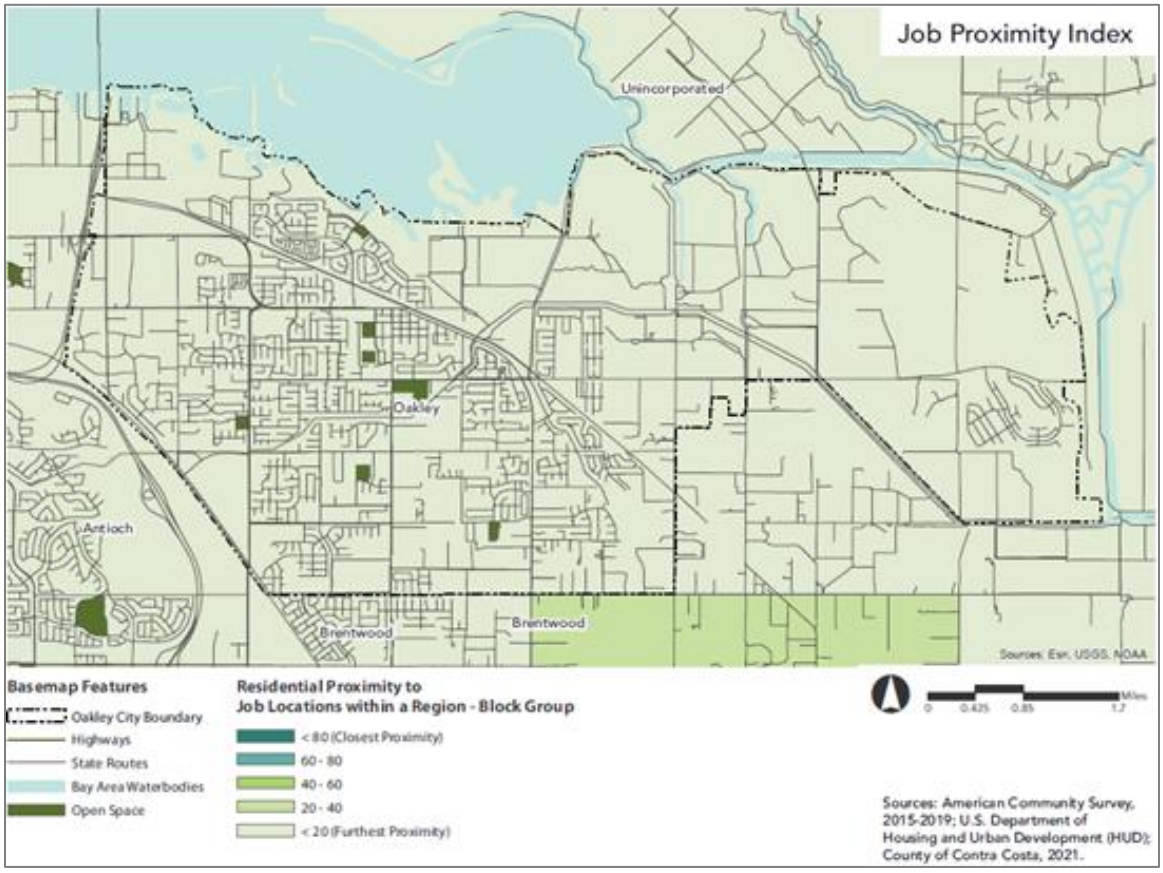


Source: Map 15(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

The City of Oakley had an unemployment rate of 5.3 percent at the end of 2021, higher than the County unemployment rate of 4.2 percent. Figure 4-28 shows the job proximity index by block group for the City of Oakley, where the entire City has the lowest score of less than 20, which indicates furthest proximity from jobs and longest commute times. Based on ACS 2015-2019 5-year estimates, ~~only~~ 38.97 percent of all residents in Oakley have a commute of less than 30 minutes. ~~The majority of~~A large percentage of residents (21.06 percent) have a 60–89 minute commute, followed by a 45–59 minute commute (12.95 percent)~~.~~; 10.44 percent of residents have a commute of 90 or more minutes. According to the Contra Costa County AI, Oakley (amongst other cities like Clayton, Brentwood, Hercules, and Pittsburg) ~~have~~ has some of the longest overall commutes in the Bay Area.

Figure 4-28: Job Proximity Index in Oakley

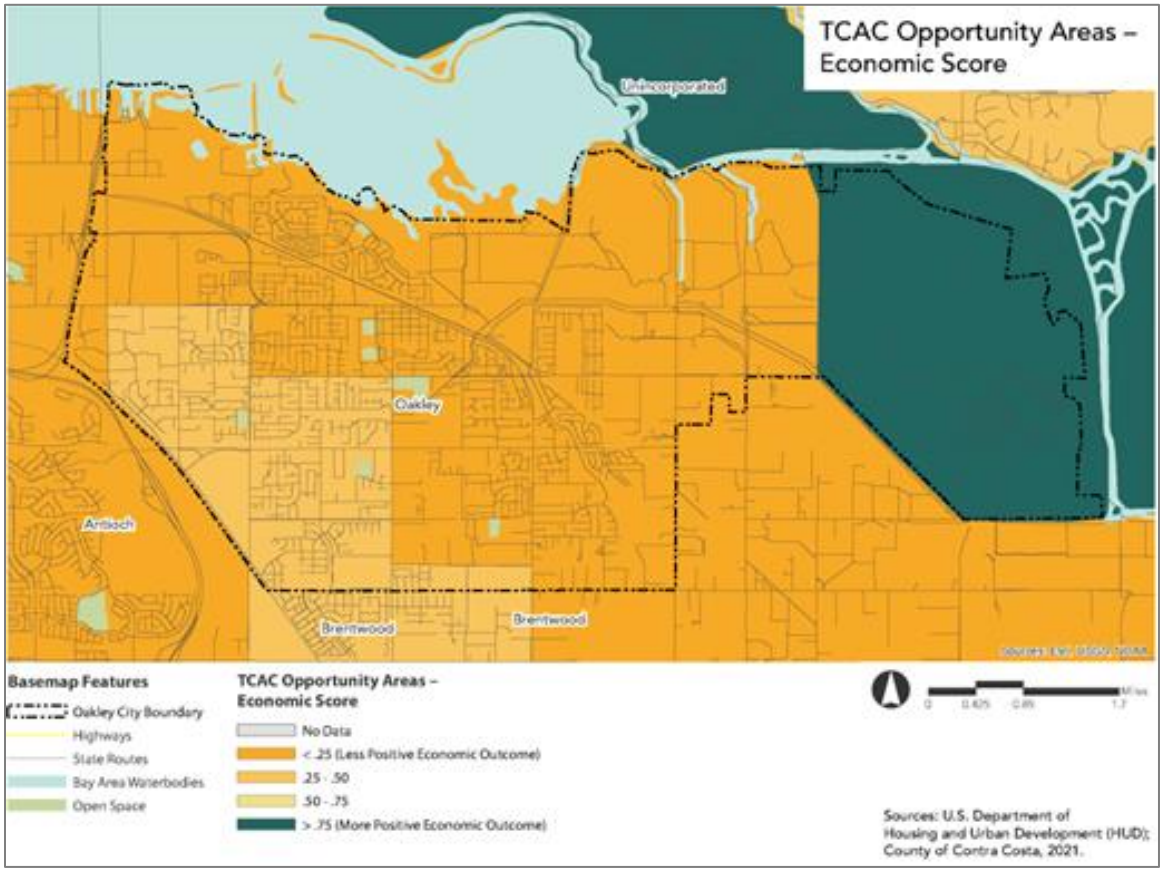


Source: Map 14(b) of Contra Costa Housing Collaborative AFFH analysis.

Overall, Oakley has low-to-moderate economic scores ranging from less than 0.25 to 0.50. Most of the City has scores of less than 0.25; the southwestern portion of the City has slightly higher scores between 0.25–0.50 (see Figure 4-29). The easternmost part of the City has the highest economic scores, above 0.75, indicating more positive economic outcomes.

One of the primary reasons for the lower economic scores is the lack of employment opportunities in Oakley. The rapid housing growth over the past several decades has not been matched by job growth or commercial development in Oakley. The City's Economic Development Department is actively working to attract new employment and commercial services, highlighting the more than 800 acres of land zoned for commercial, retail, and light industrial uses as well as available industrial, office, and retail spaces. The City has also invested significantly in the Downtown, including the development of a new train platform that will provide expanded transit service, connecting Oakley to job opportunities in other parts of the Bay Area.

Figure 4-29: TCAC Opportunity Areas' Economic Score in Oakley



Source: Map 15(b) of Contra Costa Housing Collaborative AFFH analysis.

Environment

The Environmental Health Index summarizes potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group. There are modest differences across racial and ethnic groups in neighborhood access to environmental quality. All racial/ethnic groups in the Consortium obtained moderate scores ranging from low 40s to mid–50s. Non-Hispanic Blacks and Hispanics have the lowest scores amongst all residents in Contra Costa County with scores of 43; whereas non-Hispanic Whites and Asians/Pacific Islanders have the highest scores (over 50) amongst all residents in Contra Costa County (Refer to Table 4-18).

CalEnviroScreen was developed by the California Environmental Protection Agency to evaluate pollution sources in a community while accounting for a community's vulnerability to the adverse effects of pollution. Measures of pollution burden and population characteristics are combined into a single composite score that is mapped and analyzed. Higher values on the index indicate higher cumulative environmental impacts on individuals arising from these burdens and population factors.

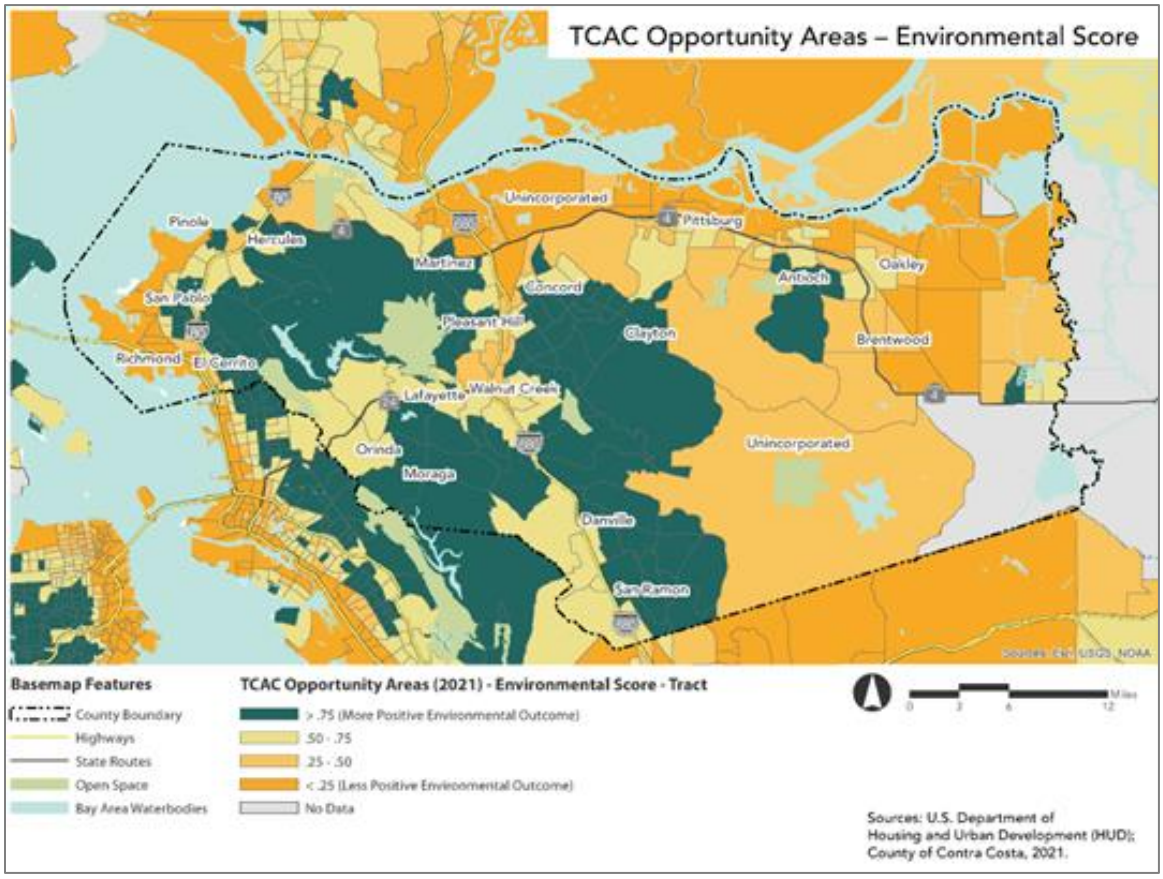
The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure,

groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also considers socioeconomic factors such as educational attainment, linguistic isolation, poverty, and unemployment.

Regional Trends

Figure 4-30 below displays the Environmental Score for Contra Costa County based on CalEnviroScreen 3.0 Pollution Indicators and Values that identifies communities in California disproportionately burdened by multiple sources of pollution and face vulnerability due to socioeconomic factors. Census tracts receiving the highest 25 percent of overall scores in CalEnviroScreen were designated as disadvantaged communities per Senate Bill 535. In Contra Costa County, disadvantaged communities include census tracts in North Richmond, Richmond, Pittsburg, San Pablo, Antioch, Rodeo, and Oakley.

Figure 4-30: TCAC Opportunity Areas' Environmental Score in Contra Costa County

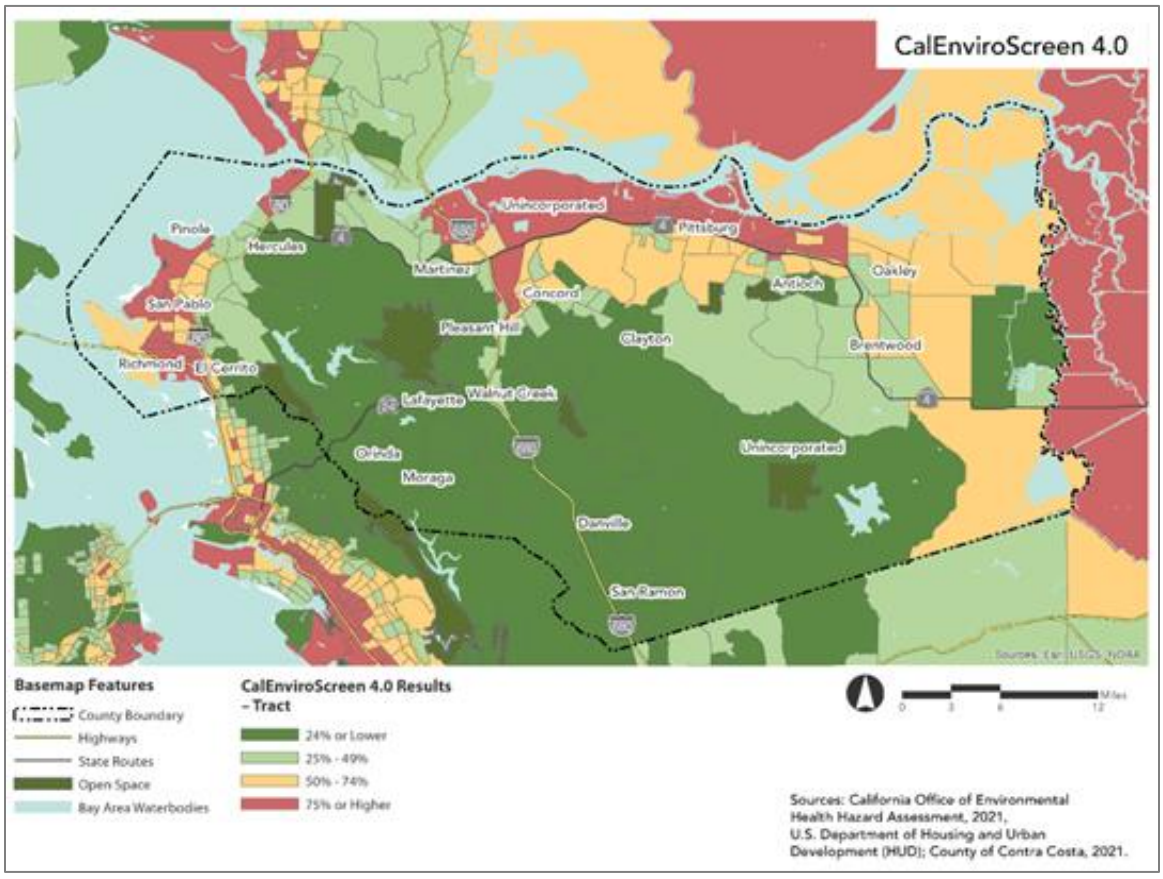


Source: Map 16(a) of Contra Costa Housing Collaborative AFFH analysis.

Figure 4-31 shows updated scores for CalEnviroscreen 4.0 released by the California Office of Environmental Health Hazard Assessment. Generally speaking, adverse environmental impacts are concentrated around the northern border of the County (Bay Point to Pittsburg) and the western border of the County (Richmond to Pinole). Areas around Concord to Antioch have moderate scores and the rest of the County has

relatively low scores. From central Contra Costa County, an almost radial gradient effect can be seen from green to red (least to most pollution).

Figure 4-31: CalEnviroScreen 4.0 Results in Contra Costa County

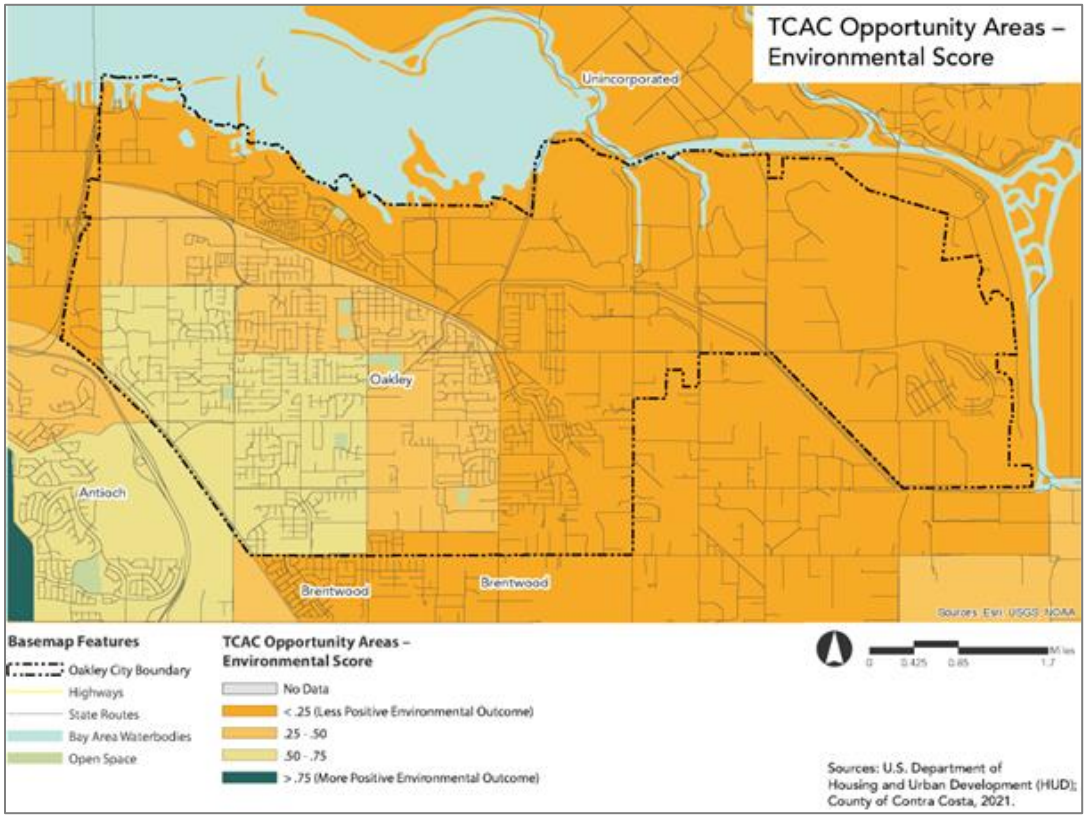


Source: Map 17(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

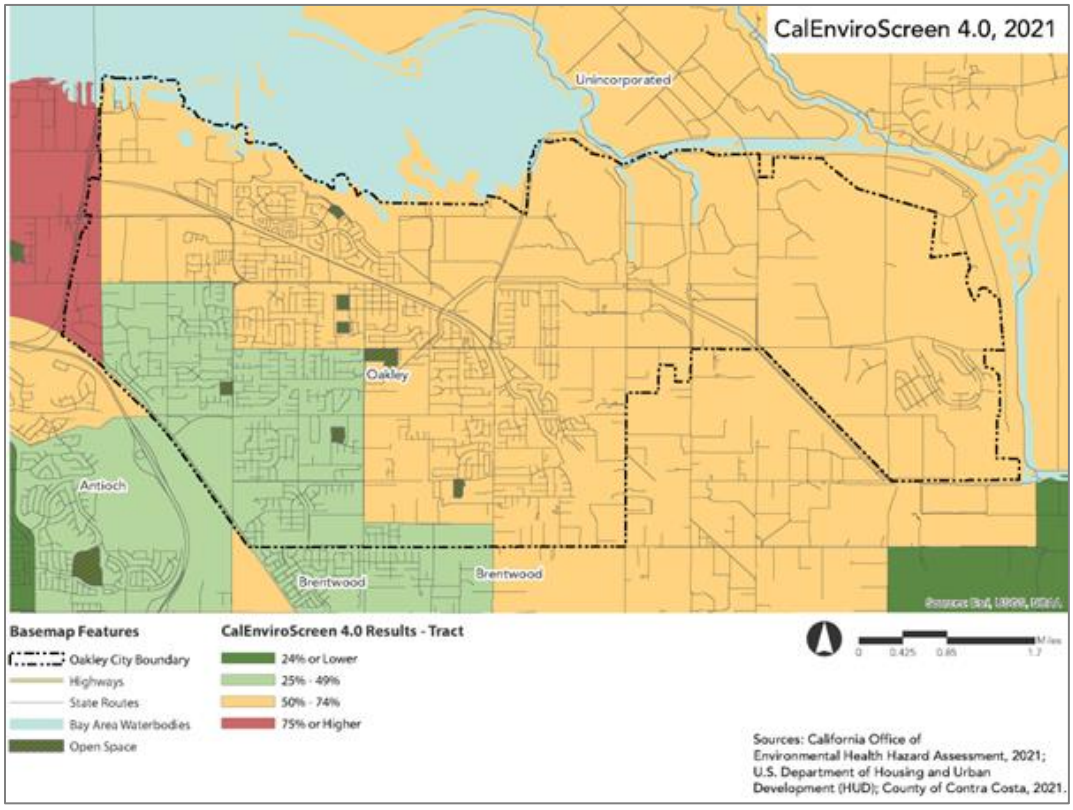
Environmental Scores for the City of Oakley, shown in Figure 4-32, are considerably lower than the rest of the County. Highest scores start from the southwest and decreases from 0.50–0.75 to 0.25–0.50 and less than 0.25 as it radiates to the east. Updated CalEnviroScreen Scores in Figure 4-33 show that the majority of the City has scores between 50–74 percent. A small sliver on the west has a score of 75 percent or higher; the lowest score of 25–49 percent (indicating less adverse environmental impacts) can be found in the southwestern tracts. In general, it is less affordable to reside in areas with higher environmental scores due to higher median gross rents and higher median income in the area.

Figure 4-32: TCAC Opportunity Areas' Environmental Score in Oakley



Source: Map 16(b) of Contra Costa Housing Collaborative AFFH analysis.

Figure 4-33: CalEnviroScreen 4.0 Results in Oakley



Source: Map 17(b) of Contra Costa Housing Collaborative AFFH analysis.

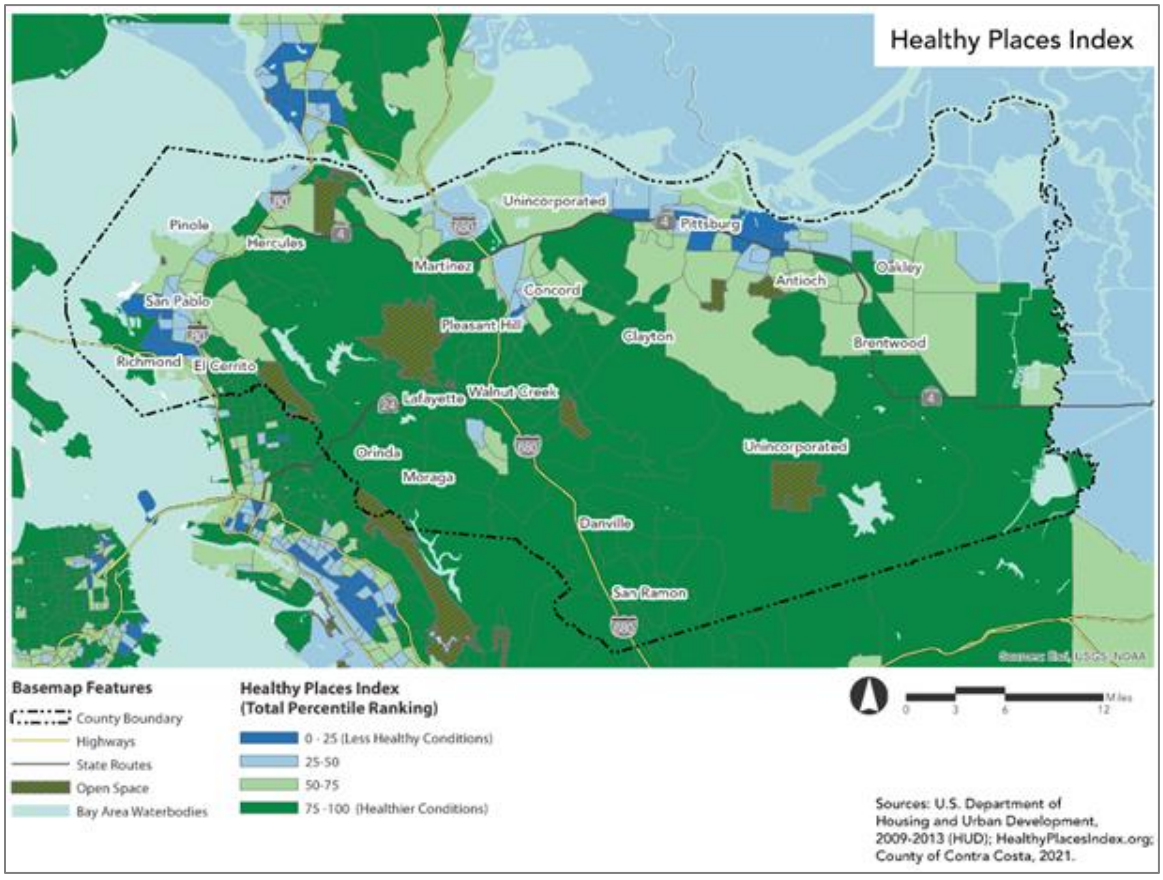
Health and Recreation

The Healthy Places Index (HPI) is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state and combined 25 community characteristics such as housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate lower conditions.

Regional Trends

Figure 4-34 shows the HPI percentile score distributions for Contra Costa County. The majority of the County falls in the highest quarter, indicating healthier conditions. These areas have a lower percentage of minority populations and higher median incomes. The reverse is true for cities with the lowest percentile ranking (Pittsburg, San Pablo, and Richmond), which indicates less healthy conditions. These areas have higher percentages of minority populations and lower median incomes.

Figure 4-34: Healthy Places Index in Contra Costa County

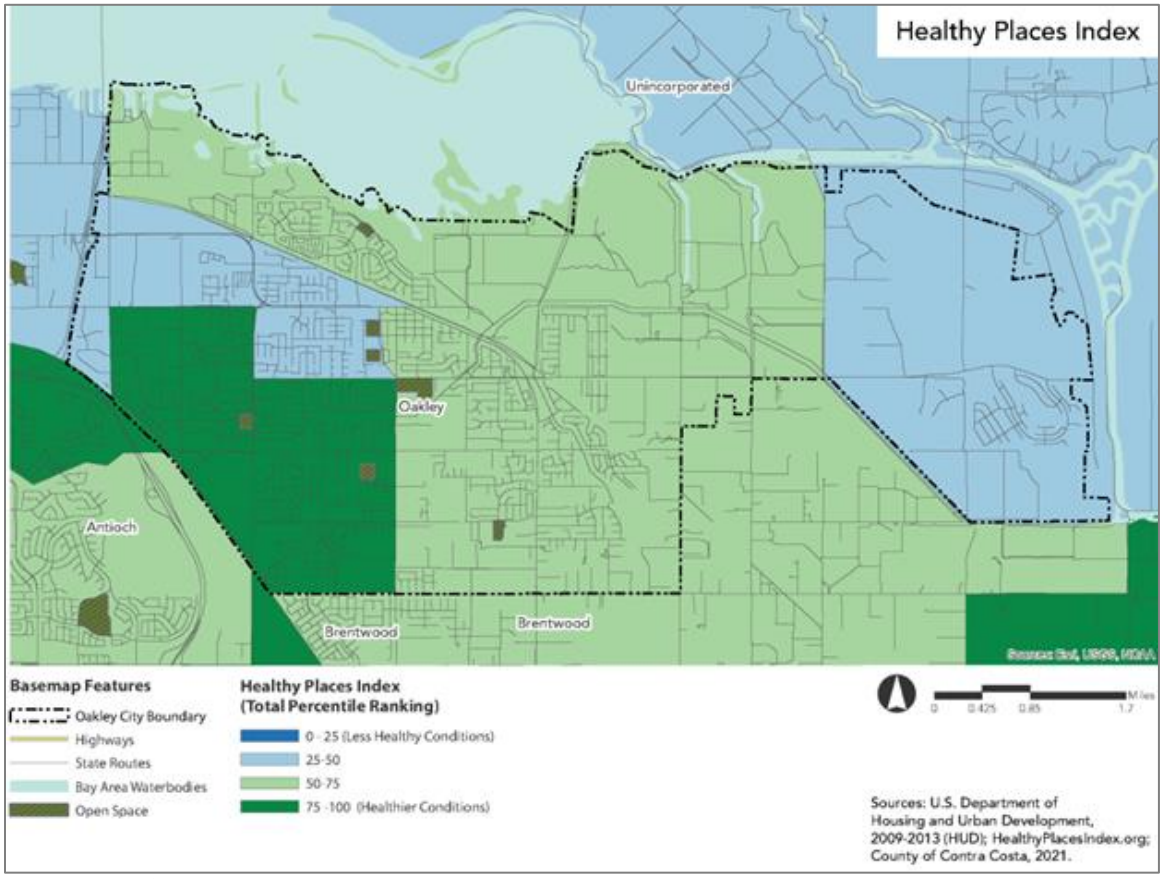


Source: Map 18(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

Areas in central Oakley that run toward the northwestern border have an HPI index score between 50–75 (see Figure 4-35). Southwestern Oakley has the highest scores between 75–100. Remaining areas around the City have a score between 25–50.

Figure 4-35: Healthy Places Index in Oakley



Source: Map 18(b) of Contra Costa Housing Collaborative AFFH analysis.

Tracts located in the highest percentile correspond with the highest rents (>$3,000), lowest percentage of low-moderate income populations (<25 percent), highest median income (>$125,000), and highest TCAC composite scores in the City. This could indicate that healthy neighborhoods are less accessible to those of lower socioeconomic status.

Disproportionate Housing Needs

Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. An analysis of disproportionate housing needs identifies how access to the housing market differs for members of protected classes and whether such differences are related to or the effects of discriminatory actions. HUD's Comprehensive Housing Affordability Strategy (CHAS) provides detailed information on housing needs by income level for different types of households in Contra Costa County. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;

- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom).

Severe housing problems are defined as households with at least 1 of 4 housing problems: overcrowding, high housing costs, lack of kitchen facilities, or lack of plumbing facilities.

According to the 2020 Contra Costa County AI, a total of 164,994 households (43.90 percent) in the County experience any one of the above housing problems; 85,009 households (22.62 percent) experience severe housing problems.[15] Based on relative percentage, Hispanic households experience the highest rate of housing problems regardless of severity, followed by Black households and 'Other' races. Table 4-21 lists the demographics of households with housing problems in the County.

TABLE 4-21: DEMOGRAPHICS OF HOUSEHOLDS WITH HOUSING PROBLEMS IN CONTRA COSTA COUNTY

Demographic	Total Number of Households	Households with Housing Problems		Households with Severe Housing Problems	
White	213,302	80,864	37.91%	38,039	17.83%
Black	34,275	19,316	56.36%	10,465	30.53%
Asian/Pacific Islander	51,353	21,640	42.14%	10,447	20.34%
Native American	1,211	482	39.80%	203	16.76%
Other	10,355	5,090	49.15%	2,782	26.87%
Hispanic	65,201	37,541	57.58%	23,002	35.28%
Total	**375,853**	**164,994**	**43.90%**	**85,009**	**22.62%**

Source: Contra Costa County AI, 2020.

Hispanic and Black residents face particularly severe housing problems. These housing burdens are greatest in portions of Hercules (along with other cities like Richmond, North Richmond, San Pablo, Concord, Martinez, Pittsburg, Antioch, and Oakley).

In addition, there are significant disparities between the rates of housing problems that larger families (households of five or more people) experience and the rates of housing problems that families of five or fewer people experience. Table 4-22 lists the number of households with housing problems according to household type. Larger families tend to experience housing problems more than smaller families. Non-family households in Contra Costa experience housing problems at a higher rate than smaller family households, but at a lower rate than larger family households.

TABLE 4-22: NUMBER OF HOUSEHOLDS WITH HOUSING PROBLEMS BY HOUSEHOLD TYPE IN CONTRA COSTA COUNTY

Household Type	No. of Households with Housing Problems
Family Households (< 5 people)	85,176
Family Households (> 5 people)	26,035
Non-family Households	53,733

Source: Contra Costa County AI, 2020.

[15] 2020-2025 Analysis of Impediments to Fair Housing Choice - Contra Costa County Consortium, pg. 410.

Cost Burden

Housing cost burden, or overpayment, is defined as households paying 30 percent or more of their gross income on housing expenses, including rent or mortgage payments and utilities. Renters are more likely to overpay for housing costs than homeowners. Housing cost burden is considered a housing need because households that overpay for housing costs may have difficulty affording other necessary expenses, such as childcare, transportation, and medical costs.

Regional Trends

As presented in Table 4-23, almost 35.58 percent of all households experience cost burdens. Renters experience cost burdens at higher rates than owners (48.28 percent compared to 28.95 percent).

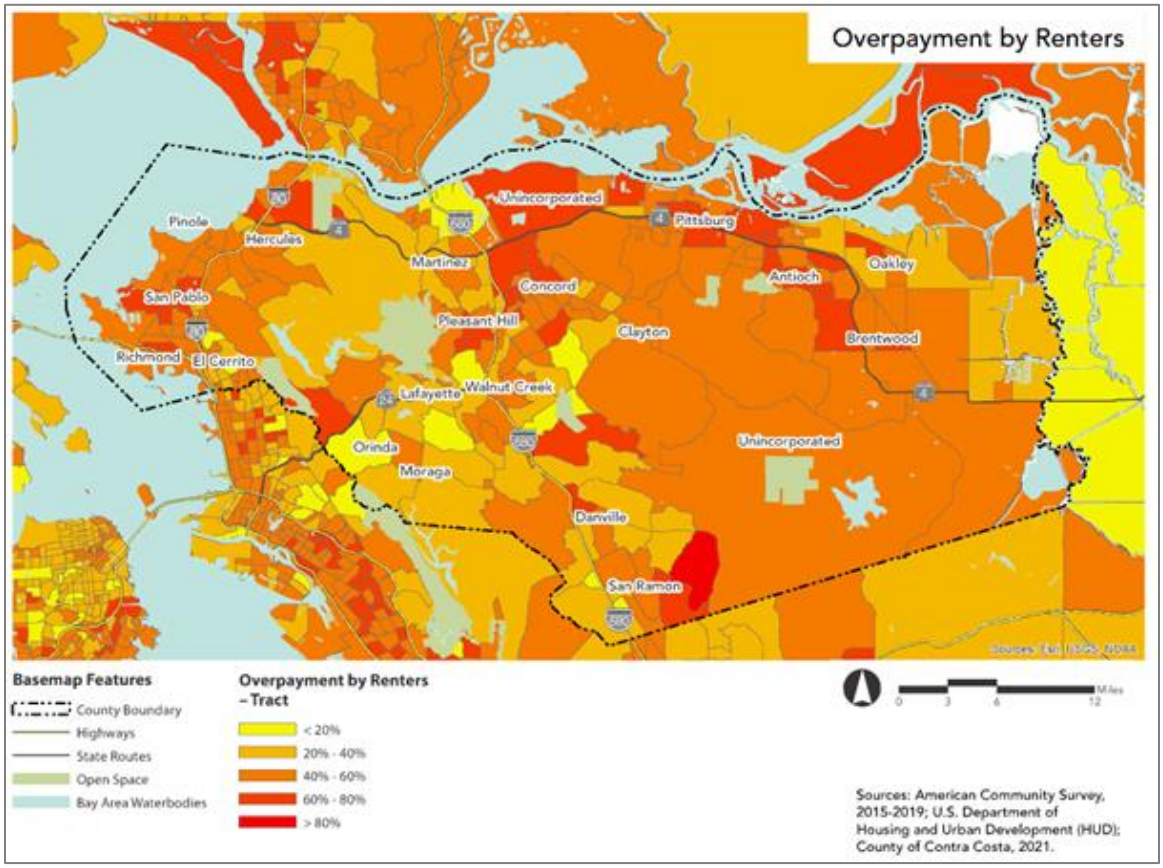
TABLE 4-23: HOUSEHOLDS THAT EXPERIENCE COST BURDEN BY TENURE IN CONTRA COSTA COUNTY

Total Number of Households		Cost burden		Percentage of Households that Experience Cost Burden
		>30% to ≤ 50%	> 50%	
Owners Only	257,530	44,535	30,010	28.95%
Renters Only	134,750	32,015	33,040	48.28%
All Households	392,275	76,550	63,050	35.59%

Source: https://www.huduser.gov/portal/datasets/cp.html.

Figure 4-36 shows concentrations of cost burdened renter households in and around San Pablo, Pittsburg, Antioch, west Brentwood and Oakley, east San Ramon, and northern parts of Concord towards unincorporated areas. In these tracts, over 80 percent of renters experience cost burdens. The majority of east Contra Costa County has 60–80 percent of renter households that experience cost burdens; west Contra Costa County has 20–40 percent of renter households that experience cost burdens. Census tracts with a low percentage of cost-burdened households are located between San Ramon and Martinez on a north-south axis. In these tracts, less than 20 percent of renter households experience cost burdens.

Figure 4-36: Distribution of Percentage of Overpayment by Renters in Contra Costa County



Source: Map 19(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

In Oakley, 33 percent of all households experience cost burden. Similar to Contra Costa County, renters experience higher rates of cost burdens than owners (44.14 percent to 30.16 percent) at a similar rate to the County. Refer to Table 4-24 for households that experience cost burden by tenure.

TABLE 4-24: HOUSEHOLDS THAT EXPERIENCE COST BURDEN BY TENURE IN OAKLEY

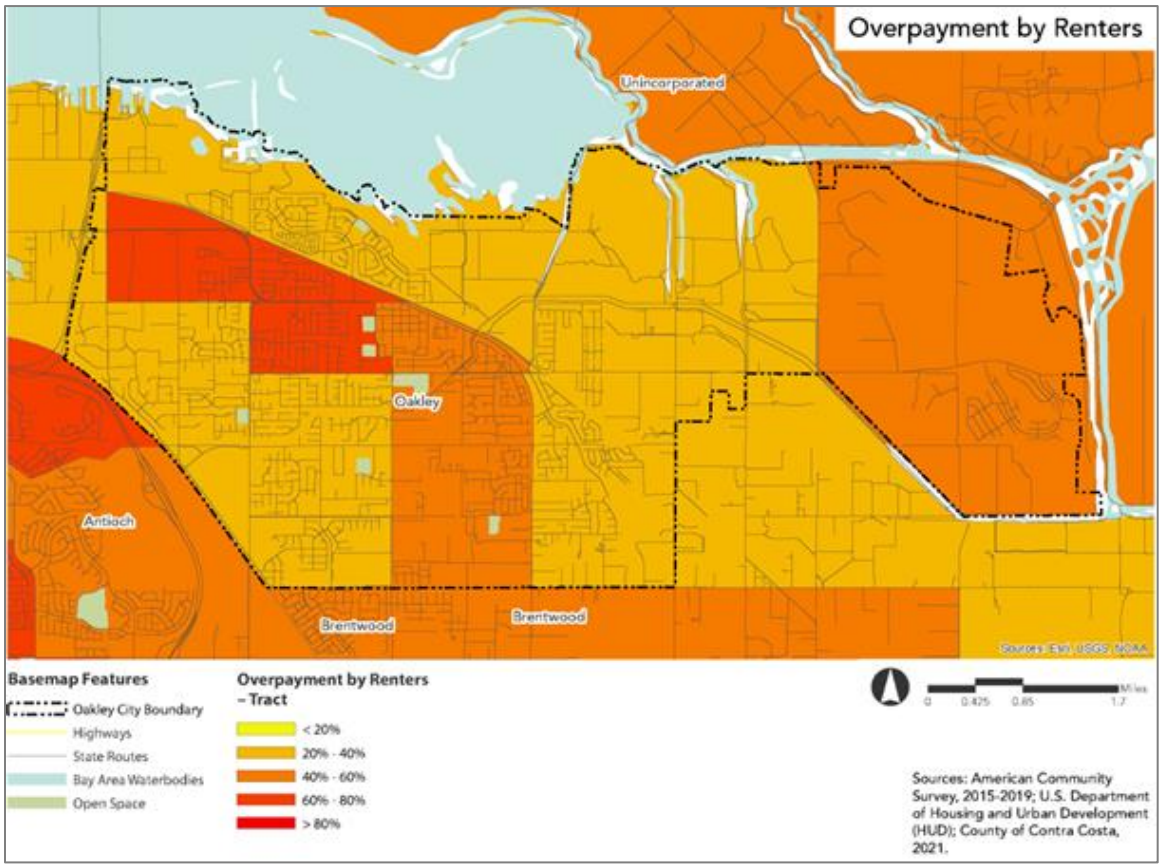
Total Number of Households		Cost burden		Percentage of Households that Experience Cost Burden
		>30% to ≤ 50%	> 50%	
Owners Only	9,085	1,990	750	30.16%
Renters Only	2,730	565	640	44.14%
All Households	11,810	2,555	1,390	33.40%

Source: https://www.huduser.gov/portal/datasets/cp.html, 2014–2018.

Figure 4-37a shows high concentrations of cost burdened renter households in the eastern and central tracts of the City according to the 2015-2019 ACS. High percentages of cost-burdened households are also in tracts radiating from central Oakley towards the south and northwest, with the highest being the northwestern tracts with scores between 60–80 percent. Areas with the highest percentage of cost-burdened households correspond to the highest use of HCVs, lowest scores on the healthy places index, and highest percentage of population with low to moderate income levels. The tracts that

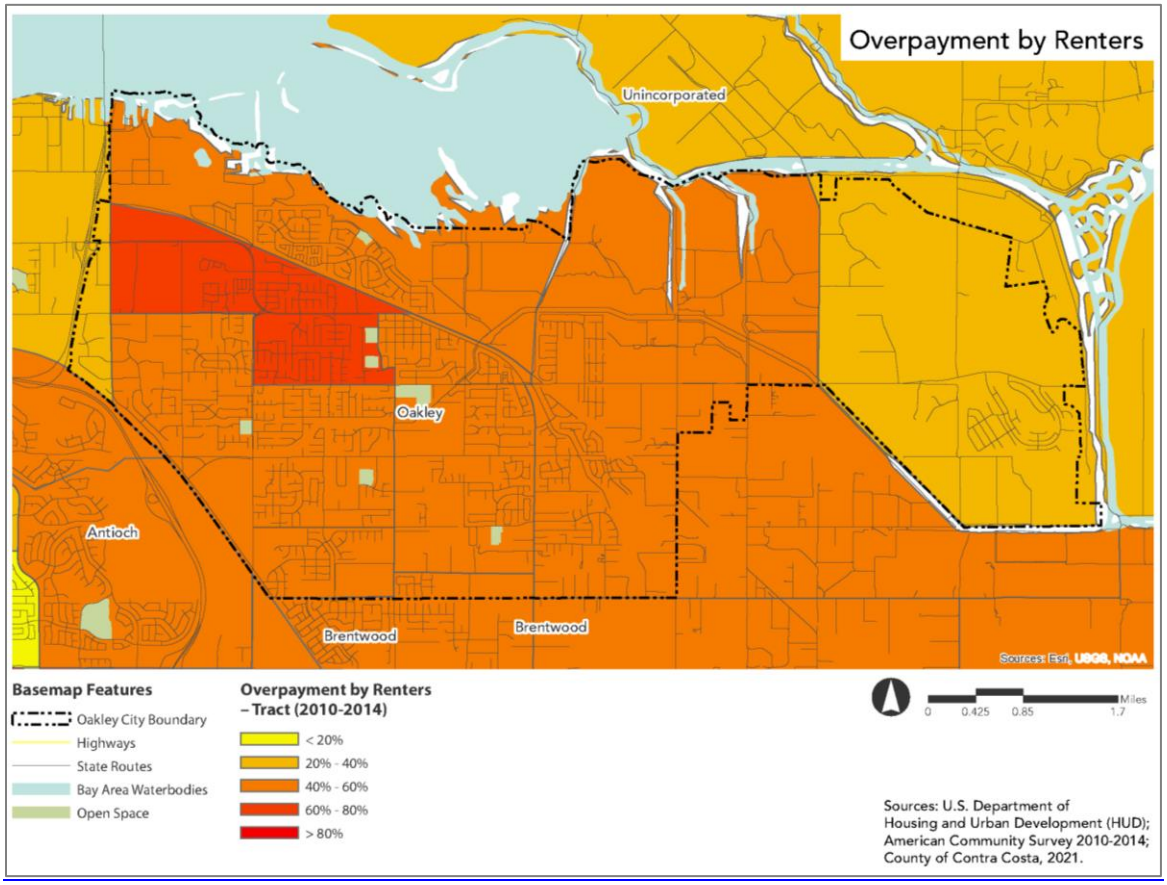
extend northwest from the center of the City are also classified as sensitive communities due to the area's vulnerability to displacement from rising property values. Figure 4-37b shows that overpayment by renters was more widespread in the City in previous years according to the 2010-2014 ACS.

Figure 4-37a: Distribution of Percentage of Overpayment by Renters in Oakley, 2015-2019



Source: Map 19(b) of Contra Costa Housing Collaborative AFFH analysis.

Figure 4-37b: Distribution of Percentage of Overpayment by Renters in Oakley, 2010-2014



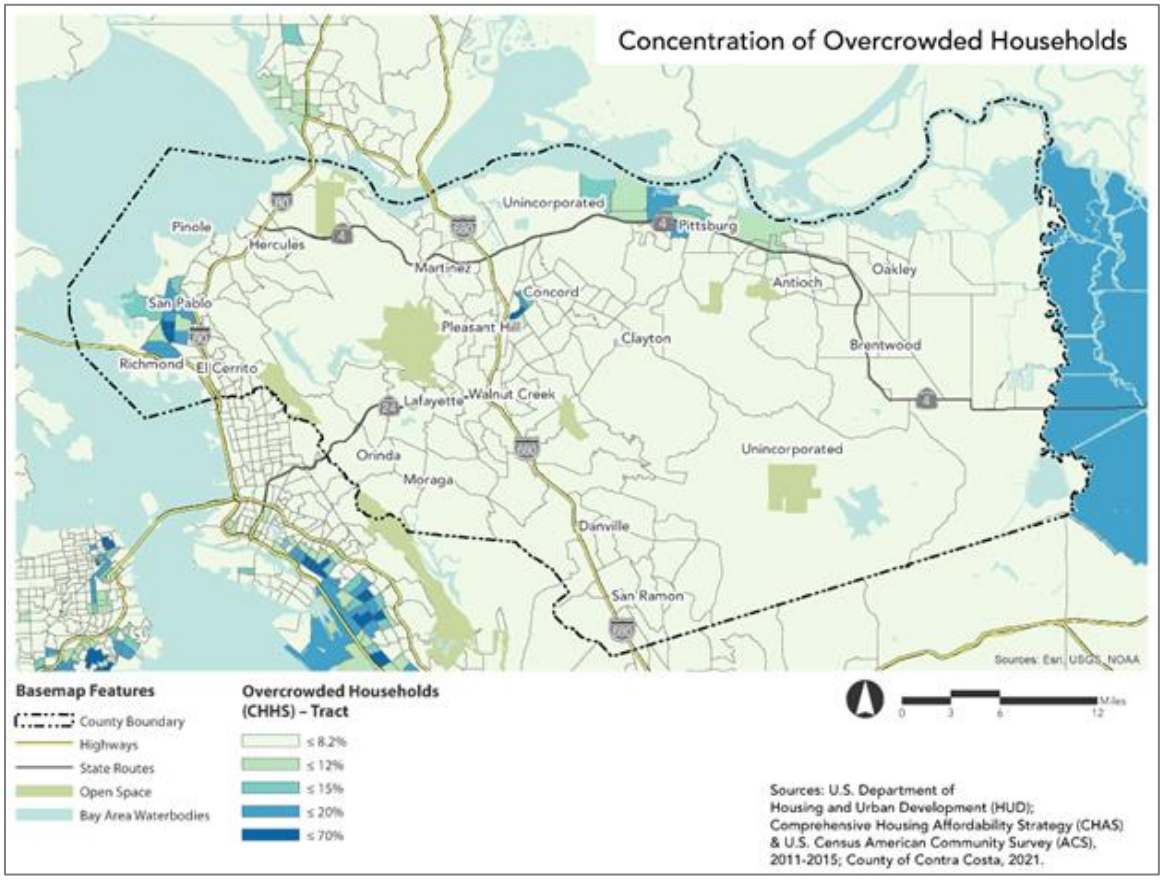
Overcrowded Households

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. Notably, it is important to be aware that data in overcrowding can also reflect cultural differences, as some cultures are more likely to live in larger, multigenerational households.

Regional Trends

Figure 4-38 indicates that Contra Costa County in general has low levels of overcrowded households. Tracts in San Pablo, Richmond, and Pittsburg with higher percentages of non-White population show higher concentrations of overcrowded households compared to the rest of the County. Monument Corridor, the only official R/ECAP in Contra Costa County, a predominantly Hispanic community in Concord, also exhibits more overcrowding than other parts of the County.

Figure 4-38: Distribution of Percentage of Overcrowded Households in Contra Costa County



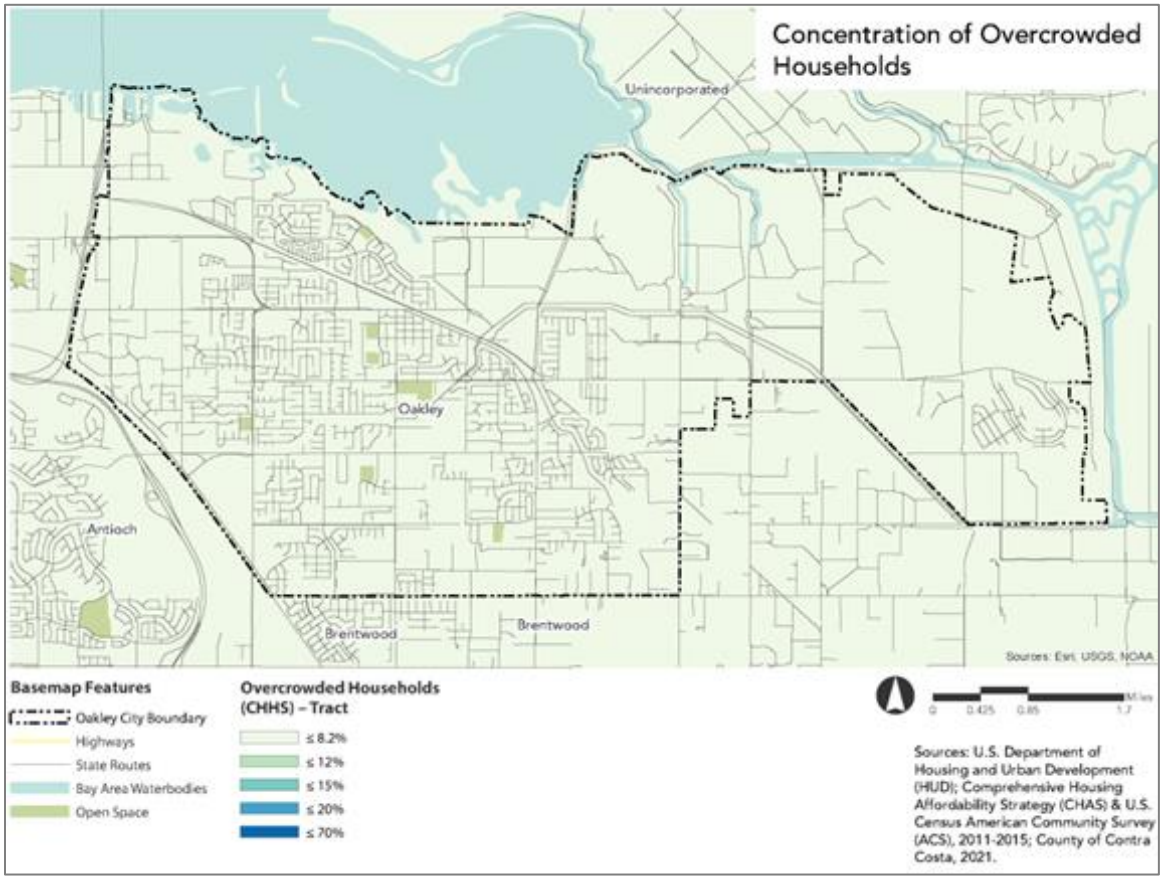
Source: Map 20(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

The City of Oakley has a homogenous distribution of concentrations of overcrowded households (see Figure 4-39). All tracts in the City have less than 8.2 percent of overcrowded households. According to ACS 2015-2019 5-year estimates, only 0.8 percent of occupied housing units have 1 room. 31.2 percent of occupied housing units have 4–5 rooms, 43.4 percent have 6–7 rooms, and 21.3 percent have 8 or more rooms. The high number of rooms in housing units could be a factor in the low percentage of overcrowding. However, as described in Chapter 2, Needs Assessment, 6.6 percent of renters in Oakley experience moderate overcrowding and 8.3 percent are severely overcrowded. In comparison, only 1.5 percent of homeowners experience moderate overcrowding and 0.9 percent are severely overcrowded (see Figure 2-14).

Overcrowding of renter households is highest in census tract 3020.10 (southwesternmost area) where 18 percent of renter households are overcrowded according to the 2015-2019 ACS, census tract 3020.05 (area including Carol Lane) where 16.6 percent of renter households are severely overcrowded, and 3020.07 (Central Oakley) where 10.6 percent of renter households are severely overcrowded. *(Note: Overcrowding by tenure is not included in the HCD AFFH data viewer and is therefore not provided on a map.)*

Figure 4-39: Distribution of Percentage of Overcrowded Households in Oakley



Source: Map 20(a) of Contra Costa Housing Collaborative AFFH analysis.

Substandard Conditions

High housing costs can often result in households, particularly renters, living in substandard conditions to afford housing. Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions.

Regional Trends

According to 2015–2019 ACS estimates, shown in Table 4-25, 0.86 percent of households in Contra Costa County lack complete kitchen facilities and 0.39 percent of households lack complete plumbing facilities. Renter households are more likely to lack complete facilities compared to owner households.

TABLE 4-25: SUBSTANDARD HOUSING CONDITIONS BY TENURE IN CONTRA COSTA COUNTY

	Owner	Renter	All Households
Lacking complete kitchen facilities	0.19%	0.67%	0.86%
Lacking complete plumbing facilities	0.19%	0.20%	0.39%

Source: American Community Survey, 2015-2019 (5-Year Estimates).

Local Trends

According to 2015–2019 ACS estimates, shown in Table 4-26, the City of Oakley does not have housing units in substandard condition. However, there are areas of the City with higher concentrations of older homes in need of repair. According to data from Code Enforcement and the Residential Rental Inspection Program, the highest prevalence of housing units in need of rehabilitation or replacement is in the northwestern part of the City on or around Carol Lane and in Downtown Oakley where the housing stock is older. There are also several rural homesteads throughout the community with structures in need of repair or replacement. These tend to be located on the edge of town, outside of the more urbanized areas of the city.

TABLE 4-26: SUBSTANDARD HOUSING CONDITIONS BY TENURE IN OAKLEY

	Owner	Renter	All Households
Lacking complete kitchen facilities	0	0	0
Lacking complete plumbing facilities	0	0	0

Source: American Community Survey, 2015-2019 (5-Year Estimates).

Displacement Risk

As the region's economy has reached new heights in recent years - with high-paying job growth in San Francisco, Silicon Valley, and beyond - displacement risk has become an increasingly regional problem. Bay Area residents have already been facing some of the highest housing costs in the nation and as they continue to rise individuals and families are being forced to relocate just to afford to live.

Displacement occurs when housing costs or neighboring conditions force current residents out and rents become so high that lower-income people are excluded from moving in. Displacement risk refers to the share of lower-income households living in neighborhoods that have been losing lower-income residents over time, thus earning the designation “at risk”. For most Bay Area counties, the Great Recession coincided with a bump in displacement risk, as low-income homeowners bore the brunt of the negative effects of the mortgage lending crisis. By 2017, every County in the region had more than 30 percent of its lower-income residents at risk of being displaced.[16]

UC Berkeley’s Urban Displacement Project (UDP) states that a census tract is a sensitive community if

- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as:
  - Share of very low-income residents is above 20 percent in 2017, and
  - The tract meets two of the following criteria:
    - Share of renters is above 40 percent in 2017
    - Share of people of color is above 50 percent in 2017

[16] Vital Signs, 2017. Displacement Risk – Regional Performance. https://www.vitalsigns.mtc.ca.gov/displacement-risk. Accessed May 2022.

- Share of very low-income households that are severely rent burdened households is above the County median in 2017

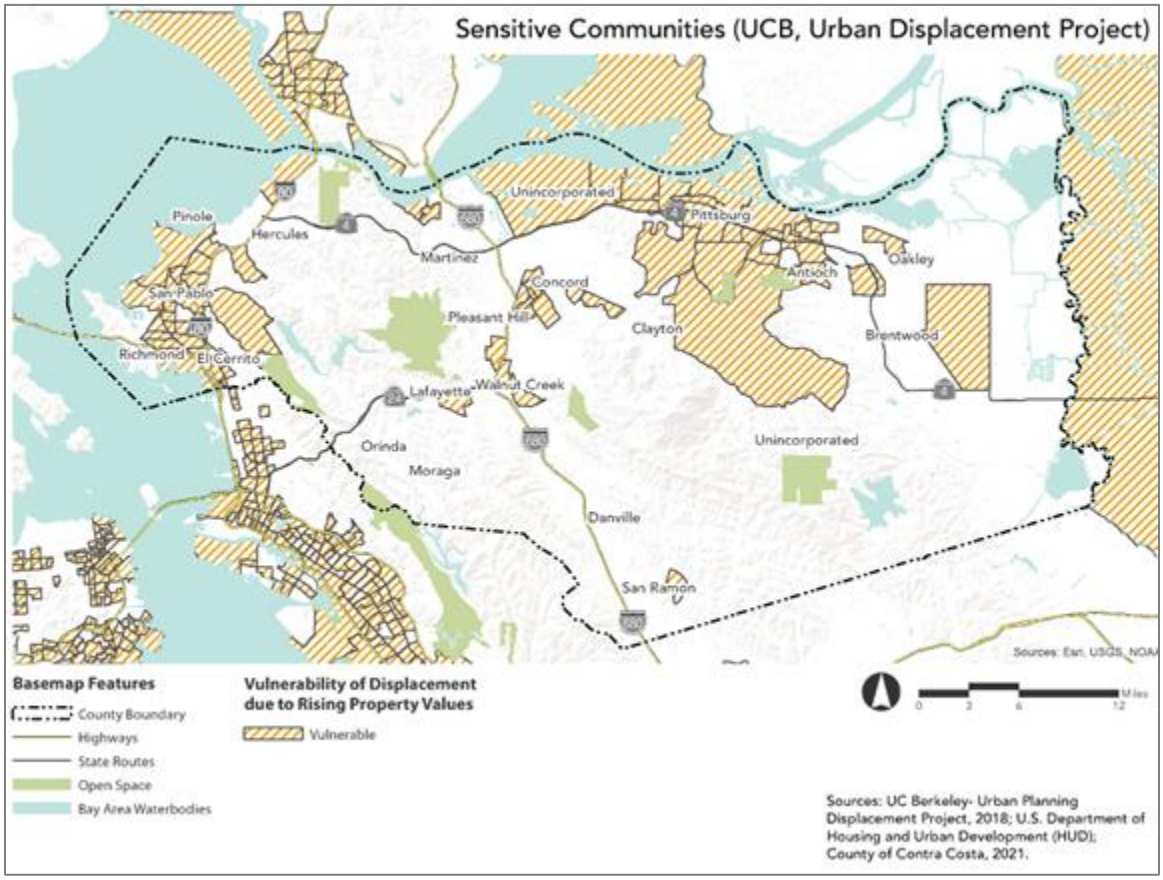
They, or areas in proximity, have been experiencing displacement pressures. Displacement pressure is defined as:

- A percent change in rent above the County median for rent increases between 2012 and 2017; or
- A difference between census tract median rent and median rent for surrounding tracts above median for all tracts in the County (rent gap) in 2017.

Regional Trends

Using the methodology above, sensitive communities were identified in areas between El Cerrito and Pinole; Pittsburg, Antioch and Clayton; east Brentwood; and unincorporated land in Bay Point. Small pockets of Sensitive Communities are also found in central Contra Costa County from Lafayette towards Concord. Refer to Figure 4-40.

Figure 4-40: Sensitive Communities as Defined by the Urban Displacement Project in Contra Costa County



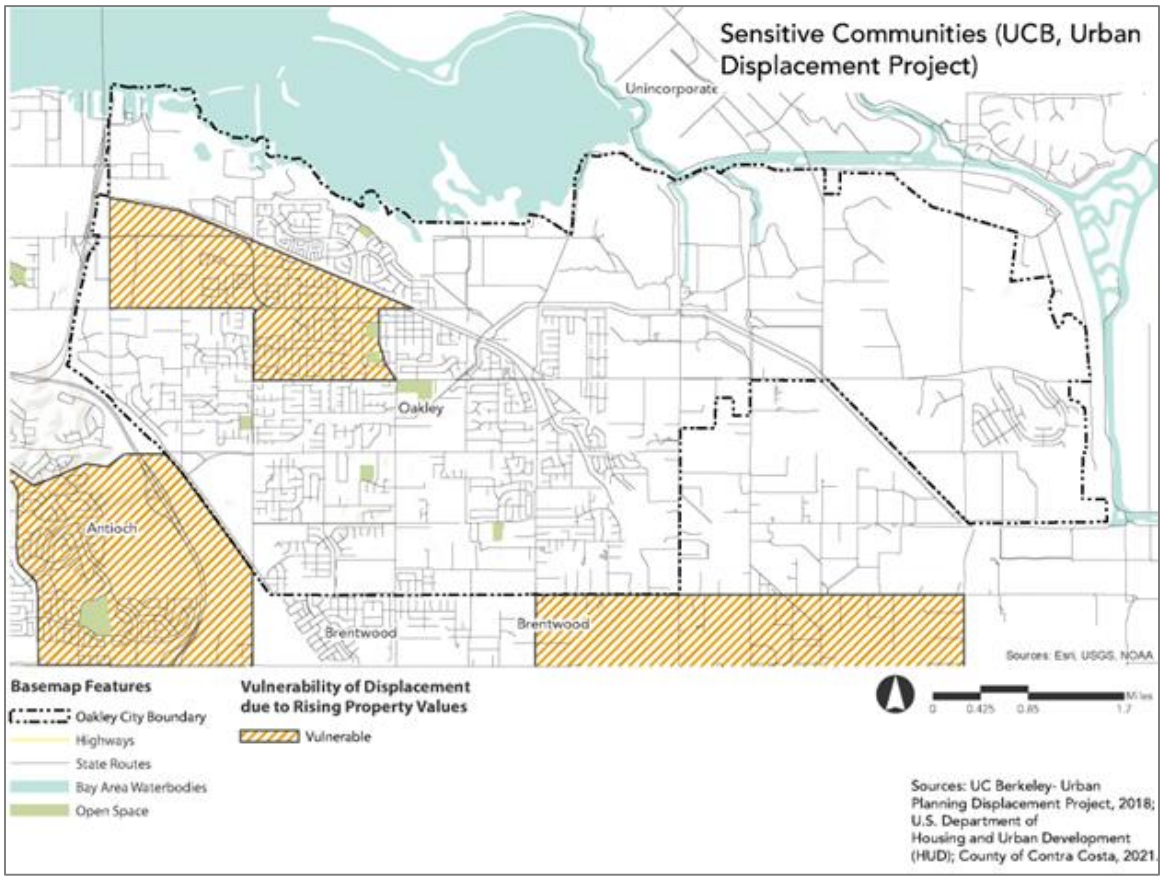
Source: Map 21(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

In Oakley, the census tracts in northwestern portion of the City (See Figure 4-41), were identified as communities sensitive to displacement. These areas correspond to block

groups with high percentages of cost-burdened renter households, low median income, high percentages of renter units with HCVs, and high percentage of children in female-headed households. These areas also correspond with locations of subsidized housing in the City that offer reduced rents to low-income tenants.

Figure 4-41: Sensitive Communities as Defined by the Urban Displacement Project in Oakley



Source: Map 21(b) of Contra Costa Housing Collaborative AFFH analysis.

Use of Housing Choice Vouchers

The housing choice vouchers (HCV) are a form of HUD rental subsidy issued to low-income households that promise to pay a certain amount of the household's rent. Prices, or payment standards, are set based on the rent in the metropolitan area, and voucher households must pay any difference between the rent and the voucher amount. Participants of the HCV program are free to choose any rental housing that meets program requirements.

Fair housing choice means that individuals and families have the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, disability, or other protected characteristics. Fair housing choice encompasses: (1) actual choice, which means the existence of realistic housing options; (2) protected choice, which means housing that can be accessed without discrimination; and (3) enabled choice, which means realistic access to sufficient information regarding options so that

any choice is informed. Households participating in the HCV Program have enabled choice when they are provided with sufficient information regarding their housing options so that any choice is informed.[17]

An analysis of the trends in HCV concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders. In fact, one of the objectives of the HCV program is to encourage participants to avoid high-poverty neighborhoods and encourage the recruitment of landlords with rental properties in low-poverty neighborhoods.

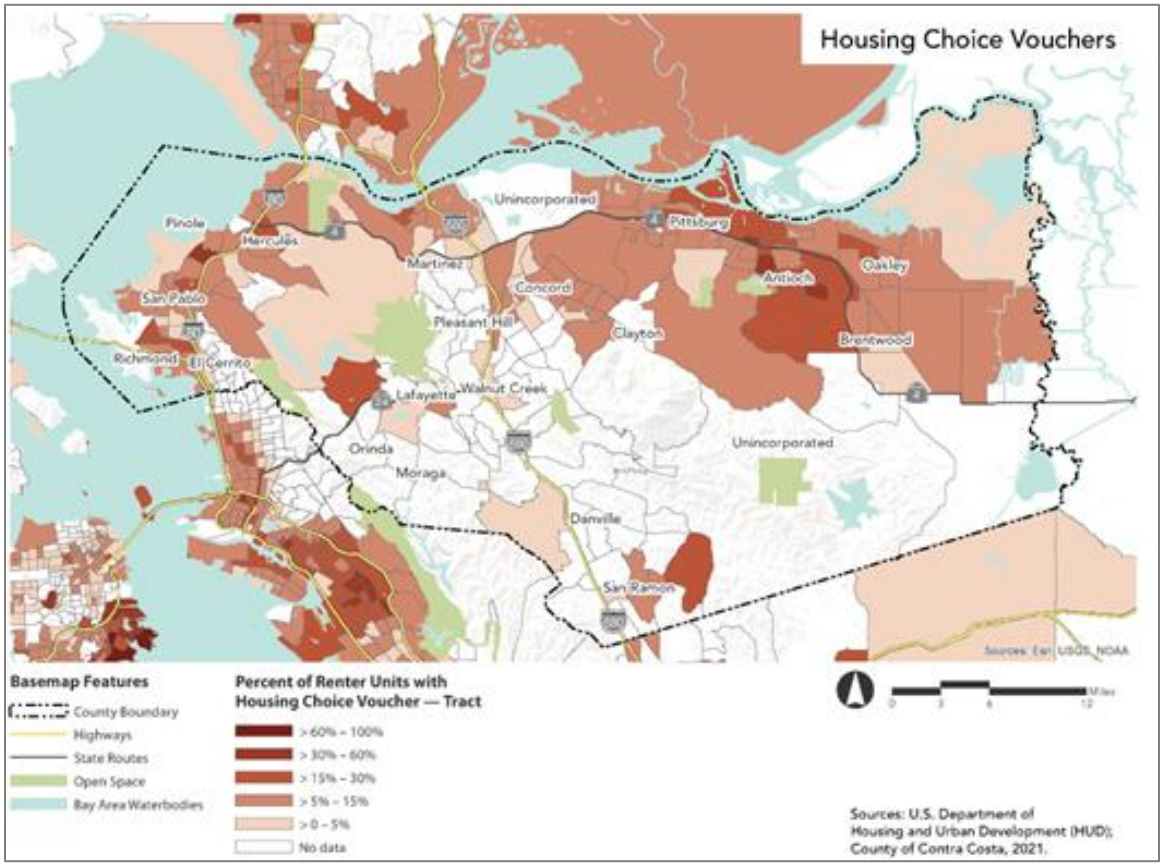
Regional Trends

According to the Contra Costa County AI, the Housing Authority of Contra Costa County (HACCC) administers approximately 7,000 units of affordable housing under the HCV program (and Shelter Care Plus program). Northwest Contra Costa County is served by the Richmond Housing Authority (RHA) that administers approximately 1,851 HCVs. North-central Contra Costa County is served by the Housing Authority of the City of Pittsburg (HACP), which manages 1,118 tenant-based HCVs.

The HCV program serves as a mechanism for bringing otherwise unaffordable housing within reach of low-income populations. With reference to Figure 4-42, the program appears to be most prominent in western Contra Costa County, in heavily Black and Hispanic areas, and in the northeast of the County, in predominantly Black, Hispanic, and Asian areas. Central Contra Costa County largely has no data on the percentage of renter units with HCVs. The correlation between low rents and a high concentration of HCV holders holds true for the areas around San Pablo, Richmond, Martinez, Pittsburg, and Antioch.

[17] HCD AFFH Guidance Memo, 2021.

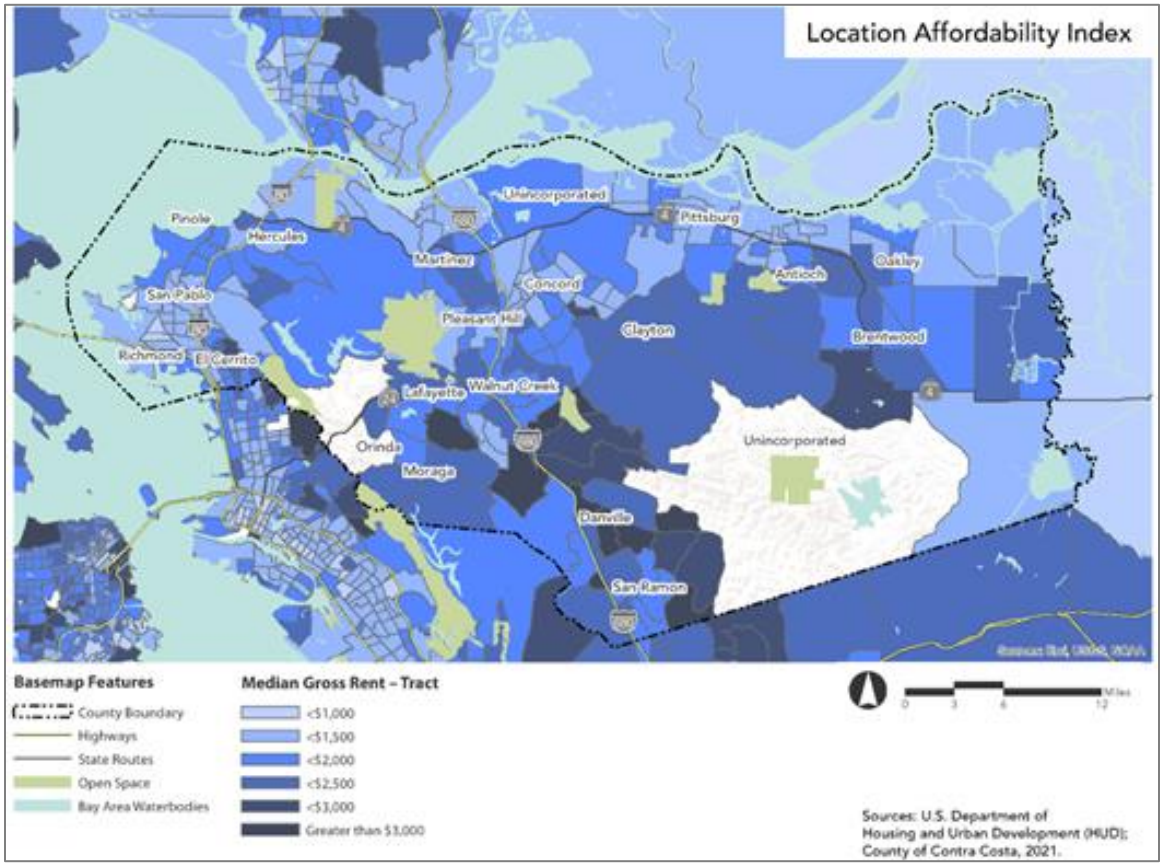
Figure 4-42: Distribution of Percentage of Renter Units with HCVs in Contra Costa County



Source: Map 6(a) of Contra Costa Housing Collaborative AFFH analysis.

Figure 4-43 shows the Location Affordability Index in Contra Costa County. In Contra Costa County, the majority of the county has a median gross rent of $2,000–$2,500. Central Contra Costa County (areas between Danville and Walnut Creek) have the highest rents around $3,000 or more. The most affordable tracts in the County are along the perimeter of the County in cities like Richmond, San Pablo, Pittsburg and Martinez.

Figure 4-43: Location Affordability Index in Contra Costa County



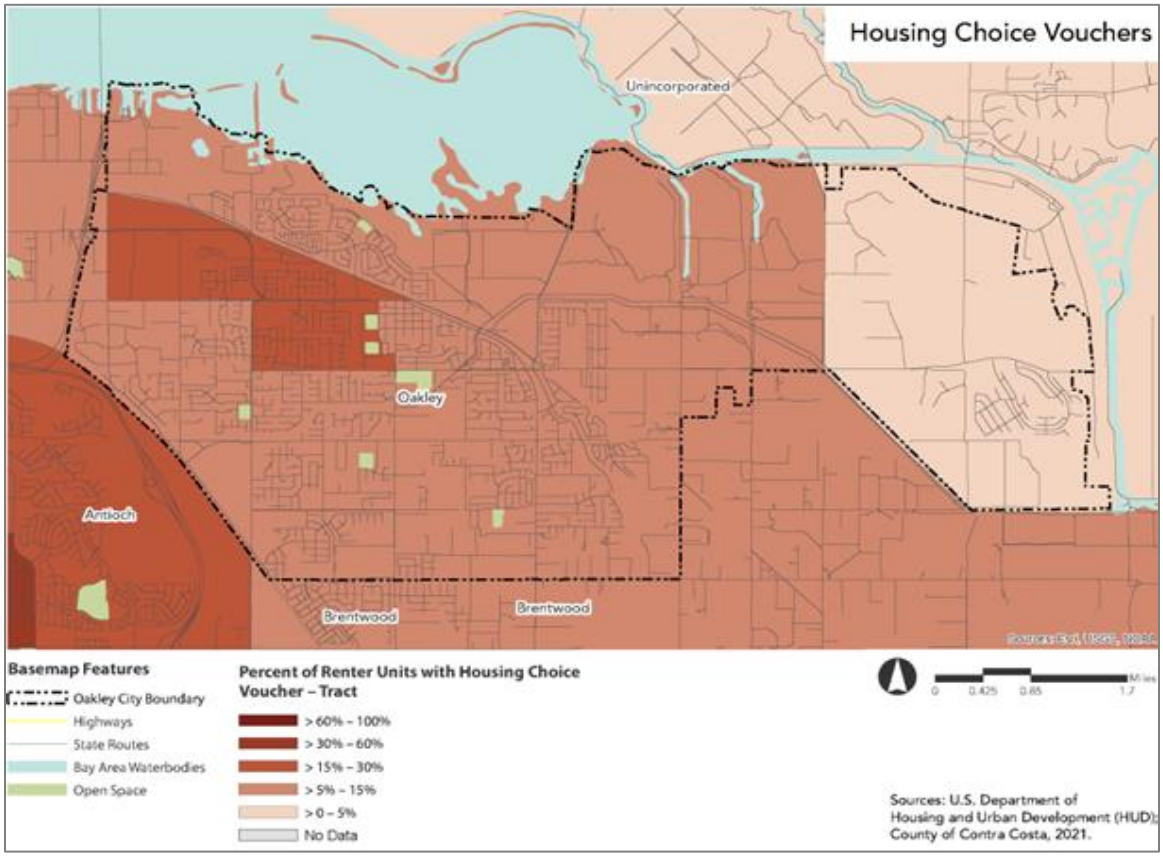
Source: Map 7(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

The Contra Costa County Housing Authority administers and manages the Housing Voucher Program (Section 8) in most of Contra Costa County, including Oakley.

Figure 4-44 provides the percentage of renter units with HCVs in Oakley. Census tracts in the east have the lowest percentage of renter units with HCVs (< 5 percent). The rest of the City has up to 15 percent of renter units with HCVs. A northwestern slice of tracts in the City have between 15–30 percent of renter units with HCVs. According to the AFFH Data Viewer created by the HCD, areas with highest HCV use in the City correspond to the location of subsidized housing that offer reduced rents to low-income tenants. Though HCVs are not limited to units located in subsidized housing projects, the presence of such projects in the vicinity could explain the concentration of renter units with HCVs.

Figure 4-44: Distribution of Percentage of Renter Units with Housing Choice Vouchers in Oakley

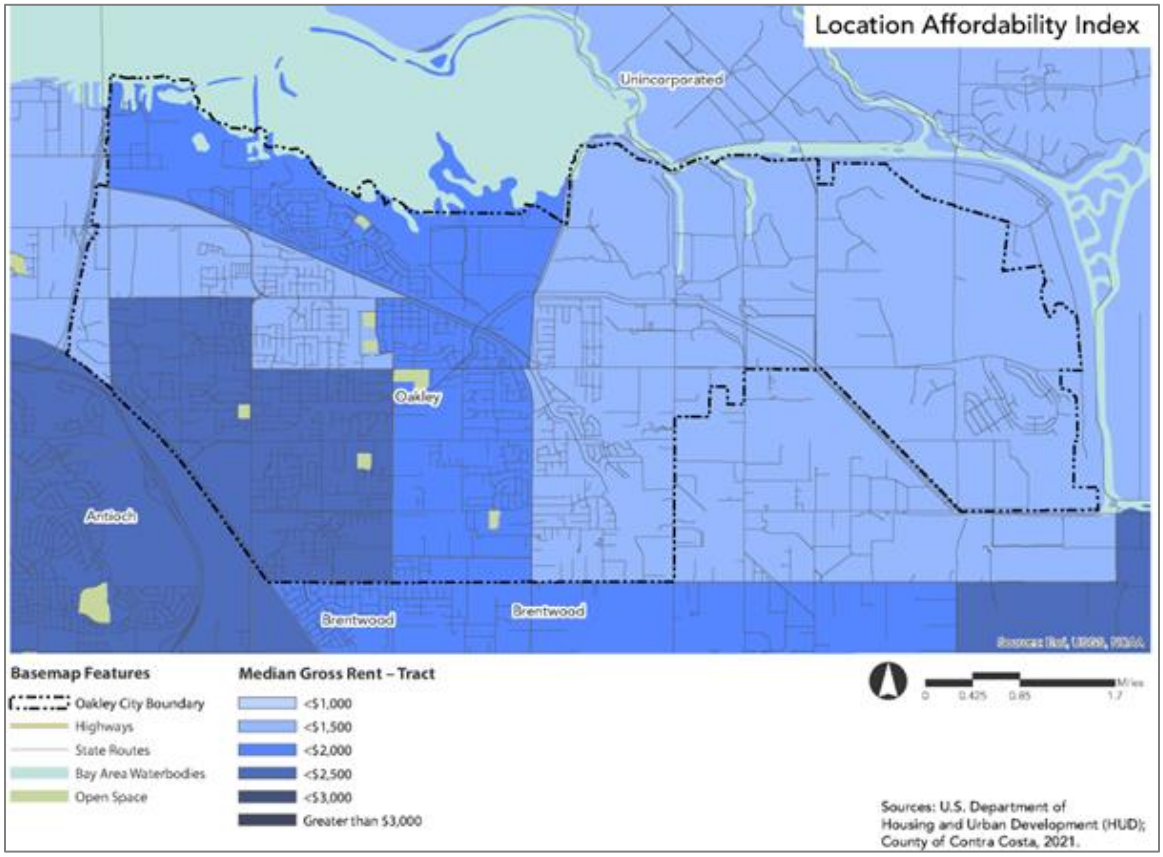


Source: Map 6(b) of Contra Costa Housing Collaborative AFFH analysis.

Tracts with the lowest percentage of renter units with HCVs have the highest economic score and percentage of children in married-couple households. These tracts, however, also correspond to some of the lowest median gross rent in the City, moderate percentage of cost-burdened renter households, and high percentage of population with a disability.

Figure 4-45 shows the Location Affordability Index in the City of Oakley. Southwest Oakley has the highest median gross rent, between $2,000–$2,500. The central portion of the City reaching northwest follows closely, with median gross rent between $1,500–$2,000. The rest of the City has median gross rent less than $1,000. Where median gross rent is highest, composite scores for opportunity areas, median income, and environmental scores are also the highest. High composite scores for opportunity areas indicate high opportunity indicators such as employment rates, educational proficiency, proximity to jobs, etc.; high environmental scores indicate more positive environmental outcomes; high scores on the healthy places index indicate that community characteristics and social factors contribute to more positive health outcomes and wellbeing of residents.

Figure 4-45: Location Affordability Index in Oakley



Source: Map 7(b) of Contra Costa Housing Collaborative AFFH analysis.

Source of Income Discrimination

The 2020 AI found that source of income discrimination is a contributing factor to segregation within the Contra Costa County Consortium. Many HCV holders in the Bay Area face considerable difficulty in finding a landlord willing to accept a voucher. For example, in 2011 residents of a Richmond Housing Authority project undergoing renovation were given HCVs as part of a relocation process but reported being unable to find housing due in part to source of income discrimination.[18]

Although the California Fair Employment and Housing Act bars discrimination on the basis of source of income, HCVs are not considered a protected source of income. In the Bay Area, jurisdictions with ordinances banning source of income discrimination against HCV holders include San Francisco, East Palo Alto, and Santa Clara County. There is currently no County-wide ordinance banning source of income discrimination nor is there such an ordinance in any municipality in Contra Costa County.

[18] Karina Ioffee, April 2015. *Richmond: City Struggles to Find Homes for Troubled Public Housing Project's Residents*, The Mercury News. https://www.mercurynews.com/2015/04/24/richmond-city-struggles-to-find-homes-for-troubled-public-housing-projects-residents/.

Homelessness

Homelessness is a critical issue in the Bay Area. In recent years the issue has been even further exacerbated by the economic impacts of the coronavirus pandemic. Since 2015, the unsheltered population in Contra Costa has increased 18 percent.

Every January, Contra Costa's Homeless Continuum of Care (CoC), along with hundreds of communities across the nation, conducts a comprehensive Point in Time (PIT) count of families and individuals experiencing homelessness across the County. The last PIT, which was done in 2020 found a total of 2,277 individuals in Contra Costa County. Just under one-third were sheltered (707) and more than two-thirds were unsheltered (1,570). Of those counted, 50 unsheltered individuals were found in Oakley.

According to 2020 Contra Costa County Annual PIT Report, men represented the majority of those identified in the PIT count (65 percent, n=1,483), followed by women (35 percent, n=788), and transgender/gender non-conforming (n=6, less than 1 percent). Overall, men were more likely to be unsheltered.

More than half the people identified in the count reported White/Caucasian as their race (54 percent, n=1,227), followed by 29 percent (n=674) who reported Black/African American race, and American Indian (8 percent, n=179). Almost a quarter of those counted in PIT identified as Hispanic/Latino (24 percent, n=128). When analyzing race distribution by shelter status, there were far more White people that were unsheltered (88 percent) relative to all other races (45 percent Asian and 41 percent Black/African American were unsheltered).

As part of the PIT count, a survey is conducted of individuals counted. When asked about the primary cause of their current situation, financial hardship was the leading primary cause of homelessness (25 percent), followed by evictions (17 percent), and substance abuse (14 percent).

Other Relevant Factors

Mortgage Lending

Despite efforts to reform long-standing practices of discrimination in the housing credit system, patterns of inequality still exist and are nearly inevitable for generations of households. During the Great Recession and subsequent housing crisis, it became apparent that there was an overconcentration of non-white residents with subprime mortgages and property foreclosures across the country.[19]

While reasons for a loan application denial can vary, most low-income residents are at a higher risk of a subprime loan. This is even more true if the low-income resident is a person of color or foreign-born. As Contra Costa’s rental housing market grows

[19] Subprime mortgages are a type of housing loan most often given to individuals that have weak credit history. Subprime mortgages carry higher interest rates, and are thereby more expensive, because there is a pre-determined higher risk of default.

increasingly unaffordable, Black and Hispanic families and individuals are disproportionately impacted.

Table 4-27 below presents data provided via the Home Mortgage Disclosure Act (HDMA) by race and ethnicity for 2018-2019 in Oakley. During this time, there were 2,867 mortgage applications, of which 66.26 percent were approved. White and Asian applicants had the highest rates of approval at 66.7 and 66.29 percent respectively. This is similar to patterns in the region. The 2020 AI found that applications from Blacks and Hispanics/Latinos are uniformly denied at higher rates than those of Whites or Asians. However this trend is not completely reflective of Oakley. Hispanic or Latino applicants in Oakley have approval ratings and denial rates that are in line with the average (65.41 percent and 16.23 percent respectively). However, of the 180 applications from Black applicants, 18.89 percent were denied. This is the highest denial rating besides applications from American Indians and Alaska Natives whose denial rate was 21.05 percent for 19 applications.

TABLE 4-27: MORTGAGE APPLICATIONS BY RACE, 2018-2019

Racial / Ethnic Group	Total Number of Applications	Action Type		
		Approved (a)	Denied (b)	Other (c)
American Indian or Alaska Native, Non-Hispanic	19	47.37%	21.05%	31.58%
Asian / API, Non-Hispanic	264	66.29%	14.39%	19.32%
Black or African American, Non-Hispanic	180	61.67%	18.89%	19.44%
White, Non-Hispanic	1,153	66.70%	16.13%	17.17%
Hispanic or Latino	610	65.41%	16.23%	18.36%
Unknown	641	63.65%	16.85%	19.50%
Totals	2,867	65.26%	16.36%	18.38%

Notes: (a) includes loans originated and applications approved but not accepted; (b) includes application denied by financial institution; and (c) includes applications withdrawn by applicant and incomplete applications.

Source: ABAG Data Needs Packet, 2021. Federal Financial Institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act loan/application register (LAR) files, 2018 and 2019 applications.

Land Use and Zoning Laws

The 2020 AI found that land use and zoning laws are a significant contributing factor to the segregation of Black and Hispanic residents throughout the County and the region. People of color disproportionately occupy high-density housing, which can generally be built only in areas zoned for multi-family homes, multiple dwellings or single-family homes on small lots. This tends to segregate people of color into the municipal areas zoned for high-density housing. One of the most effective tools found to combat segregation is an inclusionary zoning ordinance, which requires a certain percentage of multi-family units to be reserved for low-income tenants.

Furthermore, the greatest concentrations of both low-income and non-white populations are in Antioch, Concord, Hercules, Pinole, Pittsburg, Richmond, San Pablo, and Walnut Creek. The cities of Brentwood, El Cerrito, Martinez, Oakley, and Pleasant Hill may be

counted as well; however, the demographic distributions show less obvious concentrations and more variation between City subdivisions, making segregation a less obvious concern. Contrastingly, Clayton, Lafayette, Orinda, Martinez, and Moraga have very low populations of low-income people of color. Zoning ordinances and land use are likely large determinants of this.

Location of Existing Publicly Supported Housing

The geographic distribution of existing publicly supported affordable housing is an important factor in examining fair housing choice and patterns of segregation by income and race/ethnicity. The Housing Authority of Contra Costa County (HACCC), headquartered in Martinez, CA, owns approximately 1,177 units of public housing in 14 developments throughout the County. The HACCC also administers approximately 7000 units under the HCV and Shelter Care Plus programs, and 243 other multi-family units. Publicly Supported Housing units in Contra Costa are predominantly located in and around the Richmond area, between and around Concord and Walnut Creek, and in and around the Pittsburg and Antioch areas. Table 4-28 below shows the HACCC publicly supported housing and census tract demographics. The 2020 AI found that different forms of publicly supported housing in the Contra Costa Consortium are racially disparate in that Black residents comprise the largest percentage of public housing (55 percent) and the largest percentage of those residing in Project Based Rental Assistance (PBRA) housing (37 percent) despite comprising only 9 percent of the Consortium's total population[20].

TABLE 4-28: HOUSING AUTHORITY OF CONTRA COSTA COUNTY PUBLICLY SUPPORTED HOUSING AND CENSUS TRACT DEMOGRAPHICS

Project Name	Community	Census Tract	Tract % Poverty	Tract % Black	Tract % Hispanic
Bridgemont	Antioch	3050	25.2	**17.9**	**46.5**
Elder Winds	Antioch	3072.05	18.8	**19.7**	**37.8**
Los Nogales	Brentwood	3040.01	9.1	**3**	**15.4**
Alhambra Terrace	Martinez	3190	11.2	**2**	**21**
Havienda	Martinez	3170	9.8	**8.1**	**11.1**
Las Deltas	North Richmond	3650.02	33.9	**20.8**	**60.5**
Los Arboles	Oakley	3020.07	7.5	**9.2**	**39.5**
Casa de Manana	Oakley	3020.07	7.5	**9.2**	**39.5**
Casa de Serena	Pittsburg	3141.04	30.2	**14**	**63.4**
El Pueblo	Pittsburg	3120	37.1	**36**	**42.6**
Bayo Vista	Rodeo	3580	15.1	**15.7**	**31.1**
Kidd Manor	San Pablo	3671	20.4	**37.3**	**37.2**
Vista del Camino	San Pablo	3672	19.8	**14.5**	**45.3**

Source: 2020-2025 Contra Costa County Analysis of Impediments to Fair Housing Choice, 2020. Pg. 428. Based on data submitted by HACCC – ACS 2012-2016.

[20] 2020-2025 Contra Costa County Analysis of Impediments to Fair Housing Choice, 2020. Pg. 150

Low Income Housing Tax Credit (LIHTC) properties include units that serve large families, seniors, and persons with disabilities. In Contra Costa, nearly 6,500 units are devoted to large families in 59 different developments; over 2,600 units are earmarked for seniors in 34 different developments; and special needs and at-risk populations are served in three developments with 91 units. LIHTC units are geographically distributed in a relatively even manner, with units located heavily in the predominantly Black and Hispanic Richmond, Pittsburg, and Antioch areas, in the predominantly Asian areas of Pinole and Hercules, and in the predominantly White area between and around Concord and Walnut Creek.[21]

Table 4-29 shows the concentration of LIHTC properties overall. Over 40 percent of all developments and 35 percent of all units are located in only five percent of the census tracts in the County, 11 of them located in only eight communities. In fact, Oakley has nine LIHTC developments (totaling 609 units) located in one census tract of the City.

TABLE 4-29: CENSUS TRACTS WITH THE LARGEST NUMBER OF LIHTC PROPERTIES, CONTRA COSTA COUNTY

Community	Census Tract	# Developments	# Units
Richmond	3820	7	**1,226**
Oakley	3020.05	9	**638**
Pittsburg	3131.01	4	**581**
Richmond	3770	7	**575**
Walnut Creek	3240.01	4	**505**
Baypoint	3141.04	6	**426**
Concord	3362.02	4	**380**
Brentwood	3031.03	5	**322**
Richmond	3760	4	**249**
Walnut Creek	3400.01	5	**190**
Pittsburg	3100	4	**58**
Total	**11 tracts**	**59**	**5,121**
	5% of all census tracts	42% of all developments	35% of all units

Source: 2020-2025 Contra Costa County Analysis of Impediments to Fair Housing Choice, 2020. Pg. 430.

Assessment of Sites Inventory and Fair Housing

State housing element law, Government Code Section 65583(c)(10), requires that the sites inventory (see Chapter 3) be analyzed with respect to AFFH to ensure that affordable housing is dispersed throughout the City rather than concentrated in areas of high segregation and poverty or low resource areas that have historically been underserved. By comparing the sites inventory to the fair housing indicators in this assessment, this section analyzes whether the sites included in the Housing Element sites inventory improve or exacerbate fair housing conditions, patterns of segregation, and access to opportunity throughout the City.

[21] Ibid, pg. 157.

The City has a total Regional Housing Needs Allocation (RHNA) of 1,058 units for the 2023–2031 period, including 279 very low-, 161 low-, 172 moderate-, and 446 above moderate-income units.

With the current (2022) capacity for residential development, there is a deficit to meeting the lower-income RHNA. The Affordable Housing Overlay (AHO) District is the primary strategy for building lower-income housing in Oakley and has resulted in over 500 units of lower-income housing in the city. As described in Policy Action 1.1, the City plans to rezone adequate sites into the AHO District to accommodate the remaining RHNA. Current and candidate AHO sites, anticipated for rezone in 2023, have been incorporated into the sites inventory to address the City's housing needs shortfall and are thus reflected in the following analysis as low income sites. However, it should be noted that the candidate rezone sites are not necessarily the exact sites that will be rezoned to meet the lower-income RHNA shortfall. Other sites could be added into the rezone program during the implementation of that program. The factors included in this analysis should be taken into account when identifying any additional sites to include in the AHO.

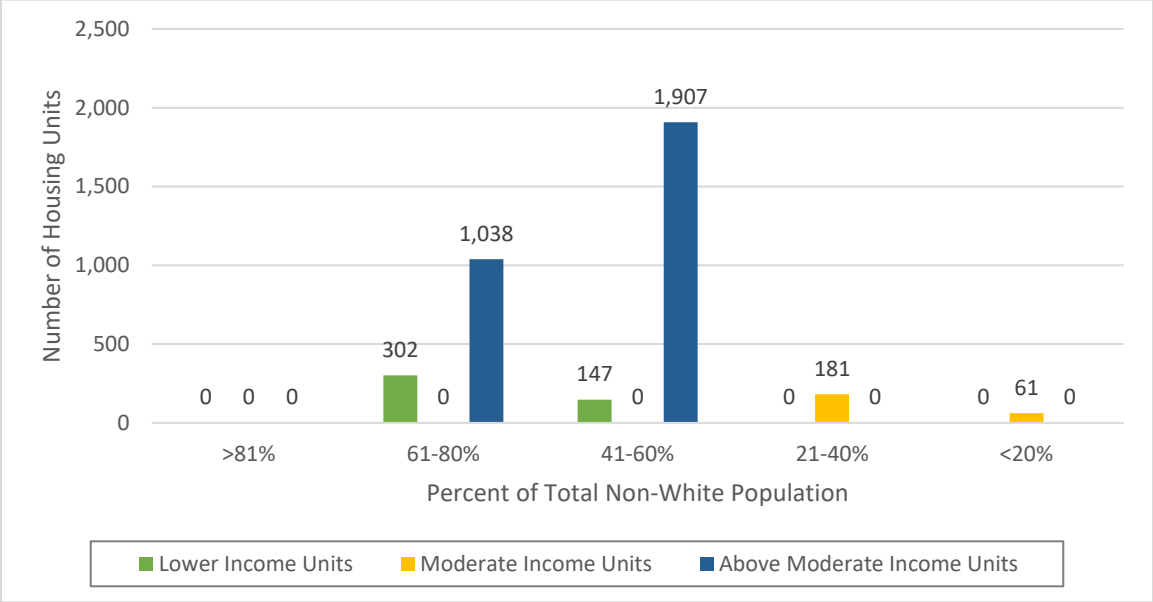
Potential Effects on Patterns of Integration and Segregation

This section ~~will~~ discusses the location of sites identified in the City's housing element sites inventory (Chapter 3) in relation to 2019 median household incomes by census tract and in relation to the predominant race or ethnicity of each census tract. The evaluation also ~~will~~ analyzes whether sites planned for future development could further impact patterns of residential segregation based on ~~race and ethnicity~~disability status and/or ~~income~~familial status.

Race/Ethnicity

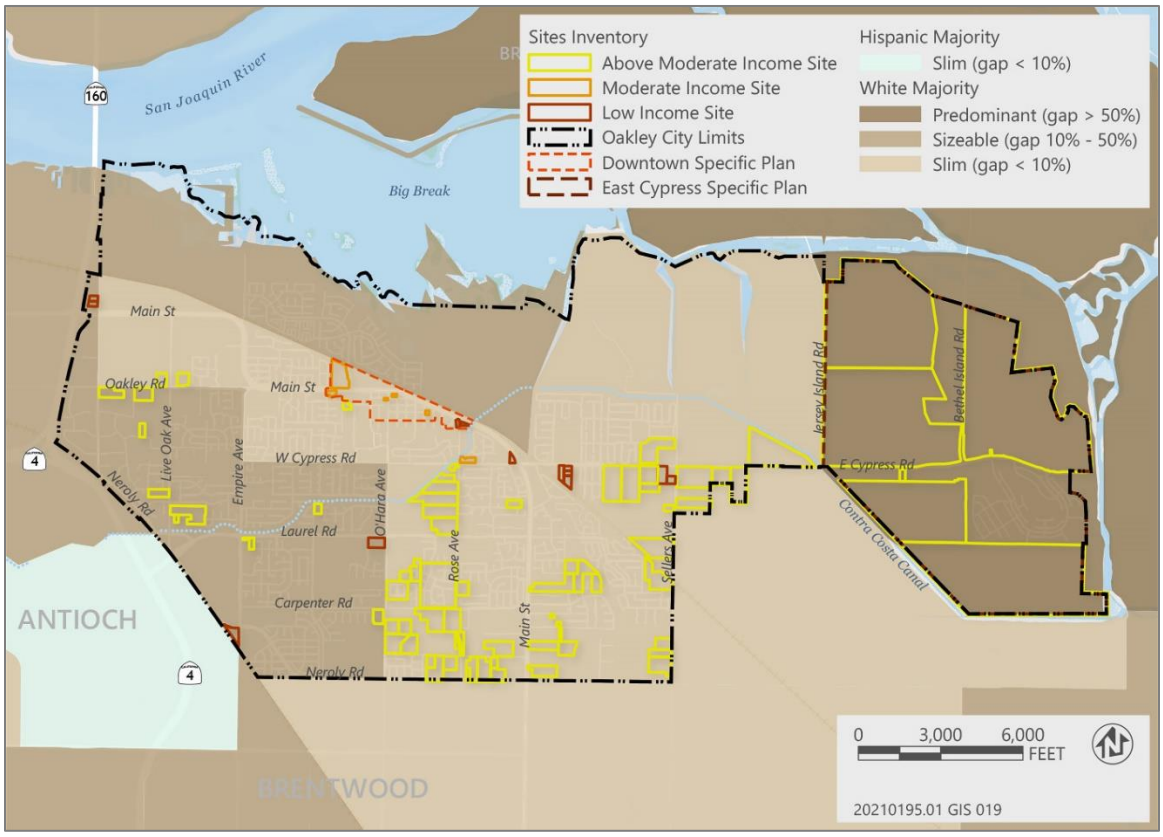
Figure 4-46 shows the City's sites inventory in relation to the percentage of the total non-White population by census tract and Figure 4-47 shows the inventory in relation to the predominant racial/ethnic makeup by census tract. As described above, the city is composed of mostly white, Non-Hispanic residents (38.5 percent of the total population in 2020). Non-White and Hispanic/Latino residents generally reside in neighborhoods east of Main Street; Downtown; and along the city limits bordering Brentwood. Additionally, some Asian and Pacific Islander households reside in the Cypress Grove neighborhoods and off Neroly Road bordering Brentwood. As shown in Figure 4-46 the majority of sites in the inventory are in relatively diverse areas where between 60-80 percent of the residential population is non-White. Because the sites in the Downtown are inventoried as moderate-income sites based on allowed densities, all of the capacity identified for moderate income units (237 units) are in neighborhoods where non-White populations compose less than 40 percent of the population. As described previously, the non-White population in the city has increased over time, naturally diversifying neighborhoods in Oakley as the city continues to grow. New housing development in the city will provide more housing opportunities to future residents continuing recent trends and allowing the city to become less segregated over time.

Figure 4-46: Distribution of Sites Inventory and Percent of Total Non-White Population by Census Tract



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Figure 4-47: Sites Inventory and Racial/Ethnic Distribution by Census Tract, Oakley



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Income

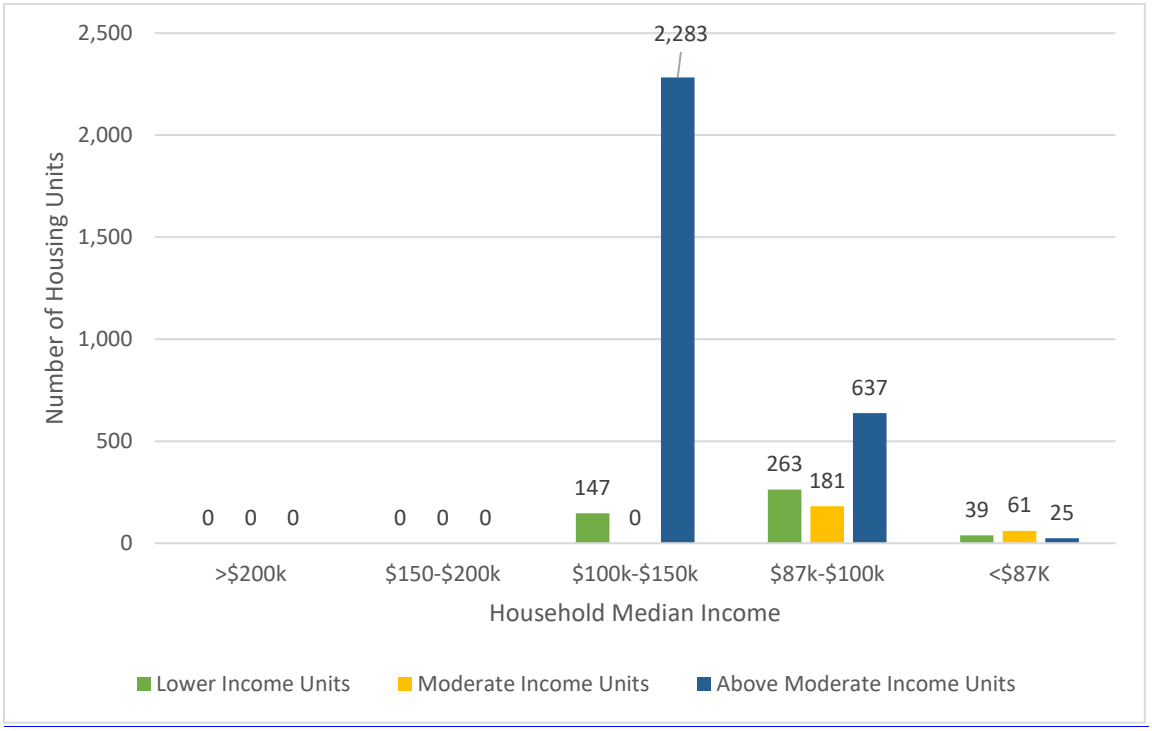
Figure 4-48 and Figure 4-49 show the City's sites inventory in relation to the median household income by census tract. Approximately 67 percent of the total vacant and underutilized site capacity (2,430 units) are anticipated to be developed in areas with incomes between $100,000 and $150,000, while 37 percent (1,081 units) are slated for neighborhoods with incomes that are closer to the statewide median income ($87,100). Almost all of the capacity identified in areas with median incomes between $100,000 and $150,000 are anticipated to accommodate above-moderate income units. There are no census tracts in Oakley where the median income exceeds $150,000.

~~Figure 4-46 shows the City's sites inventory in relation to the median household income by census tract and Figure 4-47 shows the inventory in relation to the predominant racial/ethnic makeup by census tract. As described above,~~As was shown in Figure 4-13, lower income households are concentrated in the 'slice' of northwest block groups in the city known as Carol Lane, Elm, and Sandy Lane neighborhoods followed by tracts within the Teakwood and Duarte neighborhoods. In fact, Oakley has nine LIHTC developments (totaling 609 units) located in one census tract of the city. The 2023-2031 Housing Element includes capacity on existing and candidate AHO sites for 449 new lower income housing units, shown in Figure 4-49. More than 60 percent of the capacity for lower income units (302 units) and 100 percent of the capacity for moderate income units is identified in neighborhoods with median household incomes that are less than $100,000. The existing and candidate AHO sites are dispersed throughout the city particularly ~~LMI households and many of the City's Non-White households are predominantly concentrated in the Carol Lane, Elm, and Sandy Lane neighborhoods in the northwest of the city and into the downtown Teakwood and Duarte neighborhoods. Most of the City however is predominantly White with moderate and above moderate incomes.~~ along Main Street and in the Downtown area as these locations are within the greatest proximity of services. If developed, this will create more opportunities for lower income housing in new areas of the city and alleviate the concentration that exists in the northwest neighborhoods (i.e., Carol Lane and Elm neighborhoods).

Figure 4-49 also displays capacity for several above-moderate income sites in the East Cypress Specific Plan Area on the far eastern edge of the city. This area, which is developing primarily as single-family homes, is far from services and employment centers and lacks transit access, making it less appropriate for higher density housing development. As this community builds out and proper environmental mitigation measures are in place, the City anticipates that there will be more opportunities for mixed income neighborhoods.

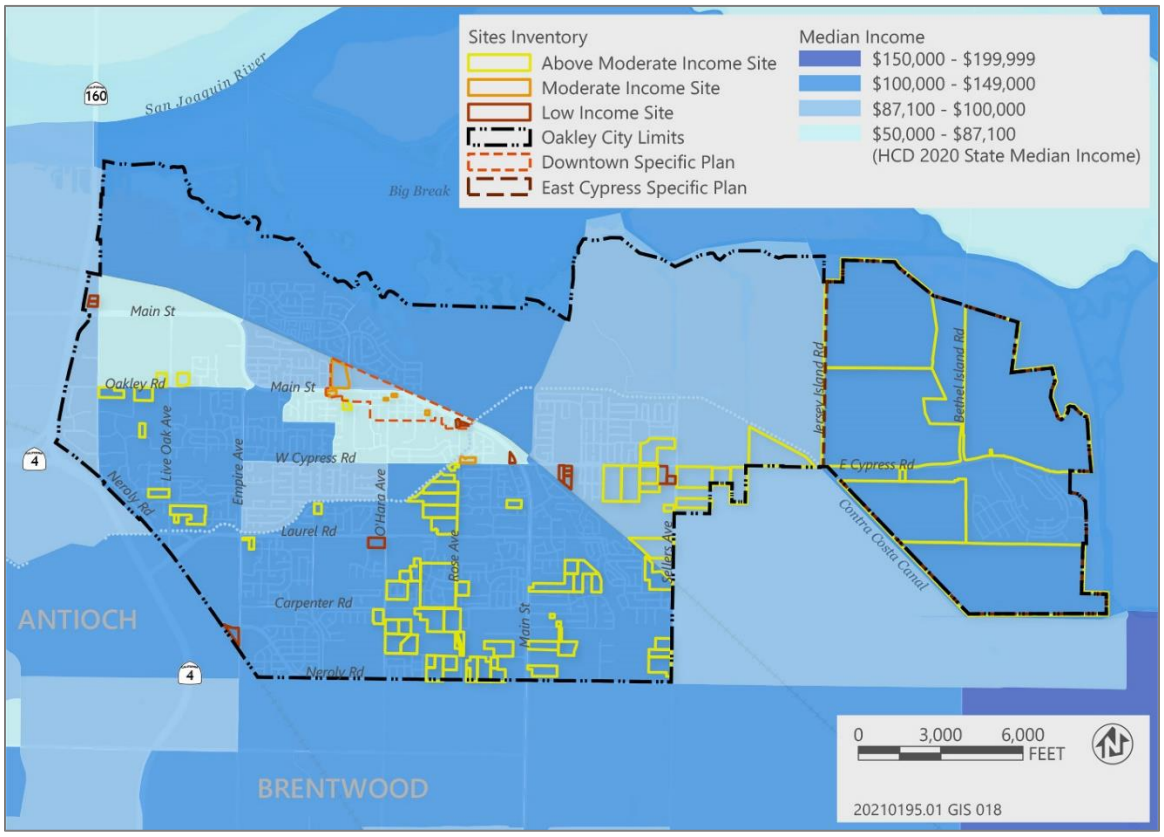
~~Because the sites are scattered throughout the city, the sites inventory has the potential to improve conditions related to the fair housing indicators analyzed in the assessment above including race/ethnicity, income, familial status, and disability status. Figure 4-47: Sites Inventory and Racial/Ethnic Distribution by Census Tract, Oakley~~

Figure 4-48: Distribution of Sites Inventory and Median Household Income by Census Tract



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Figure 4-469: Sites Inventory Income Distribution by Median Income of Census Tract, Oakley

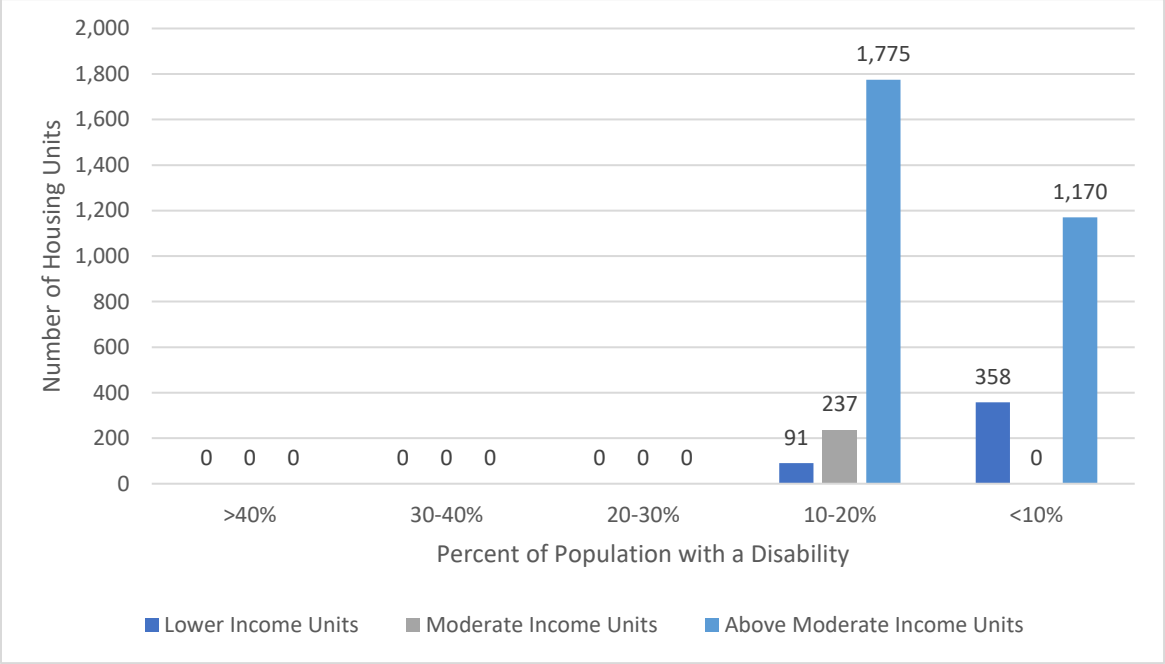


Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Population with Disabilities

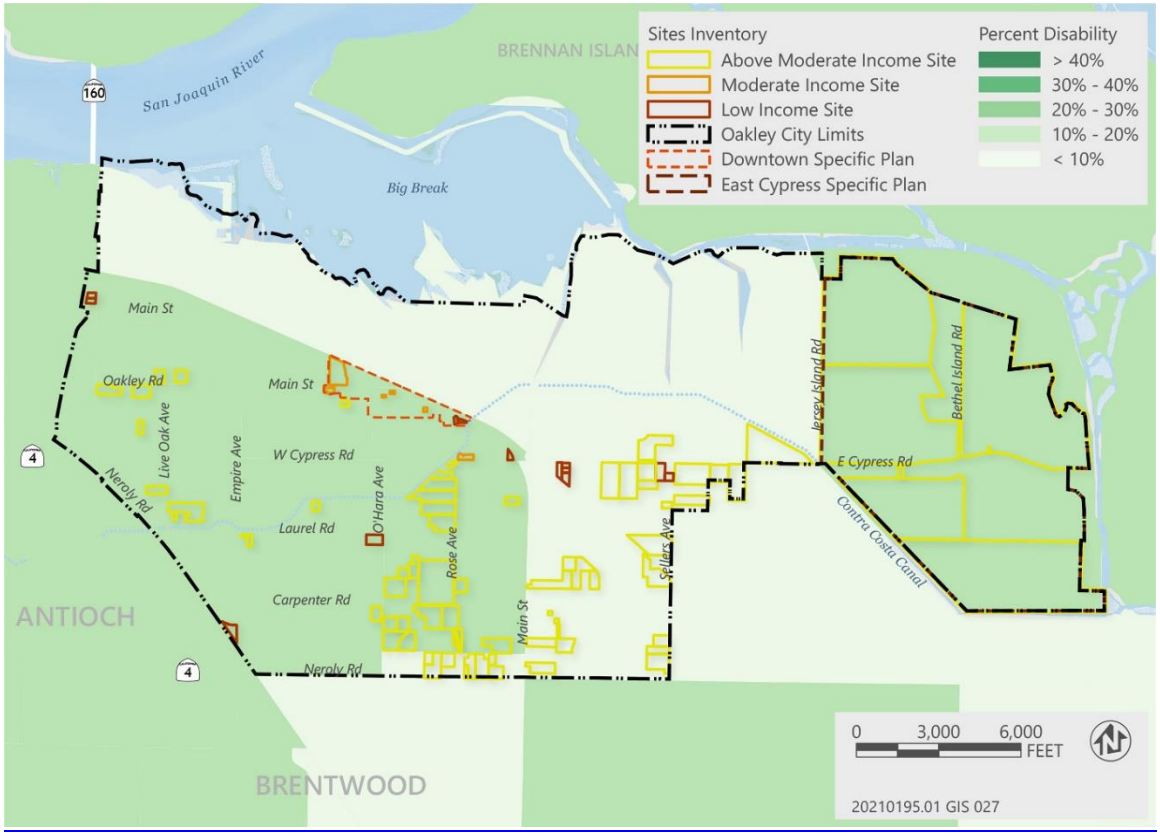
In Oakley, most census tracts have between nine and 11 percent of the population with a disability, and there are no particular areas with a high concentration of persons with disabilities. However, the southwest and east portions of the city have slightly higher proportions of persons with disabilities; 10-20 percent of the population has a disability in these areas according to data from the 2015-2019 ACS. Figures 4-50 and 4-51 display the sites inventory relative to the percentage of the population with a disability by census tract. Compared to the distribution of residents with disabilities in Oakley approximately 2,108 units from the sites inventory are in census tracts where 10-20 percent of the population has a disability of some sort and 1,528 units in tracts where less than 10 percent of the population have a disability, as shown in Figure 4-50. The sites inventory identifies capacity for a total of 449 lower income units that could provide additional housing opportunities for residents with disabilities. These sites tend to be well served by transit and within close proximity to services.

Figure 4-50: Sites Inventory and Percent of Population with a Disability by Census Tract



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Figure 4-51: Sites Inventory and Percent of Population with a Disability

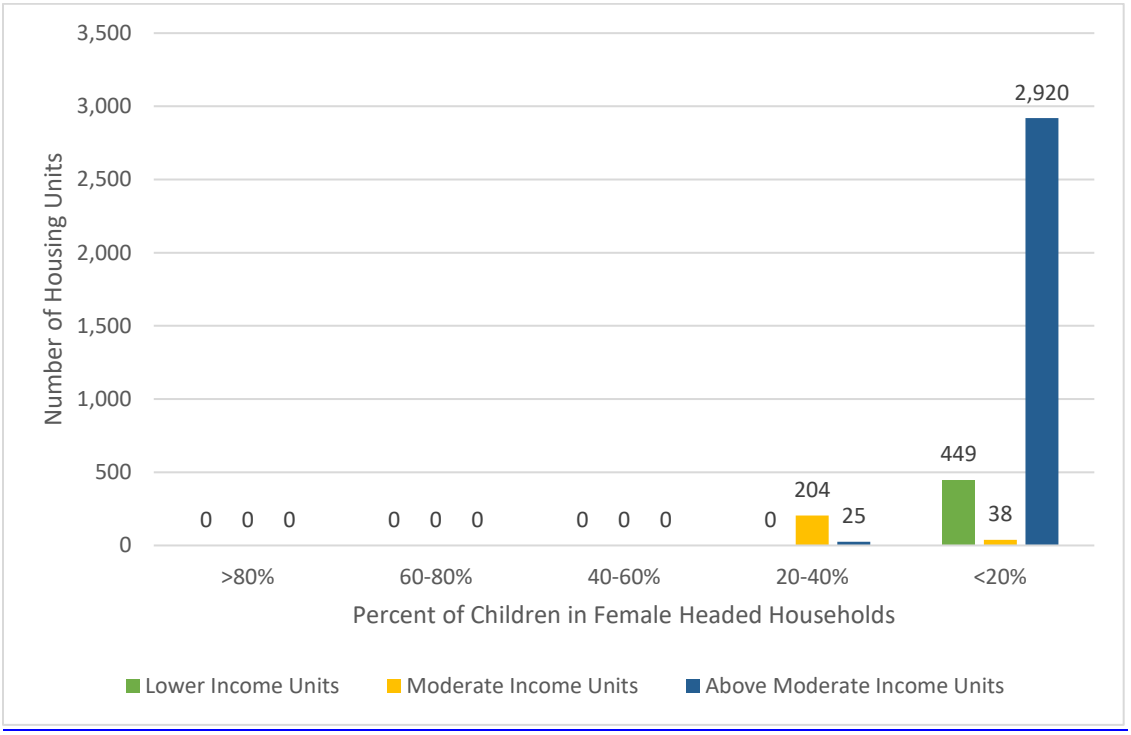


Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Familial Status

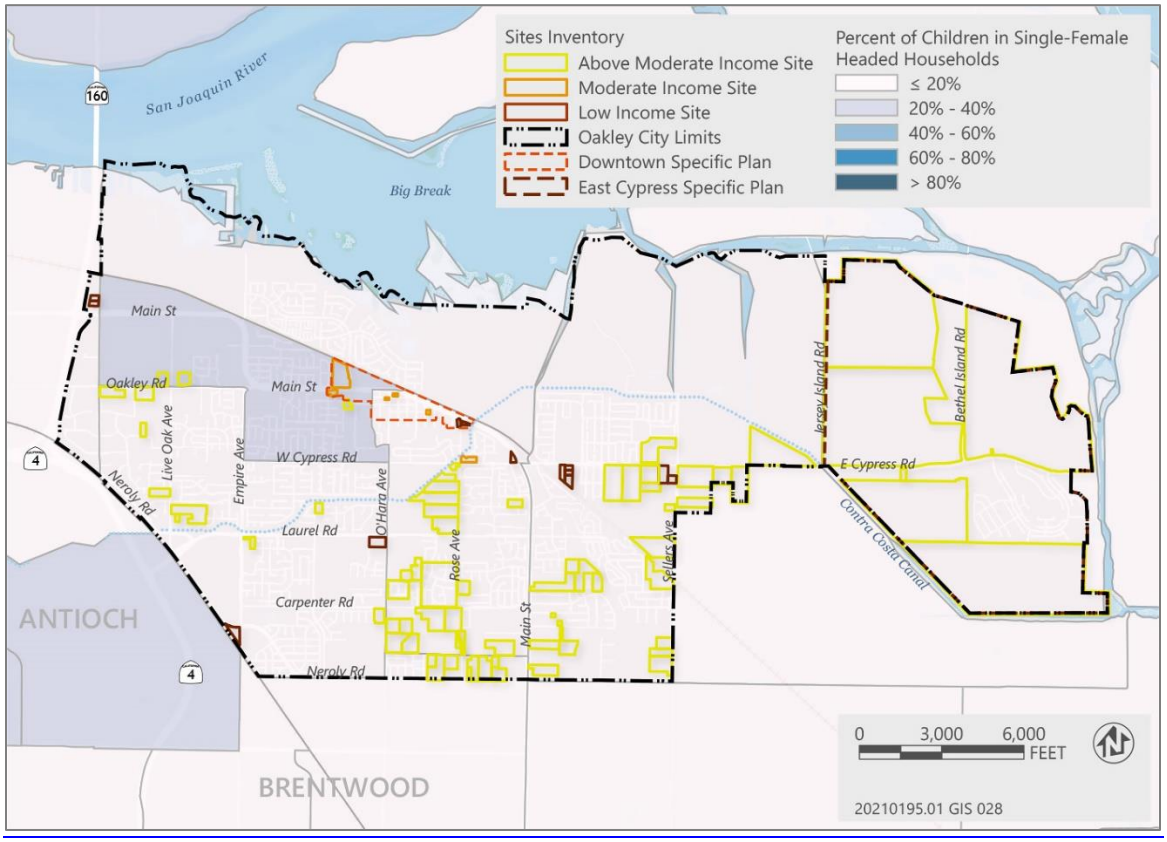
Figure 4-52 and Figure 4-53 show the distribution of units at each income level relative to the percentage of single female-headed households with children (as a percentage of the total population of each census tract). Most areas of the city have less than 20 percent of children in female-headed households, which is reflected in the distribution of the sites; 94 percent of the total sites inventory capacity, including 100 percent of the lower-income capacity, is in these areas. One census tract in the city is mapped as having between 20-40 percent of children in female-headed households, however, the percentage (22 percent) is only slightly higher than other areas of the city mapped as less than 20 percent. A large portion (84 percent) of the moderate-income capacity is in this area because of one larger site in the Downtown that has capacity for 204 moderate-income units. Since female-headed households tend to have a greater need for lower-income housing, the scattered distribution of the lower income sites will work to reduce the slight concentration of female-headed households in the northwesterly census tract.

Figure 4-52 Sites Inventory and Distribution of Female-Headed Households with Children



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Figure 4-53: Sites Inventory and Distribution of Female-Headed Households with Children

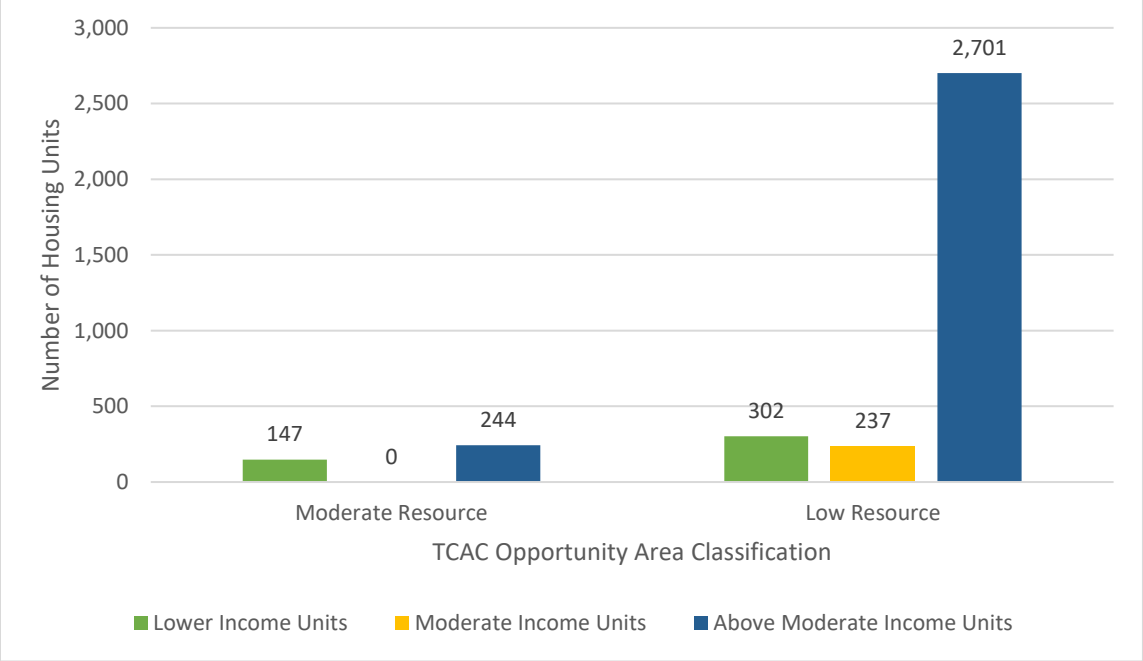


Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Potential Effects on Access to Opportunity

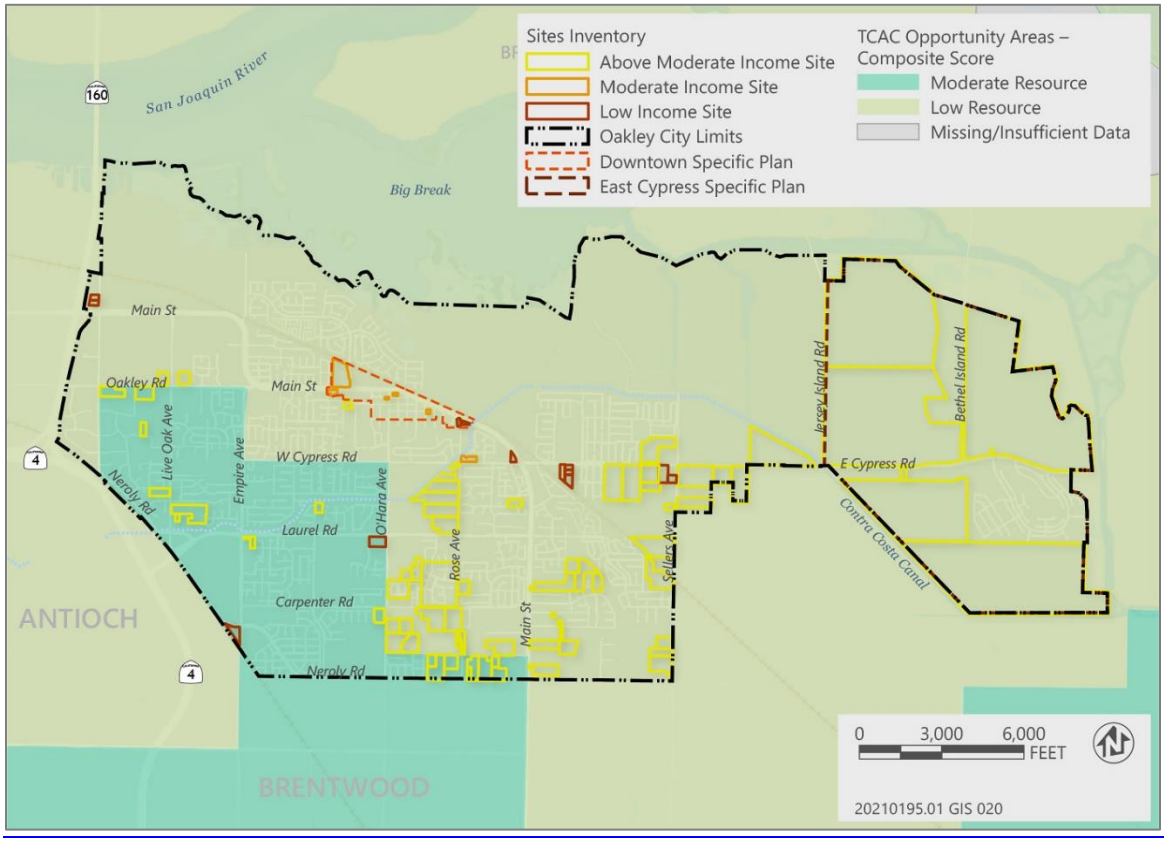
As indicated in the TCAC/HCD Opportunity figures above (see Figure 4-20), most of the City is classified as either low or moderate resource (the majority being low resource). Figure 4-54 and Figure 4-5548 shows the sites inventory compared to the 2022 TCAC/HCD Opportunity areas. As shown in Figure 4-54, Most89 percent of the City's capacity for new housing (at all income levels) is in low resource areas (3,245 units). As shown in the fFigure 4-55 below, several above moderate-income sites and one lower income site are in the moderate resource area in the southwest portion of the City. There is also one proposed AHO site on Neroly Road in the moderate resource area bordering the City of Antioch. Theise sites haves the potential to accommodate 244 above-moderate income units and 14787 lower income units. The sites inventory will not likely have an impact on access to opportunity because most of the City remains low resource.

Figure 4-54: Sites Inventory and TCAC/HCD Opportunity Areas



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Figure 4-5548: Sites Inventory and TCAC/HCD Opportunity Areas, Oakley



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Potential Effects on Disproportionate Housing Needs

As discussed previously, renters are disproportionately affected by housing needs including overpayment, overcrowding, and displacement risk. This section ~~will~~ examines the location of projects and sites in relation to the City's ~~current disproportionate~~ housing needs and risk of displacement.

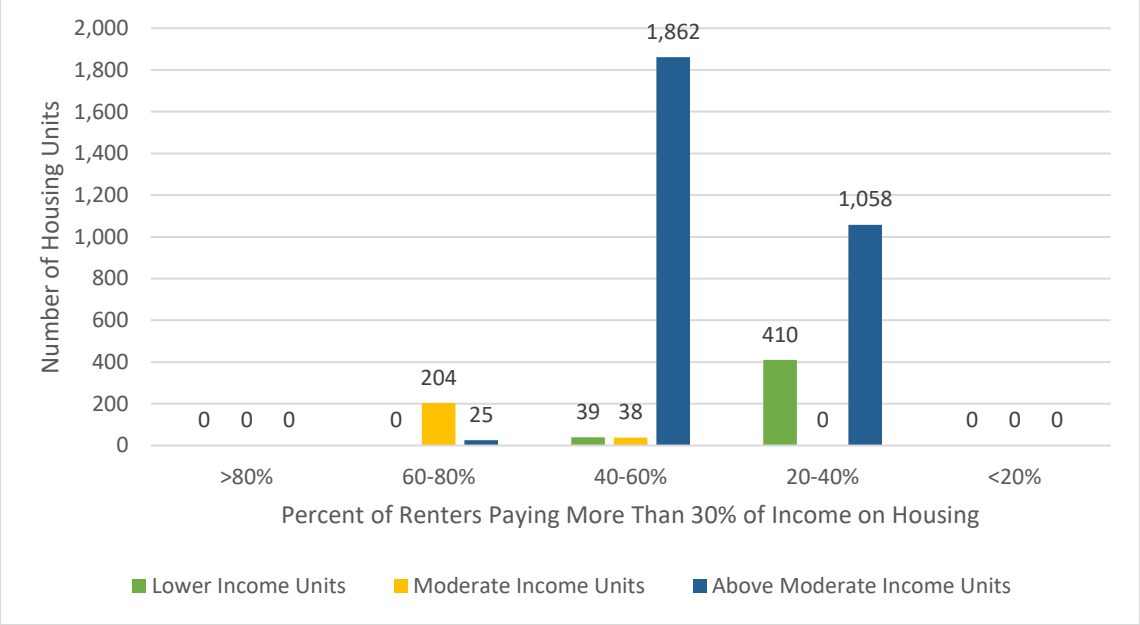
Overpayment

Areas with the highest rate of overpayment coincide with the City's relatively lower income area in the Downtown Specific Plan area. This area also contains the Elm, Sandy Lane, and Carol Lane neighborhoods, where there is a large concentration of existing deed-restricted lower-income housing. More than 80 percent of renter households are experiencing cost burden in and around these neighborhoods. Figures 4-56 and 4-57 show the sites inventory relative to the distribution of overpayment by renters in Oakley as of 2019.

The sites inventory includes capacity for 204 moderate income units and 25 above moderate-income units in areas with the highest rates of overpayment with 60-80 percent of renters paying more than 30 percent of their income on housing. There is already an existing concentration of lower-income units in this census tract. An increase in the supply of lower- and moderate-income households throughout the city will help to

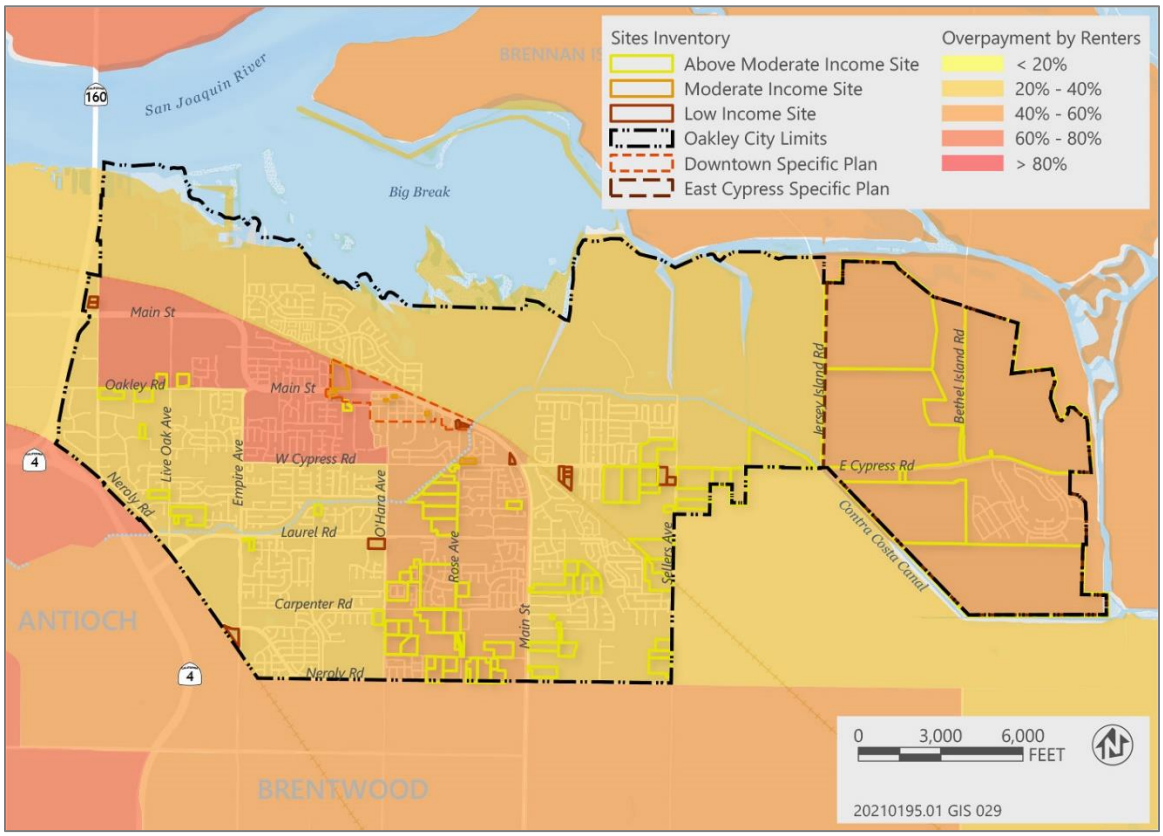
alleviate conditions that contribute to overpayment by reducing the gap between supply and demand for this type of housing.

Figure 4-56: Sites Inventory and Distribution of Overpayment by Renters



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Figure 4-57: Sites Inventory and Distribution of Overpayment by Renters



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

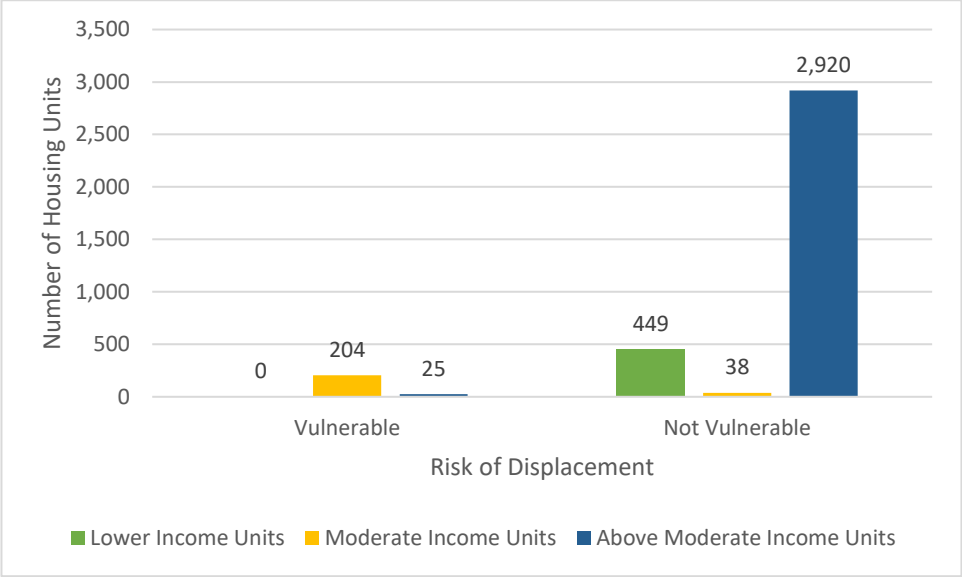
Overcrowding

Overcrowded housing units are not a significant fair housing issue in the city. In fact, all tracts in the City have less than 8.2 percent of overcrowded households, as shown in Figure 4-39. An increase in the supply of lower- and moderate-income households in the city will help to alleviate conditions that contribute to overcrowding by reducing the gap between supply and demand for larger housing types and/or affordable housing options.

Displacement Risk

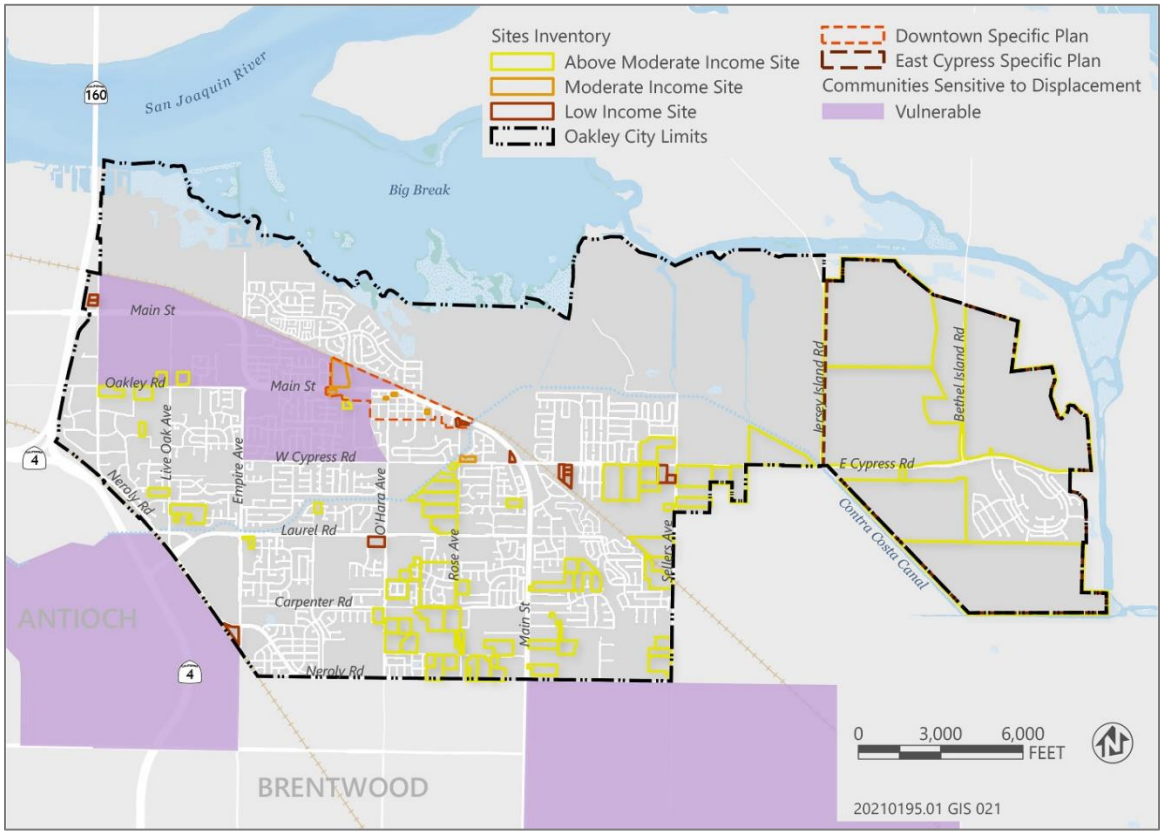
Many households across the state are at risk of being displaced due to rising housing costs. High percentages of cost-burdened renter households, low median incomes, high percentages of renter units with HCVs, and high percentages female-headed households indicate an increased risk of displacement. In Oakley, the northwest neighborhoods along Main Street have the highest risk of residents being displaced. Comparing the sites inventory to areas at risk of displacement (Figure 4-549), there is not a lot of capacity for housing during this planning period in areas that are vulnerable to displacement. ~~Only two sites~~Approximately 204 moderate-income units and 25 above-moderate income units in the inventory were identified in areas that are sensitive to displacement, as defined by the Urban Displacement Project. These areas found to be vulnerable to displacement correspond to the Downtown Specific Plan area and the Carol Lane and Elm Lane neighborhoods where there is a concentration of deed-restricted affordable housing that provides stable housing for lower-income residents. While this neighborhood is sensitive to potential displacement, none of the sites in the inventory include existing residential developments and the capacity for higher density development ~~in other areas of the city~~ can ~~provide housing for lower income households and~~ help to mitigate displacement pressures.

Figure 4-58: Sites Inventory and Areas at Risk of Displacement



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Figure 4-549: Sites Inventory and Areas at Risk of Displacement, Oakley



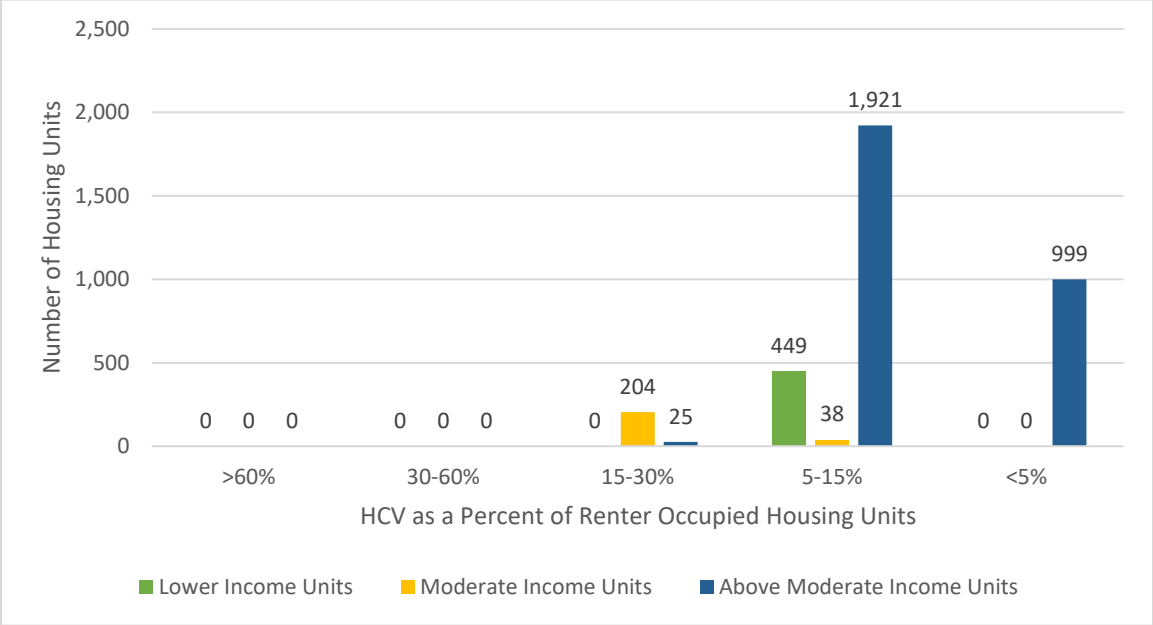
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Housing Choice Vouchers

Figure 4-60 and Figure 4-61 show the distribution of units at each income level relative to the percentages of renter households with HCVs. As presented in Figure 4-60, all of the capacity for lower income units (449 units) are located within census tracts where between 5 and 15 percent of households are using an HCV. In addition, the sites inventory identifies capacity for 204 moderate income units in areas where 15-30 percent of households are using HCVs. The addition of approximately 449 lower income units and 204 moderate income units will help to increase housing mobility for voucher participating households however newer units are identified near the existing concentration of households already using vouchers so access to overall opportunities will be the same.

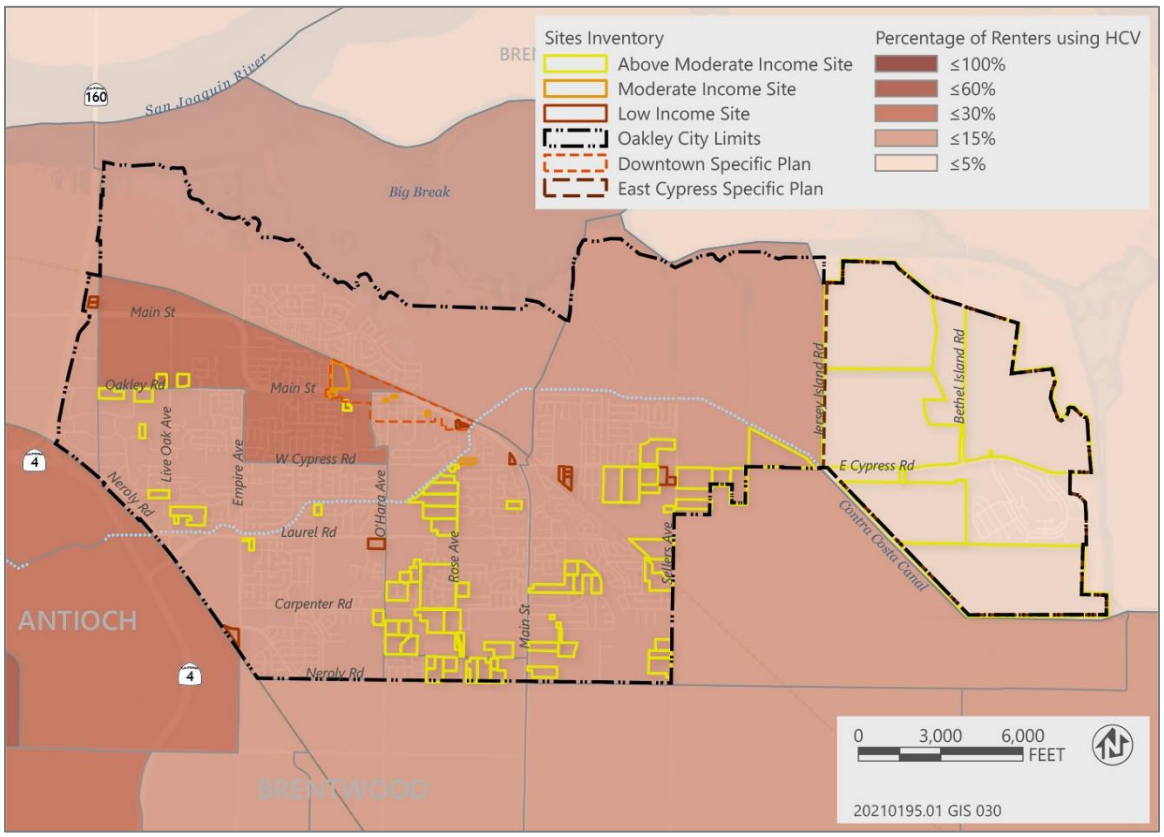
The Housing Element includes a program to increase landlord participation in the HCV program to increase housing mobility for HCV participants in Oakley.

Figure 4-60: Sites Inventory and Distribution of Current Housing Choice Voucher (HCV) Households



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Figure 4-61: Sites Inventory and Distribution of Current Housing Choice Voucher (HCV) Households



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Fair Housing Issues, Contributing Factors, and Actions

HCD defines a fair housing issue as "a condition in a geographic area of analysis that restricts fair housing choice or access to opportunity, which includes such conditions as ongoing local or regional segregation or lack of integration, racially or ethnically concentrated areas of poverty and affluence, significant disparities in access to opportunity, disproportionate housing needs, and evidence of discrimination or violations of civil rights law or regulations related to housing." Based on the findings in this assessment, the fair housing issues in Oakley are the concentration of renters and LMI households near downtown and in the Carol Lane, Elm, and Sandy Lane neighborhoods; regional displacement risk due to rising housing costs and other economic pressures ~~throughout the region~~; and discriminatory practices by landlords in the City and greater County.

Pursuant to Government Code Section 65583 (c)(10)(A)(v), the Housing Element includes several policies and programs to proactively address fair housing issues to mitigate segregated living patterns and create integrated and balanced communities. Table 4-30 below summarizes the fair housing issues, contributing factors, and actions included in the Housing Element to affirmatively further fair housing in Oakley.

TABLE 4-30: FAIR HOUSING ISSUES, CONTRIBUTING FACTORS, AND ACTIONS

Identified Fair Housing Issue	Contributing Factor	Actions	Targets and Timeline
Concentration of renters and low-moderate income (LMI) households	Historic land use and zoning practices have resulted in a predominance of single-family homes (and a shortage of higher density housing) in Oakley. Shortage of subsidized housing units and rentals that accept Housing Choice Vouchers. Concentration of ~~more~~ affordable housing downtown and in Carol Lane, Elm, and Sandy Lane neighborhoods.	▶ Rezone additional Affordable Housing Overlay (AHO) sites and establish a minimum affordability requirement of 20 percent (Action 1.1) ▶ Encourage development of new affordable rental housing by advertising the AHO Ordinance amendments, AHO sites, and incentives available for affordable housing development (Action 1.3) ▶ Promote Accessory Dwelling Units (Action 1.4) ▶ Amend the Downtown Specific Plan to accelerate housing production in the downtown (Action 1.7~~8~~) ▶ Continue to implement the City's Capital Improvement Program to ensure that infrastructure facilities are adequately maintained (Action 2.3)	▶ Update the AHO Ordinance by January 31,2024 and rezone adequate sites to accommodate remaining RHNA of 434 lower-income units prior to January 31, 2026 (Action 1.1) ▶ Increase housing mobility for lower-income households by supporting the development of 160 low-, 140 very low-, and 50 extremely low-income/special needs housing units ~~440 units of affordable lower-income housing~~ by 2031. Start marketing within three months of implementing Action 1.1 (Action 1.3) ▶ Target the production of 40 Accessory Dwelling Units by 2031 (Action 1.4) ▶ Accelerate housing production in the downtown by updating development standards (Action 1.7) ▶ Encourage revitalization of Downtown Oakley to expand access to transit, services, and amenities to residents living in low resource neighborhoods in and around Downtown (Action 2.3)
Displacement risk due to economic pressures	Unaffordable / unattainable rents and sales prices throughout the region and State. Increased housing demand and limited variety of housing types to meet a range of needs by income.	▶ Rezone additional Affordable Housing Overlay (AHO) sites and establish a minimum affordability requirement of 20 percent (Action 1.1) ▶ Encourage development of new affordable rental housing by advertising the AHO Ordinance amendments, AHO sites, and	▶ Update the AHO Ordinance by January 31,2024 and rezone adequate sites to accommodate remaining RHNA of 434 lower-income units prior to January 31, 2026 (Action 1.1) ▶ Increase housing mobility for lower-income households by supporting the development of 160 low-, 140 very low-, and 50 extremely low-income/special needs housing units by 2031. Start marketing within three months of implementing Action 1.1 (Action 1.3)

TABLE 4-30: FAIR HOUSING ISSUES, CONTRIBUTING FACTORS, AND ACTIONS

Identified Fair Housing Issue	Contributing Factor	Actions	Targets and Timeline
		incentives available for affordable housing development (Action 1.3) ▶ Develop and adopt objective design standards (Action 1.5) ▶ Amend the Downtown Specific Plan to accelerate housing production in the downtown (Action 1.8~~7~~) ▶ Provide rehabilitation assistance and minimize displacement of households due to substandard housing conditions (Action 2.1) ▶ Increase access to homeownership (Action 3.1) ▶ ~~Encourage the development of housing units for extremely low-income households and special needs households (Action 3.4)~~	▶ Prepare and adopt objective development standards for residential and mixed-use development by December 2024 (Action 1.5) ▶ ~~440 units of affordable lower income housing by 2031 (Action 1.3)~~ Accelerate housing production in the downtown by updating development standards (Action 1.7) ▶ Conduct outreach to properties in areas of greatest need, including in Northwest Oakley and in and around Downtown. Encourage rehabilitation of 75 housing units during the planning period (Action 2.1) ▶ Support first-time homeownership opportunities for 15 local households (Action 3.1) ▶ ~~45 units of extremely low-income and/or special needs housing (Action 3.4)~~
Discriminatory practices by landlords	Community attitudes towards affordable housing and the Housing Choice Voucher (HCV) program. Lack of knowledge of fair housing practices and issues.	▶ Promote fair housing standards and practices to ensure residents of protected classes have equal opportunity for housing (Action 3.2) ▶ Support the administration of HCVs in the City (Action 3.3)	▶ Acquire and maintain fair housing materials to provide to the community. Distribute translated materials by June 2024 and annually thereafter (Action 3.2). ▶ Reduce source of income discrimination and increase HCV usage in Oakley's single-family neighborhoods by 10 new vouchers (Action 3.3)

Source: City of Oakley, 2022.

Chapter 5: Housing Programs and Financial Resources

With the statewide closure of redevelopment agencies, the City of Oakley (City) no longer has a dedicated program and funding source to directly assist with the development of affordable housing. The City primarily relies on the density bonus program and related incentives to support affordable housing development. The density bonus program and other housing incentives are discussed in Chapter 6 (Potential Constraints).

Although the City does not have available funds, staff has explored funding sources from other agencies in efforts to find ways to build more affordable housing. Additionally, there are a variety of federal and state housing programs to assist in the provision of affordable housing through new construction, acquisition/rehabilitation, and subsidies. The City is working cooperatively with affordable housing developers to explore these outside funding sources. The City has had numerous meetings and discussions in the past with developers to explore incentives and creative financing.

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.

County Programs

Housing Authority of Contra Costa County

Within the Contra Costa County Consortium, Antioch, Concord, Pittsburg, and Walnut Creek are entitlement jurisdictions and receive funds from the Federal Department of Housing and Urban Development (HUD) to be spent on housing and community development. Other areas (Oakley, El Cerrito, etc.) receive funding through Contra Costa County (County) and the Housing Authority of Contra Costa County (HACCC) exercises those responsibilities for the County. HACCC manages the Housing Choice Voucher (Section 8) Program, the Emergency Housing Voucher (EHV) Program, Section 8 Project-Based Voucher (PBV) Program, and public housing. HACCC also offers a range of programs for low-income families, including the Family Self Sufficiency Program, Shelter Plus Care Program, the Veterans Affairs Supportive Housing (VASH) Program, Mainstream Program, and other key services.

HACCC owns approximately 974 units of public housing throughout the County. HACCC also administers more than 10,000 units under the Housing Choice Voucher (HCV) program, Shelter Care Plus program, and other Project Based Voucher (PBV) units.

HACCC operates 70 public housing units in Oakley. Of the 8,897 units with HCV vouchers in HACCC's jurisdiction; 309 of these vouchers are in Oakley.

Bond Financing

The County has been very active in issuing tax-exempt mortgage revenue bonds to support the development of affordable housing. Under the Mortgage Revenue Bond Program, the County provides mortgage financing for affordable housing projects through the sale of tax-exempt bonds. In particular, the Multi-family Residential Rental Housing Revenue Bond Program assists developers of multi-family rental housing in increasing the supply of affordable rental units available to qualified households. The proceeds from bond sales are used for new construction, acquisition, and/or rehabilitation of multi-family housing developments. A specified number of units are required to remain affordable to eligible, lower-income households for a specified number of years after the initial financing is provided. Numerous County affordable housing developments have been funded in part by proceeds from County-issued bonds. Through the refinancing of bonds, the County has also extended the affordability terms on assisted housing projects.

Contra Costa County Measure X Tax Program

In 2021, the County began collecting taxes for community investments. The Board of Supervisors established the Measure X Community Advisory Board to oversee an annual assessment of community needs, focusing primarily on the priority areas identified in the Measure X Needs Assessment, including fire/medical emergency response, health care, safety net services, preventative care, affordable housing, and support for early childhood, youth, families, and seniors. The Board of Supervisors established the Local Housing Trust Fund with $10 million from Measure X. Measure X funds will contribute $12 million annually to the fund, administered by County agencies in part to support acquisition, construction, preservation, and rehabilitation of affordable housing in the County.

Federal and State Programs

Community Development Block Grants

Community Development Block Grants (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 Contra Costa Urban County, 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. In accordance with policies established by the Board of Supervisors, 45 percent of the annual CDBG allocation (approximately $1.35 million) is reserved for programs and projects to increase and maintain the supply of affordable housing in the Urban County. Program priorities include projects to:

- Increase the supply of multifamily rental housing affordable to and occupied by very low- and low-income households;
- Maintain the existing affordable housing stock through the rehabilitation of owner-occupied and rental housing;
- Increase the supply of appropriate and supportive housing for special needs populations;
- Assist the homeless and those at risk of being homeless by providing emergency and transitional housing and
- Alleviate problems of housing discrimination.

HOME Investment Partnership

The HOME Investment Partnerships Program (HOME) provides formula grants 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 HOME Consortium administered by Contra Costa County. The County administers HOME funds to projects in participating jurisdictions. HOME funds are typically allocated on a competitive basis.

Low Income Housing Tax Credits

The California Tax Credit Allocation Committee (TCAC) administers the federal and state Low-Income Housing Tax Credit (LIHTC) 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.

TCAC also administers a Farmworker Housing Assistance Program and a Commercial Revitalization Deduction Program.

In addition to the funding programs described above, Table 5-1 provides a list of more funding from the State and Federal governments.

TABLE 5-1: FEDERAL AND STATE FUNDING PROGRAMS	
Funding Program	**Description**
Federal Programs	
Brownfields Grant Funding Program	To facilitate the reuse/redevelopment of contaminated sites the US Environmental Protection Agency's Brownfields Grant Program makes available resources for the cleanup of eligible publicly or privately-held properties.
Choice Neighborhoods Implementation Grant Program	Choice Neighborhoods Implementation Grants support the implementation of comprehensive plans expected to revitalize public and/or assisted housing and initiate neighborhood improvements.
Community Facilities Direct Loan & Grant Program	This program provides affordable funding to develop essential community facilities in rural areas.
Continuum of Care (CoC) Program	Funding is available on an annual basis through HUD to quickly rehouse homeless individuals and families.
Community Development Block Grant (CDBG)	CDBG makes funds available in four categories but are primarily used to provide a suitable living environment by expanding economic opportunities and providing decent housing to low-income households. ► Community Development Programs ► Economic Development Programs ► Drought-Related Lateral Program
Emergency Solutions Grants Program (ESG)	ESG makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments.
Farm Labor Housing Direct Loans & Grants (Section 514)	Provides affordable financing to develop housing for year-round and migrant or seasonal domestic farm laborers.
Housing Choice Voucher (HCV) Program	The housing choice voucher (HCV) program is the government's major program for assisting very low-income families, the elderly, and people with disabilities to afford housing.
Home Investment Partnerships Program (HOME)	HOME funds are available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily projects and as grants for tenant-based rental assistance.
Home Ownership for People Everywhere (HOPE)	HOPE program provides grants to low-income people to achieve homeownership. The programs are: HOPE I—Public Housing Homeownership Program HOPE IV – Hope for Elderly Independence
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons living with HIV/AIDS.
Housing Preservation Grants	Provides grants to sponsoring organizations for the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens.
Low-Income Housing Tax Credit (LIHTC) Program	The LIHTC program gives State and local agencies the authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing for lower-income households.
Rural Rental Housing: Direct Loans	Provides direct loans to developers of affordable rural multifamily rental housing and may be used for new construction or rehabilitation.

TABLE 5-1: FEDERAL AND STATE FUNDING PROGRAMS	
Funding Program	**Description**
Section 108 Loan Guarantee Program	Provides loans to CDBG entitlement jurisdictions for capital improvement projects that benefit low- and moderate-income persons.
Section 202 Supportive Housing for the Elderly Program	Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program.
Section 203(k): Rehabilitation Mortgage Insurance Program	Provides, in the mortgage, funds to rehabilitate and repair single-family housing.
Section 207: Mortgage Insurance for Manufactured Home Parks Program	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multi-family manufactured home parks.
Section 221(d)(3) and 221(d)(4)	Insures loans for construction or substantial rehabilitation of multifamily rental, cooperative, and single room occupancy housing.
Section 502 Direct Loan Program	USDA Section 502 Direct Loan Program provides homeownership opportunities for low- and very-low-income families living in rural areas.
Section 811 Project Rental Assistance	Section 811 Project Rental Assistance offers long-term project-based rental assistance funding from HUD. Opportunities to apply for this project-based assistance are through a Notice of Funding Availability published by CalHFA Opens in New Window.
State Programs	
Affordable Housing and Sustainable Communities Program (AHSC)	AHSC funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions.
CalHome	CalHome makes grants to local public agencies and nonprofits to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-unit ownership projects.
Cleanup Loans and Environmental Assistance to Neighborhoods (CLEAN) Program	Department of Toxic Substances Control's CLEAN Program provides low-interest loans to investigate, cleanup and redevelop abandoned and underutilized urban properties.
California Emergency Solutions and Housing (CESH)	CESH provides grant funds to eligible applicants for activities to assist persons experiencing or at-risk of homelessness.
California Self-Help Housing Program	Provides grants for sponsor organizations that provide technical assistance for low- and moderate-income families to build their homes with their own labor.
CDBG	Funds are available in California communities that do not receive CDBG funding directly from HUD. There is an annual competitive funding cycle which has an over-the-counter NOFA process.
Community Development Block Grant-Corona Virus (CDBG-CV1) – CARES Act Funding	This is a subsidiary of the CDBG program to provide relief to eligible entities due to hardship caused by COVID-19.
Emergency Housing Assistance Program (EHAP)	EHAP provides funds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing.

TABLE 5-1: FEDERAL AND STATE FUNDING PROGRAMS	
Funding Program	**Description**
Emergency Solutions Grants Program (ESG)	ESG funds are available in California communities that do not receive ESG funding directly from HUD.
Golden State Acquisition Fund (GSAF)	GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing.
HOME	HOME funds are available in communities that do not receive HOME funding directly from HUD.
Homekey	Homekey provides grants to acquire and rehabilitate a variety of housing types — such as hotels, motels, vacant apartment buildings, and residential care facilities — in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19
Homeless Emergency Aid Program (HEAP)	HEAP is a $500 million block grant program designed to provide direct assistance to cities, counties and CoCs to address the homelessness crisis.
Homeless, Housing Assistance and Prevention (HHAP) Program	HHAP Round 1 is a $650 million grant that provides local jurisdictions with funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges. Round 2 is a $300 million grant that provides support to continue to build on regional collaboration to develop a unified regional response to homelessness.
Housing for a Healthy California (HHC)	HHC provides funding to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds allocations for operating reserve grants and capital loans. The HHC program is intended to create supportive housing for individuals who are recipients of or eligible for health provided through Medi-Cal.
Housing Navigators Program	Housing Navigators Program allocates $5 million in funding to counties for the support of housing navigators to help young adults aged 18 years and up to 21 years secure and maintain housing, with priority given to young adults in the foster care system.
Housing-Related Parks Program	The Housing-Related Parks Program funds the creation of new park and recreation facilities or improvement of existing park and recreation facilities that are associated with rental and ownership projects that are affordable to very low- and low-income households. Grant funds are made available to local jurisdictions.
Infill Infrastructure Grant Program (IIG)	IIG provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects.
Joe Serna, Jr., Farmworker Housing Grant (FWHG)	FWHG makes grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households.
Local Early Action Planning (LEAP) Grants	The LEAP program assist cities and counties to plan for housing through providing one-time over-the-counter, non-competitive planning grants.
Local Housing Trust Fund Program (LHTF)	Affordable Housing Innovation's LHTF lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income. State funds matches local housing trust funds as down-payment assistance to first-time homebuyers.

TABLE 5-1: FEDERAL AND STATE FUNDING PROGRAMS	
Funding Program	**Description**
Mobile-home Park Rehabilitation and Resident Ownership Program (MPRROP)	MPRROP makes low interest loans for the preservation of affordable mobile-home parks. MPRROP also makes long-term loans to individuals to ensure continued affordability.
Mortgage Credit Certificate (MCC) Program	Provides income tax credits to first-time homebuyers to buy new or existing homes.
Multifamily Housing Program (MHP)	MHP makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
National Housing Trust Fund	National Housing Trust Fund is a formula grant program used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households (ELI households, with incomes of 30 percent of area median or less). Funds are made available through a competitive process.
No Place Like Home	The No Place Like Home Program invests in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
Office of Migrant Services (OMS)	Provides grants to local government agencies that contract with HCD to operate OMS centers located throughout the state for the construction, rehabilitation, maintenance, and operation of seasonal rental housing for migrant farmworkers.
Permanent Local Housing Allocation Program (PLHA)	There are two types of assistance under PLHA: ▶ Formula grants to entitlement and non-entitlement jurisdictions based on the formula prescribed under federal law for the Community Development Block Grant. ▶ Competitive grants to non-entitlement jurisdictions. The Non-Entitlement competitive grant program component prioritizes assistance to persons experiencing or at risk of homelessness and investments that increase the supply of housing to households with incomes of 60 percent or less of area median income.
Predevelopment Loan Program (PDLP)	PDLP makes short-term loans for activities and expenses necessary for the continued preservation, construction, rehabilitation or conversion of assisted housing primarily for low-income households.
Regional Early Action Planning (REAP) Grants	The REAP program helps COGs and other regional entities collaborate on projects that have a broader regional impact on housing. Grant funding is intended to help regional governments and entities facilitate local housing production that will assist local governments in meeting their Regional Housing Need Allocation.
SB 2 Planning Grants Program	The SB 2 Planning Grants program provides one-time funding and technical assistance to all eligible local governments in California to adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.
Supportive Housing Multifamily Housing Program (SHMHP)	SHMHP provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.

TABLE 5-1: FEDERAL AND STATE FUNDING PROGRAMS	
Funding Program	**Description**
Transformative Climate Communities (TCC) Program	TCC is part of California's Climate Investments cap-and-trade dollars at work. TCC funds community-led development and infrastructure projects that achieve major environmental, health, and economic benefits in the State's most disadvantaged communities. There are two types of grants available. Implementation Grants and Planning Grants, which are both awarded on a competitive basis.
Transit Oriented Development Housing Program (TOD)	The TOD program makes low-interest loans and grants for rental housing that includes affordable units that are located within one-quarter mile of a transit station.
Transitional Housing Program (THP)	THP provides funding to counties for child welfare services agencies to help young adults aged 18 to 25 years find and maintain housing, with priority given to those formerly in the foster care or probation systems.
Veterans Housing and Homelessness Prevention Program (VHHP)	VHHP makes long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families.

Source: U.S. Department of Housing and Urban Development, CA Department of Housing and Community Development, U.S. Department of Agriculture, 2020.

Energy Conservation

Energy conservation remains a major priority in the City of Oakley.

At the project level, the City continues to require compliance with Title 24 of the California Code of Regulations (the Energy Code) on the use of energy efficiency requirements for newly constructed buildings, additions to existing buildings, and alterations to existing buildings. Through compliance with Title 24, new residential development has produced reduced energy demands, conserved nonrenewable resources, and extended the use of renewable resources. The City performs plan reviews to ensure that projects meet the energy efficiency standards. The further encourage energy savings, the City provides website links and information to energy conservation programs and rebates, including those offered by programs and rebates offered by the Bay Area Regional Energy Network (BayREN) and Pacific Gas and Electric Company (PG&E), which provides electricity and gas service in the City of Oakley.

To address energy at a citywide scale, the City participated as a "Pilot City" in the East Bay Energy Watch (EBEW) Strategic Energy Planning program and prepared a Strategic Energy Plan (SEP) in 2015 and is still active. EBEW is the Pacific Gas and Electric (PG&E) Local Government Partnership in Alameda and Contra Costa Counties, providing cities in both counties with energy efficiency program and technical assistance services, as well as incentives and rebates for implementing energy savings projects. The programs and projects to be implemented with the SEP fall into the following broad categories:
1. Management and Organization Structure 2. Energy Efficiency 3. Facilities Operations 4. Sustainable Building Practices 5. Onsite Generation and Renewable Energy 6. Outreach and Awareness.

- The City's current energy efficiency measures include the following: A 50% fee reduction in place for energy conservation projects including new windows and HVAC installations.
- Fixed fees in place for new water heaters and photovoltaic systems that represent a significant reduction when compared to projects based on valuation alone.
- Provision of educational materials to building contractors and homeowners at the Community Services counter. These materials include information ranging from available Property Assessed Clean Energy (PACE) financing options to guides on water efficient landscaping.
- Continued active membership in the East Bay Energy Watch partnership.

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.

Chapter 6: Potential Housing Constraints

Governmental Constraints

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.

Land Use and Zoning Controls

Land use controls include City-initiated General Plan policies and land use designations, zoning regulations and standards. Development fees and permit processing requirements are in discussed in sections 5 and 6 of this chapter. In compliance with transparency requirements, the City's planning documents, permit processing requirements, forms and guidelines, and development fees are available on the City's website from the Planning & Zoning page at www.ci.oakley.ca.us/departments/planning-zoning.

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 City adopted a focused General Plan Update on January 11, 2022. This is the first substantial update to the City's General Plan since 2000, when the City's first General Plan was adopted following the City's incorporation. As a focused update, the General Plan carries forward many of the key components of the 2000 General Plan, including much of its goal, policy, and program framework and land use diagram. Significant updates included addressing environmental justice, climate adaptation, and mobility. The focused update also revised background information, as well as goals, policies, programs, and the Land Use Map to reflect current conditions. The focused update maintains internal consistency with the Housing Element and helps reinforce its approach to fair housing. Any future amendments will continue to ensure consistency with the Housing Element.

The updated Oakley General Plan identifies eight land use designations that permit residential uses. Table 6-1 summarizes Oakley's residential land use designations including permitted density ranges. The updated General Plan also identifies SP-4, which includes the area covered by the East Cypress Corridor Specific Plan where continued residential development is anticipated.

TABLE 6-1: OAKLEY GENERAL PLAN LAND USE DESIGNATIONS ALLOWING RESIDENTIAL USES

Designation	Description	Permitted Density (Minimum to Maximum)
Agriculture (AG)	The Agriculture (AG) designation provides for commercial agricultural uses (such as such as vineyards, orchards and row crops), commercial animal husbandry uses, single family homes directly related to the agricultural use of the property, limited industrial uses directly related to the agricultural use of the property and similar and compatible uses. Due to the range of uses allowed by the designation, consideration must be given to the potential for use conflicts when urban development is proposed adjacent to Agriculture-designated parcels.	0.1 to 0.4 dwelling units per acre 2.5 to 20-acre parcel size
Agricultural Limited (AL)	The Agriculture Limited (AL) designation provides for light agriculture including vineyards, orchards, and row crops, animal husbandry and very low-density residential uses - reflections of the historic and continuing agrarian practices. Primary land uses may include single-family residences, secondary residential units, and limited agriculture and animal husbandry, subject to developmental and operational standards. Equestrian and livestock uses are permitted. The designation supports the community's historic and contemporary agrarian development pattern.	0.1 to 1.0 dwelling unit per gross acre.
Rural Residential (RR)	The Rural Residential (RR) designation provides 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. Primary land uses include detached single-family homes and accessory structures, which are consistent with the rural or estate lifestyle. Public and semi-public uses and similar and compatible uses are also allowed. Unlike the AL designation, commercial agricultural practices are generally not allowed within this designation.	0.2 to 1.0 dwelling unit per gross acre.
Residential Very Low (RV)	The Residential Very Low (RV) designation provides for traditional, large-lot single-family residential development, which maintains the low density typical of a large-lot suburban development. Primary land uses include detached single-family homes and accessory structures. Public and semi-public uses and similar and compatible uses are also allowed.	0.8 to 2.3 dwelling units per gross acre.
Residential Low (RL)	The Residential Low (RL) designation provides for 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. Primary permitted land uses include detached single-family homes and accessory structures. Public and semipublic uses and similar and compatible uses are also allowed.	2.3 to 3.8 dwelling units per gross acre.

TABLE 6-1: OAKLEY GENERAL PLAN LAND USE DESIGNATIONS ALLOWING RESIDENTIAL USES

Designation	Description	Permitted Density (Minimum to Maximum)
Residential Low/Medium (RLM)	The Residential Low/Medium (RLM) designation provides 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. Primary land uses include detached single-family homes and accessory structures. Public and semi-public uses and similar and compatible uses are also allowed.	3.8 to 5.5 dwelling units per gross acre.
Residential Medium (RM)	The Residential Medium (RM) designation provides for more affordable, small lot development and to increase the availability of rental or entry-level housing. Primary land uses include single-family dwellings, attached single-family residences (such as duplexes and duets), multiple-family residences (such as condominiums, town houses, apartments), and accessory structures normally auxiliary to the primary uses. Public and semi-public uses and similar and compatible uses are also allowed.	5.5 to 9.6 dwelling units per gross acre.
Residential High (RH)	The Residential High (RH) designation provides for affordable and rental residential units, and to maximize urban residential space. This designation allows for a typical apartment-style building or a condominium complex. Appropriate primary land uses include attached single-family residences (such as duplexes and duets), multiple-family residences (such as condominiums, town houses, apartments, and mobile home parks), and accessory structures normally auxiliary to the primary uses. Public and semi-public uses and similar and compatible uses are also allowed.	9.6 to 16.7 dwelling units per gross acre.
Residential Mobile Home (RMH)	The Residential Mobile Home (RMH) designation provides for mobile home parks as a form of affordable and accessible housing. Primary land uses include single-family residential dwellings within a mobile home park setting and auxiliary uses and facilities to serve residents of the park.	5.5 to 9.6 mobile home units per gross acre.
Public and Semi-Public Facilities (PS)	The Public and Semi-Public Facilities (PS) designation provides for government owned facilities, public and private schools, institutions, civic uses, assembly uses, and public utilities, quasi-public uses such as hospitals and churches and supporting retail and service uses. The designation includes properties owned by public agencies such as libraries, fire stations, public transportation corridors, and schools, as well as privately owned transportation and utility corridors such as railroads, and power transmission lines. In specific locations, such as downtown Oakley, mixed use projects may be determined consistent with this designation. Public and Semi-Public facilities should be located in a manner that best serves the community's interests, allows for adequate access by bus, bicycle, or foot to minimize trip generation and provides for access by all residents, where appropriate.	0.25 to 0.67 FAR

Source: City of Oakley General Plan 2020.

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.

Oakley provides zoning that facilitate a range of residential development types. Table 6-2 summarizes permitted residential uses in residential districts. There are sight single-family residential zoning 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. Both multiple-family developments and single-family units 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 consistent with the Downtown Specific Plan (DSP). A discussion of the Downtown Specific Plan is included below.

Table 6-3 summarizes the development standards and requirements for each residential zone.

TABLE 6-2: PERMITTED RESIDENTIAL USES BY ZONING DISTRICT							
Zone	**Single-Family Detached**	**Multiple-family**	**Accessory Dwelling Unit**	**Duplex**	**Residential Care (6 or fewer), Transitional, Supportive Housing**	**Residential Care Facilities (7 or more)**	**Emergency Shelters**
Agricultural Limited Residential District (AL)	P	--	P	--	--	--	--
Single-Family Residential District (R-6)	P	--	P	--	P	CUP	--
Single-Family Residential District (R-7)	P	--	P	--	P	CUP	--
Single-Family Residential District (R-10)	P	--	P	--	P	CUP	--
Single-Family Residential District (R-12)	P	--	P	--	P	CUP	--
Single-Family Residential District (R-15)	P	--	P	--	P	CUP	--
Single-Family Residential District (R-20)	P	--	P	--	P	CUP	--
Single-Family Residential District (R-40)	P	--	P	--	P	CUP	--
Multiple-Family Residential District (M-9)	P	P	P	P	P	CUP	CUP
Multiple-Family Residential District (M-12)	P	P	P	P	P	CUP	CUP
Multiple-Family Residential District (M-17)	P	P	P	P	P	CUP	CUP
Mobile Home Residential District (MH)	P (mobile homes)	--	--	--		--	--
Affordable Housing Overlay (AHO)	--	P	--	--		--	--

TABLE 6-3: Summary of RESIDENTIAL ZONING REQUIREMENTS								
Zone	**Minimum Lot Size**		**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	40	20	15
R-6	6,000 sq ft		--	30 (2 stories)	20	15	5	15
R-7	7,000 sq ft		--	30 (2 stories)	20	15	5	15
R-10	10,000 sq ft		--	30 (2 stories)	20	20	5	15
R-12	12,000 sq ft		--	30 (2 stories)	20	25	10	15
R-15	15,000 sq ft		--	30 (2 stories)	20	25	10	15
R-20	20,000 sq ft		--	30 (2 stories)	25	35	15	15
R-40	40,000 sq ft		--	30 (2 stories)	25	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			7 units per acre	30 (2 stories)	10-20	5-10	--	10
AHO			24 units per acre	42	15	15	--	15

Notes: [1]SFD = Single-Family Dwelling. [2]MFPS = Multiple-Family Project Site. [3]MFIS = Multiple-Family Individual Site. [4]DC = Downtown Core Subarea. [5]DS = Downtown Support Subarea. [6]RCCO = Residential Commercial Conversion Opportunity Subarea.

Source: City of Oakley Zoning Code. Downtown Specific Plan.

Parking Requirements

Table 6-4 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 and increase development costs that may be passed on to consumers. The impact of parking requirements on affordable housing can be mitigated through the parking reductions and waivers available through density bonus, ADUs, and supportive housing regulations.

TABLE 6-4: RESIDENTIAL PARKING REQUIREMENTS

Type of Development	Required Off-Street Parking Spaces
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 unit - 1 space One bedroom 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.
Accessory Dwelling Unit (ADU)	One additional off-street parking space for the ADU (exceptions below). The space may be within a setback area, such as an existing legal driveway, or in tandem. No additional off-street parking is required in the following instances: 1) within ½ mile of public transit, 2) within historic district, 3) ADU is an internal conversion, 4) ADU is located in permit-parking area, 5) car share pick-up location is within one block.
Parking Standards within Downtown Specific Plan	
Multifamily	Minimum 1 stall per unit (1 or 2 bedroom); another 0.5 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 9.1.1402, 9.1.410, and 9.1.1102; Downtown Specific Plan

Downtown Specific Plan

The Downtown Specific Plan (DSP), adopted in 2010 and last amended in 2017, establishes development standards for the area of Downtown Oakley covered by the DSP. The DSP has three subareas: the Downtown Core (DC), the Downtown Support (DS), and the Residential Commercial Conversion Opportunity (R/CCO). The three subareas allow for residential uses at different densities, summarized in Table 6-5. Development

standards for these subareas are summarized in Table 6-2 and parking requirements are identified above in Table 6-3.

TABLE 6-5: DOWNTOWN SPECIFIC PLAN PERMITTED USES BY SUBAREA

Uses	Downtown Core	Downtown Support	Residential/Commercial Conversion Opportunity
Single-family dwelling units - new	--	CUP[2]	P[2]
Single-family dwelling units – replacement/reconstruction	P	P	P
Multifamily dwelling units	CUP[1] (up to 45 du/ac)	CUP[2] (up to 24 du/ac)	CUP[2] (up to 16.7 du/ac)
Emergency shelter	P[3]		

Notes: [1]Multifamily permitted in Downtown Core Area on non-ground floor levels only. Density determined on case-by-case basis.

[2]No residential uses allowed north of Main Street east of Second Street due to railroad noise.

[3]Emergency shelters are permitted in the DC subarea on the Civic Center property.

Source: Downtown Specific Plan, Appendix A.

The Downtown Core subarea allows multifamily residential only on upper floors with the approval of a Conditional Use Permit. Density is determined on a case-by-case basis up to a maximum density of 45 units per acre. The Downtown Support subarea allows for standalone residential uses up to 24 dwelling units per acre with the approval of a Conditional Use Permit; however the density is determined on a case-by-case basis and in conjunction with the areas shown on the Subarea Map as "Area Recommended for Residential Infill." The Residential Commercial Conversion Opportunity Area also allows for standalone residential uses at densities up to 16.7 dwelling units per acre with the approval of a Conditional Use Permit. No residential uses are allowed north of Main Street east of Second Street due to railroad noise. 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. The DSP does not explicitly allow accessory dwelling units or other certain special needs housing types, such as transitional housing, supportive housing, and residential care facilities as required by State law.

The stipulation that density is determined on a case-by-case basis through a comprehensive plan and CUP process could be a constraint to development, as it requires a subjective analysis and does not provide certainty to project applicants. In addition, an FAR of 1.0 in the Downtown area could limit the feasibility of multi-story mixed use development. Additionally, there are inconsistencies between the text of the DSP and the use tables in Appendix A relating to the maximum density within the Downtown Core and Downtown Support subareas. The Housing Plan includes a program to establish base densities by right, develop objective development standards that facilitate residential and mixed-use development, allow accessory dwelling units and special needs housing types consistent with State law, and clean up internal inconsistencies in the DSP. The sites inventory includes five sites within the Downtown

Specific Plan Area – four sites within the Downtown Support Area and one site in the Downtown Core – all of which are included in the moderate-income housing sites inventory. The requirement for ground floor commercial uses on the one site within the Downtown Core is not considered a constraint to the development of market rate, moderate-income housing. The City has and continues to invest in the Downtown making it an increasingly attractive place to develop.

East Cypress Corridor Specific Plan

The East Cypress Corridor Specific Plan (ECCSP) occupies the easternmost portion of the City Limits. In 2006 the City annexed 2,059 acres of the Specific Plan area. The Specific Plan envisions the development of five mixed density residential neighborhoods around a central commercial center. As of 2020, one of the neighborhoods has been constructed.

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 maximum ground coverage are included in Appendix B, Tables 2 and 3 of the ECCSP. The development standards accommodate typical single-family and multifamily development. Parking must be consistent with the requirements of the Zoning Code (see Table 6-2). For multifamily high density projects, the provisions for 40 percent maximum site coverage for buildings and three-story building heights (maximum of 40 feet) could feasibly accommodate approximately 25 to 30 units per acre, which is higher than the maximum allowed density of 12.0 units per acre. The ECCSP identifies that the maximum number of dwelling units may be exceeded pursuant to the Affordable Housing Overlay (AHO) district, Density Bonus, and Second Dwelling Units (now Accessory Dwelling Unit or ADU) provisions of the Zoning Code.

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 accessory dwelling 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.

Affordable Housing Overlay

The City of Oakley has established an Affordable Housing Overlay (AHO) district. The AHO applies on top of the base zoning and allows housing densities that exceed the maximum units per acre otherwise allowed in a zoning district, if a development meets the state density bonus criteria. As currently (2022) written, the AHO Ordinance allows the AHO to be applied only to areas zoned Multiple Family Residential (M-9, M-12, M-17). The AHO also modifies the multifamily development standards to complement higher density housing projects. The current AHO ordinance does not require a certain percentage of units to be affordable. While most developments that have used the AHO have been 100 percent affordable developments, a recent development was approved under the AHO with fewer than 10 percent affordable units.

Table 6-6 summarizes the development standards. Administrative-level approval is provided to projects that meet the appropriate affordability requirements identified in OMC subsection 9.1.410(b), development standards set forth in subsection (c), and all other application sections of OMC Chapter 9.1. In the case of this type of application, the project would receive Planning Division approval without the need for approval of any additional land use entitlements, such as a Design Review or a Conditional Use Permit. No public hearing would be required. All developments within the AHO district must be consistent with the City of Oakley Residential Design Guidelines and Multifamily Residential Design Guidelines and design criteria described in Section 9.1.410, which includes several subjective guidelines. The 24 units per acre limitation has been identified as a constraint to development, as 30 units per acre is the default density for meeting the lower-income regional housing needs allocation (RHNA). The ~~City is currently (2022) in the process of updating~~ Housing Element includes a program to update Section 9.1.410 of the Zoning Ordinance to increase the maximum density to 30 du/acre for projects in the AHO, ~~and~~ to expand the base zones where the AHO can be applied, and to replace subjective design guidelines with objective design standards. The Housing Element program also calls for establishing a minimum affordability requirement for developments seeking to use the AHO zoning.~~This zoning amendment is anticipated prior to the Housing Element adoption deadline to ensure the AHO sites can be counted as available to meet the lower-income RHNA.~~

TABLE 6-6: 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. for two stories, 20 feet for three or more stories
Rear Setback (minimum)	15 ft. for two stories, 20 feet for three or more stories
Side Setback	8 feet for two stories, 12 feet for three or more stories
Distance Between Buildings (minimum)	20 ft. for 2 stories; 25 ft. for 3 or more stories
Height Limit (maximum)	42 feet
Parking Requirements (minimum)	1-bedroom: 1 on-site parking space; 2-3 bedrooms: 1½ on-site parking spaces; 4 or more bedrooms: 2 ½ on-site parking spaces

Source: City of Oakley Zoning Code, Section 9.1.410

The Affordable Housing Overlay is the City's primary strategy for meeting the lower-income RHNA. The City originally created the AHO following adoption of the 2007 Housing Element to accommodate the lower-income RHNA and achieve certification. A 2019 report from the Terner Center highlight's Oakley's AHO as a successful example of a tool to facilitate affordable housing development.[1] The City's AHO has resulted in over 500 units of lower-income housing.

Density Bonus Ordinance

State law requires jurisdictions to provide density bonuses and development incentives to all developers who propose to construct affordable housing on a sliding scale, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. Government Code Sections 65915 through 65918 requires that the City provides density bonuses and incentives for projects which provide for one of the following:

- 5 percent of units for very low income households
- 10 percent of units for lower income households
- A senior citizen housing development or mobile home park that limits residency based on age requirements for housing for older persons
- 10 percent of units in a condominium for moderate income households
- 10 percent of units for transitional foster youth, disabled veterans, or homeless persons
- 20 percent of units for lower income students in a student housing development

[1] Affordable Housing Overlay Zones: Oakley. Terner Center for Housing Innovation. UC Berkely. April 2019. https://ternercenter.berkeley.edu/wp-content/uploads/2020/10/Affordable_Housing_Overlay_Zones_Oakley.pdf.

- 100 percent of units for lower income households, except that up to 20 percent may be for moderate income households

Donation of at least one acre of land or of sufficient size and appropriate zoning and characteristics to permit development of at least 40 units for very-low-income units.

In addition to the density bonus, eligible projects may receive one to three additional development incentives or concessions, depending on the proportion of affordable units and level of income targeting. These incentives/concessions could address a height limitation, a setback requirement, a floor area ratio, an on-site open-space requirement, and other requirements. State law also provides additional relief from parking requirements if requested by a developer with a qualifying project.

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). The code language provides detailed guidance and refers to Government Code Section 65915 and applicable state law. While the Zoning Code language defers to state law, some of the criteria, such as the levels of density bonus allocations and maximum parking requirements, are not up-to-date. For this reason, a program is included in the Housing Element to review and update the City's Density Bonus Ordinance to ensure consistency with state law

Accessory Dwelling Unit Ordinance

An Accessory Dwelling Unit (ADU) is a complete, independent living facility for one or more persons. These structures can be detached from or attached to a primary residence, converted from existing square footage of a primary residence, or converted from an existing accessory structure such as a garage or workshop.

In Government Code Section 65852.150, the California Legislature found that, among other things, allowing ADUs in zones that allow single-family and multifamily uses provides additional rental housing, and is an essential component in addressing California's housing needs. Over the years, ADU law has been revised to improve its effectiveness at creating more housing units.

Section 9.1.1102 of the City's Zoning Code provides regulations for ADUs. The purpose of the ADU Ordinance is to increase the supply of smaller dwelling units and rental housing units by allowing accessory dwelling units and junior accessory dwelling units to be developed on certain lots which are zoned for single-family and multiple-family residential uses. The ADU Ordinance also establishes design and development standards for accessory dwelling units to ensure that they are compatible with existing neighborhoods in compliance with Government Code Section 65852.2, which requires local agencies to consider applications for accessory dwelling unit permits ministerially without discretionary review or public hearing. The City's ADU ordinance was amended May 12, 2020, to be in conformance with state laws that went into effect on January 1, 2020. The ordinance provides definitions and includes objective design and development standards. To further encourage ADUs, the City also established a Pre-Approved ADU Program and published "An ADU How-to-Guide for Oakley Residents, Homeowners, and Contractors" that is available on the City's website.

The Legislature further updated ADU and JADU law effective January 1, 2021, to clarify and improve various provisions in order to further promote the development of ADUs and junior accessory dwelling units (JADUs). These include allowing ADUs and JADUs to be built concurrently with a single-family dwelling, opening areas where ADUs can be created to include all zoning districts that allow single-family and multifamily uses, modifying fees from utilities such as special districts and water corporations, providing limited exemptions or reductions in impact fees, and reduced parking requirements. A program has been added to the Housing Plan to review the City's ADU Ordinance and continue to update it as needed to meet the latest state law provisions.

Special Needs Housing

Residential Care Facilities

California law states that persons who require supervised care are entitled to live in normal residential settings. State-licensed residential care facilities serving six or fewer persons must be: 1) treated the same as any other residential use, 2) allowed by right in all zones allowing residential uses, and 3) be subject to the same development standards, fees, taxes, and permit procedures as those imposed on the same type of housing in the same zone. Consistent with state law, the City permits residential care facilities serving six or fewer persons as a permitted use in all single-family and multiple family residential districts. However, the Zoning Code does not identify residential care facilities as a permitted use in the Agricultural Limited or Commercial Downtown zones, which are zones where other residential uses are permitted.

Residential care facilities serving seven or more persons are permitted in all single-family and multiple family residential districts on the issuance of a conditional use permit (CUP), and subject to Section 9.1.128 of the City's Zoning Code, which provides the following requirements:

1) The minimum distance from any other residential facility shall be 300 feet as specified by California Health and Safety Code Section 1267.9(b);
2) At least 20 square feet of usable open space shall be provided for each person who resides in the facility;
3) At least one parking space shall be provided for every two persons who reside in the facility;
4) Residential care facilities shall be licensed and certified by the State of California and shall be operated according to all applicable state and local regulations.

Emergency Shelters

Emergency shelters are the first step in a continuum of care and provide shelter to families and/or individuals experiencing homelessness on a limited short-term basis. Government Code Section 65583 (SB 2, 2007) addresses the state's growing problem of homelessness with requirements that cities identify sites that are adequately zoned for emergency shelters and transitional and supportive housing.

Government Code Section 65583 requires that cities with an unmet need for emergency shelters allow these uses by right without a conditional use or other discretionary permit in at least one zone. 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. Recent state law also specifies that parking standards for shelters be based on staffing, not the occupants of the shelter (Government Code Section 65583, per AB 139, 2019).

According to the 2020 point-in-time count, there were 50 people experiencing homelessness in Oakley. In Oakley, 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 more than enough space to provide an emergency shelter to accommodate the City's unmet need of 50 beds of emergency shelter.[2] However, ~~T~~the Housing Plan also includes ~~a program~~an action to identify ~~a replacement site with~~an additional zoning district where emergency shelters will be permitted consistent with ~~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~~.

In addition to providing the by-right allowance in the Downtown Core Zone, City of Oakley Zoning Code identifies "transitional shelters and homeless shelters consistent with Section 65008 of the Government Code" as uses allowed in multiple-family zones with a conditional use permit (CUP). State law also includes provisions for low barrier navigation centers (LBNCs) to assist persons experiencing homelessness. A LBNC is a type of shelter defined as a "Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing."

California Government Code Section 65662 (AB 101,2019) requires Low Barrier Navigation Center development to "be a use by-right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses" if it meets specified requirements. Section 65660 of the Government Code defines "Low Barrier" as best practices to reduce barriers to entry, and may include, but is not limited to, the following: 1) the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth; 2) pets; 3) the storage of possessions; 4) privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms. Oakley's Zoning Code does not specifically address LBNCs. See section 2.e of this chapter for a description of programs included in the Housing Element to address this topic.

[2] Based on AB 2339 (Bloom, 2022) calling for a minimum of 200 sf per person

Transitional and Supportive Housing

Transitional housing is a type of supportive housing used to facilitate the movement of individuals and families experiencing homelessness to permanent housing. The City's Zoning Code, consistent with California Government Code Section 65582(j) 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." Transitional housing offers case management and support services with the goal to return people to independent living; usually persons return to independent living between 6 and 24 months.

Supportive housing is affordable housing with onsite or offsite services that help a person or family with multiple barriers to employment and housing stability. Supportive housing is a link between housing providers and social services for persons experiencing homelessness, people with disabilities, and a variety of other special needs populations. The City's Zoning Code, consistent with California Government Code Section 65582(f) defines supportive housing as "housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service to 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."

Key elements of state law, per Government Code Section 65650-65656, include:

- Consider supportive housing a residential use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development satisfies specified requirements.
- Local government may require a supportive housing development to comply with written, objective development standards and policies. However, the standard and policies must be the same as those that apply to other multifamily development within the same zone.
- Approve an application for supportive housing that meets criteria within specified periods
- Eliminate parking requirements for supportive housing located within ½ mile of public transit

Consistent with state law, transitional and supportive housing is permitted by right in all of the City's single-family and multiple family residential zones and is subject to the same requirements that apply to other residential dwellings of the same type in the same zone. However, transitional and supportive housing is not addressed in the City's Agricultural Limited and Commercial Downtown zones. Also, the City does not comply with the latest requirements for supportive housing in zones allowing multifamily and mixed use. There is a program included in the Housing Plan to address this topic.

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.

Reasonable Accommodation Procedures

The City is required to make reasonable accommodations in rules, policies, practices, and services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. Government Code Section 65583(a) and (c) requires 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 provides a “Request For Accommodation Form” on its website for individuals to request accommodations at facilities, events, services, or programs provided by the City of Oakley. However, the City does not have a formalized process for persons with disabilities to request reasonable accommodation related to land use and zoning regulations. The Housing Element includes a program to adopt a Reasonable Accommodation ordinance.

Definition of Family

A restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities. The Oakley Zoning Ordinance does not define family and therefore does not restrict any households from being considered a family for the purpose of zoning.

However, the Zoning Code uses the term family throughout the Code, and specifically in the definition of Single Family Dwelling:

> "Single Family Dwelling" shall mean a detached building or part of it, designed for occupation as the residence of one (1) family.

The lack of a definition of “family” leaves the term open for interpretation. The Housing Element includes an implementation program to add a definition of family to the Zoning Code that provides occupancy standards specific to unrelated adults and complies with fair housing law.

Removal of Constraints on Special Needs Housing

To reduce constraints to the development of residential care facilities, emergency shelters, and transitional and supportive housing, the Housing Plan includes programs to:

- Allow residential care facilities, and transitional and supportive housing to be in the City's Agricultural Limited and Commercial Downtown zones in a manner consistent with other residential uses.
- 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.
- Add code language to specify that any parking requirements for emergency shelters are to be based on number of employees, not residents.
- Add code language for Low Barrier Navigation Centers in accordance with state law.
- Reduce constraints for residential care facilities for more than six persons that are currently permitted subject to a conditional use permit in residential districts.
- Adopt a reasonable accommodation ordinance that would establish a formal procedure for persons with disabilities to request reasonable accommodation from building, zoning, and other land use policies and standards.

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 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.

Chapter 9.1.1226 of the Oakley Municipal Code, adopted in 2016, contains regulations for employee and farmworker housing consistent with State law.

Manufactured Housing

Sections 65852.3 and 65852.4 of the California Government Code specify that a jurisdiction shall allow the installation of manufactured homes on a foundation on all

"lots zoned for conventional single family residential dwellings." Except for architectural requirements, the jurisdiction is only allowed to "subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single family residential dwelling on the same lot would be subject." The architectural requirements are limited to width, floor height, façade, roof overhang, roofing material, and siding material.

The only two exceptions that local jurisdiction are allowed to make to the manufactured home siting provisions are if: 1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or 2) the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361.

The City of Oakley Zoning Code defines "manufactured home" and "mobile home" interchangeably, as follows:

> "Manufactured Home" or "Mobile Home" shall mean any vehicle which is forty or more feet in overall length at its longest point or which exceeds eight feet in width at its widest point, is designed or used for human habitation, whether self-propelled or drawn by a motor vehicle, is intended for permanent or semipermanent use, and which has no foundation other than wheels and temporary stabilizing units.

While in practice the City permits manufactured homes on a permanent foundation the same as conventional, stick-built single-family homes, the City's Zoning Code does not explicitly address manufactured homes on a permanent foundation. The Housing Plan includes an implementation program to amend the Zoning Code to address this.

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.

Building Codes

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 City of Oakley has adopted by reference and incorporated into the Municipal Code the 2019 Edition of the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Fire Code, California Green Building Standards Code, California Historical Building Code, and the International Property Maintenance Code. Amendments to the 2019 California Fire Code include those adopted by the East Contra Costa Fire Protection District. The regulations set forth are designed to ensure the safety and welfare of Oakley's residents.

Amendments to the codes listed above were reviewed and found to be of a general administrative, or narrow technical applicability. Examples include: nomenclature; establishing the authority of the City Manager and designees to enforce the code; tailoring certain specifications for plumbing systems, residential decks, insect screens, and small residential rooftop solar systems; and establishing how to resolve instances where (if) any conflicts are found between general and specific requirements. Other amendments address:

- Establishing that building permits shall expire if work is not commenced within 365 days from the date of such permit, or is work is abandoned. However, the provision allows for one or more extensions of time for 180 days each.
- Affirming the City Council's authority to set and implement various fees.
- Establishing the City's ability to record liens against properties. Liens would be used to recover the cost of abating a dangerous structure.

No amendments to the Building Code have been made that would reduce housing development potential in the city.

a. 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.

b. Code Enforcement

The mission of the Code Enforcement Division is to work in partnership with the residents and business owners of Oakley to promote and maintain a safe and desirable living and working environment. The division's work is accomplished primarily through education. The City has posted an illustrated handout to summarize common concerns and code provisions, and conducts code enforcement activities on a complaint basis in response to reports from residents and other community members. The City provides a link on its website to report a code violation online. 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 proactively approaches code enforcement through its Rental Dwelling Unit Inspection Program, intended to maintain and improve the quality of life of Oakley residents residing both in and around rental property. This is accomplished by ensuring

rental properties are properly maintained and situations that may bring blight upon a neighborhood are prevented. Under the Rental Inspection Program, properties owners must register rental properties and pay an annual registration and inspection fee.

Development Impact 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. All fees are posted on the City's website.

Table 6-7 summarizes the estimated cost of fees in Oakley for a single-family home, a large (100 unit) multifamily development, and a small (10 unit) multifamily development. Total fees for 3,100 square foot single-family home are approximately $70,088. Fees for an 800 square foot multifamily unit within large and small projects are approximately $35,721 and $32,887 respectively. While not shown on the table, the City has a reduced fee structure for accessory dwelling units.

Figures 6-1 through 6-3 compare residential fees in Oakley to other jurisdictions in Contra Costa County. Total fees for single-family homes are higher than the average cost of fees for neighboring jurisdictions, with other jurisdictions fees ranging from a low of $~~22,146~~29,498 to a high of $113,158. Fees for large multifamily developments are higher than all but two neighboring jurisdictions. For small multifamily developments, the City's fees are ~~still above the~~about average~~ cost, but are less than those of eight of the 19 jurisdictions surveyed~~.

However, Oakley projects are subject to regional traffic fees of $22,703 per single-family unit, and $13,937 and $11,585 for large and small project multifamily units. This regional fee comprises about 32 percent of the total project fees for single-family units and 35-40 percent of the fees for multi-family projects. This regional traffic fee is assessed by the East Contra Costa Regional Fee and Financing Authority (ECCRFA), a regional planning agency charged with funding regional transportation improvement projects in eastern Contra Costa County with revenue from the Authority's regional transportation demand impact mitigation (RTDIM) fees. The Authority's jurisdiction includes the eastern portion of the County, including unincorporated areas and the Cities of Antioch, Brentwood, Oakley, and Pittsburg. Taking the regional transportation fee out of the equation, Oakley's fees are actually ~~13~~ 20 percent below the regional average for single-family units and 9 and 20 percent below the regional average for large and small multifamily units.

The Regional Transportation Fee payment has supported completion of the new State Route 4, providing for regional funding assistance with the much-needed bypass. Fees for additional outside agencies provide services necessary for health and public safety, particularly water, sewer, fire, and school services and the City does not have the jurisdiction to reduce these outside fees.

TABLE 6-7: CITY OF OAKLEY RESIDENTIAL FEES									
Site Information	Single-family			Multifamily - Large			Multifamily - Small		
	Unit S.F.		3100	Unit S.F.		800	Unit S.F.		800
	# of Units		1	# of Units		100	# of Units		10
	Valuation		$293,880.00	Valuation		$7,584,000.00	Valuation		$758,400.00
Fee Classification	**Multiplier**	**Per**	**Cost**	**Multiplier**	**Per**	**Cost**	**Multiplier**	**Per**	**Cost**
Entitlement Fees									
Design Review			N/A	$4,000.00	Dep	$4,000.00	$4,000.00	Dep	$4,000.00
Fire Department Review	$2,051.00	Set	$2,051.00	$2,051.00	Set	$2,051.00	$2,051.00	Set	$2,051.00
Total Entitlement Fees			**$2,051.00**			**$6,051.00**			**$6,051.00**
Building Fees									
Building Permit Fee	Based on Valuation		$2,079.48	Based on Valuation		$29,640.35	Based on Valuation		$4,461.15
Permit Review and Processing	25% of Permit Fee		$519.87	25% of Permit Fee		$7,410.09	25% of Permit Fee		$1,115.29
Building Plan Check Fee	65% of Permit Fee		$1,351.66	65% of Permit Fee		$19,266.23	65% of Permit Fee		$2,899.75
Energy Compliance	25% of Permit Fee		$519.87	25% of Permit Fee		$7,410.09	25% of Permit Fee		$1,115.29
Accessibility Review			N/A	25% of Permit Fee		$7,410.09	25% of Permit Fee		$1,115.29
Electrical Permit	15% of Permit Fee		$311.92	15% of Permit Fee		$4,446.05	15% of Permit Fee		$669.17
Plumbing Permit	15% of Permit Fee		$311.92	15% of Permit Fee		$4,446.05	15% of Permit Fee		$669.17
Mechanical Permit	10% of Permit Fee		$207.95	10% of Permit Fee		$2,964.04	10% of Permit Fee		$446.12
State of CA Earthquake Assessment Fee	Based on Valuation		$29.39	Based on Valuation		$758.40	Based on Valuation		$75.84
Fire Protection Fee	$1,465.00	Set	$1,465.00	$1,905 + $81/10k sf over 10k		$2,472.00	$1,905 + $81/10k sf over 10k		$1,905.00
Total Building Fees			**$6,797.06**			**$86,223.38**			**$14,472.06**

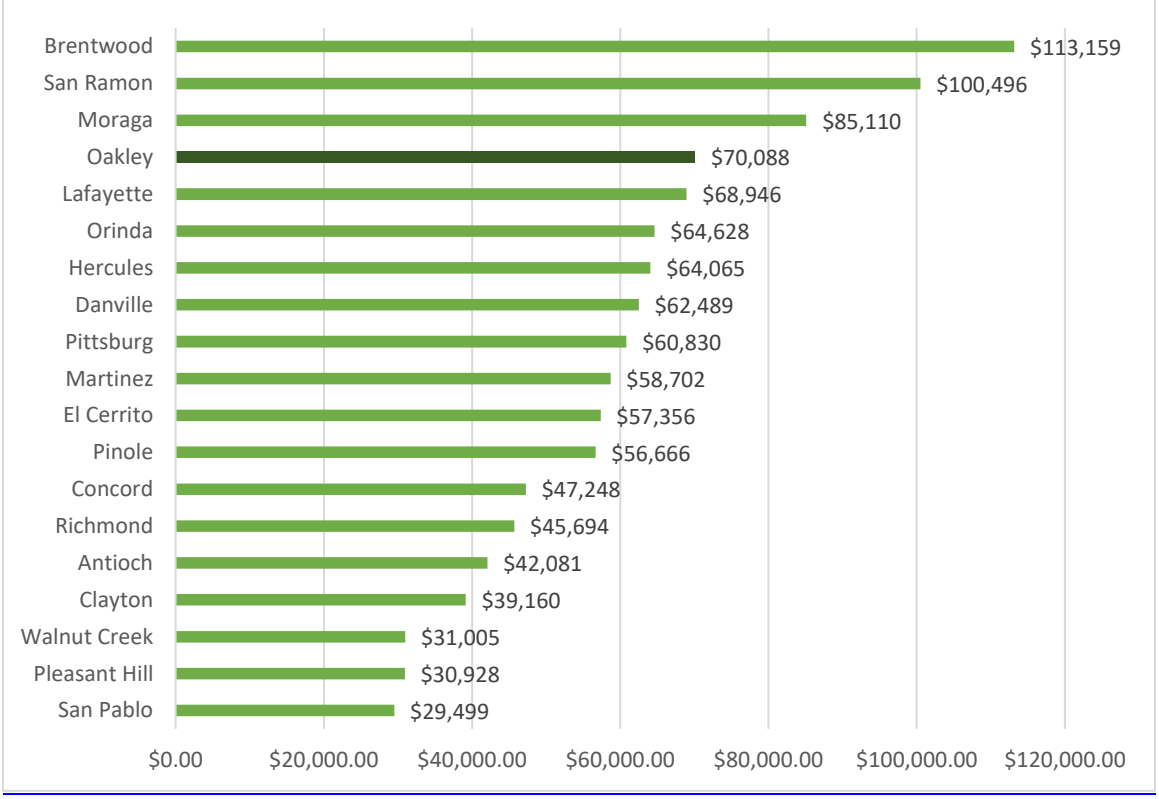
TABLE 6-7: CITY OF OAKLEY RESIDENTIAL FEES									
Site Information	**Single-family**			**Multifamily - Large**			**Multifamily - Small**		
	Unit S.F.		**3100**	**Unit S.F.**		**800**	**Unit S.F.**		**800**
	# of Units		**1**	**# of Units**		**100**	**# of Units**		**10**
	Valuation		**$293,880.00**	**Valuation**		**$7,584,000.00**	**Valuation**		**$758,400.00**
Impact Fees									
School District Fee	$3.79	SF	$9,854.00	$3.79	SF	$303,200.00	$3.79	SF	$30,320.00
Oakley Traffic	$13,399.20	Unit	$13,399.20	$8,173.79	Unit	$817,379.00	$7,586.12	Unit	$75,861.20
Regional Traffic (RTDIM)	$22,703.79	Unit	$22,703.79	$13,936.99	Unit	$1,393,699.00	$11,584.70	Unit	$115,847.00
Park Acquisition	$986.49	Unit	$986.49	$644.72	Unit	$64,472.00	$596.94	Unit	$5,969.40
Park Improvement	$8,572.16	Unit	$8,572.16	$5,601.59	Unit	$560,159.00	$5,186.52	Unit	$51,865.20
Public Facilities	$3,704.20	Unit	$3,704.20	$2,425.76	Unit	$242,576.00	$2,250.44	Unit	$22,504.40
East County Fire Protection District	$1,368.32	Unit	$1,368.32	$971.06	Unit	$97,106.00	$468.00	Unit	$4,680.00
General Plan	$300.00	Ac	$300.00	$300.00	Ac	$600.00	$300.00	Ac	$600.00
South Oakley Infrastructure Plan	$352.00	Ac	$352.00	$352.00	Ac	$704.00	$352.00	Ac	$704.00
Total Impact Fees			**$61,240.16**			**$3,479,895.00**			**$308,351.20**
Total Project Fees	**$70,088.22**			**$3,572,169.38**			**$328,874.26**		
Cost Per Unit	$70,088.22			$35,721.69			$32,887.43		
Planning and Permit %	12.62%			2.58%			6.24%		
Impact Fee %	87.38%			97.42%			93.76%		

Source: Contra Costa Collaborative Fee Comparison. MIG, inc. 2022.

In addition, 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.

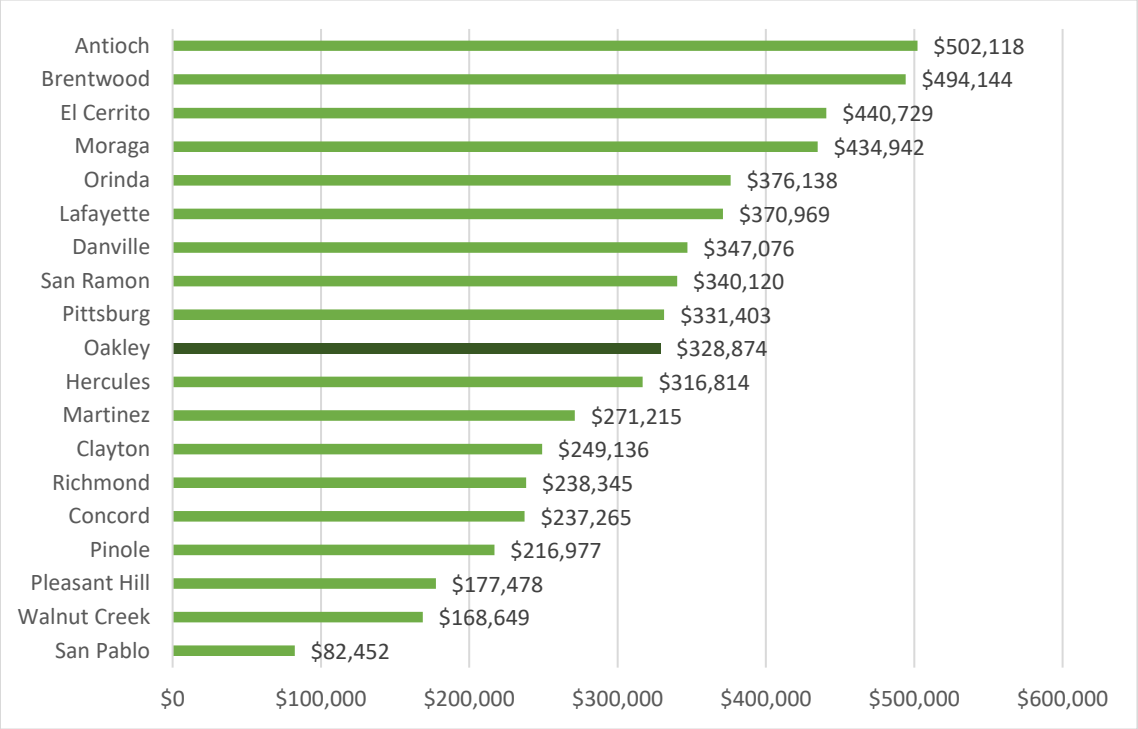
The City has worked to reduce fees to the extent feasible. The City continues to see significant levels of residential development, including lower income housing, and the fees have not posed a constraint to date. The Housing Plan includes a program to regularly review development fees and to take appropriate 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.

Figure 6-1: Comparison of Estimated Single-family Residential Fees in Contra Costa County Jurisdictions



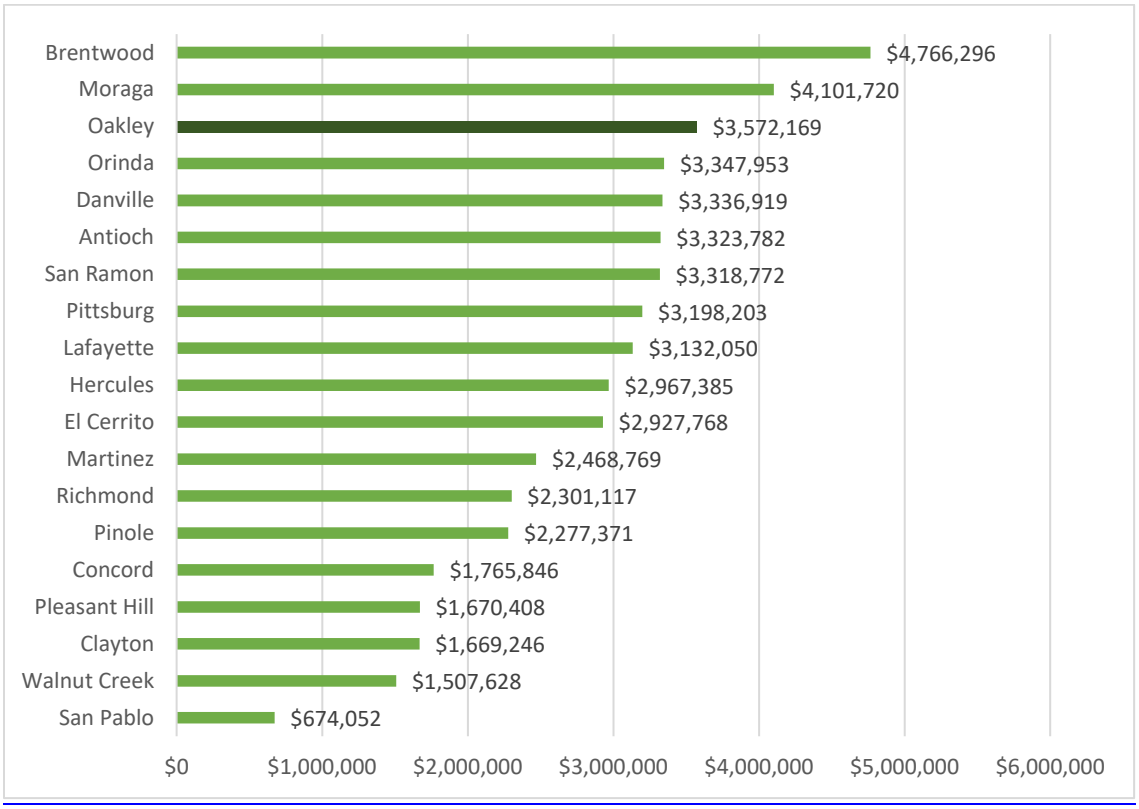
Source: Contra Costa Collaborative Fee Comparison. MIG, inc. 2022.

Figure 6-2: Comparison of Estimated Residential Fees in Contra Costa County Jurisdictions (10-Unit Multifamily Development)



Source: Contra Costa Collaborative Fee Comparison. MIG, inc. 2022.

Figure 6-3: Comparison of Estimated Residential Fees in Contra Costa County Jurisdictions (100-Unit Multifamily Development)



Source: Contra Costa Collaborative Fee Comparison. MIG, inc. 2022.

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.

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. On and off-site improvements in the City of Oakley are consistent with requirements of other cities in the region. While on and off-site improvements do influence the cost of development, the improvement requirements do not present a constraint to the development of housing in Oakley.

Local Processing and Permit Procedures

Application and Approval Process

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.

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 about 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.

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.

Multi-family projects are permitted in the Multiple Family Residential Districts (M-9, M-12, and M-17). However, the Planning Commission or 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. Except for single-family additions, and Accessory Dwelling Units which require staff review; all other residential development in the City require either Planning Commission and/or City Council approval.

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.

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.

Table 6-8 illustrates the typical development timelines for various applications and permits.

TABLE 6-8: DEVELOPMENT PLAN REVIEW PROCESS

Project Type	Reviewing Authority	Timeframe
Single-Family house addition	Staff	45 days
Accessory dwelling 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	Zoning Administrator	90 days
Single-Family homes built as part of housing development of five or more units	Planning Commission	90+ days
Multiple-Family housing	Planning Commission	90 days

Note: Requirements of CEQA can change the reviewing authority.

Source: City of Oakley, 2022.

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, deemphasizing 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 objective design standards for multiple-family development, as described in the Housing Plan.

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. As stated above in section 6.a, the Planning Commission or 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.

For development subject to the Affordable Housing Overlay District, the following design criteria apply, which are codified in Section 9.1.410 of the City's Zoning Code:

> Buildings shall be designed to frame views of the hills, vineyards and other landscape features.
>
> Natural landscape features such as creeks, wetlands and heritage trees shall be incorporated into the site design.

Development shall be clustered on each site so as to minimize development footprints, preserve undeveloped land, and avoid areas with natural and visual resources.

Building materials and colors should promote harmony, as well as interest in the neighborhood. Architectural style should utilize a limited palette of compatible colors, avoiding excessive different materials and colors that detract more than enhance the overall appearance.

Compatible color schemes should be used on adjacent buildings and structures.

Roof forms, materials, doors, windows and other architectural features or historic or traditional houses near the project shall be referenced in the design of the new development.

A detailed landscaping plan, including planting details, shall be submitted for review and approval prior to the issuance of building permits.

The design of fences and screening is addressed.

All exterior lighting is addressed.

All new housing units shall be designed so as to minimize their visual impacts.

The use of shared driveways and alleyways with detached garages may be utilized.

Play spaces for children shall be secure and visible.

Multifamily projects shall follow the guidelines as described herein and where appropriate the guidelines in the Residential Design Guidelines and Multifamily Residential Design Guidelines (pending);

Architectural design concepts shall provide for a transition in scale between multifamily and any neighboring single-family residential development, with specified limits to stories and setbacks.

Multifamily and mixed-use projects shall be designed to reduce the perceived mass, scale, and form of the overall development through use of varying roof heights, setbacks, and wall planes.

The perceived architectural scale of multifamily buildings of three or more stories shall be reduced through specified techniques.

Trash enclosures (solid waste and recycling), storage, and other accessory elements shall be designed as integral parts of the architecture.

Parking lot design and multi-modal access is addressed.

Multifamily developments shall provide both common and private open spaces.

Multifamily projects shall provide common spaces that are physically defined and socially integrated into the site plan as a gathering place.

New projects will be required to provide, as part of the common space, the installation of a play structure and necessary safety equipment.

The Housing Accountability Act removes the ability to deny residential projects based on subjective design guidelines. For affordable projects, the protections are even stronger, and a ministerial approval process is required. The City's design guidelines have not been used to deny any housing developments in Oakley. They have been an important tool for Staff to work with developers on small modifications to projects or additions of conditions of approval.

Conditional Use Permits

Oakley Zoning Code Section 9.1.1602 states that a conditional use permit (CUP) is used to establish a land use within a land use district that does not allow establishment by right, but does allow the granting of a land use permit after a public hearing. The Planning Commission or City Council, in approving or conditionally approving a conditional use permit, shall find as follows:

> "That the site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this title to adapt the use with land and uses in the neighborhood;
>
> That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
>
> The proposed use will be arranged, designed, constructed, operated and maintained so as to be compatible with the intended character of the area and shall not change the essential character of the area from that intended by the general plan and the applicable zoning ordinances;
>
> That the proposed use provides for the continued growth and orderly development of the community and is consistent with the various elements and objectives of the general plan;
>
> That the proposed use, including any conditions attached thereto, will be established in compliance with the applicable provisions of the California Environmental Quality Act."

As shown earlier in Tables 6-2 and 6-5, most residential uses in Oakley are permitted uses and do not require a conditional use permit, with the exception of residential care facilities for seven or more and multifamily uses within the Downtown Specific Plan area. The findings are subjective and general in nature, which could cause a constraint to residential development, particularly residential care facilities, that requires a CUP. See prior discussion about a program to address constraints for large residential care facilities.

Permit Streamlining, SB 35 Processing, and Removal of Constraints

Government Code Section 66300 (SB 330, 2019) and Government Code Section 65913.4 (SB 35, 2017) address permit processing streamlining. SB 330 applies to housing developments, including mixed-use projects with at least two-thirds of the square footage dedicated to residential. It created a new preliminary application process, created a limitation of 5 public meetings for project review, and placed other limitations

on the City's ability to downzone sites or deny projects that are consistent with objective general plan standards. SB 35 established a streamlined ministerial approval process for qualified affordable housing projects or infill projects of 10 units or fewer. Based on the City's progress toward meeting the Fifth Cycle RHNA, the ministerial approval process applies to developments with at least 50 percent affordability. Both of these laws also establish specific timeframes for project approval. SB 35 (as amended by SB 765) requires project reviews to be completed within 90 days for developments of 150 or fewer units and 180 days for developments with more than 150 units, measured from the date the application is submitted.

While Oakley has some provisions for by-right permit processing, there are code provisions that should be evaluated to determine if they could be adjusted to more effectively implement state law and achieve greater clarity among the City's ordinances and guidelines such as:

- Multiple family projects are permitted by-right, but discretionary design review is required. The City has not adopted objective design standards.
- The AHO Design Criteria are subjective, not objective. The Housing Accountability Act removes the ability to deny residential projects based on subjective design guidelines. For affordable projects, the protections are even stronger, and a ministerial approval process is required.
- Written procedures for SB 35 processing are not posted on the City's website, and timeframes for smaller projects that need City Council approval may not meet state-mandated timelines.

The Housing Plan includes a program to evaluate and, if needed, amend the Zoning Code for compliance with state law and to improve clarity among the various code provisions and procedures. Topics to address include the use of objective design standards, streamlining opportunities, and reducing development constraints.

Non-Governmental Constraints

Non-governmental constraints on the provision of housing include the price of land and the cost of construction, and the availability of financing. These and other constraints are discussed below.

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. Unimproved residential land listed as for sale on Zillow.com in April 2022 are shown in Table 6-9.

TABLE 6-9: RESIDENTIAL LAND LISTED FOR SALE, OAKLEY, CA (APRIL 2022)			
Location	**Lot Size in Acres**	**Price**	**Price per Acre**
Aspen Road	11.37 (2 parcels)	$499,000	$43,887
Oakley Rd.	3.45 (3, 1-acre lots)	$830,000	$240,578
Oakley Rd.	4.6 (allows for 22 single-family homes)	$1,600,000	$347,826

Source: Zillow.com accessed on 4/7/2022.

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.

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. According to the Terner Center for Housing Innovation at UC Berkeley, the cost of building a 100-unit affordable project in California increased from $265,000 per unit in 2000 to almost $425,000 in 2016. Hard construction costs have climbed statewide, but they are the most expensive and have risen most dramatically in the San Francisco Bay Area. While normalized statewide costs increased 25 percent between 2008-2009 and 2018, costs for projects in the Bay Area rose 119 percent over the same period, reaching more than $380 per square foot in 2018.[3] The Terner Center Report notes that the Bay Area has comparatively higher construction wages than elsewhere in California, which could help to explain the difference in hard costs at the regional level. Significant increases in lumber and other construction materials, as well as the high demand for housing will likely further increase residential construction costs.

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.

Average annual interest rates have varied over time from approximately 8 percent in 2000 to approximately 4 percent in 2013, to historically low rates of less than 3 percent

[3] The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California | Hayley Raetz, Teddy Forscher, Elizabeth Kneebone, & Carolina Reid | March 2020. See: https://ternercenter.berkeley.edu/research-and-policy/hard-construction-costs-apartments-california/.

in early 2021, to average rates over 5 percent[4] in spring of 2022. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. Currently, there are national and global supply chain disruptions and rising interest rates as impacts of the pandemic and the reduction of emergency stimulus measures continue[5]. 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.

Development Below Allowable Density and Permit Timing

Government Code Section 65583(a)(6) requires an analysis of requests to develop housing at densities below those anticipated in site inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. During the 5th Cycle Housing Element planning period Oakley did not receive requests for development below anticipated densities for lower-income housing sites. In fact, most affordable housing developments have been approved at densities exceeding the maximum density through use of a density bonus.

It is difficult to estimate the typical timing between entitlement and building permit issuance. It often depends on the complexity of the site, including State or Federal permits that must be obtained. But more importantly, economic factors and the state of the housing market are the biggest drivers of construction timelines. There are several subdivision maps that were approved as long ago as 2006 that have received automatic map extensions. Many of these subdivisions have recently started development.

Public Sentiment on Housing Development

Since incorporating in 1999, Oakley has experienced dramatic growth due to its location and access in the Bay Area. With this growth has come concerns from some residents that incoming growth would disrupt the small-town character of the community bringing with it increased crime, lowered property values, and traffic congestion. The creation of the AHO offered a way to help ease concerns since it flexibly increased the supply of affordable housing and encouraged the development of affordable homes. While the AHO has helped to increase the number of multifamily units in the City, public sentiment towards housing development, particularly affordable housing, continues to be a challenge and a constraint.

During the public comment period and hearing process for the Public Review Draft, the City received comments from a number of residents against the construction of any more housing in Oakley, particularly affordable housing and zoning additional AHO sites. Many residents shared concerns that more affordable housing in their neighborhoods would increase criminal activity and lower property values. Recognizing that more community dialogue is needed on what affordable housing is and why it is needed, the City will

[4] See Money.com at https://money.com/current-mortgage-rates/. Accessed on 4/1/2022.

[5] See. https://www.reuters.com/business/central-bank-moves-supply-shocks-among-top-risks-global-economy-2021-10-28/.

provide opportunities for additional education and community conversation on the topic as part of the rezone program, outlined in Policy Action 1.1.

Environmental Constraints

Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions, which provide the greatest threat to the built environment. The Contra Costa County Local Hazard Mitigation Plan (LHMP) identifies risks associated with various types of hazards and disasters at the regional and local scale. The LHMP identifies the extent to which critical facilities, infrastructure, the population, and/or buildings in Oakley estimated to be affected under a range of hazards related scenarios, including dam failure, earthquake, 10-year/100-year/500-year flood, landslide, and wildfire. The City's Focused General Plan Update includes an updated Community Health and Safety Element that incorporates local programs to reduce the exposure of the community to unreasonable risks associated with hazards addressed in the LHMP. The following hazards, identified in the updated element, may impact future development of residential units in the City. However, all of the sites in the inventory have been reviewed for environmental constraints.

Seismic Hazards

Every resident and developer in Oakley assume seismic risk because the City is within the San Francisco Bay Area, an area of high seismicity. The major effects of earthquakes are ground shaking and ground failure. Severe earthquakes are characteristically accompanied by surface faulting and less commonly by tsunamis and seiches. Flooding may also be triggered by dam or levee failure resulting from an earthquake, or by seismically induced settlement or subsidence. All of these geologic effects are capable of causing property damages and risks to life and safety of persons.

Oakley has been subjected to numerous seismic events, originating both on faults within Contra Costa County and in other locations in the region. The City is underlain by one fault that is inferred active on the basis of scattered small magnitude earthquakes near the trace of the fault. This inferred active fault is the Brentwood Fault. Other inferred active faults just west of Oakley are the Davis and Antioch Faults

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.

Flooding

Substantial areas within the City are subject to flooding, especially areas along the coast and northeast of the Contra Costa Canal. According to the Federal Emergency Management Agency (FEMA), Marsh Creek, the majority of the City's shoreline areas, and the entire East Cypress Corridor Specific Plan Area are within the 100-year floodplain (i.e., an area subject to flooding in a storm that is likely to occur once every 100 years). General Plan Community Health & Safety Element Figure 8-3: Flood Hazard Areas, shows the locations within the Planning Area of Flood Hazard Areas, as identified by Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) maps.

The most serious flood hazard existing in the Planning Area is related to the system of levees that protect adjacent low-lying areas. Levee failure often occurs in areas where levees rest on soft mud, silt, or peat. Peat soils exist along the shorelines in the central and northeast portions of the Planning Area. Flooding problems have been exacerbated by boat movement on the waterways, which creates waves that accelerate the natural process of levee erosion.

Fire Hazards

Fire hazards threaten lives, property, and natural resources, and present a considerable problem to vegetation and wildlife habitats throughout the Planning Area. Grassland fires are easily ignited in dry seasons. These fires are relatively easily controlled if they can be reached by fire equipment. Peat fires, once ignited, are extremely difficult to extinguish. These types of fires have the potential to occur on soils above the high-water line and adjacent to the Delta due to the marshy origin of the soils there.

The East County Fire Protection District is located in the eastern portion of Contra Costa County and serves a population of approximately 82,000 residents. The East County Fire Protection District 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. Oakley is served by Station 53, located at 530 O'Hara Avenue.

The East County Fire Protection District provides service to structural, wildland, vehicle, and miscellaneous exterior fires; vehicle accidents involving disentanglement and extrication; medical emergencies and hazardous materials incidents.

The state has charged CalFire with the identification of Fire Hazard Severity Zones (FHSZ) within SRAs and Very High Fire Hazard Severity Zones (VHFHSZ) within any Local Responsibility Areas. The FHSZ maps are used by the State Fire Marshal as a basis for the adoption of applicable building code standards. None of the Planning Area nor its immediate vicinity is located in the Very High Fire Hazard Severity Zone nor in any High, Moderate, or other Fire Hazard Severity Zone.

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.

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.

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.

Chapter 7: Evaluation of the Previous (2015-2023) Housing Element

State housing element law (Government Code Section 65588) requires cities and counties to assess the achievements under their adopted housing programs to inform the development of new programs. State law also requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. Accomplishments under the 2015-2023 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 2015-2023 Housing Element, and the appropriateness of the housing goals, objectives, and policies. This evaluation is conducted pursuant to Government Code Section 65588.

Construction Achievements

Table 7-1 shows the City's progress towards meeting the Fifth Cycle Regional Housing Needs Allocation (RHNA). The City has issued 2,183 building permits for new housing units since 2015. Of the permits issued, 1,769 were for above moderate housing, 234 for moderate income housing, 172 for low-income housing, and 8 for very-low income housing. The City met its RHNA targets for housing in the above moderate and moderate income levels but fell short of meeting the very-low income RHNA by 309 units and short of the low-income RHNA by only 2 units.

TABLE 7-1: RHNA PROGRESS - PERMITTED UNITS ISSUED BY AFFORDABILITY

Income Level	RHNA	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total	Total Remaining RHNA
Very-Low	317			8					TBD	TBD	8	**309**
Low	174			66			104	2	TBD	TBD	172	**2**
Moderate	175	70	88	51			25		TBD	TBD	234	**–**
Above-Moderate	502	164	208	117	192	262	338	488	TBD	TBD	1,769	**–**
Total	1,168	234	296	242	192	262	467	490	TBD	TBD	2,183	
Total Remaining RHNA Need												**311**

Notes: [1] Units serving extremely low-income households are included in the very low-income permitted units totals.

Source: City of Oakley, Housing Element Annual Progress Report, 2021.

Program Evaluation

The following section reviews and evaluates the City's progress in implementing programs from the previous planning period. As part of analyzing prior programs, the City must assess the effectiveness of programs for special needs populations. Table 7-2 provides an evaluation of the City's progress towards implementing programs related to the special needs populations summarized below.

Seniors and Persons with Disabilities. Rehabilitation and physical improvements are important to ensure that housing is accessible to older populations and people with disabilities. Staff continues to ensure that projects meet the State's newest accessibility requirements (Policy Action 4.5). In addition, seniors and people with disabilities often live on fixed incomes and are more likely to have disabilities, chronic health conditions, and/or reduced mobility. Oakley has several affordable senior housing and residential care homes for seniors, which provide varying levels of living assistance to persons 60 years of age and older (refer to Chapter 2: Existing Needs Assessment for a list of these facilities). For low and very low income households, the Contra Costa County Housing Authority administers the Housing Choice Voucher program and distributes Housing Choice Voucher (HCV) rental certificates and vouchers to assist lower income households. Of the 8,897 vouchers used throughout the County, 309 are used in Oakley. About 78 percent of vouchers used in Oakley have a householder that is a senior and/or members with a disability.

Persons with Developmental Disabilities. Living arrangements for disabled persons depend on the severity of the disability. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. For this reason, many persons live independently or with other family members. To maintain independent living, disabled persons may need special housing design features, income support, and in-home supportive services for persons with medical conditions. Special design and other considerations for persons with disabilities include single-level units, availability of services, group living opportunities, and proximity to transit. The City of Oakley, along with other jurisdictions in Contra Costa County, is serviced by the Regional Center of the East Bay, which provides a point of entry to services for people with developmental disabilities.

Large Households. Homes consisting of five or more members residing together typically lack adequately sized and affordable housing options. About 24 percent of all households in Oakley have 5 or more members (approximately 2,762 households). As described in Chapter 2: Existing Needs Assessment, most of these households (68.7 percent) are owner occupied and the City continues to focus on achieving a balance of housing types to accommodate various needs by encouraging developers to incorporate larger bedroom counts through activities and incentives such as technical assistance and flexibility in development standards. (Policy Action 4.4).

Single Female Headed Households. Many single parent households, especially female-headed households, have a greater risk of poverty due to higher family expenses and single-wage incomes. The Contra Costa Housing Authority offers a Family Self-Sufficiency program for HCV participants to help low-income, single parents achieve economic independence from governmental assistance. Through public and private agency

participation, beneficiaries have access to resources such as housing subsidies, childcare, education, job training, transportation, and a variety of other benefits. The Workforce Development Board of Contra Costa County also offers free career development and job-seeking assistance and training that may be accessed by lower-income women.

Farm Workers. Farmworkers living in urban and suburban areas of the County often have similar needs for affordable rental housing as other lower-wage earners. As a result, needs are generally accommodated through housing programs and policies that assist low- and very low-income households such as the HCV program. Section 9.1.1226 of the City's Zoning Code includes standards for farmworker housing to comply with state law.

Homeless. The 2020 Homeless Point in Time count estimated 50 unsheltered homeless individuals living in Oakley. While there are no emergency shelters located in Oakley, the City has an undeveloped parcel at the Civic Center that is suitable to accommodate the City's emergency shelter need. In the event an entitlement is submitted for this parcel, the City will identify a new zoning district to allow emergency shelters by-right (Policy Action 4.7).

TABLE 7-2: EVALUATION OF 2015-2023 CITY OF OAKLEY HOUSING ELEMENT PROGRAMS		
Program	**Evaluation**	**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 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 completed this program in 2016 by designating nine specific properties with the Affordable Housing Overlay (AHO) Zone with capacity for 542 units. The City Council adopted Ordinance 16-16 that adopted the overlay. Since 2016, one project (Elm Lane/Anton) was proposed on an AHO site and is currently under construction. It will include 170 units, with 16 affordable units.	Modify program to account for new rezone.
Policy Action 1.3 [sic]: 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.	The City will continue to use the Density Bonus Ordinance with qualifying affordable projects, while also continuing to review and revise the ordinance when required by any future revisions to State density bonus law. One project, Elm Lane/Anton, used a density bonus.	Maintain program.
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.	In 2015, development fees were reviewed and revised as part of the Fee Schedule Update approved in mid-2015. Generally, the development fees were reduced or remained the same. Additionally, the City adopted a temporary program that cuts the Development Impact Fees by almost 40 percent. This program expired in September 2015 for residential projects. The City continues to review development fees annually. In 2021, the most recent audit and amendment was to Habitat Conservation Plan (HCP)/Natural Community Conservation Plan (NCCP) Impact Fees consistent with the County and other participating jurisdictions.	Maintain program.

TABLE 7-2: EVALUATION OF 2015-2023 CITY OF OAKLEY HOUSING ELEMENT PROGRAMS		
Program	**Evaluation**	**Recommendations for the Housing Element Update**
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.	The City has adopted the California Energy Code and performs plan reviews to ensure projects meet the codes intention for efficient energy use. The City also has an updated website with links and information to Energy Conservation programs.	Maintain program.
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. 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 adopted the Downtown Specific Plan (DSP) which is within 1/2 mile of public transit. The DSP allows for reduced parking in order to facilitate the redevelopment of downtown. Additionally, the General Plan has policies that encourage high density development near transit, and the City has made a consistent effort to locate higher density development along existing transit corridors. Improvements in the Downtown have included redevelopment of the streetscape, including additional trees and landscaping, on- and off-street parking, and safer access to businesses adjacent to Main Street. Improvements to pedestrian safety, such as high visibility crosswalks with safety medians and signage, have been added in several locations in the Downtown. An all-abilities playground has been installed at the Civic Center site.	Delete program. City applied criteria to the selection of new AHO sites.
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 10--54 and 10-55 of the previous Housing Element) on a bi-annual basis.	The City in 2015 developed a comprehensive map of vacant and underutilized parcels. The list includes both vacant parcels and parcels that have infill potential. The information was updated prior to the adoption of the 2015-2023 Housing Element.	Maintain program.

TABLE 7-2: EVALUATION OF 2015-2023 CITY OF OAKLEY HOUSING ELEMENT PROGRAMS		
Program	**Evaluation**	**Recommendations for the Housing Element Update**
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.	The City continues to encourage infill development. The City has adopted a Downtown Specific Plan which specifically provides for infill and mixed use residential opportunities within the City. Infill development did happen during the planning period. The City worked with private property owners to acquire land for right-of-way improvements to enhance vehicle, pedestrian, and bicycle safety in the downtown, as well as the area for the planned train platform in the downtown.	Delete program to focus limited staff resources on other key housing programs.
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.	The City has a comprehensive list of approved and developed subdivisions within the City. This list is readily available to large employers within the City.	Delete program to focus limited staff resources on other key housing programs.
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.	Every year since 2015, the Annual Report has been reviewed and approved by City Council and then forwarded to HCD.	Delete program as this is a standard requirement of State law.

TABLE 7-2: EVALUATION OF 2015-2023 CITY OF OAKLEY HOUSING ELEMENT PROGRAMS		
Program	**Evaluation**	**Recommendations for the Housing Element Update**
Policy Action 1.10: Affordable Housing Overlay (AHO) 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. The City shall also revise the AHO district to provide for a transition in building heights where multifamily development projects are located adjacent land zoned for single family residential uses.	The City completed this program with the adoption of Ordinance 15-16 in Summer 2016. During the planning period, three housing developments were approved on AHO overlay sites during the planning period, providing a total of 250 affordable housing units. This includes 105 units at Carol Lane, 129 affordable units at Twin Oaks Senior Residence, and 16 affordable units at Elm Lane/Anton.	Modify program and combine 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.	The City completed this program in 2016. One development, the Twin Oaks Senior Apartments, was built on a multifamily housing site. This development includes 130 apartment units of both 1 and 2 bedroom; 129 of those are affordable and 1 is the manager's unit.	Delete program.
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.	The City has provided access on the website to the full list of programs available with the County and HUD, as well as links to appropriate web sites.	Maintain program. Modify to update the Responsible Agency from Redevelopment Agency (RDA) to Planning.

TABLE 7-2: EVALUATION OF 2015-2023 CITY OF OAKLEY HOUSING ELEMENT PROGRAMS		
Program	**Evaluation**	**Recommendations for the Housing Element Update**
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.	Staff has developed, adopted and implemented a Property Maintenance Program, as well as a Residential Rental Inspection Program. Over 1,300 rental units are inspected each year through this program. In the most recent calendar year (2022), inspections resulted in 150 property maintenance improvements.	Maintain program. Modify since the Single-Family Rehabilitation Loan and Grant Program is no longer available with the loss of the RDA.
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 annually adopts a capital improvement program as part of its budget to plan and schedule infrastructure improvements throughout Oakley. Based on those adopted priorities and funding plans the City aggressively implements capital improvement projects.	Maintain program, modify to prioritize improvements in areas of greatest need according to Fair Housing Assessment (see Chapter 4).
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.	The City requires fiscal year financial and proof of certification to be reported 90 days after the end of the prior fiscal year. These reports are then audited. The City also maintains active relationships with owners and management. No affordable housing units converted to market rate during the planning period.	Maintain program, reflect requirement for a three-year notice prior to conversion to market rate.

TABLE 7-2: EVALUATION OF 2015-2023 CITY OF OAKLEY HOUSING ELEMENT PROGRAMS

Program	Evaluation	Recommendations for the Housing Element Update
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.	Since January 1, 2015, the following projects, with affordable housing, have been built, approved, or are under construction. Portions of the Carol Lane Apartments have been built: • 73 Carol Lane: 30 affordable family units. Final 1/12/2015. • 49 Carol Lane: 39 affordable family units. Final 03/26/2019. • 51 Carol Lane: 36 affordable family units. Final 03/26/2019. The Twin Oaks Senior Residence is currently under construction and includes 129 affordable senior apartments. Elm Lane/Anton is a large-family workforce housing project of 170 units, with 16 affordable units.	Maintain program to generally encourage development of new rental housing.
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.	The City website has the following information on Fair Housing: where existing affordable family and senior housing projects within the City are located as well as submitted development applications, a link to the 211 program, and the County Section 8 Program. There was no development activity by non-profit organizations building affordable ownership housing during the planning period. When the City receives inquiries about first time homebuyer programs, the City directs people to the County-operated programs available to Oakley residents.	Modify program to focus on areas in greatest need, as identified by the Fair Housing Assessment (see Chapter 4).

TABLE 7-2: EVALUATION OF 2015-2023 CITY OF OAKLEY HOUSING ELEMENT PROGRAMS		
Program	**Evaluation**	**Recommendations for the Housing Element Update**
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.	The City currently posts resources on the web site, plus disseminates information through the housing department and the police department. A guide to tenants and landlords rights is kept on hand as well. As disputes arise, the City works to educate tenants on available resources.	Maintain program.
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.	The City works cooperatively with affordable housing developers to explore incentives. Although the City does not have available funds, staff has explored funding sources from other agencies in efforts to find ways to achieve the program goals to attain Extremely-Low Income units.	Maintain program.
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 focus on achieving a balance to accommodate various needs for housing. The affordable housing developments at Carol Lane include 136 three-bedroom units that can accommodate large households, and Elm Lane is planned to include 44 three-bedroom units.	~~Maintain~~ Delete program.

TABLE 7-2: EVALUATION OF 2015-2023 CITY OF OAKLEY HOUSING ELEMENT PROGRAMS		
Program	**Evaluation**	**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 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.	Staff continues to ensure that projects meet the State's newest accessibility requirements by identifying deficiencies at plan review stage. City also works with a Certified Access Specialist for plan reviews and inspections. However, the City does not have a codified process for individuals to request reasonable accommodation related to housing. The City did not receive any requests for reasonable accommodating during the planning period.	Maintain program.
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).	The City has completed this program and has adopted an ordinance that complied with SB 2 regarding transitional and supportive housing. The Downtown Specific Plan provides a zone district and site to allow an Emergency Shelter by right. There were no transitional, supportive, or emergency housing units built during the planning period.	Delete program. Add a new program to address new supportive housing requirements.
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.	The Downtown Specific Plan provides a zone district and site to allow an Emergency Shelter by-right. There were no proposals for emergency shelter on the site during the planning period.	Maintain program.

TABLE 7-2: EVALUATION OF 2015-2023 CITY OF OAKLEY HOUSING ELEMENT PROGRAMS		
Program	**Evaluation**	**Recommendations for the Housing Element Update**
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.	The City is working 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 find ways to achieve the program goals to attain Extremely-Low Income units instead of Very Low and Low. The City has had numerous meetings and discussions in the past with developers to explore incentives and creative financing. The City supported TCAC grant applications for both the Twin Oaks and Elm Lane affordable housing developments.	Combine action of pursuing funding sources with support of affordable rental units.
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.	The City uses print media, mailers, web-based information, e-mail blasts, and other methods to provide information about available housing resources.	Delete program to focus limited staff resources on key programs.
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.	The City has completed this program and has adopted an ordinance that complied with State Law pertaining to Residential Care Facilities. However, there are some additional revisions needed as described in the constraints chapter. Components of this programs will be carried forward in the next housing element.	Consolidate zoning amendments for special needs housing into one program.

TABLE 7-2: EVALUATION OF 2015-2023 CITY OF OAKLEY HOUSING ELEMENT PROGRAMS		
Program	**Evaluation**	**Recommendations for the Housing Element Update**
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.	The City has completed this program and has adopted an ordinance that complied with State Law pertaining to Residential Care Facilities. However, there are some additional revisions needed as described in the constraints chapter. Components of this programs will be carried forward in the next housing element. The City updated the Zoning Code (Section 9.1.1226) to comply with requirements for employee housing and farmworker housing	Consolidate zoning amendments for special needs housing into one program.

Chapter 8: Housing Plan

Goals and Policy Actions

This section describes the City of Oakley's Housing Plan for the 2023-2031 Housing Element planning period. The Housing Plan identifies specific goals and actions to address housing needs and meet statutory requirements. In developing this Housing Plan, the City assessed its existing and future housing needs, evaluated the performance of existing programs, and collaborated with residents and stakeholders to identify sites for future affordable housing.

The City of Oakley has identified the following goal topics:

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

For each goal, the City developed a set of actions to carry out the goal. The actions specify objectives, primary responsibility, and an estimated timeframe for accomplishment. These timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations. At the end of the Housing Plan, Table 8-2 summarizes the quantified objectives for the 2023-2031 Housing Element planning period.

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.

ACTION 1.1: REZONE 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 the remaining RHNA of 434 lower-income units for the 2022-2030 RHNA projection period. The Affordable Housing Overlay (AHO) District will be applied to at least 21.7 acres and will establish a minimum density of 20 units per acre and maximum density of 30 units per acre consistent with the "default density" standards of Government Code Section 65583.2(3)(B) and shall expand the base zones to which the AHO may be applied. The City will emphasize distributing the AHO sites more evenly across the city and in more developed and well-established areas, ensuring new sites are identified in higher income areas to affirmatively further fair housing. The City will establish a minimum affordability requirement of 20 percent and ensure that the AHO ~~will~~ permits owner-occupied and rental multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent or more units are affordable to lower income households. In accordance with Government Code Section 65583.2(h), at least 50 percent of the City's remaining lower income RHNA need (217 units) will be accommodated on parcels designated exclusively for residential uses. The City will ~~-~~identify new AHO sites through a public process that includes education and addressing community concerns about the benefits and impacts of affordable housing. The City will make an effort to involve all segments of the community in the selection of AHO sites and modifications to the AHO ordinance, including lower-income residents and organizations that represent them. *[Source: New Action]*

Objective:	Provision of adequate sites to accommodate the remaining Regional Housing Needs Allocation of 434 extremely low-, very low-, and low-income units. Modifications to AHO Ordinance to facilitate the development of more housing choices for lower-income households. Inclusive community engagement that involves lower-income residents.
Responsible Department:	Planning
Financing Source:	General Fund
Time Frame:	Update the AHO Ordinance by January 31, 2024, and rezone AHO sites ~~P~~prior to January 31, 2026

ACTION 1.2: MAINTAIN AN INVENTORY OF AVAILABLE LAND RESOURCES

The City shall maintain a current inventory of Housing Element sites to assist developers in identifying land suitable for residential development. To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City shall continue to update the inventory on an ongoing basis as projects are approved and new sites are rezoned. To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City shall make findings related to the potential impact on the City's ability to meet its unmet regional housing needs allocation when approving applications to rezone sites included in the lower- and moderate-income sites inventory or develop a lower- or moderate-income housing element site with fewer units or at a higher income than what is assumed for the site in the Housing Element sites inventory, consistent with "no-net-loss" zoning requirements in Government Code Section 65863. If at any point it is determined that the City does not have adequate capacity to meet the unmet lower- or moderate-income RHNA, the City shall identify and make available a replacement site within 180 days. *[Source: 2015-2023 Housing Element, Policy Action 1.6; modified]*

Objective:	Capacity to accommodate RHNA of 440 lower- and 172 moderate-income units
Responsible Department:	Planning
Financing Source:	General Fund
Time Frame:	Ongoing, update inventory as development projects are approved

ACTION 1.3: ENCOURAGE DEVELOPMENT OF NEW AFFORDABLE RENTAL HOUSING

The City shall encourage new affordable rental housing 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. Following implementation of Action 1.1, the City will distribute a news blast to affordable housing developers in the region advertising the AHO Ordinance amendments, AHO sites, and incentives available for affordable housing development. The City shall provide targeted outreach and support to developers of special needs housing, including housing for persons with disabilities, developmental disabilities, and extremely low income housing. *[Source: 2015-2023 Housing Element, Policy Action 3.2]*

Objective:	Increase housing mobility for lower-income households by supporting the development of ~~440 units of affordable lower-income housing~~160 low-, 140 very low-, and 50 extremely low-income/special needs housing units
Responsible Department:	Planning
Financing Source:	General Fund/ Redevelopment Agency
Time Frame:	Distribute news blast to affordable housing developers within three months of implementing Action 1.1. Provide o~~O~~ngoing support to affordable housing developers as projects are proposed.

ACTION 1.4: PROMOTE ACCESSORY DWELLING UNITS

The City shall monitor changes in State law and update the Accessory Dwelling Unit (ADU) Ordinance to maintain compliance with State law. 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. The City released a City newsletter article in 2022 when the pre-approved plans and how-to-guide were first prepared, and will continue to promote these resources in the City newsletter and on the City website main page annually. The City will notify people of the resources as they call with questions and interest in ADUs. *[Source: New Action]*

Objective:	Target the production of 40 ADUs, including 16 ADUs using pre-approved plans to improve housing mobility through expanded housing choices for lower- and moderate-income households
Responsible Department:	Planning
Financing Source:	General Fund
Time Frame:	Ongoing, monitor legislative changes annually and update ordinance ~~as necessary~~within the timeframe required by new legislation. ~~Distribute How-to Guide by~~Re-publish newsletter article and highlight on City website main page by June 2023 and annually thereafter.

ACTION 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. The City will also review the design guidelines within the AHO Ordinance and incorporate objective standards that facilitate the development of housing at the densities allowed under the modified AHO Ordinance. Adopting objective standards will help the City comply with Senate Bill 35 and the Housing Accountability Act. The City will post information on SB 35 ministerial approval procedures on the City website and ensure approval timelines comply with SB 35 and SB 330. *[Source: New Action]*

Objective:	Comply with State law and accelerate housing production through clear development standards
Responsible Department:	Planning
Financing Source:	General Fund
Time Frame:	December 2023

ACTION 1.6: DENSITY BONUS ORDINANCE

The City shall continue to use the Density Bonus Ordinance and associated incentives to encourage affordable housing, including housing for seniors and other special needs populations. The City shall ~~review and~~ revise the existing Density Bonus Ordinance in conjunction with the update to the AHO ordinance to comply with current State law, and shall monitor changes in State law annually and revise the Ordinance when required by any future revisions to State density bonus law. *[Source: 2015-2023 Housing Element, Policy Action 1.3 [sic]]*

Objective:	Implement Density Bonus Ordinance in compliance with State law
Responsible Department:	Planning
Financing Source:	General Fund
Time Frame:	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

~~ACTION 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, including, but not limited to, senior housing, housing for farmworkers, emergency/transitional housing, housing for persons with disabilities (including developmental), single room occupancies, and accessory dwelling units. 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 residential development, particularly development of affordable housing and/or housing for special needs groups. *[Source: 2015-2023 Housing Element, Policy Action 1.3]*~~

~~**Objective:**~~	~~Reduce constraints on the development of affordable housing~~
~~**Responsible Department:**~~	~~Planning~~
~~**Financing Source:**~~	~~General Fund~~
~~**Time Frame:**~~	~~Annual monitoring~~

ACTION 1.~~8~~7: AMENDMENTS TO THE DOWNTOWN SPECIFIC PLAN

The City shall review and amend the Downtown Specific Plan to establish a by-right density for residential development, develop objective development standards that facilitate residential and mixed-use development, allow accessory dwelling units and special needs housing types consistent with State law, and remove internal inconsistencies to ensure development standards are clear and consistent. (*New*)

Objective:	Accelerate housing production in the downtown by providing clarity and transparency in the application of development standards
Responsible Department:	Planning
Financing Source:	General Fund
Time Frame:	December 2024~~5~~

Goal 2: Preservation and Conservation of Existing Housing Stock

Preserve, conserve, and improve the condition of existing housing stock for all income levels to maintain community character.

ACTION 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, 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. *[Source: 2015-2023 Housing Element, Policy Action 2.1]*

Objective:	Continue to provide information on housing rehabilitation assistance to minimize displacement. Target outreach to properties in areas of greatest need, including in Northwest Oakley and in and around Downtown. Encourage rehabilitation of 75 housing units during the planning period.
Responsible Department:	Planning
Financing Source:	General Fund
Time Frame:	Update City website by December 2024

ACTION 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. The 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 available housing rehabilitation programs. *[Source: 2015-2023 Housing Element, Policy Action 2.2; modified]*

Objective:	Maintain quality neighborhoods and safe and habitable rental housing and minimize displacement of tenants. Target outreach to properties in areas of greatest need, including in Northwest Oakley and in and around Downtown.
Responsible Department:	Building
Financing Source:	General Fund
Time Frame:	Ongoing

ACTION 2.3: INFRASTRUCTURE INVESTMENT PROGRAM

The City will continue to implement 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 will continue to invest in infrastructure and capital improvements in Downtown Oakley (e.g., storm drain, sidewalks, crosswalks, lighting, parking, future Amtrak station) to improve safety, expand transit access, create new amenities, and encourage new private investment in and around Downtown that increases access to opportunity for low resource neighborhoods in Oakley. *[Source: 2015-2023 Housing Element, Policy Action 2.3; modified]*

Objective:	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
Responsible Department:	Public Works & Engineering
Financing Source:	General Fund, Storm Water Fund, Gas Tax Fund, Street Maintenance and Rehabilitation Fund, Measure J
Time Frame:	~~Ongoing~~ Initiate sidewalk repair and replacement projects in Spring 2023. Initiate Downtown storm drain improvement project in Summer 2023. Initiate street resurfacing and repair in Summer 2023.

ACTION 2.4: MONITOR ASSISTED HOUSING UNITS

The City has not identified any assisted housing units at-risk of converting to market-rate in the 10 years from the start of the planning period. However, the City will continue to maintain a database of assisted housing units and regularly monitor assisted housing units to ensure compliance with affordability requirements. The City shall require projects that received government funding and/or were granted a density bonus to provide at least three years notice prior to the conversion of any deed-restricted affordable rental units to market rate. 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. *[Source: 2015-2023 Housing Element, Policy Action 2.4; modified]*

Objective:	Preserve existing deed-restricted affordable units
Responsible Department:	Planning
Financing Source:	General Fund
Time Frame:	Annual monitoring

Goal 3: Increase Access to Housing Opportunities

Affirmatively further fair housing by promoting housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability and ensuring policies and development regulations follow the principle of equal access to housing opportunities.

ACTION 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. The City will disseminate information about available County first time homebuyer programs through an informational brochure that will be provided at City offices, the library, and the City website. *[Source: 2015-2023 Housing Element, Policy Action 4.1]*

Objective:	Support first-time homeownership opportunities for 15 local households to enhance housing mobility for lower-income and moderate-income households
Responsible Department:	Planning
Financing Source:	General Fund
Time Frame:	2023 and ongoing

ACTION 3.2: PROMOTE FAIR HOUSING

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 will continue to handle fair housing complaints and refer residents to the State Fair Employment and Housing Commission. *[Source: 2015-2023 Housing Element, Policy Action 4.2]*

Objective:	Promote Fair Housing ~~S~~standards and compliance with fair housing laws to ensure residents of protected classes have equal opportunity for housing
Responsible Department:	Planning
Financing Source:	General Fund
Time Frame:	Contact State agencies to secure informational materials by November 2023 and distribute materials by June 2024 and annually thereafter

ACTION 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. The City shall collaborate with the Housing Authority on an educational campaign to educate landlords about their obligation to accept vouchers under fair housing laws and to encourage landlords in single-family neighborhoods to actively participate in the HCV Program as a way to affirmatively further fair housing. If feasible, the City shall coordinate with the Housing Authority to explore the creation of inventive based program to encourage landlords to accept housing choice vouchers. *[Source: New Action]*

Objective:	Reduce source of income discrimination and improve housing mobility and access to opportunity by increasinge HCV usage in Oakley's single-family neighborhoods by 10 new vouchers
Responsible Department:	Planning
Financing Source:	General Fund
Time Frame:	Initiate collaboration with the Housing Authority in 2025; ongoing

~~ACTION 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. The City shall encourage the development of housing for extremely low income households utilizing a variety of activities such as outreach 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. *[Source: 2015-2023 Housing Element, Policy Action 4.3]*~~

~~**Objective:**~~	~~45 units of extremely low income and/or special needs housing~~
~~**Responsible Department:**~~	~~Planning~~
~~**Financing Source:**~~	~~General Fund~~
~~**Time Frame:**~~	~~Outreach to developers of special needs housing in 2024 and bi-annually thereafter; ongoing support of development projects~~

ACTION 3.~~5~~4: 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. The City shall 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. *[Source: 2015-2023 Housing Element, Policy Action 4.5]*

Objective:	Facilitate access to fair housing for persons with disabilities
Responsible Department:	Planning/Building
Financing Source:	General Fund
Time Frame:	Adopt reasonable accommodation ordinance by June 2025

ACTION 3.~~6~~5: ZONING AMENDMENTS FOR SPECIAL NEEDS HOUSING

The City shall amend the Zoning Code to ensure compliance with State law and encourage special needs housing as follows:

- Allow transitional and supportive housing in the Agricultural Limited zone.
- Allow Low Barrier Navigation Center developments by right in mixed-use zones and nonresidential zones permitting multi-unit uses (Government Code Sections 65660-65668).
- Ensure parking for emergency shelters is based on the number of employees consistent with Government Code Section 65583(a)(4)).
- Allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted (Government Code Section 65651(a)).
- Reduce constraints for residential care facilities for more than six persons by ensuring inclusion in all residential zones and providing approval certainty and objectivity for housing for persons with disabilities.
- Add provisions ensuring that manufactured homes on permanent foundations are allowed in the same manner and in the same zones as other single family dwellings, consistent with Government Code Section 65852.3.
- Add a broad and inclusive definition of "family" that complies with fair housing laws.

Objective:	Compliance with State law
Responsible Department:	Planning
Financing Source:	General Fund
Time Frame:	Within one year of Housing Element adoption

ACTION 3.~~7~~6: 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. The City shall identify an additional zoning district where emergency shelters will be allowed as a by-right, permitted use. The zoning district shall be a residential zoning district and shall have adequate capacity to accommodate at least 50 beds of emergency shelter. ~~If the City approves development of a use other than an emergency shelter on the remaining undeveloped parcel on the Civic Center site, prior to issuance of any entitlements, the City shall identify a replacement zoning district that has suitable site(s) to accommodate the City's emergency shelter need. The Zoning Code, or applicable specific plan, shall be updated to permit emergency shelters within the replacement zoning district or applicable specific plan.~~ Emergency shelters shall be permitted consistent with the requirements of Government Code Section 65583. *[Source: 2015-2023 Housing Element, Policy Action 4.7, modified]*

Objective:	Monitor Sources of Development Financing
Responsible Department:	Planning
Financing Source:	General Fund
Time Frame:	~~Ongoing/Annually~~December 2024

Quantified Objectives

Table 8-1 summarizes the quantified objectives by income category for the 2023-2031 Housing Element planning period. State law (California Government Code Section 65583[b]) requires that housing elements contain quantified objectives for the maintenance, preservation, and construction of housing. The quantified objectives set a target goal for Oakley to strive for based on needs, resources, and constraints.

TABLE 8-1: QUANTIFIED OBJECTIVE SUMMARY 2023-2031 PLANNING PERIOD

Program Types	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
New Construction[1]	139	140	161	172	446	1,058
Rehabilitation[2]	–	–	–25	–50	–	~~0~~75
Conservation/ Preservation	–	–	739	–	–	739

Notes:

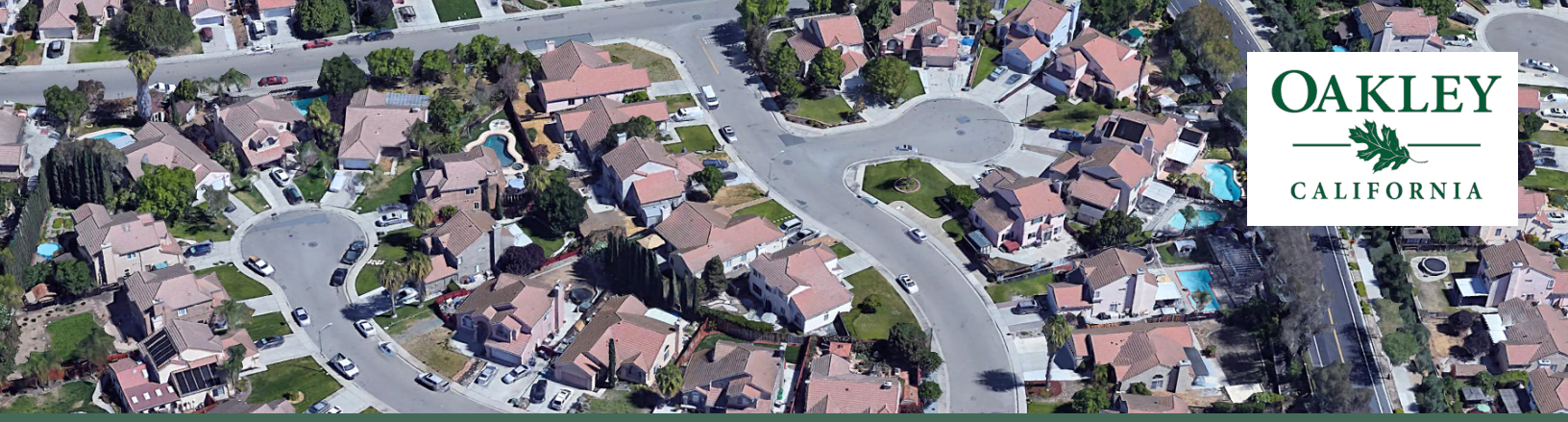
[1] The New Construction target is equal to the City's RHNA.

[2] The City does not have resources for a City-led housing rehabilitation program, but directs residents to outside resources.

[2] The City has not identified any assisted units at-risk of converting to market rate during the planning period. The Rehabilitation target is equal to the number of assisted rental units. Exact income level of the 739 units is unknown.

Appendix A: Public Engagement Materials

Outreach Flyers



OAKLEY
CALIFORNIA

2023-2031

HOUSING ELEMENT UPDATE

The City of Oakley is in the process of updating the Housing Element for the 2023-2031 planning period.

The Housing Element is our 8-year plan for how we will meet the housing needs of everyone in the community and shows how the City will accommodate its fair share of housing.

The City is required by State law to identify specific sites where affordable housing may be built. As part of this Housing Element Update, Oakley will have to identify where and how approximately 440 affordable homes could be built to meet the State requirement.

Get Involved!

Share your input on Oakley's housing strategy at an upcoming workshop or in a survey.

Community Workshop*

Wednesday, April 20, 2022

Oakley Recreation Center, Room B
1250 O'hara Ave, Oakley, CA 94561

6:30pm - 8:00pm

*Spanish materials and interpretation will be available at the workshop.

Take a Survey

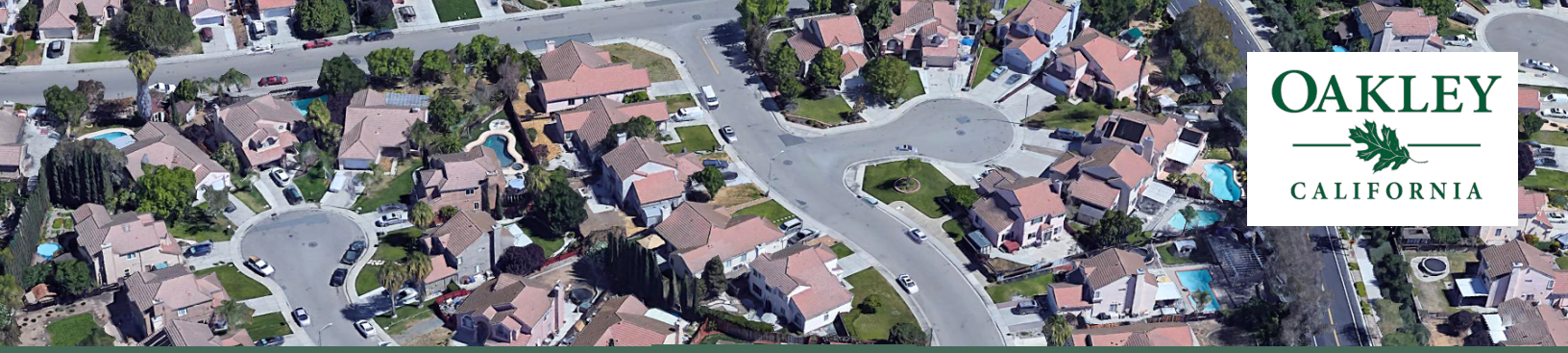
The survey will be available online on April 20, 2022 in the following languages:

ENGLISH
qrco.de/oakley1

ESPAÑOL
qrco.de/oakley2

Ken Strelo
Planning Manager
925-625-7036
strelo@ci.oakley.ca.us

Visit the project website,
www.ci.oakley.ca.us/2023-2031-housing-element-update
or contact the City's Planning Manager, Ken Strelo, to learn more about the City's Housing Element Update.



OAKLEY
CALIFORNIA

2023-2031

ACTUALIZACIÓN DEL ELEMENTO DE VIVIENDA

La Ciudad de Oakley

está en el proceso de actualizar el Elemento de Vivienda para el período de planificación 2023-2031.

El Elemento de Vivienda es nuestro plan a 8 años sobre cómo cubriremos las necesidades de vivienda de todos en la comunidad y muestra cómo la Ciudad acomodará su parte justa de la vivienda.

La Ciudad está obligada por la ley estatal a identificar lugares específicos donde se puedan construir viviendas de precio accesible.Como parte de esta Actualización del Elemento Vivienda, Oakley tendrá que identificar dónde y cómo se podrían construir aproximadamente 440 viviendas de precio accesible para cumplir con el requisito del Estado.

¡Participe!

Comparta su opinión sobre la estrategia de vivienda de Oakley en un próximo taller o en una encuesta.

Taller Comunitario*

Miércoles, 20 de abril de 2022

Oakley Recreation Center, Room B
1250 O'hara Ave, Oakley, CA 94561

6:30pm - 8:00pm

*Habrá materiales en español y servicio de interpretación disponibles en el taller.

Conteste una encuesta

La encuesta estará disponible en línea el 20 de abril de 2022 en los siguientes idiomas:

INGLÉS
qrco.de/oakley1

ESPAÑOL
qrco.de/oakley2

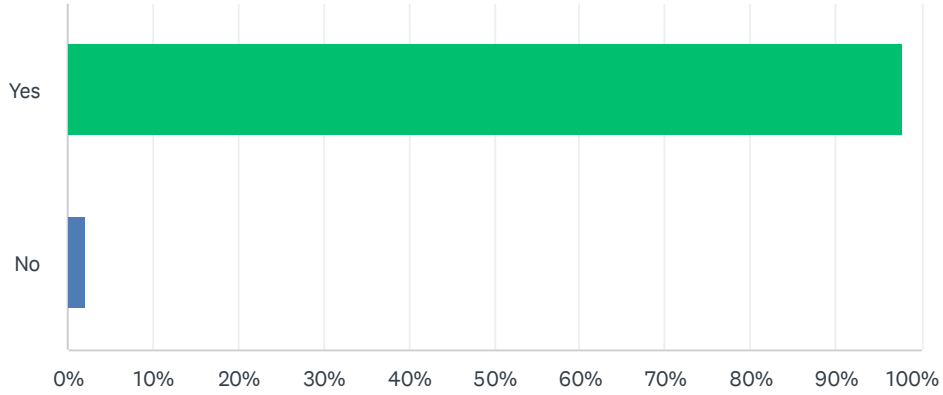
Ken Strelo
Gerente de Planificación
925-625-7036
strelo@ci.oakley.ca.us

Consulte el sitio web del proyecto, www.ci.oakley.ca.us/2023-2031-housing-element-update o comuníquese con el Gerente de Planificación de la Ciudad, Ken Strelo, para conocer más sobre la actualización del Elemento de Vivienda de la Ciudad.

Online Survey Results – English

Q1 Are you a resident of Oakley? (Choose one)

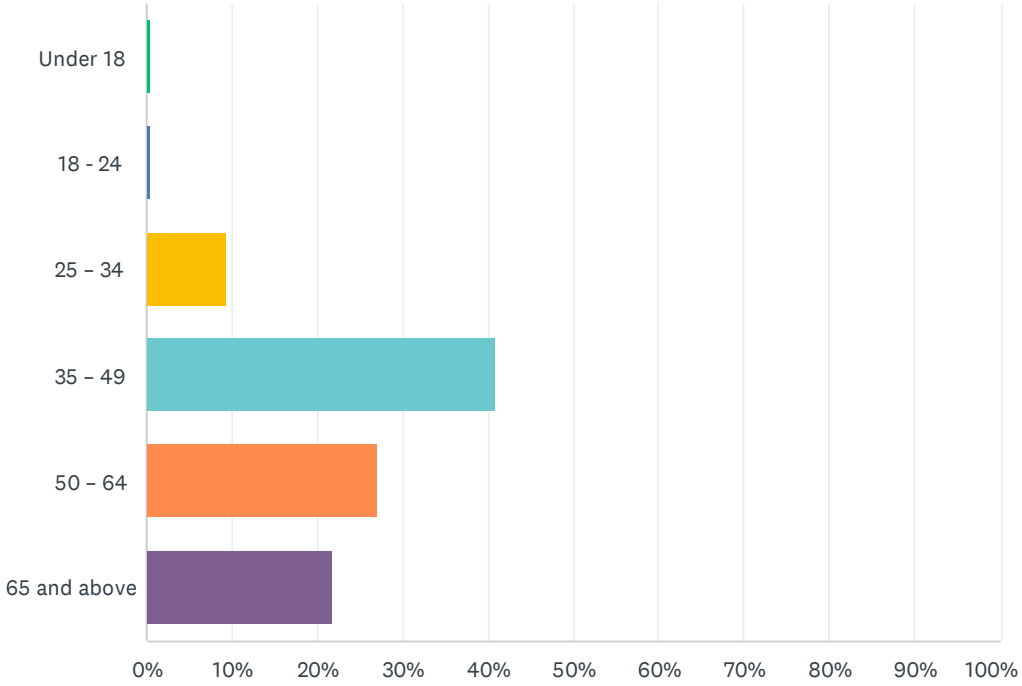
Answered: 226 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	97.79%	221
No	2.21%	5
TOTAL		226

Q2 How old are you?

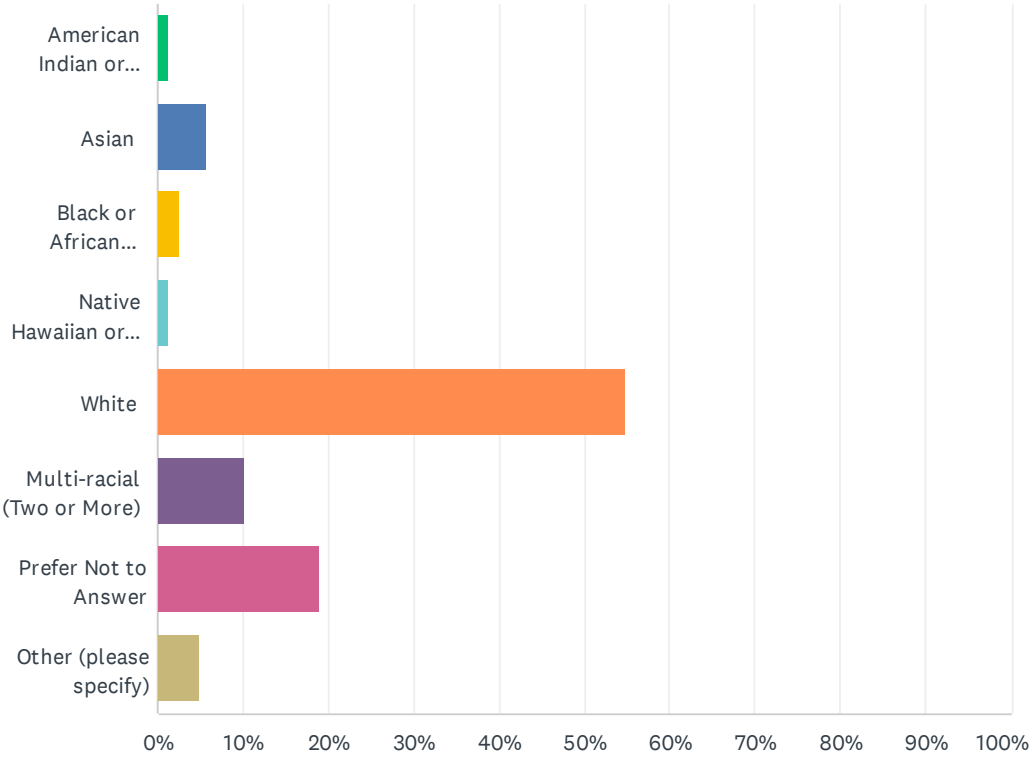
Answered: 225 Skipped: 1



ANSWER CHOICES	RESPONSES	
Under 18	0.44%	1
18 - 24	0.44%	1
25 – 34	9.33%	21
35 – 49	40.89%	92
50 – 64	27.11%	61
65 and above	21.78%	49
TOTAL		225

Q3 What is your race?

Answered: 226 Skipped: 0



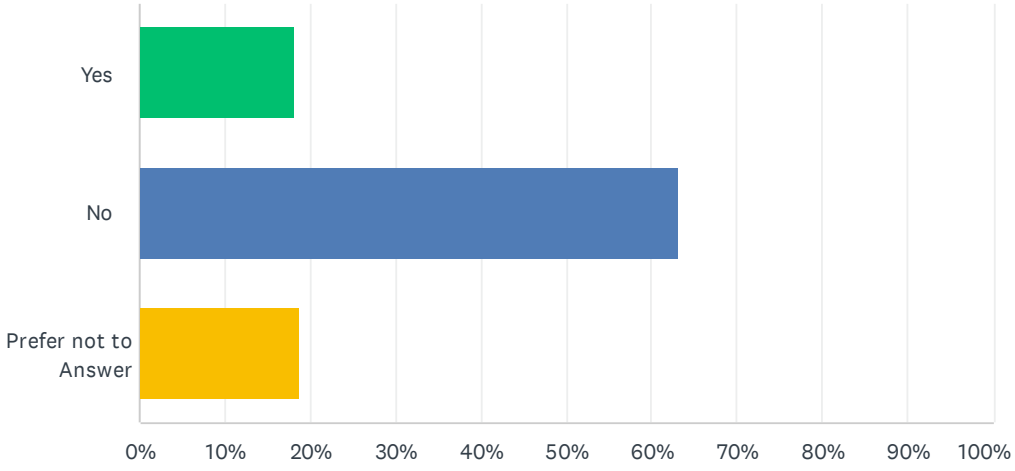
ANSWER CHOICES	RESPONSES	
American Indian or Alaska Native	1.33%	3
Asian	5.75%	13
Black or African American	2.65%	6
Native Hawaiian or Other Pacific Islander	1.33%	3
White	54.87%	124
Multi-racial (Two or More)	10.18%	23
Prefer Not to Answer	19.03%	43
Other (please specify)	4.87%	11
TOTAL		226

#	OTHER (PLEASE SPECIFY)	DATE
1	Latino	5/27/2022 6:57 AM
2	Hispanic	5/26/2022 12:18 PM
3	Italian American	5/25/2022 7:14 AM
4	Human	5/19/2022 10:28 PM

5	Hispanic	5/19/2022 6:07 PM
6	Mexican	5/19/2022 5:29 PM
7	Hispano	5/14/2022 3:13 AM
8	Human	5/13/2022 11:21 AM
9	Choose not to specify	5/12/2022 5:56 PM
10	Caucasian	5/12/2022 4:50 PM
11	Mexican	5/12/2022 4:47 PM

Q4 Are you of Hispanic, Latino, or Spanish origin?

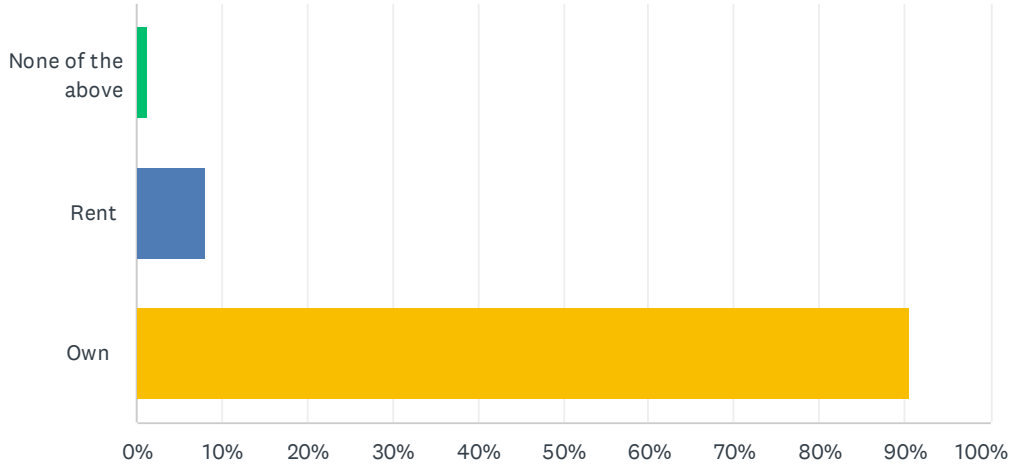
Answered: 225 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	18.22%	41
No	63.11%	142
Prefer not to Answer	18.67%	42
TOTAL		225

Q5 Do you currently rent or own your home? (Choose one)

Answered: 225 Skipped: 1

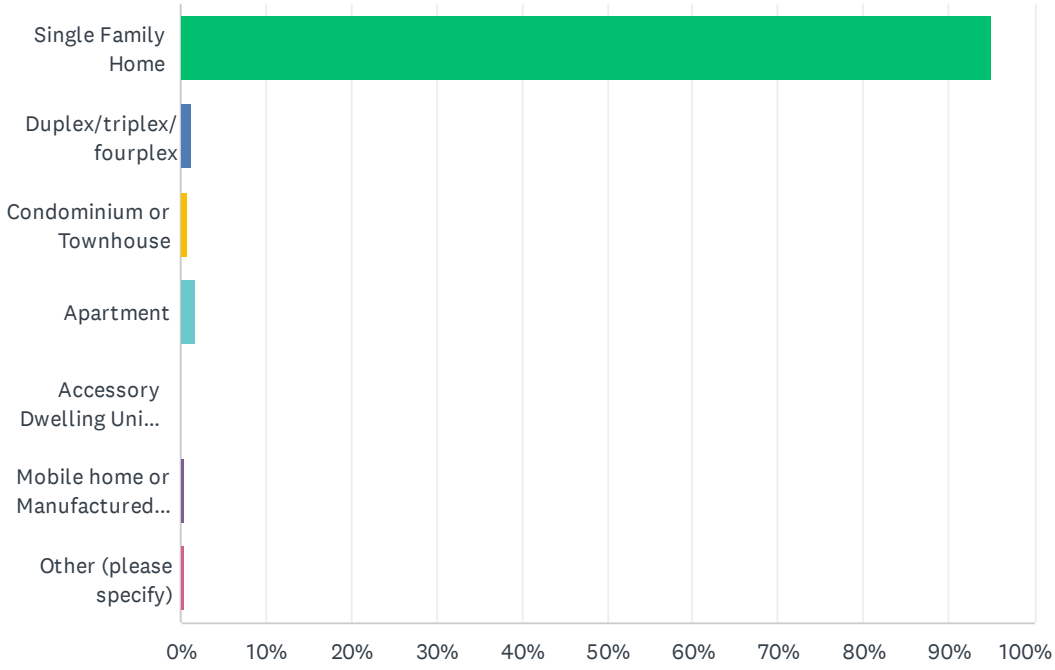


ANSWER CHOICES	RESPONSES	
None of the above	1.33%	3
Rent	8.00%	18
Own	90.67%	204
TOTAL		225

#	OTHER (PLEASE SPECIFY)	DATE
1	Currently homeless	5/14/2022 7:00 AM

Q6 What type of housing do you live in? (Choose one)

Answered: 226 Skipped: 0

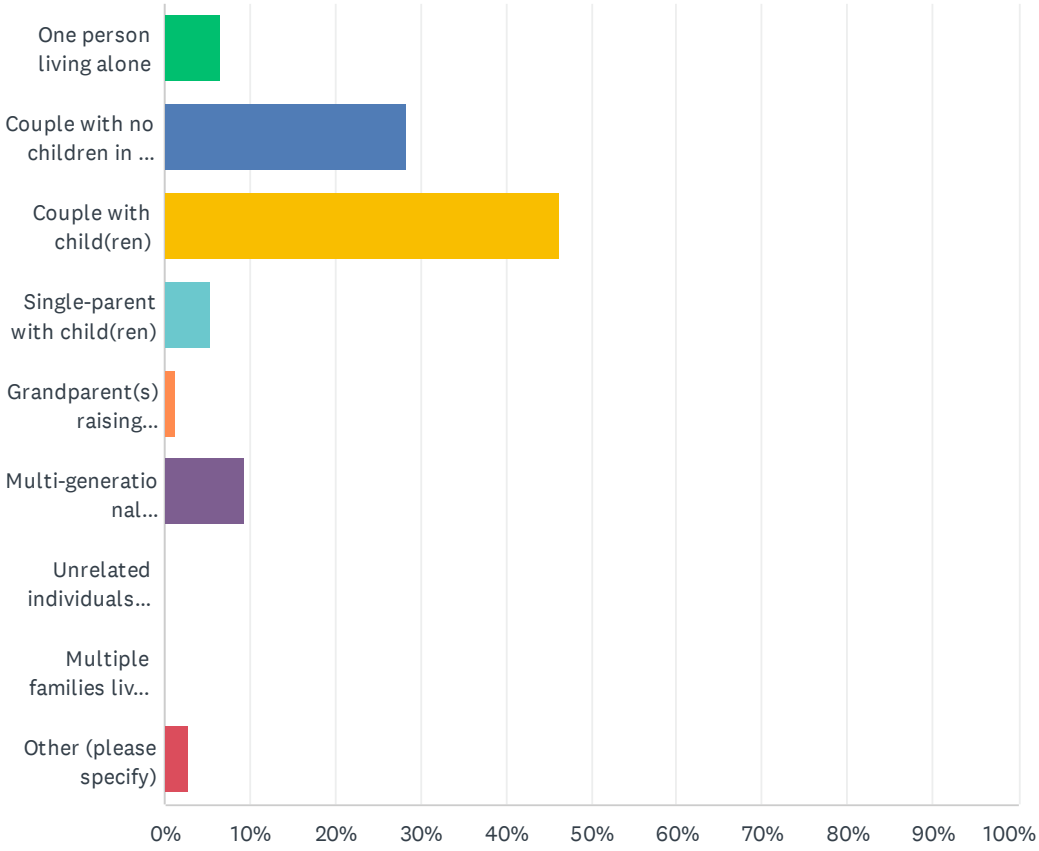


ANSWER CHOICES	RESPONSES	
Single Family Home	95.13%	215
Duplex/triplex/fourplex	1.33%	3
Condominium or Townhouse	0.88%	2
Apartment	1.77%	4
Accessory Dwelling Unit (granny flats/second units/guest houses)	0.00%	0
Mobile home or Manufactured Home	0.44%	1
Other (please specify)	0.44%	1
TOTAL		226

#	OTHER (PLEASE SPECIFY)	DATE
1	Currently homeless	5/14/2022 7:00 AM

Q7 Which of the following best describes your household? (Choose one)

Answered: 225 Skipped: 1



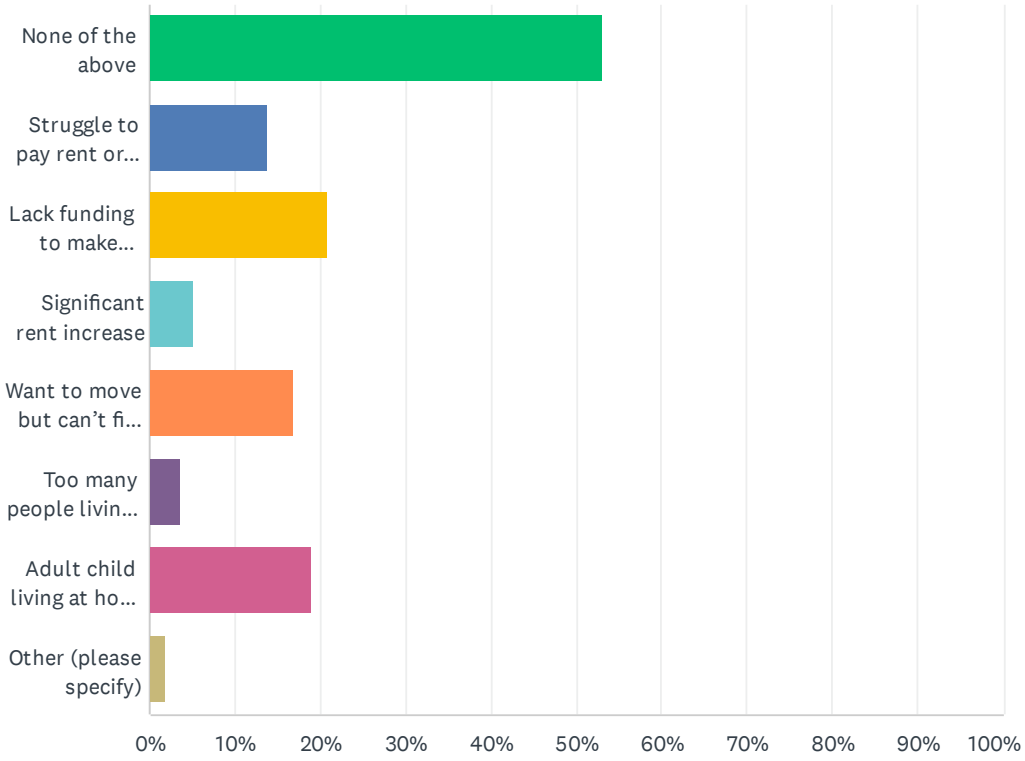
ANSWER CHOICES	RESPONSES	
One person living alone	6.67%	15
Couple with no children in the home	28.44%	64
Couple with child(ren)	46.22%	104
Single-parent with child(ren)	5.33%	12
Grandparent(s) raising grandchild(ren)	1.33%	3
Multi-generational (grandparents, parents, and grandchildren)	9.33%	21
Unrelated individuals living together	0.00%	0
Multiple families living together	0.00%	0
Other (please specify)	2.67%	6
TOTAL		225

#	OTHER (PLEASE SPECIFY)	DATE
1	Couple with child and uncle	5/27/2022 6:57 AM

2	Too damn expensive here	5/24/2022 7:50 PM
3	No e	5/23/2022 1:58 PM
4	2parents and 1 special needs adult	5/19/2022 5:03 PM
5	Adult living with parents.	5/12/2022 6:06 PM
6	Children grew up in house. Now married and residents of Oakley	5/12/2022 5:56 PM

Q8 Have you or are you experiencing any of the following housing issues? (Choose all that apply)

Answered: 215 Skipped: 11



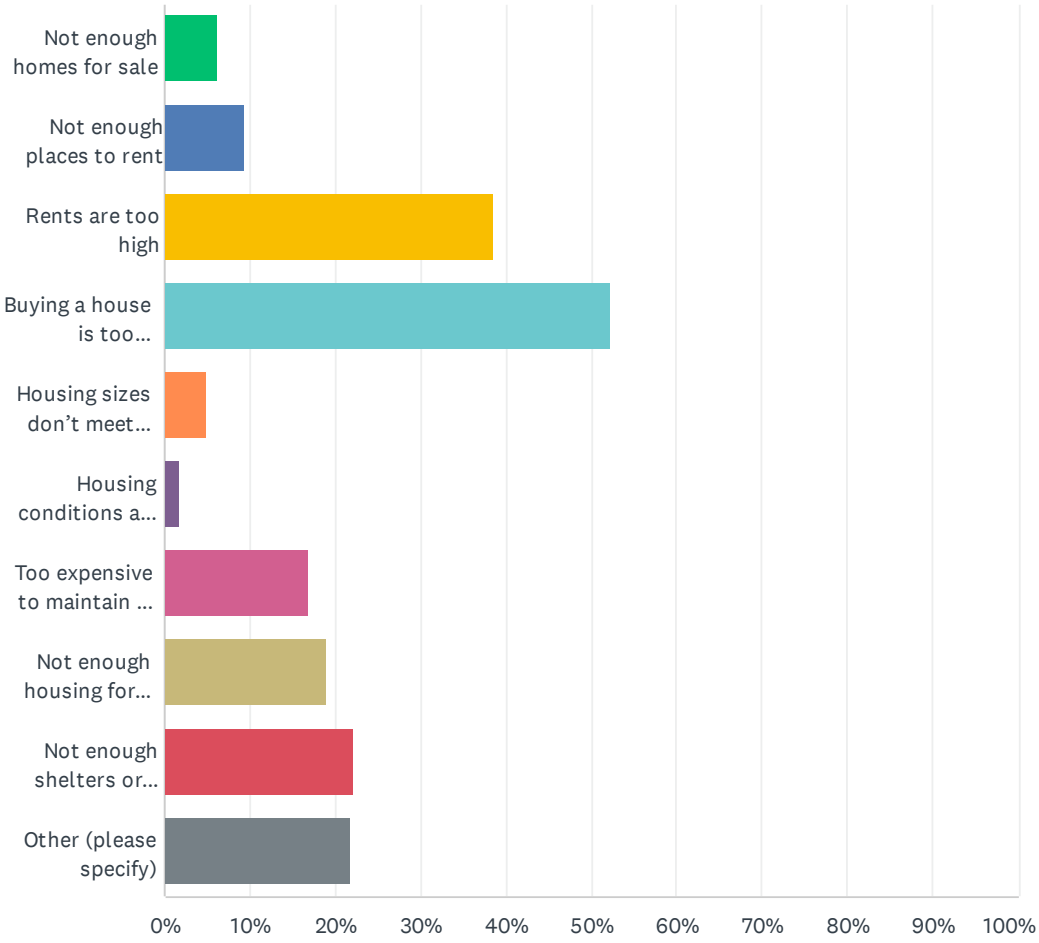
ANSWER CHOICES	RESPONSES	
None of the above	53.02%	114
Struggle to pay rent or mortgage (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	13.95%	30
Lack funding to make necessary home repairs	20.93%	45
Significant rent increase	5.12%	11
Want to move but can't find or afford a home that meets my and my family's needs	16.74%	36
Too many people living in one home (overcrowding)	3.72%	8
Adult child living at home due to inability to afford housing	19.07%	41
Other (please specify)	1.86%	4
Total Respondents: 215		

#	OTHER (PLEASE SPECIFY)	DATE
1	Taxes are to high	5/26/2022 8:56 AM
2	Too much section 8 housing nearby bringing in crime and sucking up police resources	5/16/2022 7:24 AM

3	Too many houses built so close	5/12/2022 7:51 PM
4	Taxes to high	5/12/2022 4:13 PM

Q9 What do you feel is the most significant housing problem facing Oakley residents? (Choose up to three)

Answered: 226 Skipped: 0



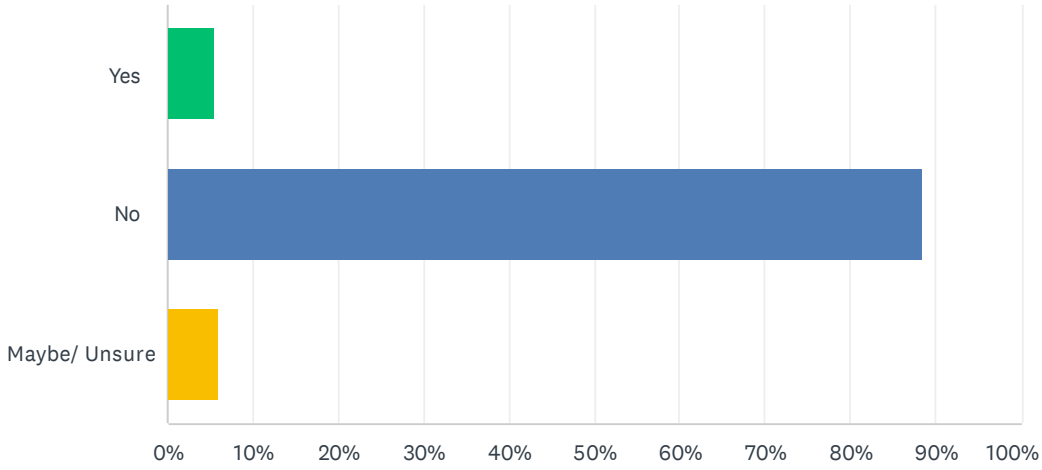
ANSWER CHOICES	RESPONSES	
Not enough homes for sale	6.19%	14
Not enough places to rent	9.29%	21
Rents are too high	38.50%	87
Buying a house is too expensive	52.21%	118
Housing sizes don’t meet family needs	4.87%	11
Housing conditions are poor	1.77%	4
Too expensive to maintain my home as a property owner	16.81%	38
Not enough housing for seniors or people with disabilities	19.03%	43
Not enough shelters or services for people experiencing homelessness	22.12%	50
Other (please specify)	21.68%	49
Total Respondents: 226		

#	OTHER (PLEASE SPECIFY)	DATE
1	Utilities creeping up in cost.	5/27/2022 10:17 AM
2	Too much growth, losing small town feel. Too much generic developments.	5/26/2022 5:27 PM
3	City infrastructure not equipped for such huge growth in housing. I live in Summerlake and there’s almost no water pressure in the morning because of the huge amount of new homes built in the area. This is a relatively new issue that will presumably only be getting worse. Summerlake is boxed in with one road in and one road out and needs to be upgraded for safety.	5/26/2022 3:01 PM
4	Still waiting for shopping center to open on Cypress	5/26/2022 8:56 AM
5	Too many new houses being built!	5/26/2022 8:22 AM
6	Too MANY people. No jobs where we live. Society is aging, families are smaller- yet houses are being built bigger with no infistructure.	5/25/2022 7:13 AM
7	How is it I don’t qualify to by a home for $2500 a month but I’ve been paying $3000 a month for a couple of years now	5/24/2022 7:50 PM
8	Too many section 8 . Bringing this city crime .	5/24/2022 9:18 AM
9	New homes are not needed! Stop the building the city is already over impacted with the current housing.	5/23/2022 7:02 PM
10	Over building and housing to close	5/23/2022 6:13 PM
11	Too many rental houses with absentee landlords	5/23/2022 6:11 PM
12	They’re building houses that are too big on lots that are too small.	5/23/2022 2:12 PM
13	None	5/23/2022 1:58 PM
14	Lack of services such a police and fire, too much congestion in neighborhoods, and residential theft issues	5/23/2022 11:05 AM
15	City won't enforce ordinances	5/23/2022 10:26 AM
16	Too many houses being built in this area	5/21/2022 6:29 PM
17	Crowded schools	5/19/2022 6:07 PM
18	Stop building all the houses. We have enough with all the traffic	5/19/2022 5:21 PM

19	Too many homes. Getting too crowded.	5/19/2022 5:03 PM
20	Too much high density housing	5/19/2022 3:32 PM
21	Too many house stop building homes traffic is bad enough	5/19/2022 3:19 PM
22	High Density housing going up everywhere and not enough schools, or streets. More housing is overcrowding.	5/17/2022 2:03 PM
23	The area is too populated	5/17/2022 11:30 AM
24	Too much section 8 housing nearby bringing in crime and sucking up police resources	5/16/2022 7:24 AM
25	Crime	5/15/2022 3:51 PM
26	Not enough new 1-story houses with 3-car garages	5/15/2022 3:00 AM
27	Property taxes and extra assessments	5/14/2022 6:28 PM
28	Horrible city engineering for emergency situations, lack of police and firefighters	5/14/2022 6:25 PM
29	Too many houses	5/14/2022 8:20 AM
30	Not enough community services and infrastructure for families.	5/13/2022 9:29 PM
31	Haven't lived in Oakley long enough to provide a valid assessment to this question.	5/13/2022 7:50 PM
32	property taxes are TOO high	5/13/2022 7:03 PM
33	Backyards too small in new housing developments	5/13/2022 6:11 PM
34	Too many homes	5/13/2022 1:38 PM
35	Too many homes	5/13/2022 11:21 AM
36	Too many rental homes ruining neighborhoods.	5/12/2022 9:43 PM
37	Too many houses, not enough resources	5/12/2022 5:55 PM
38	Way too many houses and no place to work. Some moron doesn't have a clue about the horrendous traffic!!! Living in a nightmare!!!	5/12/2022 4:50 PM
39	No Firefighters	5/12/2022 4:47 PM
40	Inconsistent enforcement of property code enforcement. Apparently the head of code enforcement arbitrarily decides which codes to enforce, and which areas those rules apply to. If you look at two separate neighborhoods in Oakley, you see a large disparity in code violations, because some get harassed, and others ignored.	5/12/2022 4:34 PM
41	You keep building low income apartments and housing, Oakley is going to pot! I have lived her since 1983, City Government doesnt know how to run the city. Too much housing, too congested.	5/12/2022 3:38 PM
42	Handicapped adult child would love to live on her own but can't get ahead	5/12/2022 3:11 PM
43	Property management companies buying homes and renting	5/12/2022 12:30 PM
44	City is attempting to grow housing too fast, without corresponding Commercial element. Build OFFICE Space for doctors, dentists, lawyers, etc.	5/3/2022 10:59 AM
45	Too many houses being built	4/27/2022 4:25 PM
46	The unwillingness of a generation to get a second job or work the overtime 60-70 hrs a week that’s what it took me 30 years ago and stand true today anything worth having takes a lot of work	4/21/2022 9:25 AM
47	High property taxes making payments unmanageable	4/20/2022 6:47 PM
48	Too many houses, not enough infrastructure or services. Limited local jobs,	4/20/2022 1:16 PM
49	inadequate services for the size of the population	4/20/2022 9:20 AM

Q10 When you looked for housing in Oakley in the past 10 years, did you ever feel you were discriminated against?

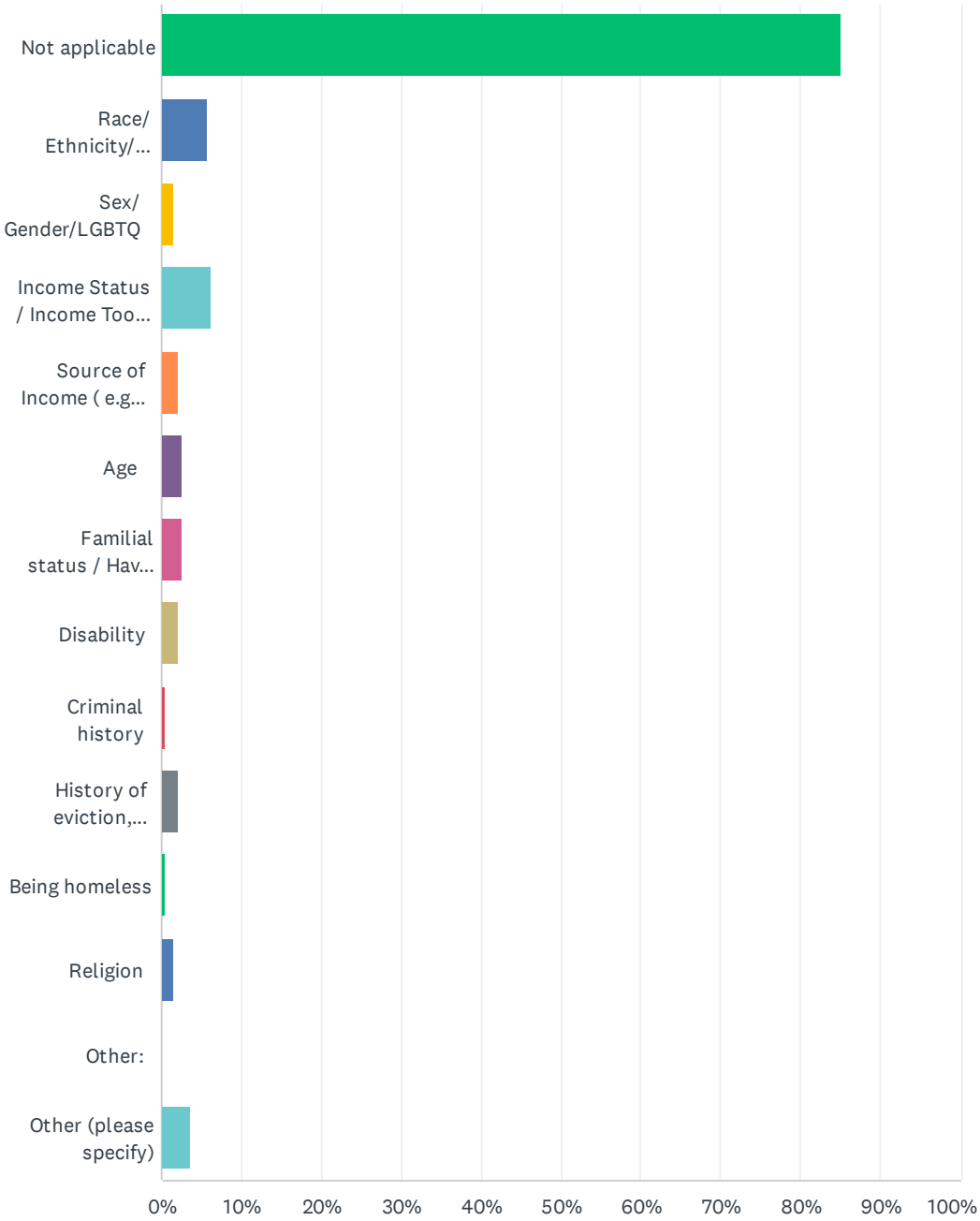
Answered: 219 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	5.48%	12
No	88.58%	194
Maybe/ Unsure	5.94%	13
TOTAL		219

Q11 Why do you think you were discriminated against? (Choose all that apply)

Answered: 194 Skipped: 32

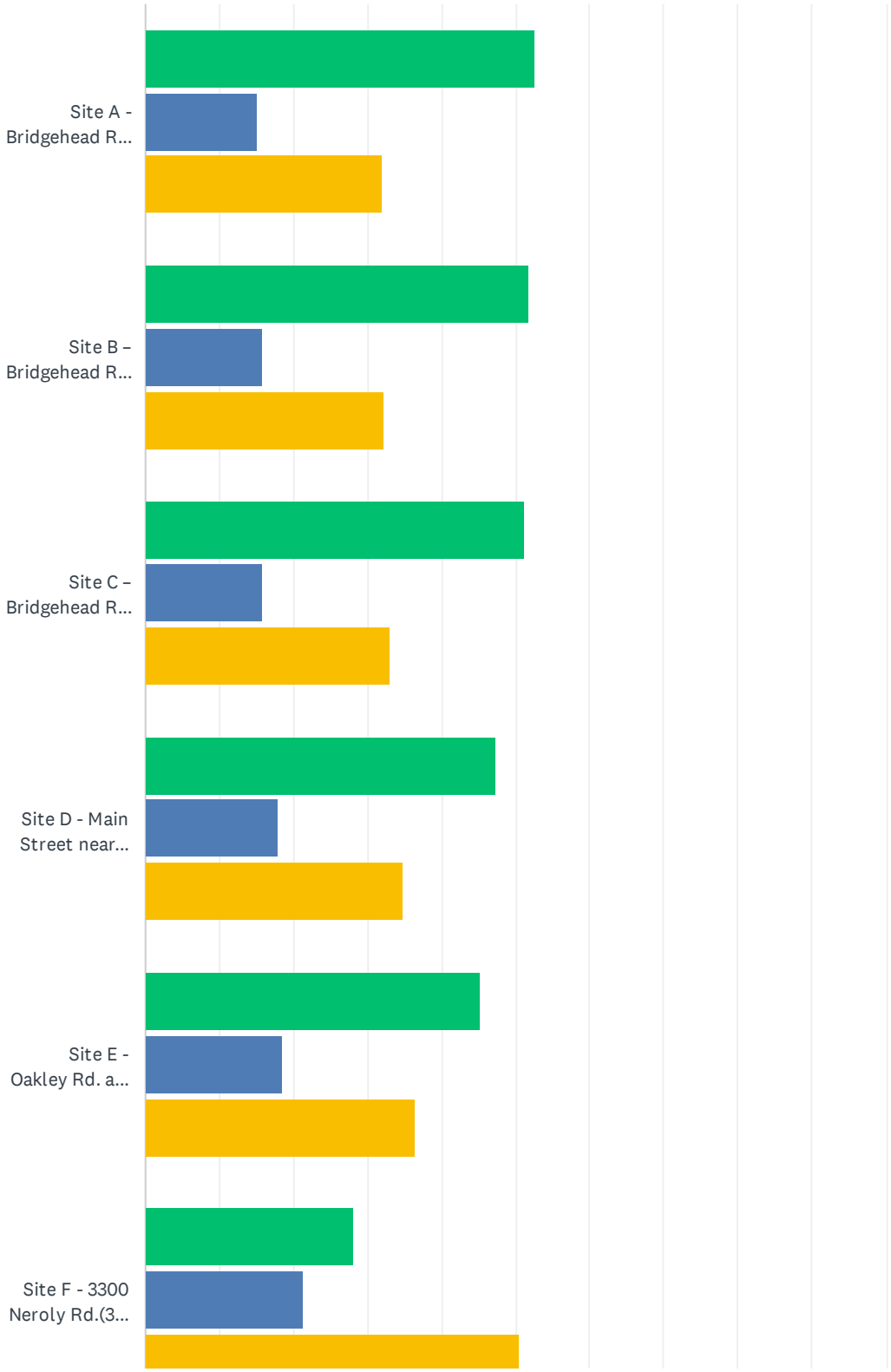


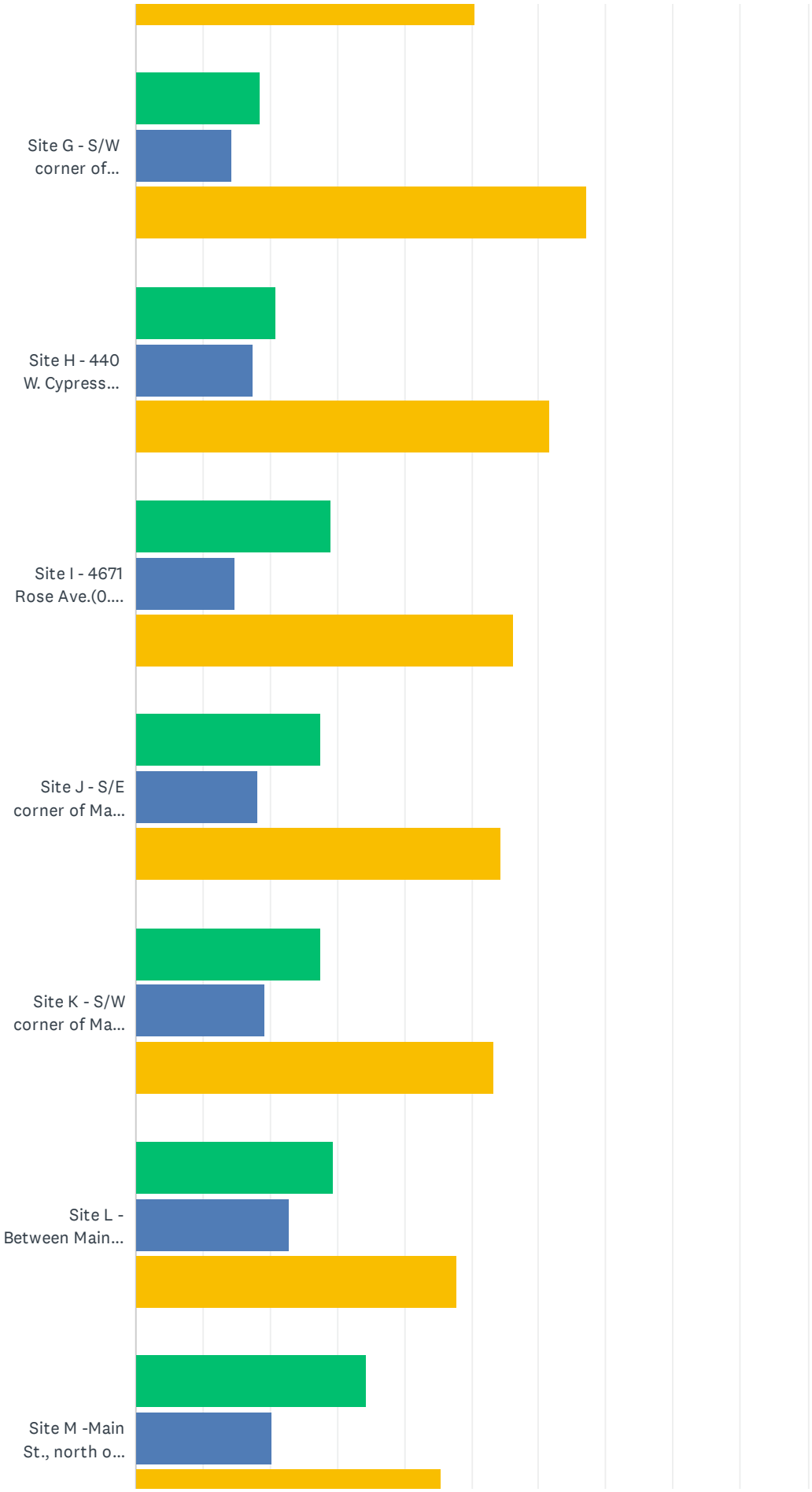
ANSWER CHOICES	RESPONSES	
Not applicable	85.05%	165
Race/ Ethnicity/ Language spoken	5.67%	11
Sex/ Gender/LGBTQ	1.55%	3
Income Status / Income Too low	6.19%	12
Source of Income (e.g., Housing Choice Voucher, Rent Subsidy)	2.06%	4
Age	2.58%	5
Familial status / Having children	2.58%	5
Disability	2.06%	4
Criminal history	0.52%	1
History of eviction, foreclosure, bad credit	2.06%	4
Being homeless	0.52%	1
Religion	1.55%	3
Other:	0.00%	0
Other (please specify)	3.61%	7
Total Respondents: 194		

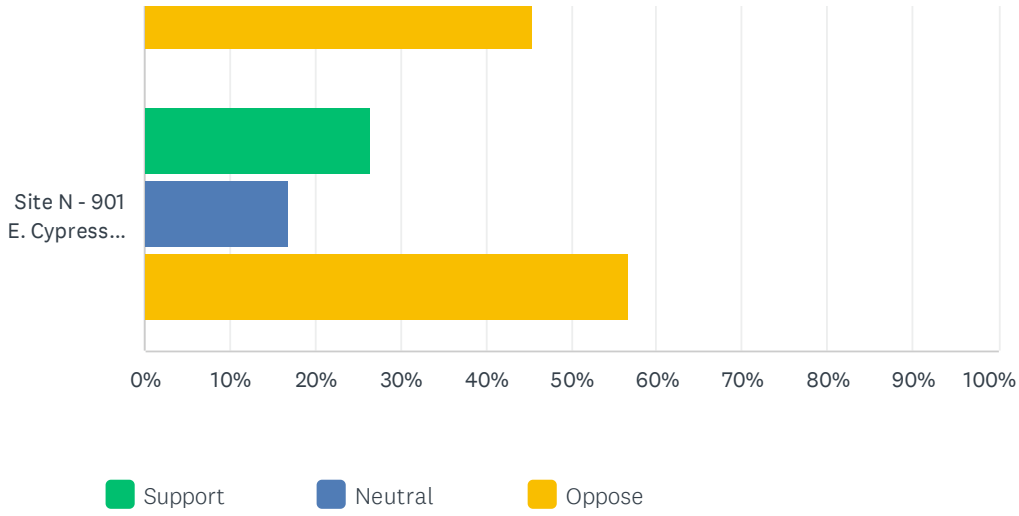
#	OTHER (PLEASE SPECIFY)	DATE
1	Trump haters	5/24/2022 12:41 PM
2	White Lives Matter	5/19/2022 5:21 PM
3	White Lives Matter	5/19/2022 3:19 PM
4	I wans't discrimninated against	5/12/2022 7:51 PM
5	Husband’s ethnicity	5/12/2022 7:26 PM
6	Being a renter	5/12/2022 4:55 PM
7	NONE	5/3/2022 10:59 AM

Q12 The City must prove that it can achieve the State-mandated target of 440 lower income units between 2023-2031. Then, provide your input on where else the City could look to develop housing.

Answered: 186 Skipped: 40




Site G - S/W corner of...
Site H - 440 W. Cypress...
Site I - 4671 Rose Ave.(0....
Site J - S/E corner of Ma...
Site K - S/W corner of Ma...
Site L - Between Main...
Site M -Main St., north o...



	SUPPORT	NEUTRAL	OPPOSE	TOTAL	WEIGHTED AVERAGE
Site A - Bridgehead Rd. Parcel #1.(1.42 acres / Potential capacity of 34 units)	52.72% 97	15.22% 28	32.07% 59	184	2.21
Site B – Bridgehead Rd. Parcel #2.(1.42 acres / Potential capacity of 34 units)	51.91% 95	15.85% 29	32.24% 59	183	2.20
Site C – Bridgehead Rd. Parcel #3.(0.74 acres / Potential capacity of 18 units)	51.09% 94	15.76% 29	33.15% 61	184	2.18
Site D - Main Street near Bridgehead Rd.(2.48 acres / Potential capacity of 59 units)	47.28% 87	17.93% 33	34.78% 64	184	2.13
Site E - Oakley Rd. and SR-160(9.75 acres / Potential capacity of 234 units)	45.11% 83	18.48% 34	36.41% 67	184	2.09
Site F - 3300 Neroly Rd.(3.66 acres / Potential capacity of 88 units)	28.09% 50	21.35% 38	50.56% 90	178	1.78
Site G - S/W corner of Laurel Rd. and O'Hara Ave.(4.99 acres / Potential capacity of 60 units)	18.58% 34	14.21% 26	67.21% 123	183	1.51
Site H - 440 W. Cypress Rd.(2.46 acres / Potential capacity of 44 units)	20.88% 38	17.58% 32	61.54% 112	182	1.59
Site I - 4671 Rose Ave.(0.83 acres / Potential capacity of 20 units)	28.96% 53	14.75% 27	56.28% 103	183	1.73
Site J - S/E corner of Main St. and Rose Ave.(0.65 acres / Potential capacity of 16 units)	27.47% 50	18.13% 33	54.40% 99	182	1.73
Site K - S/W corner of Main St. and Brownstone Rd.(2.23 acres / Potential capacity of 53 units)	27.47% 50	19.23% 35	53.30% 97	182	1.74
Site L - Between Main St., Arminio Ln., and Monte Linda St. (8.46 acres / Potential capacity of 203 units)	29.44% 53	22.78% 41	47.78% 86	180	1.82
Site M -Main St., north of Pena's Dismantlers (7.65 acres / Potential capacity of 184 units)	34.43% 63	20.22% 37	45.36% 83	183	1.89
Site N - 901 E. Cypress Rd.(4.90 acres / Potential capacity of 118 units)	26.40% 47	16.85% 30	56.74% 101	178	1.70

#	ARE THERE ANY OTHER SITES THAT THE CITY SHOULD CONSIDER IN ADDITION TO, OR IN PLACE OF, THE POTENTIAL SITES IDENTIFIED ABOVE?	DATE
1	Away from Empire. Ohara and Laurel which are already traffic hazards	5/26/2022 5:33 PM

2	Services for any type of housing has to be considered first. No more multiple storied housing should be built	5/26/2022 8:40 AM
3	City lacks Infrastructure for more residences	5/25/2022 7:18 AM
4	No Stop Building Homes	5/25/2022 7:15 AM
5	Away from Main Street. That street is ridiculously overcrowded as it is. Fire trucks and police can't get thru before and after school or any time the City shuts it down for anything.	5/24/2022 8:25 PM
6	Yes another city !! Traffic is bad already only going to get worse this is affordable housing for low income what about middle income people who work their asses off and get nothing for it except to pay for the Low income and undocumented ?!!	5/24/2022 7:57 PM
7	No more homes out cypress unless you make another entrance/exit first. Too many cars crossing those railroad tracks with a stop light too close	5/24/2022 7:32 PM
8	NO!	5/23/2022 6:18 PM
9	A-F in place of 1-5	5/23/2022 1:03 PM
10	No	5/19/2022 5:50 PM
11	Not in Oakley. Antioch has also just built a LARGE amount of units just on the other side of Hwy 160 bordering Oakley. There should not be even more high density building placed in such close proximity to existing high density.	5/17/2022 2:56 PM
12	The city should consider modifying their P6 tax to properly accomodate the needs of such low income housing projects. Why should developers be insentivised to build these things that the state is forcing on us without us as tax payers being able to make sure that they pay their fair share? the developers pay less in taxes than the home owners and the low income section 8 renters pay nothing at all. Yet ask the police and they say about 50% of their calls come from the carol ln nightmare that this city foisted on itself by not taking any of this into consideration. Make the fees high and show the data to back it up.	5/16/2022 7:29 AM
13	1-4 N and 5 too much traffic on E Cypress no grocery store and crime from Bethel Island	5/15/2022 3:55 PM
14	Stop ruining our city with new housing.	5/15/2022 9:51 AM
15	Any land near bridgehead would be best for low income housing. Plenty of land to develop on and support that many homes	5/15/2022 6:24 AM
16	the area around summer lake	5/13/2022 7:20 PM
17	Antioch	5/13/2022 11:23 AM
18	Places closer to freeway and road widening	5/13/2022 7:58 AM
19	This is ridiculous! Stop building houses, it’s already way too congested and schools are too full	5/13/2022 6:54 AM
20	All along the north side of Main street between Bridgehead and Big Break. Lots of room apartments and stores nearby. close to freeway too.	5/12/2022 9:53 PM
21	No	5/12/2022 8:43 PM
22	No	5/12/2022 8:28 PM
23	No more low income in the areas mentioned above. How about in the Far East Cypress corridor and where all of the million dollar homes are located. Stop making our lower and middle class neighborhoods the location for apartments. You are discriminating against lower and middle class homeowners. Find other properties in the high income areas of Oakley.	5/12/2022 6:05 PM
24	No! Jobs jobs jobs!!!!!	5/12/2022 4:52 PM
25	Please address adding more housing to east cypress unless there is adequate roadways for emergency access, disaster preparedness and exit routes. Also additional schools in each area.	5/12/2022 4:11 PM
26	No	5/12/2022 12:33 PM
27	120 W. Cypress Rd, Gardenia & Main St. (035-424-016) Wildcat way. 035-424-012-9	4/26/2022 1:45 PM

28	L and m leave main str frontage for commercial put housing in the back or east side	4/21/2022 9:35 AM
29	anywhere near HWY4 so there have easier access to the freeway and prevent congestion within the city (Laurel x Empire x Neroly)	4/20/2022 9:22 AM

Q13 Do you have any additional housing related comments that are not listed above and should be considered in the Housing Element update process?

Answered: 86 Skipped: 140

#	RESPONSES	DATE
1	Stop building houses! Oakley needs retail, medical offices, and jobs.	5/27/2022 8:10 AM
2	Consider overcrowding at schools and crime rates of current areas.	5/27/2022 7:02 AM
3	Affordable housing should connect to affordable transportation. Building the units over off 160 there makes a lot of sense so that people can't get on the e-Bart and go. Also, City infrastructure is not equipped for such huge growth in housing in the Cypress Corridor. I live in Summerlake and there's almost no water pressure in the morning because of the huge amount of new homes built in the area. This is a relatively new issue that will presumably only be getting worse. Summerlake is boxed in with one road in and one road out and needs to be upgraded for safety.	5/26/2022 3:12 PM
4	There should be some financial aid to home owners who would like to create ADUs for family members who cant afford to buy or rent. The aid could be grants, low interest loans or other financial assistance that could be partially supported by city, state, or federal funds.	5/26/2022 12:36 PM
5	The schools are already too crowded. We need at least one more Elementary school, desperately need a new Middle School, and need high quality expansions of the High Schools.	5/26/2022 8:48 AM
6	the city of Oakley needs to be building services sites to accomodate all the new housing. The traffic is horrific on east cypress. Quit building, until stores are added. Also, quit the more than 2 stories housing - it looks like tenements and unfortunately a crime element is moving into those type of housing.	5/26/2022 8:43 AM
7	Rent control	5/25/2022 5:08 PM
8	Houses should not be until roads infrastructure can handle extra people	5/25/2022 12:39 PM
9	No	5/25/2022 10:47 AM
10	We need local JOBS, not homes for commuters.	5/25/2022 7:19 AM
11	Stop Building Homes and overcrowding our city. No more low income developments. Carol Lane is a disaster. Crime is increasing ! I only support senior housing with strict guidelines. We don't want to be like Antioch! Learn from Antioch!	5/25/2022 7:18 AM
12	Until we have water resources, wider roads and more schools we need to quit building!!!!!!! We need the state to tell us how we can build.more with NO WATER!!!!!!!!	5/24/2022 8:26 PM
13	Scrap the idea that the city of Oakley wants to be new Jack cities all over ! Middle class income earners where's the help for them?	5/24/2022 7:58 PM
14	No more homes unless you fix the roads and widen the roads. Property taxes are TOO high for new homes. $13k a year is NOT affordable to anyone.	5/24/2022 7:33 PM
15	FJB	5/24/2022 12:53 PM
16	Property taxes are out of control and this will only raise our taxes!!!!!!!!!!	5/24/2022 8:43 AM
17	Get rid of the homeless encampments	5/24/2022 12:45 AM
18	This housing element is ridiculous. The proposed areas need to stay empty! The land is changing underneath and is causing shiftage within surrounding areas. This proposal isn't for low income housing! Its for the developers and you city council members to price gouge. Oakley is no longer a small community. There is no low income homes when these locations rents start at 2000.00 a month just for 55 and over elderly communities! Stop the development!	5/23/2022 7:13 PM

19	Have already reported them. Don't patronize.Fuck off	5/23/2022 6:19 PM
20	Need restrictions to limit the number of single family homes can be used for rental houses in a given neighborhood. There are far too many rental houses where the landlords do not care about upkeep.	5/23/2022 6:18 PM
21	Stop building anything	5/23/2022 3:01 PM
22	I believe that there are too many housing projects going up already. We won't be able to drive,especially on Main Street , without a long wait. The nature of Oakley will be gone and incorporated in filling it up with houses. Plus using the current way of rent is to use an average from rents in the county. Since we have cities that are expensive, Alamo, Walnut Creek etc this area still cannot fairly keep up. It makes low income rent still too high	5/23/2022 12:33 PM
23	I realize there's a state law requiring more housing. But please only meet the minimum's. This town is already full and has gone to shit! We need more schools and police/fire services WAY more than we need houses our aging streets can't support. Lived here 37 years and hate what Oakley has become!	5/23/2022 11:14 AM
24	Grocery store should be close walking distance. PublicTransportation	5/21/2022 6:36 PM
25	Why do we need so much low income housing when we have more than our share already?	5/20/2022 12:12 PM
26	Need more law enforcement to support more residents. Too many crimes such as vandalism and thefts occurring everywhere.	5/20/2022 9:53 AM
27	Build near shopping and activities to make a good city	5/19/2022 10:35 PM
28	We need adequate Police & Fire with additional Housing.	5/19/2022 8:00 PM
29	I'm in favor of several smaller sites to make up the needed total so as not to effect one school and or services	5/19/2022 6:15 PM
30	No	5/19/2022 5:50 PM
31	No	5/19/2022 5:05 PM
32	You should look at ingress, egress and condition of the roads in the area before deciding. As an example there is only one road in and out for residents of Summer Lake and Bethel Island. This is very dangerous and unacceptable when there is a fire, car accident.	5/19/2022 4:18 PM
33	Oppose to any low income housing too many homes town is crowded already.!!!	5/19/2022 3:22 PM
34	Build more businesses (except for gas stations and storage facilities) and less housing.	5/19/2022 3:05 PM
35	There are already SO many new units in being built in Antioch right up against the border with Oakley at HWY 160 that I feel we need to put new units over on the other side of town, off of or near West Cypress and Main st.	5/18/2022 6:55 PM
36	Do you have sufficient emergency services to accomidate this many more residents? Fire, Police, Medical... and there would defiantly need to be more schools opened up in the city of Oakley as well with more residents being able to reside here.	5/17/2022 2:58 PM
37	I would hope that the city starts requiring new builds to widen streets near the locations to AT LEAST 2 LANES each direction. It is short sighted to only require the street to be widened on the side of the build, as those residents will travel both directions on that road. Additionally, start looking into adding roundabouts instead of constantly adding new stop signs/lights.	5/16/2022 8:30 AM
38	Modify the P6 on all future ghetto projects being built in Oakley. Carol Ln is a nightmare scenario. The developer and/or property owners should be responsible of paying their fair share of our police resources. Higher a consulting firm to determine just how great of a deal these guys have it now with sucking up 50% of our police resources and probably paying next to nothing with their special deal where they only pay for their acreage as opposed to paying per unit like they should.	5/16/2022 7:32 AM
39	Crime I don't let my daughter go for a run around Delaney park area because I feel it is u safe. I don't like walking around this area because I feel it is unsafe.	5/15/2022 3:57 PM
40	Stop ruining our city with more housing. Start maintaining the roads.	5/15/2022 9:52 AM
41	Low income housing comes with its share of issues. I believe police staffing needs to	5/15/2022 6:25 AM

	increase, at the same time low income housing is built.	
42	This town is ruined now. You put 5G right next to my home , a year later dog dead now I have heart issues. sold out your residents	5/14/2022 6:30 PM
43	TRAFFIC!!!	5/14/2022 8:06 AM
44	Hope for commercial and business office development. and please do not neglect farm land for vegetations and food security.	5/13/2022 10:41 PM
45	We should be focused on infrastructure and safety for Oakley. Not bring into low-income and crime into the community.	5/13/2022 9:40 PM
46	Please keep some open space and do not go high density.	5/13/2022 8:22 PM
47	N/A	5/13/2022 7:20 PM
48	Keep affordable housing as far away as possible from elementary schools. Zone “F” worries me the most because there is already presence of homeless on the adjacent lot and high density units would only make worse and Almond Grove Elementary School is only blocks away.	5/13/2022 3:51 PM
49	Our roads, our water and electricity, can't handle any more!	5/13/2022 1:40 PM
50	State requirements like this are one of the reasons so many people are moving out of the state. If Oakley turns into Antioch, we’ll be leaving too.	5/13/2022 11:25 AM
51	Affordable housing needs to he located near public transportation, grocery, etc. And we can't treat these units the way the people at the Carol Lane Apartments have been treated.	5/13/2022 8:28 AM
52	When trying to accommodate the state triulations you should be thinking about the reality of the growth of the city grocery store etc. our city is not meant for this and is not meant to be a big city. It is a small farm town and there are some parts that should still be preserved like the vineyards and improved downtown area where it is actually beneficial and logical to attract businesses. Everyone flocks to Brentwood because they have built it up in multiple areas. Roadways need improvement and to be able to handle more traffic if created more housing and in reality should be put on builder. Or withdraw funding and keep our town manageable. Right now there is not enough resources to patrol, care for and expand.	5/13/2022 8:01 AM
53	Oakley needs a high school, and maybe another middle school.	5/13/2022 7:49 AM
54	Before we worry about building more houses we should worry about traffic impacts and and our overflowing schools. Cramming a bunch of housing into these small already congested areas is ridiculous	5/13/2022 6:55 AM
55	We bought our home in 1979 as a comfortable place to grow our family. I feel like the multistory buildings for housing is making Oakley just another ghetto. I watched a gent drive thru Cypress/Rose stop sign at 35 mph yesterday and it will only get worse with people that do not own but rent.	5/13/2022 6:46 AM
56	To many houses of all types. No Infrastructure to support the people and there needs . Living in an overcrowded city is not a good environment.	5/13/2022 6:16 AM
57	Before you keep building houses on top of houses you need to focus on our roads and infrastructure to support all of these people. Also Gehringer and O’Hara are packed and run down. Improve the schools or build more if you intend to add all of these people.	5/12/2022 11:18 PM
58	In original plans for Jersey Island, it stated no housing developments. I am hearing that levee housing is being considered. Cypress Corridor is already jammed packed with houses. You need more infrastructure before adding more the Cypress Rd.	5/12/2022 10:36 PM
59	We don't need a residential apartment complex near Laurel Elementary School.	5/12/2022 8:44 PM
60	Think About How over crowded our Schools Have Become Not to Mention A Heavy Prescence of Crime	5/12/2022 8:30 PM
61	In Oakley we pay highest taxes and you want to this money for AHO housing then increase our taxes again. People need to save enough to get a proper house otherwise crime rate goes up. Stop giving us these useless diagrams listen to us residents first who are facing and dealing problems from the pandemic.	5/12/2022 8:00 PM

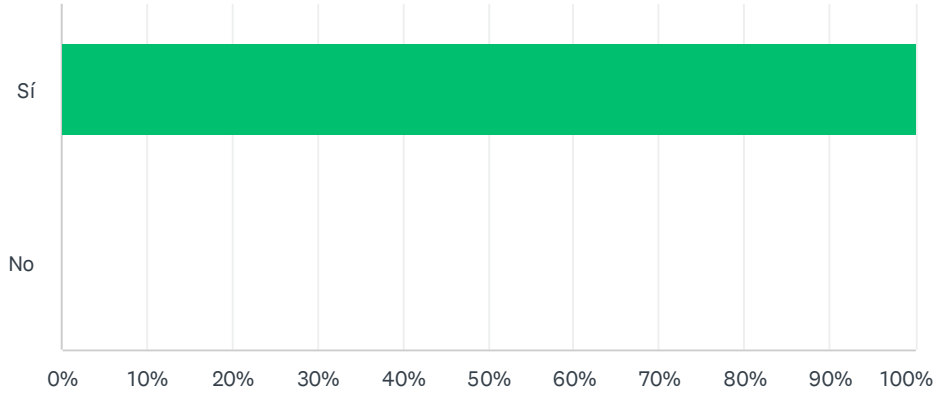
62	With all the recent building of homes and these plans how does the city plan on supporting the needed fire support and schools needed	5/12/2022 6:17 PM
63	Additional affordable housing around The Lakes neighborhoods. No more apartments here in Oakley. We have an enormous apartment complex going in Antioch, by the Oakley city limit. Don't add to the traffic congestion and possible crime that may come from these units. I'm sure our Oakley PD will be impacted by these units and any units Oakley decides to build along the Antioch/Oakley border.	5/12/2022 6:10 PM
64	Start building more grocery stores and shops.. enough with the houses especually affordable housing, gas stations and storage facilities!! You're running our small town to the ground and crime rates gave skyrocketed. We'd leave town for good of we could afford it	5/12/2022 5:59 PM
65	Please check out Santa Clara new low-income housing ideas. Housing with a community garden, dog park & many more brilliant ideas. (www.agrihood-sc.com). Please check it out to give Oakley a better future idea & making sure it doesn't end up trashy.	5/12/2022 5:21 PM
66	Could Oakley look into a combination of mixed-use, high density housing between the railroad tracks and hwy 4 for a transit station extension of bart? That seems like a good use for that parcel.	5/12/2022 4:56 PM
67	It is unacceptable what you people have done to this city or should I say not done! Very poor management! It's a disaster!!!	5/12/2022 4:54 PM
68	All affordable housing should be approved. Oakley should invest in homeless support. It's reprehensible that we have million dollar homes, explosive growth, and we still have people without a roof over their heads	5/12/2022 4:43 PM
69	Please address adding more housing to east cypress unless there is adequate roadways for emergency access, disaster preparedness and exit routes. Also additional schools in each area.	5/12/2022 4:11 PM
70	No, just disappointed as to what has happened to this City, it's definitely become low income everywhere along with the scum it's brought into town. Way too much crime!	5/12/2022 3:42 PM
71	Untill fire and roads are taken care no more subdivisions should be approved.Our roads all the betel Island corridor. Leave all resident stranded with fire and accidents.And we do not need houses on Jersey Island leave it open space.Not ever square inch needs to be covered by housing and when you put in low income housing you better increase the police staffing. I have lived in Oakley for 63 years .Mdad lived in Oakley on Brownstone road since 1930 till 1978 when my parents moved to Brentwood. I was on the Oakley Volunteer Fire Dept for 13 years till our Supervisor Tom Tolkensin sold us out because the union people wanted the overtime to man our stations.And treated us volunteers terribly! Anything that was approved by our former city manger needs to be revisited and discarded if necessary Thank you for asking Richard Ambrosino 1 925 813 2560	5/12/2022 3:26 PM
72	Jobs should follow	5/12/2022 3:20 PM
73	Build better infratstructure around them, add entertaintment business like bowling alley, movie theatre, skating rink(s).	5/12/2022 3:11 PM
74	No	5/12/2022 3:05 PM
75	NO	5/12/2022 1:32 PM
76	Please consider where the children will attend school when looking at the locations for multi family dwellings. Our schools are already at capacity, so we will likely need to add another elementary school and soon another middle school.	5/12/2022 1:30 PM
77	For all the house there needs to be additional commercial buildings like grocery stores and other businesses.	5/12/2022 1:24 PM
78	Do you want to be like Clayton, quiet and comfortable? A small community adjacent to a crime ridden city like Concord (ours will be Brentwood). Or do you want Oakley to be an extension of Antioch? Time to move!	5/12/2022 12:36 PM
79	These people need JOBS. Where is the Commercial concern and element?!?	5/3/2022 11:11 AM
80	Yes - stop the increased development of the area - what was once a 'country town' is going to soon be like every other crowded community which will in time make Oakley no longer	4/27/2022 4:30 PM

	desirable for people looking for a change.	
81	Eliminate Landlord inspection fees. It’s fine to inspect but landlords already pay property taxes, and business license fees.	4/26/2022 1:56 PM
82	More sites north of E Cypress towards Bethel Island should be identified instead of just the proposed sites to spread out the trraffic.	4/22/2022 1:14 PM
83	Homeowners in new construction communities already pay a lot in Mello Roos. Does this not contribute enough funding for Oakley? My concern is too many affordable housing units will increase more crime in Oakley.	4/21/2022 5:17 PM
84	It seems to me the state of California is encouraging this thought process of if I can’t afford it the state will give it to me.these programs are put in place to be a helping hand not a life style home ownership is a product of hard work and dedication and the state should be looking to help with higher education, drug intervention , and better jobs not just passing out vouchers for more affordable or low income housing	4/21/2022 9:49 AM
85	Can the City require private security for these sites as part of the approval process to lighten the impact on Police Services?	4/20/2022 5:30 PM
86	I feel like the first choice options should be those that are already zoned residential, specifically multi family residential… potentially giving up commercial zoning for even more housing, when Oakley is already over saturated with housing at all levels is not the best option. Parcels with easy access to multiple transit options-along main st and Highway 4/160-should be prioritized. Parcels that are walkable to downtown may offer better job opportunities	4/20/2022 1:28 PM

Online Survey Results - Spanish

Q1 ¿Vive en Oakley? (Escoja una opción)

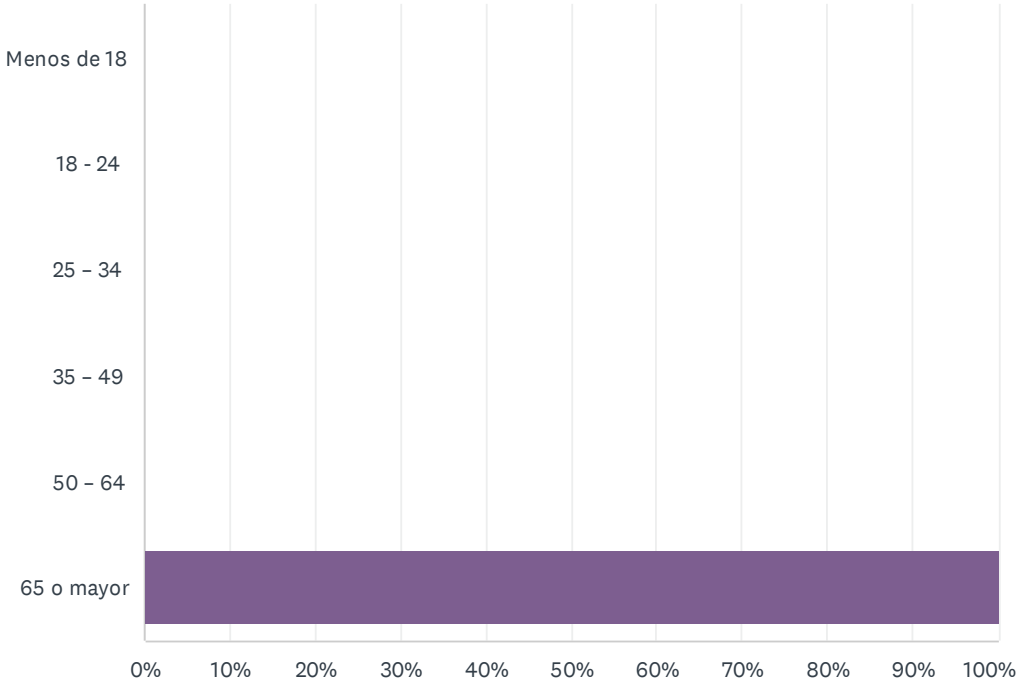
Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	100.00%	1
No	0.00%	0
TOTAL		1

Q2 ¿Cuáles su edad?

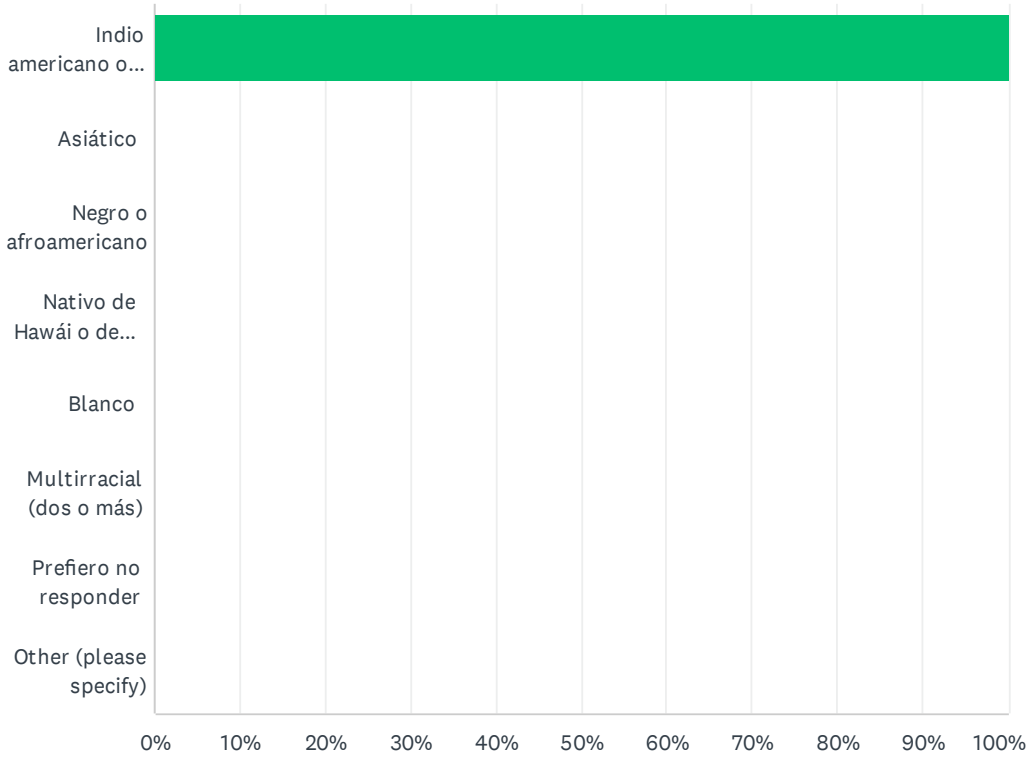
Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Menos de 18	0.00%	0
18 - 24	0.00%	0
25 – 34	0.00%	0
35 – 49	0.00%	0
50 – 64	0.00%	0
65 o mayor	100.00%	1
TOTAL		1

Q3 ¿Cuál es su raza?

Answered: 1 Skipped: 0

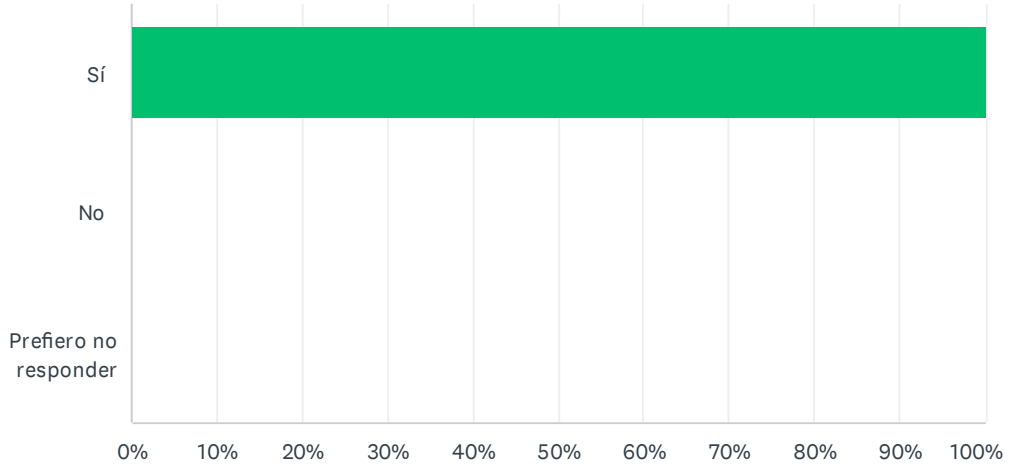


ANSWER CHOICES	RESPONSES	
Indio americano o nativo de Alaska	100.00%	1
Asiático	0.00%	0
Negro o afroamericano	0.00%	0
Nativo de Hawái o de otras islas del Pacífico	0.00%	0
Blanco	0.00%	0
Multirracial (dos o más)	0.00%	0
Prefiero no responder	0.00%	0
Other (please specify)	0.00%	0
TOTAL		1

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q4 ¿Es usted de origen hispano, latino o español?

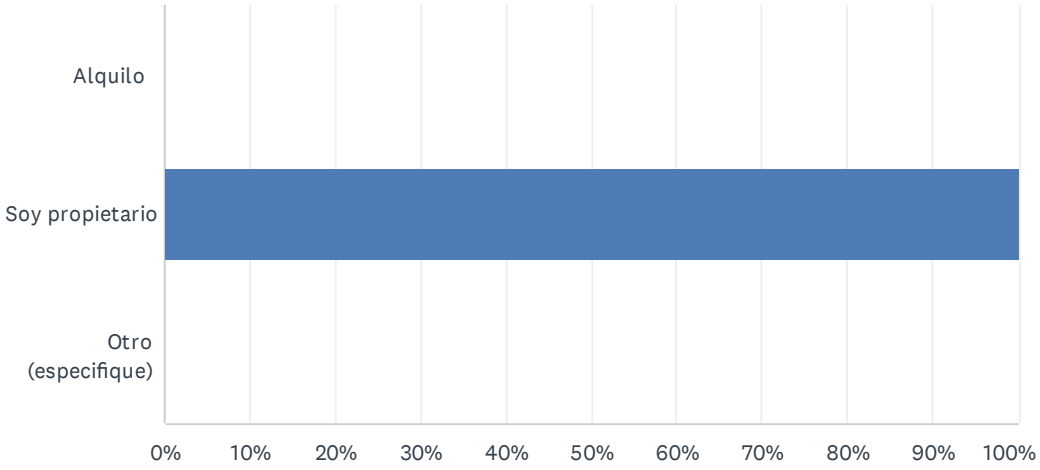
Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	100.00%	1
No	0.00%	0
Prefiero no responder	0.00%	0
TOTAL		1

Q5 ¿Usted actualmente es inquilino o propietario de su hogar? ((seleccione una))

Answered: 1 Skipped: 0

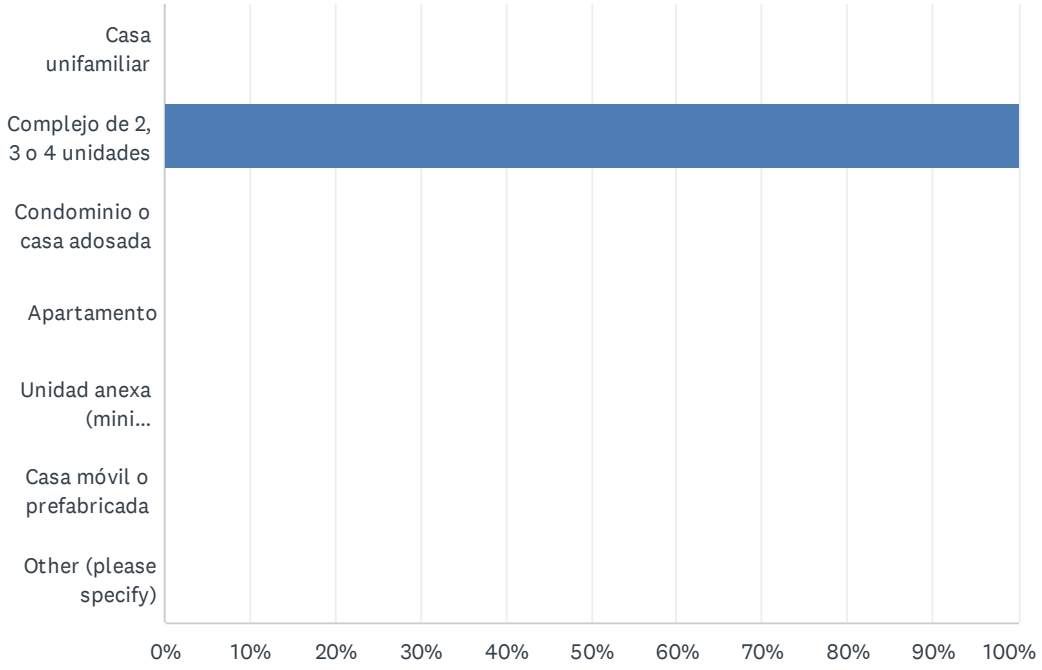


ANSWER CHOICES	RESPONSES	
Alquilo	0.00%	0
Soy propietario	100.00%	1
Otro (especifique)	0.00%	0
TOTAL		1

#	OTRO (ESPECIFIQUE)	DATE
	There are no responses.	

Q6 ¿En qué tipo de residencia vive? ((seleccione una))

Answered: 1 Skipped: 0

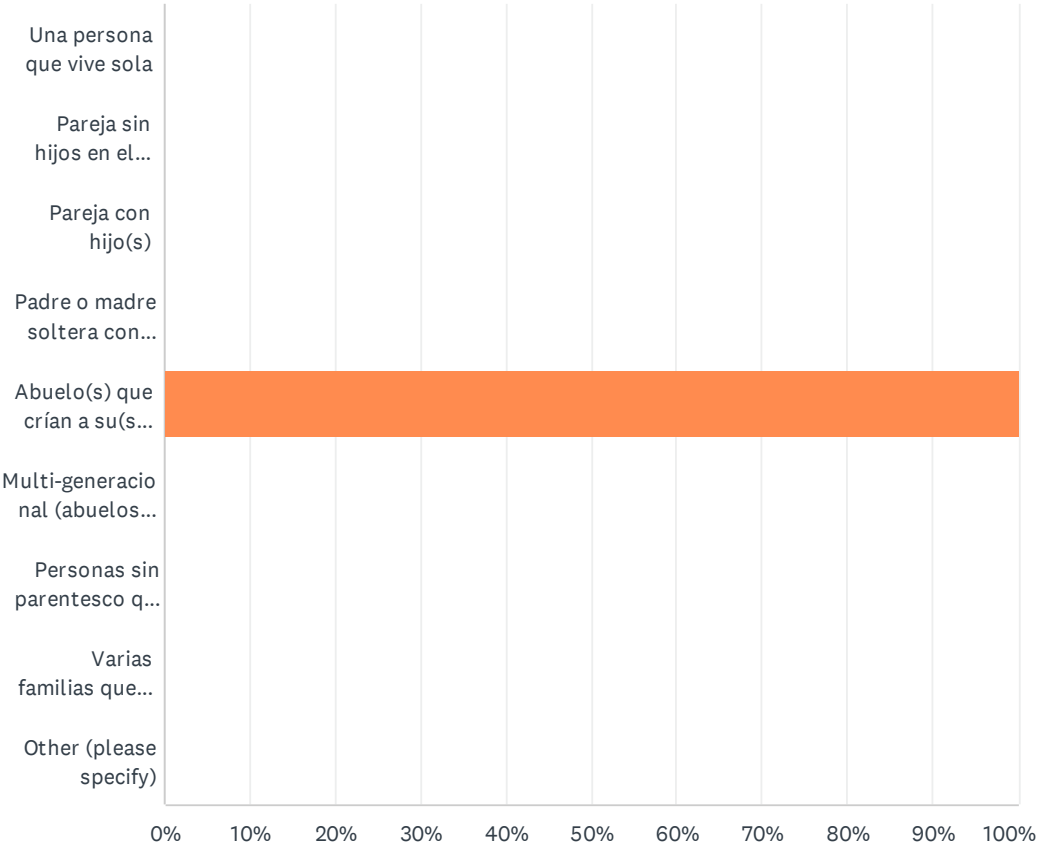


ANSWER CHOICES	RESPONSES	
Casa unifamiliar	0.00%	0
Complejo de 2, 3 o 4 unidades	100.00%	1
Condominio o casa adosada	0.00%	0
Apartamento	0.00%	0
Unidad anexa (mini apartamento/unidad secundaria/para invitados)	0.00%	0
Casa móvil o prefabricada	0.00%	0
Other (please specify)	0.00%	0
TOTAL		1

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q7 ¿Cuál opción describe mejor su grupo familiar? ((seleccione una))

Answered: 1 Skipped: 0

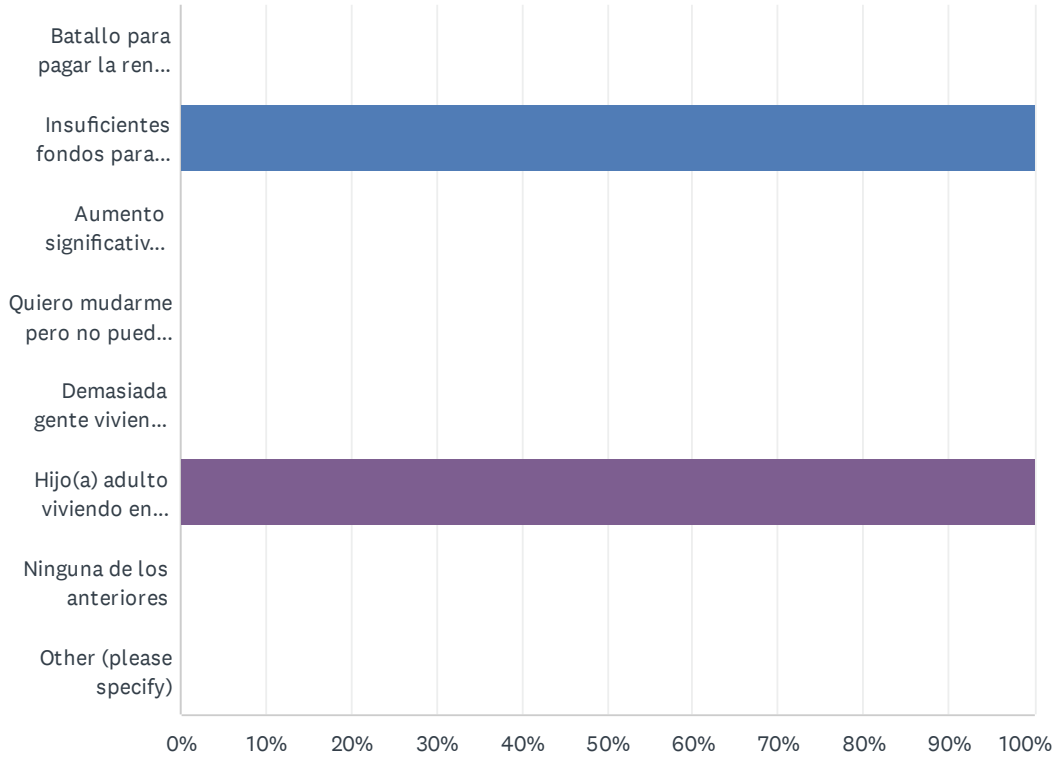


ANSWER CHOICES	RESPONSES	
Una persona que vive sola	0.00%	0
Pareja sin hijos en el hogar	0.00%	0
Pareja con hijo(s)	0.00%	0
Padre o madre soltera con hijo(s)	0.00%	0
Abuelo(s) que crían a su(s) nieto(s)	100.00%	1
Multi-generacional (abuelos, padres y nietos)	0.00%	0
Personas sin parentesco que viven juntas	0.00%	0
Varias familias que viven juntas	0.00%	0
Other (please specify)	0.00%	0
TOTAL		1

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q8 ¿Ha tenido o tiene alguno de los siguientes problemas de vivienda? (Seleccione todas las que apliquen)

Answered: 1 Skipped: 0

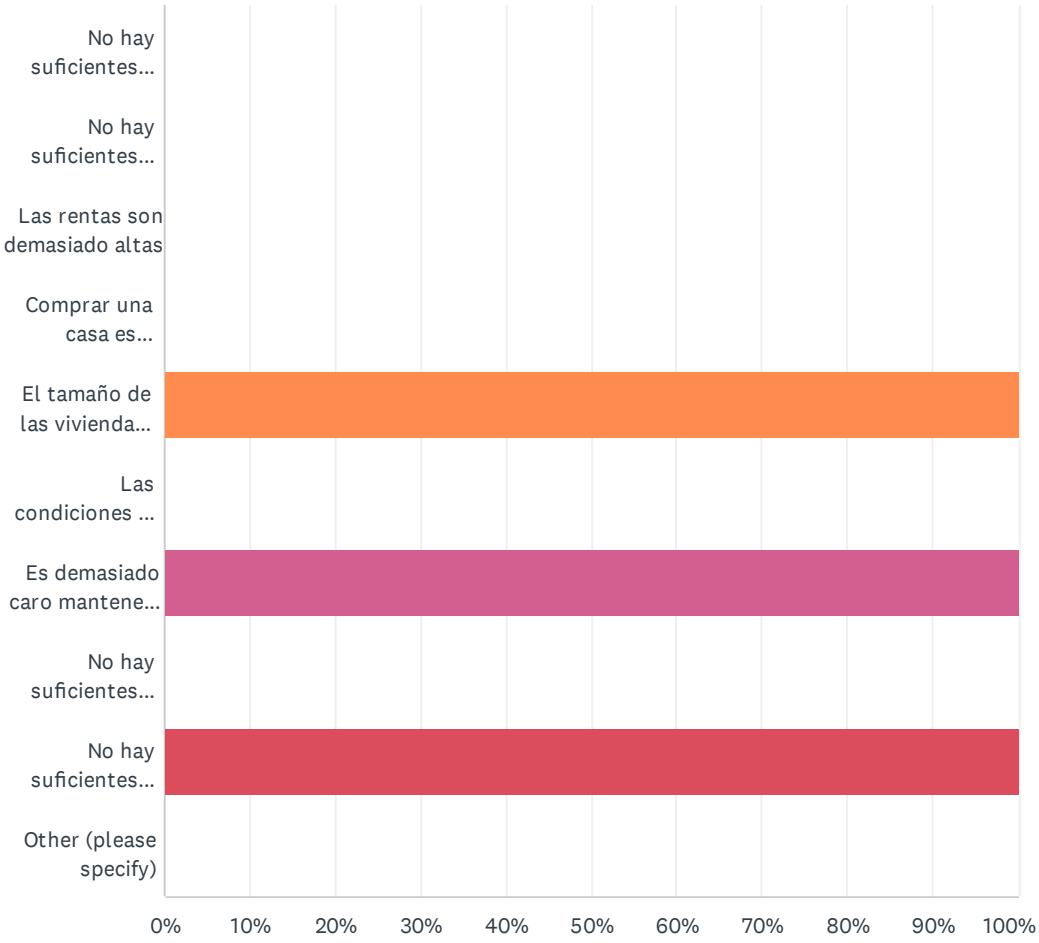


ANSWER CHOICES	RESPONSES	
Batallo para pagar la renta o la hipoteca (por ejemplo, a veces pago con retraso, dejo de pagar otras facturas para pagar la renta, o dejo de comprar alimentos o medicinas)	0.00%	0
Insuficientes fondos para hacer las reparaciones necesarias en el hogar	100.00%	1
Aumento significativo de la renta	0.00%	0
Quiero mudarme pero no puedo encontrar/pagar una vivienda que satisfaga mis necesidades y/o las de mi familia	0.00%	0
Demasiada gente viviendo en una casa (hacinamiento)	0.00%	0
Hijo(a) adulto viviendo en casa por no poder pagar una vivienda	100.00%	1
Ninguna de los anteriores	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 1		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q9 ¿Cuál cree usted que sea el problema de vivienda más significativo que enfrentan los residentes de Oakley? (Seleccione hasta tres opciones)

Answered: 1 Skipped: 0

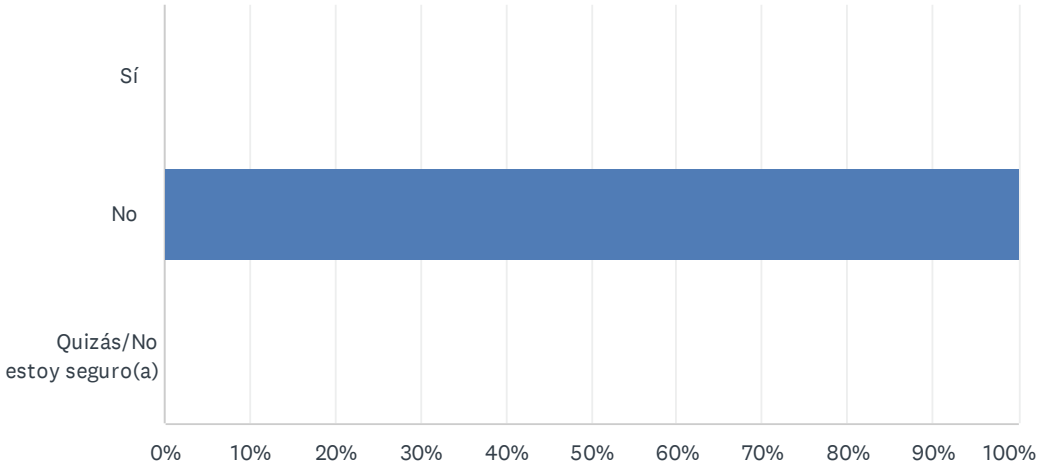


ANSWER CHOICES	RESPONSES	
No hay suficientes hogares en venta	0.00%	0
No hay suficientes lugares en renta	0.00%	0
Las rentas son demasiado altas	0.00%	0
Comprar una casa es demasiado caro	0.00%	0
El tamaño de las viviendas no cumple con las necesidades de las familias	100.00%	1
Las condiciones de las viviendas son malas	0.00%	0
Es demasiado caro mantener mi casa como propietario	100.00%	1
No hay suficientes viviendas para personas mayores o discapacitadas	0.00%	0
No hay suficientes albergues o servicios para las personas que sufren la falta de hogar	100.00%	1
Other (please specify)	0.00%	0
Total Respondents: 1		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q10 Cuando usted buscaba vivienda en Oakley en los últimos 10 años, ¿se sintió alguna vez discriminado(a)?

Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	100.00%	1
Quizás/No estoy seguro(a)	0.00%	0
TOTAL		1

Q11 ¿Por qué cree que fue discriminado(a)? (Seleccione todas las que apliquen)

Answered: 1 Skipped: 0

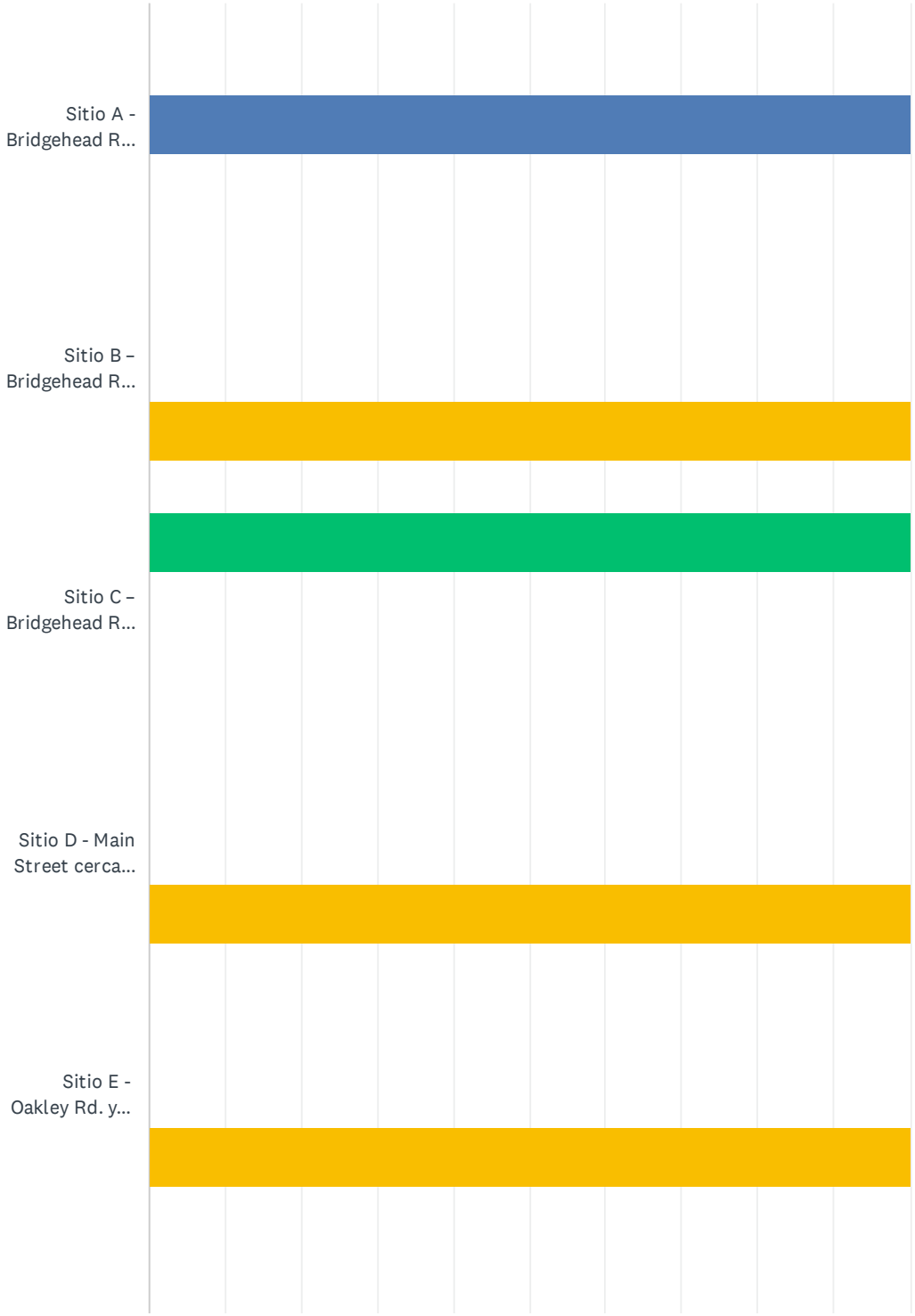


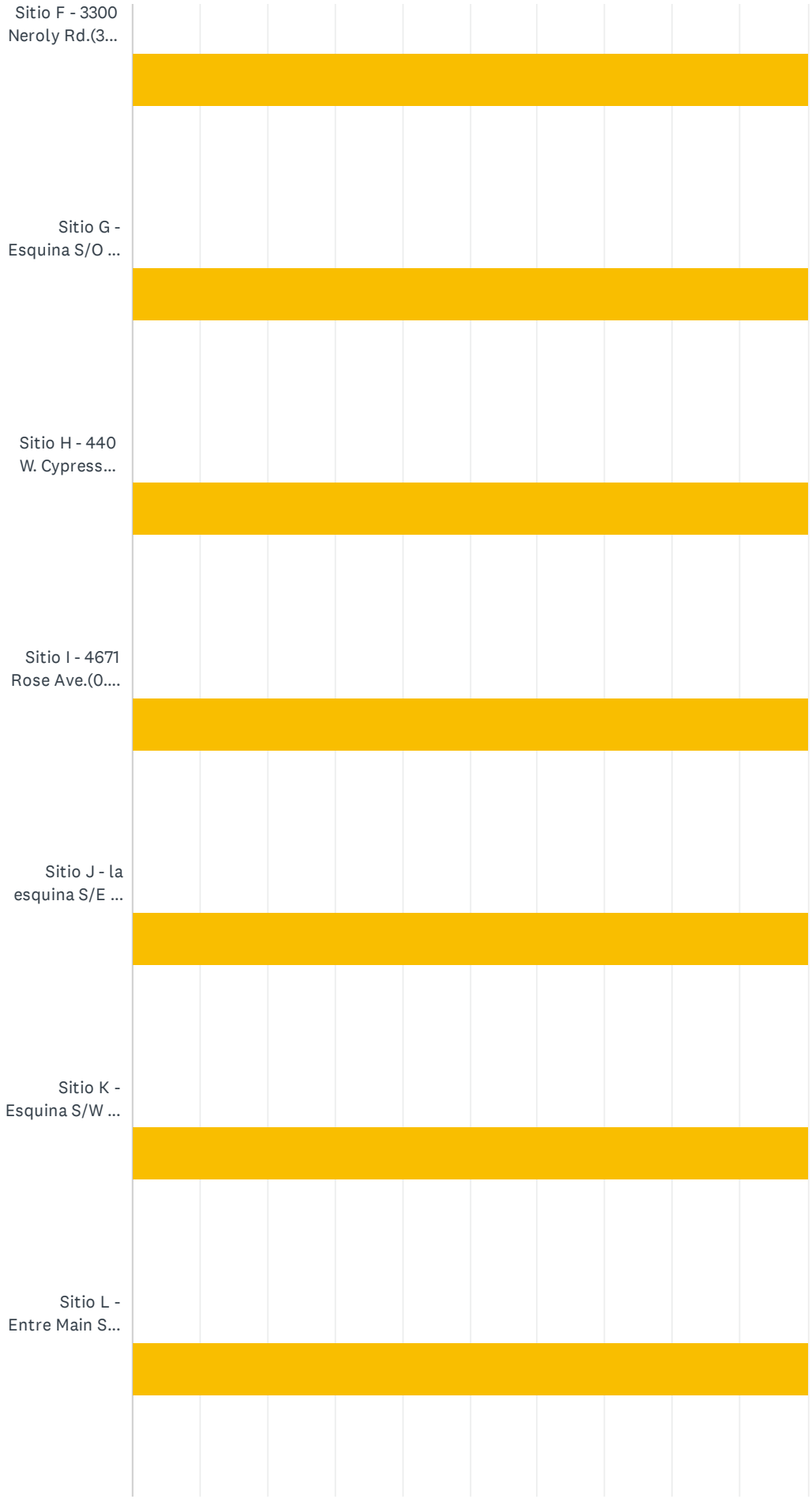
ANSWER CHOICES	RESPONSES	
No aplica	100.00%	1
Raza/ Etnicidad/ Idioma	0.00%	0
Sexo/ Género/ LGBTQ	0.00%	0
Situación económica/ Ingresos demasiado bajos	0.00%	0
Fuente de ingresos (por ejemplo, Vale de elección de vivienda)	0.00%	0
Edad	0.00%	0
Situación familiar/Tener hijos	0.00%	0
Incapacidad	0.00%	0
Historial delictivo	0.00%	0
Historial de desalojo, quiebra financiera, mal crédito	0.00%	0
Por estar desplazado sin tener hogar	0.00%	0
Religión	0.00%	0
Other:	0.00%	0
No estoy seguro(a)	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 1		

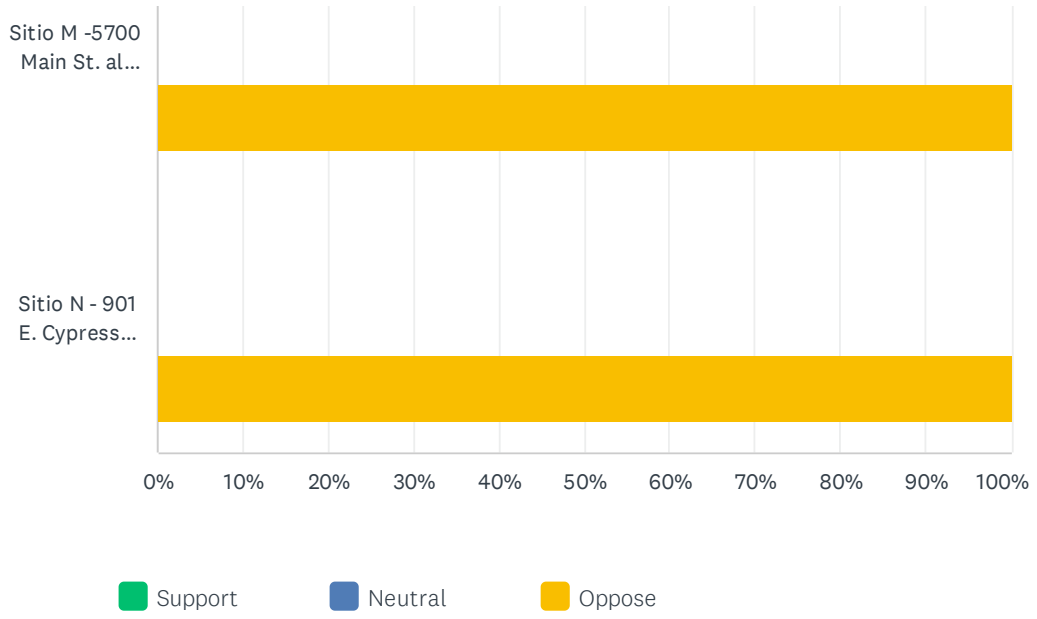
#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q12 La Ciudad debe demostrar que puede alcanzar el objetivo obligatorio de 440 unidades de ingresos más bajos en el periodo del 2023 al 2031. Por favor, estudie cada sitio (ver las figuras 3-10) y señale su nivel de apoyo. Luego, dénos su opinión sobre otros lugares donde Ciudad podría considerar desarrollar la vivienda.

Answered: 1 Skipped: 0




Sitio F - 3300 Neroly Rd.(3...
Sitio G - Esquina S/O ...
Sitio H - 440 W. Cypress...
Sitio I - 4671 Rose Ave.(0....
Sitio J - la esquina S/E ...
Sitio K - Esquina S/W ...
Sitio L - Entre Main S...



	SUPPORT	NEUTRAL	OPPOSE	TOTAL	WEIGHTED AVERAGE
Sitio A - Bridgehead Rd. Sitio #1.(1.42 acres / Capacidad potencial de 34 unidades)	0.00% 0	100.00% 1	0.00% 0	1	2.00
Sitio B – Bridgehead Rd. Sitio #2.(1.42 acres / Capacidad potencial de 34 unidades)	0.00% 0	0.00% 0	100.00% 1	1	1.00
Sitio C – Bridgehead Rd. Sitio #3.(0.74 acres / Capacidad potencial de 18 unidades)	100.00% 1	0.00% 0	0.00% 0	1	3.00
Sitio D - Main Street cerca de Bridgehead Rd.(2.48 acres / Capacidad potencial de 59 unidades)	0.00% 0	0.00% 0	100.00% 1	1	1.00
Sitio E - Oakley Rd. y SR-160(9.75 acres / Capacidad potencial de 234 unidades)	0.00% 0	0.00% 0	100.00% 1	1	1.00
Sitio F - 3300 Neroly Rd.(3.66 acres / Capacidad potencial de 88 unidades)	0.00% 0	0.00% 0	100.00% 1	1	1.00
Sitio G - Esquina S/O de Laurel Rd. y O'Hara Ave.(4.99 acres / Capacidad potencial de 60 unidades)	0.00% 0	0.00% 0	100.00% 1	1	1.00
Sitio H - 440 W. Cypress Rd.(2.46 acres / Capacidad potencial de 44 unidades)	0.00% 0	0.00% 0	100.00% 1	1	1.00
Sitio I - 4671 Rose Ave.(0.83 acres / Capacidad potencial de 20 unidades)	0.00% 0	0.00% 0	100.00% 1	1	1.00
Sitio J - la esquina S/E de Main St. y Rose Ave.(0.65 acres / Capacidad potencial de 16 unidades)	0.00% 0	0.00% 0	100.00% 1	1	1.00
Sitio K - Esquina S/W de Main St. y Brownstone. Rd(2.23 acres / Capacidad potencial de 53 unidades)	0.00% 0	0.00% 0	100.00% 1	1	1.00
Sitio L - Entre Main St., Arminio Ln. y Monte Linda St. (8.46 acres / Capacidad potencial de 203 unidades)	0.00% 0	0.00% 0	100.00% 1	1	1.00
Sitio M -5700 Main St. al norte de Pena's Dismantlers. (7.65 acres / Capacidad potencial de 184 unidades)	0.00% 0	0.00% 0	100.00% 1	1	1.00
Sitio N - 901 E. Cypress Rd.(4.90 acres / Capacidad potencial de 118 unidades)	0.00% 0	0.00% 0	100.00% 1	1	1.00

Q13 ¿Tiene algún comentario adicional relacionado con la vivienda que no se haya mencionado anteriormente y que deba considerarse en el proceso de actualización del Elemento de Vivienda?

Answered: 0 Skipped: 1

#	RESPONSES	DATE
	There are no responses.	

Comments Received on Public Review Draft

From: Barbara Nunn
To: Kenneth Strelo
Subject: proposed housing "Site E"
Date: Sunday, July 24, 2022 6:35:52 PM

I did not attend the meeting .

Oakley Planing Division

I am against 234 units being put in at Oakley Road & Neroly

(Site E) for the following reasons:

Do to the fact many of my neighbors are elderly (including my

husband and myself) who occasionally need emergency medical

assistance a lot more traffic could slow the response time.

Our roads are narrow and can not handle a large amount of cars,

trucks,etc that could come from that many units. There are no

stores available close. No Medical type offices,etc.

Our property value could more than likely drop. We support Oakley

but also protect our future. We have lived here for almost 34 years.

Barbara and Bill Nunn

3048 Frandoras Circle, Oakley Ca. 94561

Phone cell # 925 -783-2864 house phone is 925-779-9426

From: Brenda D"amico
To: Kenneth Strelo
Subject: Low Income Housing
Date: Saturday, July 23, 2022 2:05:14 PM

Mr. Strelo

To Whom it May Concern:

It's been brought to our attention that the City is trying to locate an area for approximately 400 more low income housing units and are proposing to build 234 of them within our neighborhood. This is very concerning to us and all who live in the Neroly Rancho Estates.

As we speak, there are low-income apartments being built, at rapid speed, on Elm which is probably one football field away from the entrance to our subdivision, through the vineyard, off Oakley Road. Now there is talk of building an additional 234 units next to that near/on Oakley & Neroly Rd. This will be adjacent/kitty corner to the new Discovery Homes houses being built on ½ parcels, on the NE corner of the streets mentioned above. Why is the City concentrating all the low-income apartments in one area, in our area of 1 & 1+ acre parcels?

The neighboring roads in this area are two lane roads, some with four way stops and NO sidewalks. With that many proposed apartments the traffic on our streets will increase tremendously along with wear & tear of the asphalt. As it is now, students walk along these roads to attend school on Live Oak. They walk wherever they can, on the asphalt or in the dirt, making this a very dangerous situation for kids.

If the City was proposing single family residences instead of apartments, it would not be quite as concerning for our neighborhood (my opinion only). Purchased homes, with families who respect, appreciate and take care of their homes would be more welcome.

I also believe with any low income housing the City should have much more oversight or control over that housing. There should be consequences for the apartment property managers/owners for not maintaining the properties, the occurrences of illegal activities, for keeping tenants that show no respect or appreciation for property, etc.

Respectfully,
Brenda D'Amico

Chris Wiesner
Leticia Wiesner
51 Cunha Ct.
Oakley Ca, 94561
C- 510-200-3172
L- 480-561-2086
Wiesner.Chris@gmail.com
Wiesner.Leticia@gmail.com

Oakley City Council
Oakley Planning Division
3231 Main St, Oakley Ca 94561

First and foremost, allow me to introduce ourselves and give a little background to our residency in Oakley.
My wife Leticia and I moved to Oakley early in 2017 after searching the Bay Area for our forever home. We both still work in the central bay area and needed to be close enough to still commute and see family, but also find a special place that had a more rural feel, quieter lifestyle, the simple day to day amenities but not the traffic, congestion and issues of the larger suburban communities.

We had never been to Oakley. When we began looking at homes, we fell in love with the vineyards, the open space, the country feel, the neighborly reception and the welcoming vibe we received when we went into the stores on main street.
As wine enthusiasts, we immediately felt like we were in Napa Valley or Sonoma 30 years ago. The vineyards scattered throughout the open spaces creates an upscale feel and lent us visions of wineries, tasting rooms and the class of handcrafted wines.

In 2017 we purchased and remodeled a home on Cunha Ct and to keep with the surrounding Oakley terroir, planted a Grenache vineyard on our property.
Oakley adopted us and we love it…We want our home and life to revolve around how Oakley makes us, and those we've talked to, feel.
Quiet, safe, upscale yet down to earth, country living within reach of the big city. I bought a tractor; just because I love the way Oakley feels like a family farm.

Oakley has a gift that we are squandering…

1. We have open space
2. We have direct access to the delta waterfront.
3. We have established vineyards that have ancient vines that are known, and used, throughout the wine world. Trinitas and Auburn James wineries in Napa are two off the top that are currently and consistently using Oakley grapes.
4. We still have reasonably affordable living that is close enough to the central bay area where people can live in a place that they are proud of, without having to seek alternative employment outside of the bay area
5. We have an opportunity.
6. We have a choice.

This gift is being eroded acre by acre and lot by lot as we begin to build high density housing units and tract homes, and we are choosing to do it by ripping out the one thing that separates Oakley from every other urban center in Contra Costa County.

What does Oakley want to be? Are we going to be an extension of Antioch? Are we going to be the bedroom community to “thriving” Brentwood? Or are we going to create our own identity with the resources we have, right here?
We are at a crossroads now, where we have a choice that needs to be made.

If we look at the housing models and community plan of two neighbor communities, we see the stark difference in strategy and outcome.

1. Antioch has built a reputation on maximizing affordable housing, over developing their land resources and pressing policies that drive down rents and home values. Anecdotally, the initial strategy appeared to be short term maximization of tax revenue by over producing housing and infrastructure, which in turn drove population growth with low rents, lower than average mortgages and quick and easy access to basic amenities.
   The long-term impact of this strategy has resulted in a depressed economy, shuttering of downtown shops and small business, increased traffic, crime, graffiti, housing insecurities and the loss of any “special feel” that Antioch once had.
   You can still see the opportunities of what used to be a quaint downtown and waterfront that is essentially now a stomping ground for bad behavior.

2. Livermore on the other hand has come at their community plan in a very different way. The feel of the town, from every angle, is that of a budding destination place for visitors and residents. The plan strives to keep the elevated look and feel driven toward a wine, shopping and culinary region with all the amenities, and revenue, that come along with them. Livermore, much like Oakley had established vineyards and a wine producing background, and decided to build a plan that used the vineyards to create a soul, and a goal, to create something different.

   During the growth strategy, the community plan looked toward the long-term sustainable revenue opportunities of creating higher end housing, investing in attracting restaurateurs, artisan small business owners, wine makers and entrepreneurs to create a destination location that was attractive for both generations of visitors and attractive for home owners and residents.

These communities are on both sides of Oakley and represent the choice we get to make. Oakley is essentially still a budding small town with the opportunity to choose what we want to become.

We can make the quick grab, develop the land as quickly as possible, rip out the vines and put in high density housing and affordable multiplexes, widen the roads, add more gas stations, more stop lights, invite more traffic, noise, pollution and allow Oakley to become an extension of Antioch; or, we have the option of creating a destination.
A place where people come to enjoy, explore, buy and live in an environment that is upscale, sought after and differentiates itself from all the other urban sprall that has taken over much of Contra Costa County.

The short-term gains of mass populating Oakley will end the opportunity to make it anything but another extension of the HWY 4 corridor. We will never be able to turn back the clock to “right now” and decide we want to create a different experience in this place.

What do we have? And What could we do?

1. We have waterfront and Delta access.
    a. This is an attraction! Vrbo, Airbnb opportunities, waterfront restaurants, access to wine and shopping? Even Napa doesn't have the access that Oakley has from the water
2. We have an established wine and grape growing history.
    a. Make Oakley a place where people come to taste wine! Work with wineries to open tasting rooms, and wine making facilities. Partner with Lodi, Napa, Livermore, Sonoma wine makers for sister wineries in the area
3. With wine comes food. How do we get the restaurant business to see Oakley as a good investment?

The locations for the majority of the proposed high-density housing is at both main entrances to Oakley.

- Site E is directly off the freeway, and one of the larger vineyards that is a focal point for passerby's and the Calle de Oro/Neroly Estates residents. Removing this removes any potential to entice people off the main street exit unless they live there.
- Site A-B is off the Wilbur exit and prime waterfront property…why would we put an apartment there?
- Site C-D is the largest vineyard space with ancient vines. The history of Oakley's wine production in that space will be lost and replaced by apartments.
- Not detailed in this proposal, but also part of the apartment plan is the space directly off the Laurel Road exit. This is scheduled to become a major thoroughfare from Antioch into Oakley

Fiscal implications

- More medical, police and first responder staff will be needed to support the rise in population
- Infrastructure will need to be improved. 2 lane vineyard roads will need to be widened to support the increase in traffic.
- Water usage will increase dramatically
- There is one elementary school to service all of this part of Oakley. What is the impact to the school, existing students and staff?

In closing, I am hopeful that the Council will take these thoughts into consideration and choose to develop a plan that does not make Oakley an extension of, or subordinate to, the communities around us; and rather a place where current residents are excited and proud to show off.

We moved to Oakley for the openness, the vineyards and the quiet life. If we wanted what Antioch had to offer, we would have spent far less and moved there.

Please don't make us regret not choosing Livermore and reevaluate this plan.
No to mass housing.
No to more traffic.
No to more crime.

With Respect, thank you for taking the time to read and we look forward to hearing what you plan to do next

Chris Wiesner

Leticia Wiesner

From: Ciara Chandler
To: Kenneth Strelo
Subject: Low income housing
Date: Saturday, July 9, 2022 3:43:59 PM

Hello,

Whoever is reading this, I hope you're having a great day.

I'm writing in to share my opinions and concerns with all of the low income units that are being built. My fiancé and I recently just bought a house here in October and we have a 2 year old son. We were moving from Pittsburg and we couldn't WAIT to get out. However, since moving here I can't help but notice that there's even more crime and shootings and it's happening even closer to our house than in Pittsburg.

When we go to the grocery stores, a lot of the shelves are bare. I know that there's a lot of construction happening all over Oakley. My neighborhood recently added 20+ units, but I just feel as if it's becoming WAY too populated for the resources we currently have.

I guess what I'm saying is that I feel like it's becoming too crowded as it is WITHOUT the low income units being added, and there's a lot of crime happening as it is in all the low income apartments that are already up. I just don't see how this is going to enrich our city. I want to feel safe. Statistically speaking, lower income neighborhoods have higher crime rates. What measures are going to be taken to ensure that Oakley stays trending upwards in the quality of the city? I don't want to lump low income in with criminals, but with all the shootings that's been happening already, I don't think it's a good idea, AT ALL. I'm starting to see Oakley becoming more like Antioch and less like Brentwood.

From: Doug Scheer
To: Kenneth Strelo
Cc: Joshua McMurray
Subject: Low Income housing
Date: Thursday, August 4, 2022 4:31:09 PM

I am seeing this Low-income housing plan.

Been around long enough to know that at this point it is just a formality having the citizens write and talk about it. This is already a done deal by this time I am sure.

But I will voice my concerns, the same as the rest with maybe a few exceptions.

1. I have told every Oakley council member and city person I know over the years that Oakley has zero job opportunities, for anything other then low wage work. Or of course public work with the city.

Oakley could perhaps use this land to bring money people into town, business owners that actually might build or lease space and hire real wage people. Like medical, manufacturing etc. How about incentivizing the property for something that brings long term work/wages?

Building this low income housing does ZERO to attract any money people to the city, in fact they will bypass it. A much better use of this dirt right off the freeway would be medical, or some other industry that creates decent wages.

Business owners if successful to any degree want to live in a nice area and can afford it. Why not try to attract those folks who bring money to town.

2. The end of town this is/might be built in is the neighborhood viewed as one of the in Oakley, it is beyond believe that this area is even being considered when there is plenty of room elsewhere. Hard to get one's brain wrapped around that this location was selected. We have acres and acres elsewhere, away from the freeway that business want to be near. I know you guys, so assume there must some good reason, however please reconsider.

3. Budgets, we all know the cost of the city for this type of housing, police and fire response very frequent visits daily, at great cost to the rest of the community for a small group of people. Has this actually been looked at in relation to just "saying NO thank you" other cities have done so and frankly are better off because of it.

4. There are 400 low income places just built across the freeway, with

these added ones and the others by Laurel our neighbor hood will have about 1000 units nearby.

5. When you are not affected by the issues and are insulated from them it does not matter what happens away from your own home. But we who live there will be affected and are 100% against this plan

6. We already have a lot of homeless, and interesting people cruising our neighborhood, stealing mail, and all the "normal" stuff that goes on. Adding these units will only bring more of it. I do a lot of work in this type of housing and they spend a lot of money trying to circumvent all the things that go on constantly.

7. I wonder how the folks building the Ranchettes on the corner are feeling about this? If I were the builder the project would get killed, as any potential homeowner will most likely run when they are told of the plans for the direct neighbors.

You all know what my business is, we are only getting busier as the crime and thefts increase all over, there seems to be no limit and no fear of any repercussions . I see it every day, and really don't want it any worse than it is in our town, or neighborhood, I have had more then one customer tell me they think the Bay Area is becoming the wild, wild, west, great for my business bad for everyone else. Why invite more of this to our town?

Please reconsider this plan and either move it elsewhere, "just say NO" , or break it up into smaller projects spread around, maybe off Sellers or down that way.

Doug Scheer
Scheer Security Alarm Systems Inc.
925-625-7580

From: FLORENCIO GONZALEZ
To: Kenneth Strelo
Subject: Comments on Draft 2023-2031 Housing Element
Date: Thursday, August 4, 2022 11:46:34 PM

Dear Mr. Strelo,

I am writing to voice my opposition to the proposed affordable housing projects known as Site E (Oakley Rd. & Neroly, 234 units), Site A&B (Main St. & Bridgehead, 68 units), and Site C&D (Main St. & Bridgehead, 77 units). Currently, there are two affordable housing properties within 1.5 miles of my home: Summer Creek Place in Oakley with 80 units and the recently completed Antioch Family and Senior Apartments with 394 units. In addition, the Elm Lane Workforce Housing project in Oakley is under construction which will add 170 units, while the newly proposed properties will create an additional 379 units. According to HUD, there are an average of 2.2 residents per affordable housing unit. This means there may someday be a total of 1,023 affordable housing units with 2,250 new residents within 1.5 miles of my home.

Clearly, the construction of these units will have significant negative impacts on traffic, infrastructure, and community resources. In addition, it will lead to lower property values. Based on a 2017 Stanford University study, low-income housing developments built near higher income neighborhoods reduced home values in the higher income neighborhoods by an average of 2.5%. This amounts to about $30,000 in my case. Finally, low-income housing, particularly those that are not senior-only housing, inevitably bring with it the problems associated with low-income neighborhoods in modern-day America such as drugs and crime.

I lived in an apartment in Burlingame for 23 years after immigrating with my parents and brother from Cuba. My bedroom was a closet that was converted to sleeping quarters. I bought my first home in Antioch in 1991 because I couldn't afford to buy one on the Peninsula. I didn't ask the government for assistance to pay my housing, nor did I feel that I had the right to expect to pay less than market value to rent an apartment or purchase a home. I made decisions based on what the market offered. I could rent in Burlingame or buy a home in Antioch. I chose to buy a home in Antioch. Eventually, after many years of hard work, my wife and I bought our dream home in Neroly Estates. We wanted the tranquility, safety, and open spaces it offered us and our six children. We loved that the neighborhood had no streetlights. But now I wonder if that will continue to be part of the charm of the neighborhood.

Please do not sacrifice our special neighborhood for a federal government that seeks to undermine the authority of local government. A federal government that creates programs to address housing affordability when it can be better solved through free-market forces. Take a stand. Take our city back. Take *your* city back. Do not proceed with these projects.

Florencio C. Gonzalez
3108 Frandoras Circle

From: gabriela saavedra
To: Kenneth Strelo
Subject: Written comment for public hearing 7/12/22
Date: Sunday, July 10, 2022 2:16:36 PM

Hello Mr.Strelo ,
My name is gabriela saavedra. I moved to oakley approximately 3 years ago . To myself and many other neighbors Oakley side by Main Street was a small private neighborhood with quiet and peace. Due to the increase of housing being made it has rather turned into a noisy construction site that warrants fear with the upcoming realization that we will be overcrowded and surrounded by so many more houses . The ones green pastures and farm land that surrounded our beautiful city will now be filled with traffic, homes, cars everywhere parked filling up the streets. Please reconsider we do not need more crime in this city , it is already going to be more crowded due to the housing that had already been approved.

From: Gary Claytor
To: Kenneth Strelo
Subject: Low Income Apartments off of Neroly and Oakley Roads
Date: Friday, August 5, 2022 8:19:56 AM

I understand that the city is considering allowing low income apartments to be built through zoning changes on a large agricultural parcel on the northwest corner of Neroly Road and Oakley Road.

This would be immediately adjacent to a significant neighborhood of custom homes on large 1+ acre lots and is not commensurate with an effective planning process. This is NOT an appropriate zoning change and would significantly impact the quality of life of every current resident of this area. We purchased our home here in 1983, made significant additions to the home resulting in increased taxes for the county and city of Oakley, and see this potential development as a direct affront to our property values and quality of life.

Please do not allow this zoning change for low income housing in this area. We must already deal with an absurdly large apartment complex just completed on the west side of the freeway in the city of Antioch. Do not add insult to injury by allowing more low income housing in the same general area.

With best regards,
Gary Claytor
3102 Frandoras Cir, Oakley
925-354-2053

From: JoAnn Jones
To: Kenneth Strelo
Subject: Housing Survey- Opposition on affordable housing Neroly and Oakley Road
Date: Friday, July 8, 2022 6:25:40 AM

I strongly oppose the building of affordable housing in Oakley. We have more than our fair share. Do not build affordable housing on Neroly or Oakley Road. This city is going down due to the city management. We have nothing but homeless camps, and high density apartments. Not to mention an over abundance of storage facilities, gas stations and car washes. The city MUST look to attract business here build more affordable housing that will detract business and lower property values

The City MUST send the survey out more broadly and stop trying to sneak this through. You are doing a great disservice to your towns population.

Stand up an be open and honest City of Oakley Management and think about those in the city that are trying to make this a great and safe place to live and build up the city to a place that everyone would want to live vs. a DUMP

Shame on you for being so dishonest and trying to do this under the radar

JoAnn

Sent from my JoAnn's IPAD

From: joe4fun56
To: Kenneth Strelo; trish.houghton@comcast.net; hooper01@comcast.net
Subject: Proposed Low Income Housing Units in Oakley
Date: Tuesday, July 12, 2022 1:17:11 PM

We have been here 35 years paying taxes. The infrastructure is crumbling in Oakley, although property and other taxes go up.

Adding 3 more low income developments shows no respect for existing residents. The roads are shot, schools overcrowded, and there are no real shopping or dining places unless you count Skipolinis.

Adding low income units affects traffic and quality of life for those of us living here.

Crime is on the rise. We never had murders, drive by shootings and other violent crime like this. Check the police logs for the Carol Lane development. Crime Logs are public, you can't hide them.

We have people who don't work stealing from Target, Lucky, Rite Aid and Raleys. They are stealing catalytic converters at night and packages on porches by day. Mail has been hard hit. Cars are stolen.

People are leaving here. We have 1 or 2 families nearby who have lived here since we have been here. The rest moved.

We didn't move to Antioch or Pittsburg for the above reasons. And by the way, none of this is called progress.

This is your job. Act responsibly.
No more low income housing here.

Joseph P. Thiel
Oakley resident

Sent from my T-Mobile 5G Device

From: kgbkatka
To: Kenneth Strelo
Subject: Site E
Date: Monday, August 1, 2022 11:49:31 AM

I am e-mailing in regards to the potentioal low income housing in my neighborhood. I am extremely apposed to the Site E low income housing at Oakley Rd. And Nearly. I live on cattle Dr. Off Nearly. We purchased our home almost 5 years ago and the number one reason was because of the neighborhood. Adding 234 units in this area would create congestion, foot traffic and potential increase in crime. The schools and grocery stores are already impacted. We love our quiet space of land and our neighbors.

Please, Please do not let this happen to our quiet neighborhood!

Thank you,
Katherine Polcar
(925) 216-8730

From: Leslie McKinnon
To: Kenneth Strelo
Subject: Re: Low Income Apartments off of Neroly and Oakley Roads
Date: Friday, August 5, 2022 1:04:23 PM

Dear Mr. Strelo,
I am writing in regards to the proposed apartment complex, particularly the one suggested for District 1 At Oakley Road and Hiway 160. I completely agree with many of my neighbors who have written to you and voiced their concerns. I, too, am very opposed to this development. I am wondering why we even have a General Plan if it is constantly being amended and property rezoned. I thought that the General Plan detailed how Oakley was supposed to handle density when authorizing the building of housing. Isn't it supposed to be a **gradual** increase in density (ie. one acre parcels next to 1/2 acre lots, then 1/4 acre lots, etc.)? This is clearly not the case for this proposal as high density apartments would be built adjacent to 1 acre parcels! (In addition to the ones on Elm Lane and across the freeway in Antioch.). I think we already have more than our share!
I understand that by law Oakley must have a certain amount of low-income homes, but this is an opportunity to show EXISTING Oakley residents that they count too.
Thank you for your time.

Sincerely,
Leslie McKinnon
3101 Frandoras Circle

Sent from my iPad

From: Lorraine Maxson
To: Kenneth Strelo
Subject: Site E, Sites A & B, Site C and D housing Proposal
Date: Friday, August 5, 2022 12:33:09 PM

I am opposed to the scope of this housing proposal as suggested. While I appreciate a need for affordable housing, there is a point when there is too much in one place.

This area has been low density for a long time, Oakley has been a small town, and the infrastructure represents that. The current city plan of growth by 2030 is crazy. Why? More tax dollars? Let's crowd the place and lose the small town quality that people in Oakley enjoy. Let the quality of life deteriorate. Why not.

Already, there is a huge apartment complex going up right between Phillips and the freeway on-ramp. There are 141 units going up on Elm Lane just on the Oakley side of the freeway. Now you want to squeeze another 234 units between Neroly and Oakley Road, 68 at Main and Bridgehead and another 77 right across the street. Too much in so many ways.

This corner and the roads are already congested. Potential for increased accidents is real. Neroly is a speedway, and Amazon has drivers who are not necessarily aware of what they are doing.

Also, would these public housing or privately owned. WHO will make sure the units are well run and maintained? So many low income housing places become run down in a short time.

How about just the B,C, D and E? Instead of 234 at Neroly and Oakley, how about townhouses or duplexes instead. Still affordable, and less congestion. There are other parts of town available that can handle some of the low income housing you seem to need, without impacting just one part of town.

May common sense prevail.

Lorraine Maxson
2900 Regal Court

From:	marc & jackie angelo
To:	Kenneth Strelo
Subject:	2023-2031 Housing Element
Date:	Thursday, August 4, 2022 3:53:20 PM

Dear Ken,

I am writing to express my strong opposition to the 2023-2031 housing element. There is already a good amount of low income housing in this small area. It will be detrimental to the area to add additional multi-family housing that will cause more traffic and safety problems that is already present with the new Amazon warehouse in Oakley. Also, it will create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community. The lack of oversight on low income properties has also created problems.

Thank you,
Marc Angelo

From:	Maria Glisson
To:	Kenneth Strelo
Subject:	Public Review Draft of 2021 - 2031 Housing Element Update
Date:	Saturday, July 9, 2022 4:52:44 PM

Shawn and Maria Glisson, owners of All Raingutter Systems Inc and residents of property on Silverado Drive are contesting the proposal of putting almost 400 low income housing in our neighborhood for the following reasons:

Possibility of **increase of crime**. We have seen what has happened to neighborhoods in the Oakland, Richmond, Pittsburg and Antioch areas when low income housing was erected. The property values of homes in these areas decreased significantly.

Property value of homes has decreased where low income housing has been built (see statement above). We are currently paying such a high property tax on our property as it stands and we cannot afford for the value of our home to decrease as this may cause our mortgage/value of our home to go "upside down".

Overcrowding / Traffic - currently, traffic on Highway 4 has gotten increasingly worse since the pandemic has been lifted and people have returned to work and back to school.

Lack of infrastructure - narrow rural roads, drought. Our water bill has increased since we moved here and we cannot afford to continue to be penalized for water usage due to our pond, which is the home to several large koi fish. Adding more homes in the area would definitely put a strain on the water that is available in this area and possibly cause our water bill to increase even more. Many of the roads in the Oakley area are very narrow, with no sidewalks and lots of rural roads. Adding more housing would put a strain on these roads, which could cause further damage to the roads and streets and higher traffic during rush hour commute.

Lack of resources - not enough grocery stores to fit the high demand of residents living in the area. As it stands now, the local Lucky's and Raley's can barely keep up with the inventory for its current residents.

We moved to Oakley (specifically the Silverado Crest community), due to its low crime, quiet streets and "hometown" feel of the community.
As small business owners, we ask that the City of Oakley reconsider this project as it would be detrimental to the growth and well being of the City of Oakley, its community and its residents.

Sincerely,

Shawn & Maria Glisson
All Raingutter Systems Inc.
925-381-7620

From: Mike Dauth
To: Kenneth Strelo
Subject: Affordable housing
Date: Saturday, July 9, 2022 7:52:00 PM

I must say I'm totally against the affordable housing coming in or to be reviewed.. we do not have the structure for any affordable housing or apartments in this city.. the city needs major improvements before we can have any more types of housing.. we need to work on our fire department our Police Department our water department our roads.. our schools.. I could go on and on.. but I think you understand.

Thank you Mike Dauth

From: Kenneth Strelo
To: Lindsey Bruno
Cc: Libby Vreonis
Subject: RE: Contact Us Form
Date: Monday, August 8, 2022 7:40:00 AM
Attachments: image009.png
image010.png
image011.png
image012.png
image013.png
image016.png
image017.png
image018.png
image019.png
image020.png

Lindsey,

Planning will receive this entry as a comment on the Public Review Draft Housing Element Update. Thank you.

Sincerely,

Kenneth W. Strelo
Planning Manager
925-625-7036
3231 Main Street
Oakley, CA 94561

Thank you for communicating via email. In-person meetings at City Hall will be very limited and will only be by appointment. I look forward to assisting you via email, phone or video conferencing.

From: Lindsey Bruno <Bruno@ci.oakley.ca.us>
Sent: Friday, August 5, 2022 9:33 AM
To: Kenneth Strelo <Strelo@ci.oakley.ca.us>; Libby Vreonis <Vreonis@ci.oakley.ca.us>
Subject: FW: Contact Us Form

I wasn't sure if this is related to a future agenda item or if it is related to the Housing Element, so wanted to forward to both of you.

Thank you,

Lindsey Bruno
Recreation Director

925-625-7042
1250 O'Hara Avenue
Oakley, CA 94561

From: burst@emailmeform.com <burst@emailmeform.com>
Sent: Friday, August 5, 2022 6:29 AM
To: Lindsey Bruno <Bruno@ci.oakley.ca.us>
Subject: Contact Us Form

For best security and privacy of your information, we recommend viewing this entry in the Data Manager

View Entry

Name:	Paul Laird
Email*:	pslaird@comcast.net
Phone*:	925-759-8339
Comments or Questions:*:	Please reconsider the multiple low income housing that you have planned for the Neroly road area. There are too many low income housing being developed or existing in a 2 mile Radius of Neroly and Live Oak rd. Below is a letter sent by my neighbor that I fully agree with. "The city's proposal for solving the low income housing problem is to build "affordable" apartments in single family neighborhoods zoned for "affluent, high opportunity communities that have been traditionally closed to denser, more affordable housing." If that actually happened, those who live in some of the most affluent neighborhoods in our city would move out, lowering the value of those homes. Property taxes would decrease, and taxes on middle and lower-middle income people living in other areas would have to be raised to make up for that loss. Black, White, Asian, Mexican and other ethnic groups own homes and live in the immediate neighborhood and the surrounding neighborhoods. We are all good neighbors and citizens. We worked very hard to be able to buy a home where we live. We all work together to help maintain low crime neighborhoods. If people want to work hard, they can do well. Putting low

income housing units in nice neighborhoods is not going to solve that problem. Residents are understandably upset and are balking at the possibility of these units being built in and near their neighborhoods. Is there no limit to the abuse and insult the federal government will heap on taxpayers? It's not enough that taxpayers' already foot the bill for those living and benefiting from the present system. They also now have to endure seeing their property values and other benefits they have worked hard to create slowly reduced to having almost no value, plus the increased crime that follows.
Where will the water, sanitation, electricity and utilities come from for the addition of several thousand new residents in the 500+ apartments. We are already seeing severe cut backs in home water and electrical use. Fire, law enforcement, emergency health services, utility services etc.. are all scrambling to keep up with requests for service.
Please reconsider locating hundreds of new apartments in our city."

Thank you for your consideration.
Paul Laird

From: P Ladeira
To: Kenneth Strelo
Subject: Low income housing site E; site A&B;Site C&D
Date: Monday, July 11, 2022 5:14:52 PM

I am a resident at 30 Madeira court, and I am mad as hell. Why is all the low income housing on our end of town? I also have property on Live Oak Avenue, so I am aware of the crime, vandalism, lack of infrastructure, lack of WATER, and fire and police. When we purchased the property on Live Oak Avenue and started to develop not only did it cost us a boat load of money we also had to notify everyone in the area of our plans. I got a notice from someone who left a flyer in our mailbox, 3 days before the hearing. I believe this hearing should be put off until everyone can attend.

Why not put some of this low cost housing over in the area of East Cypress Avenue? But I think the biggest obstacle is the lack of water. I think the state should stop all building until we have a stable supply. I have spent thousands on landscaping with huge sequoias and other trees and bushes. Most of it is 32 years old. We have raw water that we use but how long till that gets cut off? We have cut back and try to supplement with Iron House, how long till that gets cut back?

STOP being irresponsible and see the forest for the trees. STOP BUILDING!!!

Priscilla & Richard Ladeira

Sent from my iPhone

From: ROY MAXSON
To: Kenneth Strelo
Subject: Low income housing
Date: Friday, August 5, 2022 2:47:54 PM

To whom it may concern,
I am totally against your plans to add low income housing to sites c, a+b, c+d. This is insane. You are killing Oakley. It will become little Antioch. You are asking for increased crime, filth, discarded cars, trash, debris. Neroly road from main st. is a race track right now as it is. The off ramps back up for a block now at commute time. Homeless roam Neroly road and Bridgehead. Home burglary is rampant. Don't destroy the small town feel of Oakley. Why do you insist on making it a ghetto?
Roy Maxson

Sent from my iPhone

From: burst@emailmeform.com on behalf of EmailMeForm
To: Libby Vreonis; Kim Snodgrass; Joshua McMurray; Kenneth Strelo
Subject: Feedback via the Meeting Comment Form [#589]
Date: Tuesday, July 12, 2022 10:50:30 AM

Name*: Stacy Winslett

Address*: 4866 CALLE DE ORO

OAKLEY, CA 94561
United States

Phone: 925-595-0520

Email (To receive Agendas Electronically): stacywinslett@yahoo.com

Please select if your comment is for the City Council or Planning Commission.*: City Council

Meeting Date:*: 07/12/2022

Agenda Item Number:*: Public Review of Housing Developement Site E of 234 units

Do you wish to speak or have your comment entered into record?*: I wish to speak.

Comments:*: I am a resident of Calle de Oro and Oakley Rd. My family and I are OPPOSED to the build proposed at Site E on Oakley Rd. Reasons why would include the following :
Lack of infastructure and resorces!
Several current builds, in progress, completed and proposed builds within Oakley and neighboring Antioch city lines. Just on Oakley Rd alone there are "Oakley Knolls" in Antioch of 29 familes, the 2480 Oakley rd development of 22 units, "The Vines" on Oakley Rd of 63 families, the "Estates at Vineyard Acres" at Oakley Rd and Knarlwood of 7 families, "The Ranchettes" at Neroly and Oakley Rd of 13 families. Then you have the HUGE build Antioch just did at E 18th / Main St just on the boarder of Oakley of 394 families. The Lesher developement in Oakley has 1,283 units. Where are the kids going to school? With each family having several children, where are the kids going to school? You can say Antioch doesn't have anything to do with Oakley but it absolutely does. All up and down Oakley Rd is one elementry school, Orchard Park, and it is an Antioch district school where approximately 677 kids already attend. We need MORE SCHOOLS BEFORE these kinds of builds happen!
What about police and fire resorces? Does the city plan on drastically increasing the departments to keep us safe with increased emergencies/residences and crime increase BEFORE these builds are completed?
The streets are narrow and old. The city can not accomidate more wear and tear and traffic on these roads.
Water usage in a drought and with no rain in site, our already depleated water is not enough for more residence as the state has made clear we need to conserve!
Crime rates go up with high density and compact areas of residence. Of course this concerns us! The high density build behind Raleys has proven increase in crime activity. Just as the surrounding residents.
We OPPOSE these hight density builds in Oakley! There is not enough rescorces here to accomidate! We want our kids to grow up in a town with good schools that aren't overcrowded and for our family to feel safe! Not flood it with more residence and little to no resorces. Do not lower our quality of life! These builds are irresponsible.

July 12, 2020

City of Oakley

To Whom it may concern:

My husband and I have been made aware of the plans for the City of Oakley to approve more low cost housing for our city. We have lived here for 35 years, building our forever home on Almondwood Place in Oakley.
We fought to keep the original plans of 1 acre parcels across the street from us on the corner of Oakley Rd and Neroly Rd. but of course 13 homes were approved instead. Now we have million dollar homes here and you want to put low cost hosing right across the street. What do you think you are doing to our property values, certainly not increasing it. Before the HWY 4 extension was done all the commuter traffic used Neroly Rd., I had to sit for long periods of time just get off my street. People are in a hurry no one would even look over to see I wanted to turn onto Neroly and the traffic would be stopped at the stop sign all stopped way past our street and they pretend they don't see you. I feel this area cannot handle the amount of traffic these plans (Site E, Site A&B, Site C&D) will create. They are already building low cost housing off of Neroly next to the freeway and then we have the hundreds of low cost housing right across the freeway that will also be using Neroly Rd to go over to the shopping center. We already have the traffic created from the new Industrial Park down the street on Bridgehead. I understand about improvement but low cost housing with hundreds of apartments, really? This is inviting an increase in crime to our area. Do you really want that I know we don't. Sadly, now in our senior years our forever home will probably no longer be our forever home. If these plans pass we will be forced to move far away from here.

Our original attraction to this small community when it was still county property was the people who cared about this town. We have seen it grow into a city and still felt we lived in a little quiet niche, that we were safe and comfortable here. It's now starting to feel it's not about the people anymore it's all about the money the city can profit from.

Raul and Candace Ugarte, 2960 Almondwood Pl, Oakley

Candace Ugarte

Cox, Castle & Nicholson LLP
50 California Street, Suite 3200
San Francisco, California 94111-4710
P: 415.262.5100 **F**: 415.262.5199

Andrew B. Sabey
415.262.5103
asabey@coxcastle.com

August 4, 2022

VIA E-MAIL @ STRELO@CI.OAKLEY.CA.US

Planning Division
City of Oakley
3231 Main Street
Oakley, CA 94561

Re: City of Oakley 2023-2031 Draft Housing Element Update Comment Letter

Dear Housing Element Team:

We write on behalf of our client, DeNova Homes, Inc. ("DeNova")—the property owner and developer for the Summer Lake North project—to object to the City of Oakley's (the "City") 2023-2031 Draft Housing Element Update (dated June 2022) (the "Draft Housing Element"). As explained below, ***the Draft Housing Element fails to comply with State Housing Element Law*** (*i.e.*, Government Code, Article 10.6) and, as such, ultimately suggests a disturbing attempt to inhibit the production of desperately needed affordable housing[1] in direct contravention of the letter and spirit of state law.

Thus far, the City has failed and refused to include (or even consider) DeNova's "Properties"[2] in the Draft Housing Element Sites Inventory. The inclusion of these Properties—which could accommodate development of above moderate-income housing as well as the City's Low-Income ("LI") and Moderate Income ("MI") Regional Housing Needs Allocation ("RHNA") requirements—would work to remedy the City's noncompliance with the Housing Element Law. Moreover, unlike the sites identified in other parts of the City, the Properties would be readily available for housing and would be likely to be developed for housing by a willing and able developer. As such, DeNova urges the City to comply with state housing laws and add the Properties to the Draft Housing Element Sites Inventory.

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[1] Given that the City is subject to the 50% affordability requirements of Senate Bill ("SB") 35 due to its insufficient progress toward its affordable Regional Housing Needs Assessment ("RHNA") requirement, it goes without saying that the creation of affordable housing is badly needed within and throughout the City. (*See* Government Code § 65913.4(a)(4)(B)(ii).)

[2] *See* Section 2 of this Letter for the definition of "Properties" and further information thereon.

1. The Draft Housing Element Evades State Law

While the Draft Housing Element meets many of the statutory requirements, it is still deficient, at a minimum, in the two following respects that threaten the creation of affordable housing within *and throughout* the City. Changes are necessary to bring the Draft Housing Element into compliance with Housing Element Law.

a. Issues with Sites Inventory to Meet LI and MI RHNA Allocations

The purpose of the Draft Housing Element Sites Inventory is to demonstrate the City has an inventory of land suitable and available for residential development *throughout the community* to accommodate the City's RHNA allocation—*at each income level*. (Government Code § 65583.2(a).) The City's RHNA allocation requires a total of 1,058 units—comprised of 446 above moderate-income units [42%]; 172 MI units [16%]; 161 LI units [15%]; and 279 very low-income units [26%]. As discussed below, the Draft Housing Element Sites Inventory is deficient in relation to accommodating the City's LI[3] and MI RHNA allocations.

i. *LI Accommodation Inappropriate Reliance on "Underutilized" Sites*

First, to address its LI allocation the Draft Housing Element relies on "underutilized" (*i.e.*, nonvacant) sites to accommodate nearly half—approximately 46%—of its identified LI capacity. (*See* Table 3-4 [174 units on underutilized sites counted toward LI RHNA], Table 3-5 [88 units on underutilized site counted toward LI RHNA], and Table 3-9 [Sites Inventory capacity of 569 LI units].) However, the Draft Housing Element provides limited analysis and fails to demonstrate the underutilized sites will realistically be converted to accommodate affordable housing. These are sites with existing uses. The City fails to show why the existing uses, many of which are longstanding, will suddenly change within the next RHNA cycle.

This issue is magnified when one understands that several of the underutilized sites were previously identified for "redevelopment" to accommodate the City's previous—2015-2023—RHNA allocation; and yet those sites have not been redeveloped with more housing, let alone affordable housing. (*See* City's 2015-2023 Housing Element, Appendix A [listing Assessor Parcel Number ("APN") 033-012-007, 033-180-007, and 033-180-015]; *see also* EIR Addendum for 2015-2023 Housing Element Update, Table 2 [listing APN 033-012-009 and APN 033-012-008].) Stated another way, even though almost 80% of the Draft Housing Element underutilized capacity had previously been identified for housing on sites in the 2015-2023 Housing Element, the City continued to identify these underutilized sites without analysis of changes (*e.g.*, economic development and market demand trends, changed market conditions, financial feasibility changes, ownership pattern changes, expiration of any existing impediments, recent experiences with converting the existing uses to higher-density affordable residential

[3] Here, LI includes very low-income—in line with the presentation of such by the City.

development) to demonstrate that the sites will change to realistically accommodate affordable housing during this housing cycle. (*See* Government Code § 65583.2(g)(1).) Without a strong explanation why these longstanding sites would now be ready to convert to housing, the City is simply speculating that these sites will not continue with the current uses.

In fact, it does not appear that the Draft Housing Element even makes known the sites in the Sites Inventory that were previously identified in the 2015-2023 Housing Element (or other past housing elements). Government Code § 65583.2(c) provides heightened requirements for reliance on underutilized sites included in past housing elements. Given that the Draft Housing Element seemingly fails to make known sites included in past housing elements, the public lacks the information to understand the City's compliance with these heightened requirements.

Second, the Draft Housing Element applies several assumptions *without sufficient support* in its methodology for estimating capacity on LI sites. (*See* Draft Housing Element, pp. 3-8-3-9.) There is not support for the assumption that sites in the inventory, across the board, should be "assumed to [be] buil[t] out [for LI units] at 80 percent of the maximum density."[4] While the Draft Housing Element lists *two* "recently built or approved" affordable housing development projects at densities that near the resultant 24 units per acre[5]—there is no information on the composition of units within those densities (*e.g.*, completely affordable or not), even though the City seemingly relies on the listed sites being entirely for LI units.[6] Furthermore, there is no explanation of how these two isolated projects compare to sites listed in the Sites Inventory. Likewise, there is no support for the assumption that underutilized sites, across the board, should only be discounted by 25% from their development potential. This 25% discount effectively translates to a determination that 75% of the sites listed will in fact be developed to their full potential. The City makes no effort to substantiate this determination. Given the majority of the underutilized sites are carried over from the 2015-2023 Housing Element, this percentage seems baselessly optimistic. In general, there is no support for the assumption that zones allowing 100% non-residential uses should only be discounted by 25% from their affordable housing development potential. Any such calculation should be site-

[4] Given that the City's Affordable Housing Overlay ("AHO") currently allows a maximum density of 24 units per acre, and that several of the sites in the Sites Inventory, which are already subject to the AHO (*e.g.*, APN 033-012-007, APN 033-012-008, APN 033-012-009, APN 033-180-007) have not been built out at that density (or any density), the City's 80% assumption (which comes out to the same density of 24 units per acre—*i.e.*, 80% * the proposed maximum density of 30 units per acre) seems not based in reality.

[5] Two affordable housing developments are listed—Twin Oaks Senior Residence Mixed Use and Carol Lane Apartments—and one of them has a density *below* 24 units per acre (*i.e.*, 22.2 units per acre). (*See* Draft Housing Element, p. 3-9.)

[6] The AHO only requires that a development project meet the State Density Bonus affordable set-aside criteria. (*See* Draft Housing Element, p. 6-10.) This translates to just 10% of the units needing to be set aside for low-income households and just 5% for very low-income households. (*See* Government Code § 65915(b)(1)(A)-(B).) A far cry from the implied assumption in the Draft Housing Element they will be 100% affordable.

specific and demonstrate what specific trends, factors, and other evidence led to the assumptions for each site.

In sum, the City's heavy reliance on the "underutilized" sites is unreasonable and the City fails to legally demonstrate that the Sites Inventory will be able to accommodate its LI RHNA allocation. More sites need to be listed for the City to accommodates its LI RHNA allocation

ii. *MI Accommodation Inappropriate Concentration of Sites*

The Draft Housing Element effectively concentrates the sites to address its entire MI allocation in one small area of the City—the Downtown Specific Plan area. (*See* Draft Housing Element, Figure 3-3, Table 3-6 [listing five sites accommodating 163 MI units[7]], and Table 3-9 [listing capacity of 197 MI units[8]]; *see also* Figure 3-2 [demonstrating the limited size of the Downtown Specific Plan area to the entire City].) This runs counter to the express language of Government Code § 65583.2(a), which requires sites to be identified "throughout the community." (*See also* Section 1.b of this Letter, *infra* [further addressing the lack of distribution of sites *throughout* the City].)

Furthermore, there is no support or even disclosed assumptions for the capacity accounted for on each of the five Downtown Specific Plan Sites. For example, for DSP-1, the short "Site Description" indicates that there are existing uses on the site, but fails to describe how the existing uses would affect the development of the site for MI housing. Furthermore, the Draft Housing Element, perhaps tellingly, does not identify any previous housing development projects (affordable or not) within the Downtown Specific Plan area. Similar to the above, assumptions should be stated as to how the anticipated capacity was reasonably reached—and those assumptions should be predicated on specific trends, factors, and other evidence for each of the sites.[9]

[7] Table 3-6 identifies 274 units of which it states 163 will be MI and the other 111 will be above moderate-income. There is *no* justification provided for this expectation of an approximately 60/40 split of MI to above moderate-income units on these sites within the Downtown Specific Plan area. At least here, compared to the LI sites, there is an acknowledgement that the projects will likely not be completely affordable.

[8] Notably, there are various discrepancies in the MI units throughout the Draft Housing Element. This Table 3-9 attributes 178 MI units to the Downtown Specific Plan area sites. As mentioned in the body, Table 3-6 attributes 163 MI units to the Downtown Specific Plan area sites. To confuse matters further, page 3-22 details an allocation of 189 MI units to the Downtown Specific Plan area sites.

[9] This also applies to the only other MI accommodating site in the Draft Housing Element, which is listed in Table 3-10. For some reason this site is only listed with an address and an acknowledgment that it is underutilized buried in Appendix B. There does not appear to be any discount owing to its underutilization, similar to for the LI sites.

In sum, the City's heavy concentration of MI sites is unreasonable, and the City fails to legally demonstrate that the Sites Inventory will be able to accommodate its MI RHNA allocation. More sites need to be listed for the City to accommodates its MI RHNA allocation.

b. Lack of Distribution of LI and MI Sites Throughout the City

As discussed above, the Draft Housing Element concentrates its MI accommodating sites in one small area of the City. (*See* Section 1.a.ii of this Letter, *supra*.) Furthermore, the Draft Housing Element fails to include *any* LI accommodating site in the easternmost part[10] of the City (*e.g.*, the East Cypress Corridor Specific Plan area)[11]. (*See* Draft Housing Element, Figure 3-2 [Sites Inventory Map]; Figure 4-46 [Sites Inventory Income Distribution by Median Income].) While in a vacuum this lapse may be benign, when taken in the context that the majority of housing (of all income levels) is "anticipated to be affordable primarily to above moderate-income households" (*see* Draft Housing Element, p. 3-2; *see also* Figure 3-1 [Residential Entitlements] and Table 3-2), this lapse becomes quite concerning. This, of course, runs counter to Government Code § 65583(c)(10)(A), which requires the Draft Housing Element to "affirmatively further fair housing" and foster inclusive communities, of households of varied income levels, *dispersed throughout the City*. This may have impacts on all components of the assessment of fair housing (*e.g.*, segregation, disparities in access to opportunity).

This concentration of sites also may have an impact on infrastructure and resource availability. While the Draft Housing Element addresses such—it mostly does so at a non-individual site level and taking into account an overconcentration in one area of the City. (*See, e.g.*, Draft Housing Element, pp. 3-28-3-29.) More information is needed.

In sum, the City's failure to include sites within the East Cypress Corridor Specific Plan area is alarming, to say the least. Sites need to be listed within the East Cypress Corridor Specific Plan area for the City to comply with its duty to affirmatively further fair housing *throughout* the City.

2. Including DeNova's Properties Will Remedy the City's Noncompliance

DeNova has previously submitted a comment letter on the Draft Housing Element to the City on July 11, 2022—which is attached hereto as **Exhibit A**. In that comment letter, DeNova identified *several* properties—(1) Large Lot 822 [~10.3 acres]; (2) Large Lot 823 [~14.9 acres]; (3) Large Lot 824 [~16.6 acres]; (4) Custom Lots 818-821 [~4.0 acres]; (5) Parcel L [~12.1

[10] The City seems to arbitrarily define the east part of the City. As on page 4-72, it states "eight [of the LI] sites are located in the east part of the City." While this may be technically true when 50% of the City is necessarily the east part (and 50% the west), Figure 4-46, right above that statement, shows that the easternmost part of the City, which has the greatest capacity to accommodate housing, has *no* sites.

[11] This is even though the Draft Housing Element identifies that the East Cypress Corridor Specific Plan area can avail itself of the AHO. (*See* Draft Housing Element, p. 6-9.)

acres]; and (6) Parcel S [~4.3 acres]—that should be included in the Draft Housing Element Sites Inventory to promote additional diversified housing opportunities (the "Properties"). The Properties would be within an existing housing development project and on vacant land already being developed—characteristics strongly indicative of sites that will actually be developed with housing.

Including the Properties in the Sites Inventory would also remedy the abovementioned inadequacies with the Draft Housing Element. The sites can supplement the current sites that address the LI and MI RHNA allocations and would work to appropriately disperse housing of all income levels throughout the City.

The City cannot legally exclude the Properties—comprising in excess of 60 acres of vacant land—from the Sites Inventory given the City's inability to actually meet its RHNA allocation (as opposed to identifying sites with little prospect of becoming housing during the next cycle).

a. *Properties Larger than 10 Acres*

In brief, it is our understanding that the City may have rejected some of the Properties given that they are in excess of 10 acres; and Government Code § 65583.2(c)(2)(B) has a *rebuttable presumption* that sites larger than 10 acres are inadequate to accommodate LI RHNA allocations. However, this 10-acre presumption does not apply in general to inclusion in the Sites Inventory, such as to accommodate the above moderate-income and MI RHNA allocations. In fact, the Draft Housing Element includes a Site—DSP-1—that is larger than 10 acres (*i.e.*, 10.7 developable acres and 12.43 total acres) as part of its *limited* accommodation of MI units.[12] (*See* Draft Housing Element, Table 3-6.) Furthermore, and more to the point, this is only a rebuttable presumption. In fact, HCD's Housing Element Site Inventory Guidebook—which is to assist jurisdictions with the development of the site inventory analysis—provides various ways to demonstrate feasibility of development of a site for LI housing. (*See* Housing Element Site Inventory Guidebook, pp. 15-17.) Directly applicable, is "[e]vidence [of] developer interest," which is precisely what DeNova has offered. (*Id.*, p. 17.) Furthermore, it is possible for the Sites Inventory to only identify boundaries of the Properties that are less than 10 acres—and "then the large site analysis would not be required." (*Id.*)

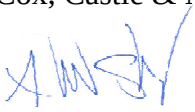
In sum, the 10-acre limitation does not hold up in light of HCD's guidance on the matter.

For all of the foregoing reasons, we respectfully ask that the Properties be added to the Draft Housing Element Sites Inventory in order to rectify the City's noncompliance with Housing Element Law and realistically accommodate much needed housing for all income levels within *and throughout* the City. Thank you for your time and attention to this matter. We are available to answer any questions that you may have.

[12] Without this site, the Draft Housing Element would categorically fail to accommodate its MI RHNA allocation.

Sincerely,

Cox, Castle & Nicholson LLP



Andrew B. Sabey

ABS

cc: David Zisser, Assistant Deputy Director of Local Government Relations and Accountability, California Department of Housing & Community Development
Shannan West, Housing Accountability Unit Chief, California Department of Housing & Community Development

EXHIBIT A

DeNova Homes
Building a Better Community

1500 Willow Pass Court
Concord, CA 94520

925.685.0110
925.685.0660

July 11, 2022

City of Oakley, City Council
3231 Main Street
Oakley, CA 94561

RE: *Item 4.1 on Agenda (July 12th hearing)* - Request for consideration to add land at Summer Lake North as added housing opportunity sites in the Housing Element update

Dear honorable members of the City Council:

First and foremost, I would like to take an opportunity to commend and say thank you to all of City of Oakley's leadership on the City Council, Planning Commission, and City Staff for everyone's diligent efforts on the Housing Element update in progress. This is no small task for the City to undertake and from what I have seen has been a very organized and thorough process conducted for the City to plan for creating more diversified housing opportunities, and is very exciting to see come together. Thank you for undertaking this process!

I represent the current property owner and development team for the Summer Lake North project, which is currently entitled for 824 residential lots with other uses within and feel our project has extra land areas within that are prime candidates for the City to add to the Housing Element update in progress for added housing opportunity sites being reviewed by the City.

This is important for the City because with us actively underway with development we have proven we can and will expeditiously develop our property. Pending the hopeful addition of parts of our property into the Housing Element update to promote more diversified housing opportunities we can assist the City in creating and providing more housing opportunities within one existing project that is already under construction. Additionally, this would prevent any further suburban sprawl being that potential additional development would be within an existing project and on land already being developed (as opposed to other properties that do not yet have development teams actively working on) while creating additional housing units that would pay required impact fees to the City to further aid in future capital improvement projects for the City to undertake.

Attached to this letter you will find the following potential land areas in question we respectfully the City include in its draft Housing Element update to allow for and promote additional diversified housing opportunities:

- Large Lot 822 – approx. 10.3 acres
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    - This land was originally planned for a school site, but OUESD has not expressed any interest to acquire the land for a new school so need to explore alternatives.
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Should the City support our vision to create more housing opportunities within our active project we are prepared to immediately continue working with City Staff to collaborate in further refining the vision with hopeful addition to the draft Housing Element being prepared. We are ready, willing, and able to explore alternative housing types such as duets and townhomes to compliment all the new single-family homes being built in Oakley to create more diversity of housing opportunities for the City.

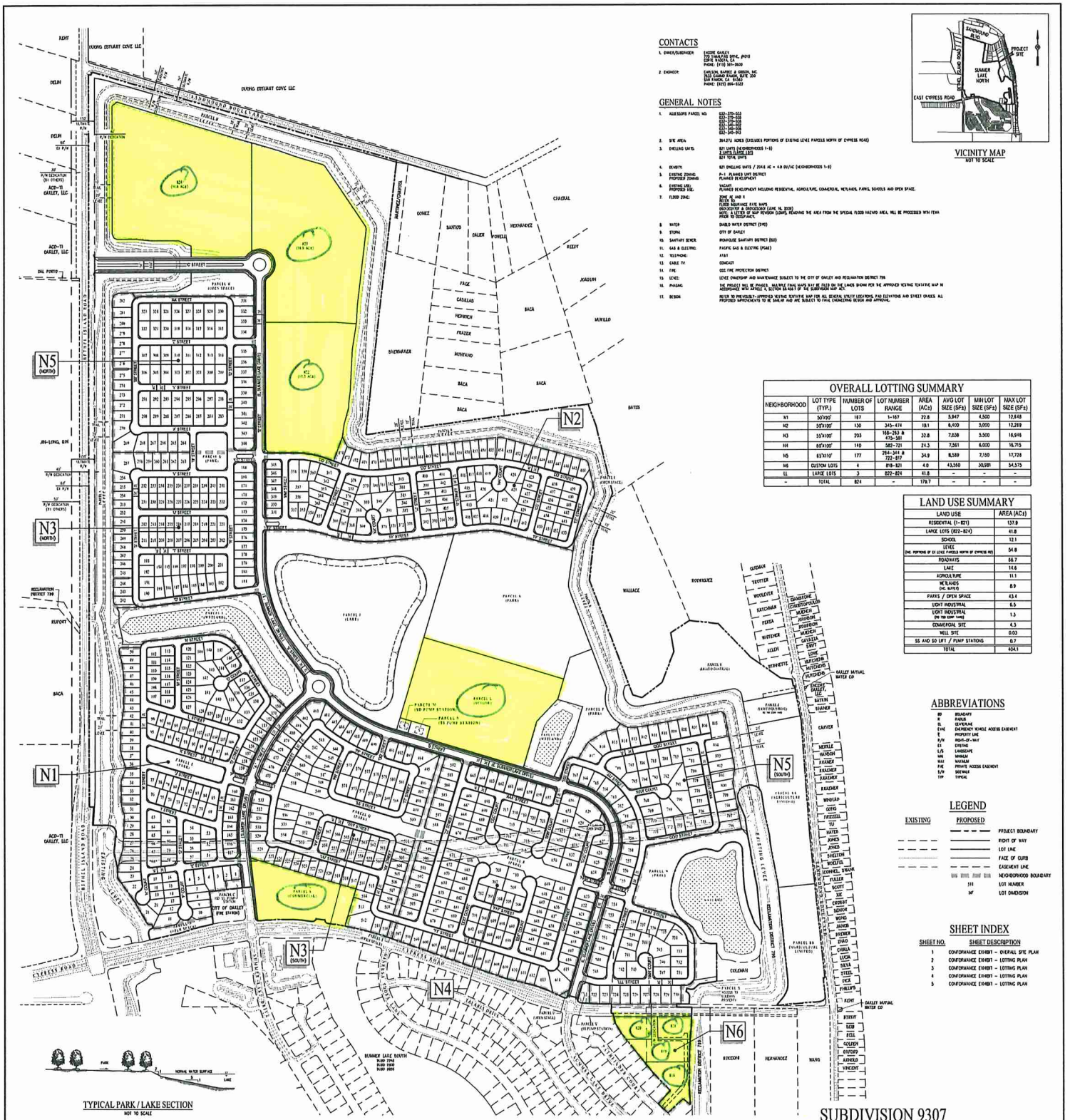
Thank you very much for your time and consideration in our request to consider adding our property into the list of Housing Element opportunity sites! Please do not hesitate to reach out if there are any questions desired to be answered.

Yours truly,



Trent Sanson
DeNova Homes, Inc.
Cell Phone: (925) 382-0245
E-mail: trent@denovahomes.com

cc: Dave Sanson, DeNova Homes, Inc.



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2. ENGINEER: CARLSON, BARBEE & GIBSON, INC 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 PHONE: (925) 866-0322

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NOT TO SCALE

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N4	60'X100'	140	562-721	24.3	7,561	6,000	16,715
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TOTAL	404.1

ABBREVIATIONS

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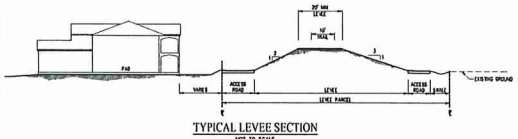

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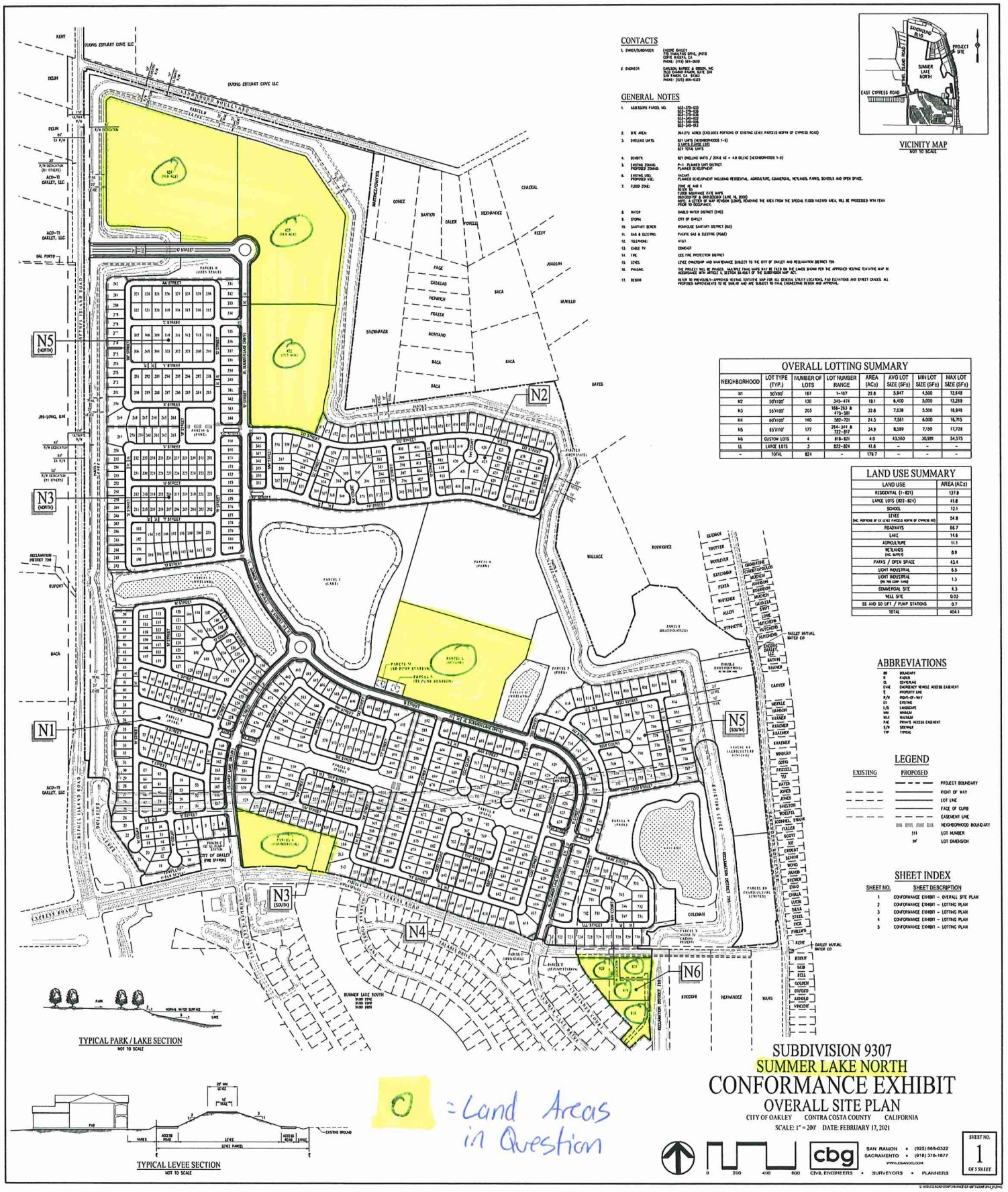

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SHEET NO. 1 OF 5 SHEET

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City of Oakley
3231 Main Street
Oakley, CA 94561

Dear Mayor Pope, Vice Mayor Meadows, City Councilmembers and Planning Staff,

Thank you so much for the opportunity to review the Oakley Housing Element. There are many opportunities in this document to address the housing needs of Oakley and make a dent in the regional housing crisis while simultaneously combating climate change. Greenbelt Alliance and partner organizations have been working with cities around the region to provide input on Housing Element drafts in advance of the HCD reviewers. Building on the letter we sent with high level housing and climate goals in April, we have a few comments and specific goals and policy recommendations we would like to share with you as we also believe these are issues that HCD will also flag so the earlier you can address them, the more seamless your process will be.

High Level Comments

- **Affordable housing overlay:** We think the affordable housing overlay is great.
- **AFFH:** The AFFH section is primarily data from the county level. AFFH should be done at the city level.
- **Constraints:** The constraints section needs to "remove" constraints, not just state the constraints (Gov. Code § 65583(c)(3)). This section should say how the City's policies and programs will ameliorate the constraints that are listed.
- **Public Participation:** Did not consider outreach in a matter that affirmatively furthers fair housing. One in-person workshop and one survey is insufficient. State law requires a diligent effort to reach all economic segments of the population including lower-income households, and HCD will likely require a better effort to do so before it will approve the City's housing element.

Specific Comments

- **Infill housing program:** We are concerned that by getting rid of the infill housing program as well as the farmworker housing program, Oakley will not prioritize housing beyond single family homes.
- **ADUs:** In order to increase the density and diversity of communities, we believe the 40 ADU goal is far too low for the 8 year period that this housing element will be in effect. We urge you to drastically increase that goal.
- **Low income housing in low resource areas.** It appears, given Figure 4-46: Sites Inventory Income Distribution by Median Income of Census Tract, that all of your low income sites are in low or extremely low income communities. We recommend that you study alternatives that increase the affordable housing and density in wealthier areas of the city. This will avoid the need to redo the EIR if HCD asks for changes. It is a bit

confusing to understand how the affordable housing overlay will work if the affordable housing is concentrated in low resource communities to begin with.

- **Parking Minimums:** We urge you to eliminate or significantly reduce parking minimums on new housing developments near bus lines, and special housing developments, and to permit the use of stacked parking spaces. Please commit to these reforms in your Housing Element. Eliminating parking minimums is a highly effective strategy to address both our housing and climate crises.
    - **2 space requirement for manufactured homes**. Please consider removing or reducing the 2 space requirement for manufactured homes. There is no reason that a manufactured home should have a higher parking requirement than a 1 bedroom home.
- **Nimby opposition should be listed as a constraint.** We reviewed the public survey comments, have attended city council meetings and understand that there is a great deal of pushback from community members who do not want more housing. HCD will likely require that NIMBY opposition is listed as a constraint. The City should implement a robust program regarding education of the benefits of new housing and the need for housing.
- **Zoning for multifamily housing** Action 1.8: Amendments to the downtown specific plan should also include re-zoning to allow for multi-family housing throughout the city's downtown core - would improve density and allow for more housing near jobs and transit
- **Incorporate SLR and wildfire focused policies** For example:
    - Create zoning to require communities to be more wildfire resistant by establishing greenbelt zones for carefully landscaped areas inside and around neighborhoods and subdivisions, different from landscape-scale open space buffers and large fuel breaks.
    - Conduct an assessment that identifies housing units and neighborhoods in fire hazard severity zones that do not meet current fire safe building codes and develop retrofit programs that target highest risk areas, taking into consideration the increase in frequency and severity of wildfires due to climate change.

Thank you so much for considering these recommendations. We look forward to continuing to work with you to make the housing element as sustainable and resilient as possible.

Regards,

Zoe Siegel

From:	Jerry Cizek
To:	Kenneth Strelo
Subject:	Comments - SITE E (Oakley Road & Neroly (SR160)) High Density Low Income 234 Unit Development
Date:	Monday, July 11, 2022 6:04:19 PM

To Ken Strelo, Planning Department Manager:

My family of 8 OPPOSES the building of High Density Low Income Housing on all three proposed Sites, but in particular for Site E for 234 Units.

Concerns.....

1. Where will they be getting their water supply in a drought and shortage, which is expected to be a continuing problem?

2. Lack of jobs in this area. Unemployment is up in this area already. Schools are over crowded. Lack of emergency services, spread too thin, roads too narrow to support more traffic, increased crime and unmanageable traffic, especially in light of the new 394 unit multi-housing being developed on the other side of SR 160 off Main St. in Antioch.

3. Our Oakley schools already have a low scoring proficiency, are they planning on building more schools to support more high density buildings? Are you planning on bumping up the staff at the police department? There is already higher crime in the existing high density buildings behind Raleys, shootings, stabbing, gang violence etc. So yes, education and crime is a HUGE concern.

4. I hate to have my kids/grandkids have to fight for a decent uncrowded school and safe place to live. I live on Cunha Court and Calle De Oro (1 block from the proposed site) and we have experienced a dramatic increase in crime in our neighborhood the last several years with stolen/vandalized cars, stolen mail and vagrants entering our yards late during daylight and night time hours.

5. Already significant commercial traffic increases due to new industrial buildings on Bridgehead (ie. Amazon).

Your very concerned neighbor,

Jerome D. Cizek
50 Cunha Ct
Oakley, CA 94561
Phone: 925-408-1440

The City of Oakley

Via email: strelo@ci.oakley.ca.us

Cc: HousingElements@hcd.ca.gov

August 5, 2022

Re: Oakley's Draft Housing Element

To the City of Oakley:

The Campaign for Fair Housing Elements and YIMBY Law have reviewed the City's draft housing element and do not believe it substantially complies with State law. (See Gov. Code §§ 65580 et seq.). While we expect HCD will identify several shortcomings, we wish to highlight a few. .

First, Oakley's fifth-cycle experience strongly suggests that the City will fall far short of achieving its very-low income allocation of 279 units. Since 2015, only *eight* such units have been built. (Compare Draft, p.3-2, with *id.* p.7-1.) The City optimistically assumes that its very-low income opportunity sites will be developed at 80 percent of zoned capacity—but that zoned capacity is only 30 homes per acre, the bare minimum that State law deems feasible for very-low income development. (*Id.* p.3-9; see Gov. Code § 65583.2(c)(3)(B)(iv).) This 80 percent assumption alone would counsel that the City should rezone these sites for at least 37.5 homes per acre in order to make such development feasible; given that recent experience paces the City for just 2.9% of its very-low income need, the better practice would be to dramatically upzone to over 1,000 homes per acre. More realistically, the City should designate a far greater number of sites to increase capacity. California's housing shortage is dire, and the City must do its part to address it.

Next, the City's constraints analysis (Draft, pp.6-1 to -29) proposes very little in the way of how to address let alone "remove" the constraints as required by State law. (See Gov. Code § 65583(c)(3).) We applaud the City's use of an affordable housing overlay (Draft, pp.3-8 to -9, 6-10 to -11), but as stated above, the overlay density will fail to accommodate the City's very-low income need. More concerning, the City is set to retain its "residential design guidelines," which do not "assist project developers" or ensure residents' safety but rather "reduce … overall development" in the name of "compatible colors" and "detailed landscaping plan[s]." (*Id.*, pp.6-26 to -27.) Policies like these are why so many Californians must live in tents and vans instead of homes. Please abolish them.

Finally, the City's housing plan (Draft, ch.8) includes no program to protect tenants from displacement, and it further appears that the City will *eliminate* its fifth-cycle program to "encourage infill development" (*Id.*, p.7-6). What "key programs" (*ibid.*), then, *are* going to look out for Oakley's most vulnerable residents? It is unclear to us from this draft.

We trust that HCD will review the City's draft thoroughly, and look forward to an improved version before January 31.

Sincerely,



Keith Diggs
Housing Elements Advocacy Manager, YIMBY Law
keith@yimbylaw.org

From: Mike Moore
To: Kenneth Strelo
Subject: 2023-2031 Draft Housing Element - Environmental Constraints
Date: Sunday, July 17, 2022 4:40:46 PM

Dear Ken Strelo,

I believe that an environmental constraint that was included in the January 28, 2015 Housing Element is missing from the updated 2023-2031 Housing Element. Under iv. Toxic and Hazardous wastes on pages 276 – 277 of the 2015 Housing element, there is mention of active oil and gas wells with Oakley City Limits and the resulting impact on housing. Under the updated June 2022 Housing Element, there is no mention of Toxic and Hazardous wastes under Environmental Constraints on page 217 – 219. Toxic and Hazardous Wastes present significant risks to public safety, particularly oil and gas wells. I found Figure 8-4 from the 2015 General Plan particularly helpful for understanding the impact of oil and gas wells on housing. These two items should be included in the updated Housing Element.

Best Regards,

Mike Moore
Oakley, CA

The city's proposal for solving the low income housing problem is to build "affordable" apartments in single family neighborhoods zoned for "affluent, high opportunity communities that have been traditionally closed to denser, more affordable housing." If that actually happened, those who live in some of the most affluent neighborhoods in our city would move out, lowering the value of those homes. Property taxes would decrease, and taxes on middle and lower-middle income people living in other areas would have to be raised to make up for that loss.

Black, White, Asian, Mexican and other ethnic groups own homes and live in the immediate neighborhood and the surrounding neighborhoods. We are all good neighbors and citizens. We worked very hard to be able to buy a home where we live. We all work together to help maintain low crime neighborhoods. If people want to work hard, they can do well. Putting low income housing units in nice neighborhoods is not going to solve that problem.

Residents are understandably upset and are balking at the possibility of these units being built in and near their neighborhoods. Is there no limit to the abuse and insult the federal government will heap on taxpayers? It's not enough that taxpayers' already foot the bill for those living and benefiting from the present system. They also now have to endure seeing their property values and other benefits they have worked hard to create slowly reduced to having almost no value, plus the increased crime that follows.

Where will the water, sanitation, electricity and utilities come from for the addition of several thousand new residents in the 500+ apartments. We are already seeing severe cut backs in home water and electrical use. Fire, law enforcement, emergency health services, utility services etc.. are all scrambling to keep up with requests for service.

Please reconsider locating hundreds of new apartments in our city.

From: Timothy Phillips
To: Kenneth Strelo
Subject: Neroly Estates & Silverado Crest Community Development
Date: Thursday, July 14, 2022 10:59:58 AM

To whom it may concern,

I received notice that there are some upcoming development plans for approximately 400 low income housing communities in these areas of Oakley. As a local business owner myself, I have been operating here in Oakley for the past 3 years. This area in particular has a lot of charm and quality people in this city. I moved here to start my family and contribute to the community as a whole.

These developments are not what our city needs. With the newly added homes around this area the city of Oakley's infrastructure has already become noticeably strained. In the short time I have lived here there seems to be a massive increase in homelessness, as well as greatly increased traffic in areas.

My business depends on the safety and security of our area. Families come to us and we offer services based on the quaintness of our community and should we allow these developments there is no guarantee that won't spill over to our surrounding neighborhoods.

Our local teachers are already strained and complaining about overcrowding and low resources, these types of developments will only further exhaust those. The increase in crime that these types of properties are likely to bring is a major concern. As a business and as a father I personally have started to notice a massive uptick in seeing people out and about who are experiencing some kind of crisis or another that are causing public issues. If you allow these developments to proceed our city will suffer.

Signed,
Timothy Phillips
Silver Crest Homecare- Elderly care facility

From: Weldon Birch
To: Kenneth Strelo
Cc: trish.houghton@comcast.net; Hooper01@comcast.net
Subject: Oakley Planning Div. on Low Income Housing Proposal
Date: Tuesday, July 12, 2022 6:54:27 AM

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12 July 2022

Attn: City of Oakley, CA
City Council & Oakley Planning Div.

Re: Proposed 234 new Low Income Housing Units

To whom it may concern,

As an Oakley resident, I chose to move to this city because of its somewhat small town footprint.
In the past 10 years since I moved here, I have witnessed the addition of thousands of new homes being built
in the surrounding Oakley City Limits. During that same time, we have experience numerous drought & power
shortages due the demand during the summer months. Our personal water & power bills run well into the
$600-$800 a month range during the summer, sometimes higher. If we are so short of water supply and power generation,
how can we possibly be able to continually add more and more homes and multiple housing units?

The traffic flow on Main St. and the surrounding areas downtown has increased dramatically, especially in the E. Cypress Rd.
& Main St. areas leading to and from the Bethel Island where there are thousands of new homes that have been built
over the past few years. With the new industrial complex's going in off Bridgehead Rd. there has been a significant increase
in both auto and truck traffic in that area as well as a significant increase in the homeless encampments in our city and the
surrounding cities of Brentwood and Antioch.

I do not think that adding 234 Low Cost Housing units, whatever that really means, will do anything but increase the traffic
and put more stress on our school systems, community services and add to the ongoing homeless problem and increased crime
that our law enforcement community will have to deal with. Plus, it will surely add to the problem we face with water and power
supply shortages. If people are faced with the financial inequity of needing "Low Cost Housing", how are they going to cope with
the water and electrical costs that are certainly going to rise for all of us?

Antioch has added thousands of high density housing units over the last few years just west of Hwy 160, off E. 18th St. That increased
population also puts pressure on Oakley due to the auto and foot traffic caused by that alone in the very same area you are proposing
to build these new units.

As a concerned, tax paying resident, I do not feel that we need any "Low Cost Housing" projects in the proposed area or anywhere else in Oakley.

Thank you for your consideration in this matter,
Weldon Birch
4621 Live Oak Ave.
Oakley, CA 94561
weldon@calwestcci.com

From: Dollie
To: Kenneth Strelo
Subject: Low income housing
Date: Tuesday, July 12, 2022 3:11:20 PM

Dear Mr Strelo,
I am writing to object to the proposal of 400 low income housing in the sites of E, AB, and CD.
I am concerned that there will be overcrowding, lack of infrastructure especially of schools(is there a plan to build another elementary, middle and high school. Do tax payers have to pay for busses to get those students to other schools in the mean time?)With low income and overcrowding comes more crime. Do you plan on hiring more police, firefighters and city employees ? We are in a drought and have been asked to cut back on our water use, so does the city plan on a larger budget for water processing or will the apartments have their own wells?How does low income housing affect our home values ? What about the traffic that comes with such a large population? The city planners should think long and hard by concentrating such a large project in one area.
Y Sorenson
20 Madeira ct

Sent from my iPhone

Appendix B: All Other Sites

APPENDIX B: ALL OTHER SITES										
APN	Acres	Address	Existing Land Use	General Plan Land Use	Zoning	Min Density	Max Density	Maximum Dwelling Units	Realistic Dwelling Units (80% Max)	Income Level
032020014	18.72	4277 KNIGHTSEN AVE	Undeveloped, agricultural	Agricultural Limited	AL	0.1	1	18	14	Above Mod
032010004	10.11	6250 SELLERS AVE	Undeveloped, agricultural	Agricultural Limited	AL	0.1	1	10	8	Above Mod
033170018	1.87	6239 SELLERS AVE	Misc. improvements, no structures	Residential Very Low	AL	0.8	2.3	1	1	Above Mod
041030038	0.99	None LIVE OAK AVE	Undeveloped	Residential Very Low	AL	0.8	2.3	0	1	Above Mod
033180001	9.63	821 E CYPRESS RD	Undeveloped, agricultural	Residential Low	AL	2.3	3.8	9	7	Above Mod
Subtotal: AL	**41.33**							**38**	**31**	
035212006	14.96	None ROSE AVE	Undeveloped, agricultural	Residential Low	R-10	2.3	3.8	65	52	Above Mod
034190002	1.50	None BROWNSTONE RD	Undeveloped, gov't owned	Residential Low	R-10	2.3	3.8	6	5	Above Mod
035220005	13.22	None ROSE AVE	Undeveloped	Residential Low	R-10	2.3	3.8	57	46	Above Mod
034010033	0.39	3980 EMPIRE AVE	Undeveloped, gov't owned	Residential Low	R-10	2.3	3.8	1	1	Above Mod
034190003	6.40	None BROWNSTONE RD	Undeveloped, gov't owned	Residential Low	R-10	2.3	3.8	27	22	Above Mod
034190004	9.29	351 BROWNSTONE RD	Undeveloped, gov't owned	Residential Low	R-10	2.3	3.8	40	32	Above Mod
033100005	7.05	None MAIN ST	Undeveloped	Residential Low	R-10	2.3	3.8	30	25	Above Mod
035212007	11.22	4351 ROSE AVE	Undeveloped, agricultural	Residential Low	R-10	2.3	3.8	48	39	Above Mod
035250005	4.29	11 PRIVET CT	Rural, undeveloped	Residential Very Low	R-10	0.8	2.3	18	15	Above Mod
034010034	6.77	3800 EMPIRE AVE	Undeveloped	Residential Low	R-10	2.3	3.8	29	24	Above Mod
034060014	10.04	None CYPRESS AVE	Undeveloped, agricultural	Residential Low	R-10	2.3	3.8	43	35	Above Mod
Subtotal: R-10	**85.13**							**364**	**296**	
041021011	4.86	None LIVE OAK AVE	Undeveloped	Residential Very Low	R-15	0.8	2.3	14	11	Above Mod
034130004	8.10	None BROWNSTONE RD	Undeveloped	Residential Very Low	R-15	0.8	2.3	23	19	Above Mod
034200025*	2.8	275 BROWNSTONE RD	Undeveloped	Residential Very Low	R-15	0.8	2.3	6	5	Above Mod
034181001	5.49	None BROWNSTONE RD	Undeveloped	Residential Very Low	R-15	0.8	2.3	15	13	Above Mod
034200017	2.20	265 BROWNSTONE RD	Undeveloped	Residential Very Low	R-15	0.8	2.3	6	5	Above Mod
034170007	3.07	None BROWNSTONE RD	Undeveloped	Residential Very Low	R-15	0.8	2.3	8	7	Above Mod
034120009	5.72	None OHARA AVE	Undeveloped	Residential Very Low	R-15	0.8	2.3	16	13	Above Mod
034120010	5.41	None OHARA AVE	Undeveloped	Residential Very Low	R-15	0.8	2.3	15	13	Above Mod
034130003	10.63	None OHARA AVE	Undeveloped, agricultural	Residential Very Low	R-15	0.8	2.3	30	25	Above Mod
034170006	10.00	637 BROWNSTONE RD	Undeveloped	Residential Very Low	R-15	0.8	2.3	29	23	Above Mod
Subtotal: R-15	**58.30**							**162**	**134**	
033130056	4.96	5239 SELLERS AVE	Undeveloped	Rural Residential	R-40	0.2	1	5	4	Above Mod
033130055	5.41	5321 SELLERS AVE	Undeveloped	Rural Residential	R-40	0.2	1	5	5	Above Mod
033130057	11.11	5111 SELLERS AVE	Undeveloped, agricultural	Rural Residential	R-40	0.2	1	12	10	Above Mod
032020006	9.51	4460 FRANKLIN LN	Undeveloped, agricultural	Rural Residential	R-40	0.2	1	10	8	Above Mod
Subtotal: R-40	**30.98**							**32**	**27**	
035202007	4.14	None ROSE AVE	Undeveloped, miscellaneous improvements, no residences	Residential Low/Medium	R-6	3.8	5.5	30	24	Above Mod
035202011	1.32	None BIACALANA DR	Undeveloped, miscellaneous improvements, no residences	Residential Low/Medium	R-6	3.8	5.5	9	8	Above Mod
033030031	5.24	None HONEY LN	Undeveloped	Residential Low/Medium	R-6	3.8	5.5	38	30	Above Mod
034220039	1.33	None BROWNSTONE RD	Undeveloped	Residential Low/Medium	R-6	3.8	5.5	9	8	Above Mod
033110003*	4.83	None MAIN ST	Undeveloped	Residential Low/Medium	R-6	3.8	5.5	26	18	Above Mod

APPENDIX B: ALL OTHER SITES										
APN	**Acres**	**Address**	**Existing Land Use**	**General Plan Land Use**	**Zoning**	**Min Density**	**Max Density**	**Maximum Dwelling Units**	**Realistic Dwelling Units (80% Max)**	**Income Level**
034250007	5.01	None ALMOND AVE	Undeveloped	Residential Low/Medium	R-6	3.8	5.5	36	29	Above Mod
034220040	2.29	None BROWNSTONE RD	Undeveloped	Residential Low/Medium	R-6	3.8	5.5	16	13	Above Mod
033190001	19.67	551 E CYPRESS RD	Undeveloped, agricultural	Residential Low/Medium	R-6	3.8	5.5	142	114	Above Mod
33100004*	4.83	5700 MAIN ST	Undeveloped	Residential Low Medium	R-6	3.8	5.5	55	44	Above Mod
Subtotal: R-6	**50.92**							**361**	**288**	
035282054	~~7.65~~2.46	440 W CYPRESS RD	One single family home, miscellaneous outbuildings. Improvement to land value ratio of 0.73. Parcel is divided by ramp/roadway.	Residential Medium	M-9	5.5	9.6	21	16	Moderate
Subtotal: M-9	**~~7.65~~2.46**							**21**	**16**	

Notes: * Sites have mixed zoning, including portions that are commercial. Only the residential portions of these sites have been accounted for in these calculations.
Source: Ascent, 2022; City of Oakley, 2014; Contra Costa County GIS, 2014, East Cypress Specific Plan, 2006; De Novo Planning Group, 2014.

OAKLEY
CALIFORNIA

2023–2031

Housing Element Update

ERRATA SHEET FOR THE REVISED HCD REVIEW DRAFT

MARCH 2023

The yellow highlighted text was added to the Draft Housing Element in response to comments received from the Department of Housing and Community Development (HCD) during phone conversations in February 2023.

School, over 50 percent of the student population are eligible for free meals and/or are Hispanic or Black.

TABLE 4-20: FREEDOM HIGH SCHOOL ENROLLMENT BY RACE/ETHNICITY

Race	American Indian/ Alaska Native	Asian	Black	Hispanic	Native Hawaiian/ Pacific Islander	White	Two or More Races
Students	9	207	257	1,157	14	739	110
	Free lunch eligible: 770 [1]			Directly certified:570 [2]			

Notes:

[1] Free lunch students: those eligible to participate in the Free Lunch Program (i.e., those with family incomes below 130 percent of the poverty level or who are directly certified)

[2] The number of students reported as categorically eligible to receive free meals to the USDA for the FNS 742. Students are categorically eligible to receive free meals if they belong to a household receiving the selected federal benefits noted above or are migrant, homeless, in foster care, or in Head Start.

Source: Contra Costa Housing Collaborative AFFH analysis, 2022.

Figure 4-22 displays educational index scores for the City of Oakley. The majority of the City has an educational score of 0.25–0.50. A western sliver and eastern portions of the City score less than 0.25 (indicating the least positive educational outcomes). Where Oakley meets Brentwood on the southern City border, a small area has an educational score of 0.50–0.75, the highest in Oakley.

The Oakley Library, which is one of the oldest libraries in the Contra Costa County Library system, currently shares a space with Freedom High School. The Oakley Library currently serves the community by offering computers, free Wi-Fi access, and a variety of materials that support the educational and entertainment needs of the community. The City is currently in the process of developing a plan to construct a new, state-of-the-art library in the middle of the City's downtown. The City has been working with Contra Costa County on a plan to locate the new library where an old, now unused Sherriff's Substation exists downtown. The County has entered into an agreement with the City that will give the City the land and split the cost to demolish the existing building. The City has already completed the Historical Evaluation of the building and will bring the Demolition Contract to the City Council at the April 11, 2023, City Council Meeting. The demolition is anticipated to start in May and be complete by the end of June. The City hired Baker Tilly in Summer of 2022 to help with some early analysis, which was presented to the City Council in January of 2023. The City has been engaged with a local non-profit, Friends of the Oakley Library, and they have been in strong support of the project and will take an active role in helping to increase awareness and public input for the new library. The City is currently in the second phase of the project and will soon release Request for Proposals (RFPs) for Architectural Design and Economic Analysis. The downtown is the ideal location to locate the new library as it is more centrally located, close to transportation, shopping, amenities, and the Oakley Elementary School. The new library will be upgraded and modernized to better support the educational needs of existing and future residents of Oakley. Investing in a new library can help to affirmatively further fair housing by increasing access to educational opportunities in an area with relatively low educational index scores.

ACTION 2.3: ~~INFRASTRUCTURE~~ DOWNTOWN-SPECIFIC INVESTMENT PROGRAM

~~The City will continue to implement 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 will continue to invest in infrastructure and capital improvements in Downtown Oakley (e.g., storm drain, sidewalks, crosswalks, lighting, parking, future Amtrak station, and library facility) to improve safety, expand transit access, create new amenities, and encourage new private investment in and around Downtown that increases access to opportunity for low resource neighborhoods in Oakley. *[Source: 2015-2023 Housing Element, Policy Action 2.3; modified]*

Objective:	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
Responsible Department:	Public Works & Engineering
Financing Source:	General Fund, Storm Water Fund, Gas Tax Fund, Street Maintenance and Rehabilitation Fund, Measure J
Time Frame:	~~Ongoing~~ 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.

ACTION 2.4: MONITOR ASSISTED HOUSING UNITS

The City has not identified any assisted housing units at-risk of converting to market-rate in the 10 years from the start of the planning period. However, the City will continue to maintain a database of assisted housing units and regularly monitor assisted housing units to ensure compliance with affordability requirements. The City shall require projects that received government funding and/or were granted a density bonus to provide at least three years notice prior to the conversion of any deed-restricted affordable rental units to market rate. 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. *[Source: 2015-2023 Housing Element, Policy Action 2.4; modified]*

Objective:	Preserve existing deed-restricted affordable units
Responsible Department:	Planning
Financing Source:	General Fund
Time Frame:	Annual monitoring

ACTION 3.~~7~~6: 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. The City shall identify an additional zoning district where emergency shelters will be allowed as a by-right, permitted use. The zoning district shall be a residential zoning district and shall have adequate capacity to accommodate at least 50 beds of emergency shelter. ~~If the City approves development of a use other than an emergency shelter on the remaining undeveloped parcel on the Civic Center site, prior to issuance of any entitlements, the City shall identify a replacement zoning district that has suitable site(s) to accommodate the City's emergency shelter need. The Zoning Code, or applicable specific plan, shall be updated to permit emergency shelters within the replacement zoning district or applicable specific plan.~~ Emergency shelters shall be permitted consistent with the requirements of Government Code Section 65583. *[Source: 2015-2023 Housing Element, Policy Action 4.7, modified]*

Objective:	Monitor Sources of Development Financing
Responsible Department:	Planning
Financing Source:	General Fund
Time Frame:	~~Ongoing/Annually~~December 2024

ACTION 3.7: 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. This shall include conducting targeted outreach to affordable housing building leaders on opportunities for civic engagement; considering reinitiating the Oakley Leadership Academy to develop civic leadership, and to build a stronger community through well-informed and engaged residents; and continuing to engage with and support the Oakley Youth Advisory Council (OYAC), which is open to youth that live in Oakley or attend school in Oakley between 6th and 12th grade, to build capacity for civic participation and raise awareness of opportunities to participate in City events. *[Source: New Program]*

Objective:	To build capacity for civic engagement among historically underrepresented populations
Responsible Department:	Planning
Financing Source:	General Fund
Time Frame:	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.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

November 29, 2022

Brent Smith, Community Development Director
City of Oakley
3231 Main Street
Oakley, CA 94561

Dear Brent Smith:

RE: City of Oakley 6th Cycle (2023-2031) Draft Housing Element

Thank you for submitting the City of Oakley's (City) draft housing element received for review on August 31, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on November 18, 2022, with you, Kenneth Strelo, Planning Manager, and Chelsey Payne and Heidi Gen Huong, the City's consultants. In addition, HCD considered comments from Campaign for Fair Housing Elements and Yimby Law, and Cox Castle and Nicholson LLP pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes revisions needed to comply with State Housing Element Law.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (February 15, 2023), then any rezoning to make prior identified sites available or accommodate the regional housing needs allocation (RHNA) shall be completed no later than one year from the statutory deadline pursuant to Government Code sections 65583, subdivision (c) and 65583.2, subdivision (c). Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i). Please be aware, if the City fails to adopt a compliant housing element within one year from the statutory deadline, the element cannot be found in substantial compliance until these rezones are completed.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly

available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD is committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact me at Melinda.coy@hcd.ca.gov.

Sincerely,



Melinda Coy
Proactive Housing Accountability Chief

Enclosure

APPENDIX
CITY OF OAKLEY

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at https://www.hcd.ca.gov/hcd-memos. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at https://www.hcd.ca.gov/building-blocks and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

The review requirement is one of the most important features of the element update. The review of past programs should analyze the City's accomplishments over the previous planning period. This information provides the basis for developing a more effective housing program. A thorough program-by-program review is necessary to evaluate City's performance in addressing housing goals. Specifically, as part of this analysis, the element should evaluate the effectiveness of programs by quantifying results where possible, compare those results to the objectives projected or planned.

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

   Enforcement: The analysis must describe compliance with existing fair housing laws and regulations and include information on fair housing outreach capacity.

   Assessment of Fair Housing: The element provides data and analysis regarding the patterns of various socio-economic characteristics across all components of the required analysis (e.g., segregation and integration, access to opportunity, displacement). However, the element should also discuss and analyze patterns and trends over time across census tracks for the various socio-economic characteristics and provide conclusions based on that analysis to better formulate policies and programs and carry out meaningful actions to Affirmatively Furthering Fair Housing (AFFH).

Local Data and Knowledge and Other Relevant Factors: The element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues. Also, the element must include other relevant factors that contribute to fair housing issues in the jurisdiction. For instance, the element could incorporate the historical land use and investment practices and other information and demographic trends outlined in the Introduction and community context section of the housing element to help inform the AFFH analysis.

Access to Opportunity: The element identifies Oakley as mostly a lower and moderate resourced community and identifies several areas of disparities including lower education scores and lack of access to transit. As part of the analysis, the element should incorporate local data and knowledge to identify historic trends that influence these patterns. The element could also describe current community development and other efforts the City is undertaking to address these disparities and include programs to address patterns as appropriate.

Disproportionate Housing Needs, Including Displacement: While the element provides some discussion on cost-burdened households, persons experiencing homeless, and displacement, it must include a complete analysis of households in overcrowded conditions and substandard housing. This analysis should utilize local data and knowledge and other relevant factors. For the analysis of overcrowding the analysis should specially address overcrowding for both homeowners and renters. For substandard housing, the element should discuss areas of the City where proportions of housing units needing rehabilitation may be higher than other areas and should utilize local knowledge.

Sites Inventory: The element must include data on the location of regional housing need allocation (RHNA) sites by income group relative to all fair housing components. The analysis should address the number of units by income group and location, any isolation of the RHNA by income group, magnitude of the impact on existing concentrations of socio- economic characteristics and discuss how the sites improve fair housing conditions. The analysis should be supported by local data and knowledge and other relevant factors and programs should be added or modified as appropriate to promote inclusive and equitable communities. For example, the element could examine the concentration of moderate income RHNA in the Downtown Specific Plan.

Contributing Factors: The element should re-assess and prioritize contributing factors based on a complete analysis.

2. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

   Overpayment: While the element identifies the total number of households overpaying for housing, it must quantify and analyze the number of lower-income households overpaying for housing by tenure (i.e., renter and owner) and add or modify policies and programs as appropriate.

Housing Conditions: The element identifies the age of the housing stock. However, it must include analysis of the condition of the existing housing stock and estimate the number of units in need of rehabilitation and replacement. For example, the analysis could include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable builders/developers, including non-profit housing developers or organizations.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   Progress in Meeting the RHNA: The City's RHNA may be reduced by the number of new units built, approved, or pending since June 30, 2022; however, the element must demonstrate their availability in the planning period. Availability should address the status, anticipated completion, any barriers to development and other relevant factors such as build out horizons, phasing, and dropout rates to demonstrate the availability or likelihood of development in the planning period.

   Sites Inventory: The element lists parcels by various factors such as size, zoning, general plan designation and existing use. However, the description of existing use is generic "e.g., non-vacant" and must include sufficient detail to facilitate an analysis of the potential for addition development on nonvacant sites.

   Electronic Sites Inventory: For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

   Realistic Capacity: While the element provides assumptions of buildout for sites included in the inventory, it must also provide support for these assumptions. For example, the element should demonstrate what specific trends, factors, and other evidence led to the assumptions. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities.

   Suitability of Nonvacant Sites: The element identifies nonvacant sites to accommodate the regional housing need and outline the general methodology for how sites were considered. To demonstrate the redevelopment potential of the sites in the inventory, the element should relate the factors described in the methodology to the characteristics of each site. In addition, a complete analysis must demonstrate the

extent to which existing uses may impede additional residential development. The element should summarize past experiences converting existing uses to higher density residential development, include current market demand for the existing use, provide analysis of existing leases or contracts that would perpetuate the existing use or prevent additional residential development and include current information on development trends and market conditions in the City and relate those trends to the sites identified. (Gov. Code, § 65583.2, subd. (g).) For sites with residential uses, the inventory could also describe structural conditions or other circumstances and trends demonstrating the redevelopment potential to more intense residential uses. For nonresidential sites, the inventory could also describe whether the use is operating, marginal or discontinued, and the condition of the structure or could describe any expressed interest in redevelopment and describe other incentives or standards to encourage additional residential development on these sites.

Suitability and Availability of Infrastructure: While element demonstrates sufficient capacity, it must identify if sites identified have access to existing or planned water, sewer, and other dry utilities supply. (Gov. Code, § 65583.2, subd. (b).)

Environmental Constraints: While the element generally describes a few environmental conditions within the City (Table H3-1), it must describe how these conditions relate to identified sites including any known environmental constraints within the City that could impact housing development in the planning period. (Gov. Code, § 65583.2, subd. (b).)

Sites with Zoning for a Variety of Housing Types:

Emergency Shelters: The element identifies one City-Owned site to accommodate the emergency shelter need. The element should describe the process that would be necessary to approve an emergency shelter including decision making criteria for approval of the use of the site.

Manufactured Housing: The housing element must demonstrate the jurisdiction's zoning code allows and permits manufactured housing in the same manner and in the same zone as a conventional or stick-built structures are permitted.

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. (Gov. Code, § 65583, subd. (a)(5).)*

   Land-Use Controls: The element must identify and analyze all relevant land use controls and evaluate the cumulative impacts of land use controls on the cost and supply of housing, including the ability to achieve maximum densities and cost and supply of housing. Specifically, the element should describe and analyze the development standards within the Downtown Specific Plan including whether 100 percent residential development is allowed. The analysis should also describe past or current efforts to remove identified governmental constraints.

Affordable Housing Overlay: The element relies on sites in the Affordable Housing Overlay (AHO). While some information was provided on how the overlay allows residential the element must include a complete description and analysis of the Overlay, including affordability requirements, development standards, and application processing procedures. The elements must also clarify if the maximum density allowed under the AHO is considered the base density for purposes of calculating density.

On/Off-Site Improvements: While the element describes the on and off-site improvement requirements, it does not analyze those requirements on the cost and supply of housing. In particular, the element states that developers are response for various off-site improvements and infrastructure improvements.

Constraints on Housing for Persons with Disabilities: The analysis must describe and analyze any zoning code definitions of family.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

   Programs must demonstrate that they will have a beneficial impact within the planning period. Beneficial impact means specific commitment to deliverables, measurable metrics or objectives, definitive deadlines, dates, or benchmarks for implementation. Deliverables should occur early in the planning period to ensure actual housing outcomes. All programs should be evaluated to ensure meaningful and specific actions to assist in implementation and include objectives, quantified as appropriate.

   In addition, programs should be revised as follows:

   - *Action 1.4 (Promote Accessory Dwelling Units (ADU)):* The program should describe specific actions the City will take to promote the Pre-Approved ADU plans and How-to-Guide.
   - *Action 1.6 (Density Bonus Ordinance)*: The program should provide specific timing for updating the density bonus ordinance.
   - *Action 1.7 (Monitor Development Fees)*: The program should have a specific timing for monitoring, include information on how the city will monitor, and depending on the result, commit to actions to mitigate constraints.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need*

for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09.
*(*Gov. Code, § *65583, subd. (c)(1).)*

As noted in Finding B3, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

Action 1.8 (Amendment to the Downtown Specific Plan): Given the dependence of the Downtown Specific Plan for sites within the inventory, the City should consider accelerating the development of modifications to this plan. Alternatively, rather than all zoning modifications being completed by 2025, the City could phase zoning modifications that must be made to comply with state law or remove constraints to the development earlier in the planning period.

3. *The State Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

   Action 1.3 (Encourage Development of New Affordable Rental Housing) and Action 3.4 (Housing for Extremely-Low Income (ELI) and Special Needs Groups): These program should be revised to include specific actions on how it will implement this program, timeframes for each action, and objectives and metrics to demonstrate how these housing needs will be addressed.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

   As noted in Finding B4, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

   Action 1.5 (Objective Standards): The program should ensure that when adopted, objective standards should facilitate the development of housing at the densities that will be allowed under the AHO, once amended.

   Action 3.6 (Zoning Amendments for Special Needs Housing): The program must specify how it will reduce constraints for residential care facilities for more than six persons. zoning should simply implement a barrier-free definition of family instead of subjecting, potentially persons with disabilities, to special regulations such as the number of persons, population types and licenses. Permitting procedures should ensure inclusion in all residential zones and approval certainty and objectivity for housing for persons with disabilities.

5. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

   As noted in Finding B1, the element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. In addition, goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions should be revised to include specific commitments, milestones, geographic targeting and metrics or numerical outcomes and, as appropriate, must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community revitalization and displacement protection. Given that most of the City is considered a low and moderate resource community, the element could focus on programs that center on place-based strategies for community revitalization, protecting residents from investment-driven displacement, and enhancing housing mobility to encourage the development of more housing choices.

D. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

The element must include quantified objectives to establish an estimate of housing units by income category that can be constructed, rehabilitated, and conserved over the planning period. While the element includes objectives for new construction and preservation, it must include objectives for rehabilitation.

E. 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. (Gov. Code, § 65583, subd.(c)(9).)

While the element includes a general summary of the public participation process, the element must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. Specifically, the element must describe the efforts to circulate the housing element among lower-income households and organizations that represent them and how the City involved such groups and persons in the element throughout the process. In addition, the element while the element summarizes public comments, it should describe how they were considered and incorporated into the element.