

2. Evaluation of the 2013 Housing Element

2.1 INTRODUCTION

Section 65588 of the California Government Code states:

“Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal; (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives; and (3) The progress of the city, county, or city and county in implementation of the housing element.”

This chapter fulfills that requirement. Although the prior Housing Element was adopted by the City in 2013, it covers a planning period spanning from 2007 to 2014. Thus, the evaluation in this chapter may reference events that took place prior to 2013, but within the 2007–2014 planning period. Ultimately, the objective of the evaluation is to ensure the Housing Element is responsive to market conditions while still meeting state and regional housing mandates.

Orinda's ability to influence local housing needs is limited by the resources available for this purpose. These resources include available land, enabling legislation, political leverage, staff time, and funding. Over the years, the City has determined that the Housing Element should focus on utilizing available resources as efficiently as possible. This has led to the following overarching principles:

- Plan for housing supply through zoning that will allow housing targeted to seniors, empty-nesters, young professionals, families with children, and persons locally employed.
- Preserve existing affordable housing (Orinda Senior Village).
- Maintain and improve the existing housing stock by removing governmental constraints (e.g. streamlining the development review process).
- Support the development of affordable senior housing on the City-owned former library site.
- Encourage and support the development of second dwelling units on single family zoned lots where doing so is consistent with preserving the City's semi-rural character and the existing zoning and design regulations for second units contained in the City's Zoning Code.
- Provide zoning that meets the City's requirements consistent with State housing law.
- Provide additional housing opportunities and sites to meet the needs of Orinda's low-, very low-, moderate-income and above moderate- income households.

- Promote equal housing opportunities for all Orinda residents, regardless of race, religion, sex, marital status, ancestry, national origin, or color.

The City has made progress on all of these objectives since 2007, and they continue to be relevant today.

2.2 EFFECTIVENESS OF THE PREVIOUS HOUSING ELEMENT

This section discusses the effectiveness of the City's 2013 Housing Element in the attainment of the State housing goals. A detailed listing of the City's policies and implementing actions is shown in Tables 2.1, 2.2, 2.3, 2.4, and 2.5 (corresponding to the five topic headings of the 2013 Housing Element). Each table lists the policy or implementing action from the 2013 element in the first column and its current status in the second column. As appropriate, the results are quantified to evaluate the City's progress toward compliance with state housing law, planning for its Regional Housing Needs Allocation (RHNA) for 2007–2014, and meeting the quantified objectives in the 2013 element.

Highlights of the accomplishments since the 2013 element are listed below:

- **Zoning Ordinance Update.** The City amended the Zoning Ordinance in 2013 to:
 - Establish a High Density Overlay District (HD Overlay) to meet the City's remaining lower-income RHNA. The overlay was applied to a 3.2-acre portion of the Santa Maria church property.
 - Permit emergency shelters by right in the Public, Semi-Public and Utility (PS) District and establish specific standards for emergency shelter uses.
 - Define transitional and supportive housing and allow both as residential uses, subject only to the regulations that apply to uses of the same type in the same district.
 - Establish a procedure for facilitating requests for reasonable accommodation in the implementation of land use policies and regulations.
- **Orinda Grove (formerly Pine Grove).** Consistent with the 2004 and 2013 Housing Elements, a land exchange agreement was made between the City of Orinda, the Orinda Union School District (OUSD), and Pulte Homes for an infill, small-lot development on 11.1 acres. The OUSD declared the site as surplus in 2003. In 2004, the City adopted the Pine Grove Neighborhood Design Policies and Guidelines which included a policy that no less than 10% of the units be set aside in perpetuity for moderate-income households. In 2008, the City approved a 73-unit for-sale residential project. Eight of the units are set aside in perpetuity for moderate-income households of four persons or more. Groundbreaking occurred in August 2012. Building permits for 41 units were issued in 2013 and permits for the remaining 32 units were issued in 2014. The below market rate program for the development was established and the application process for the affordable units was completed.

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- Monteverde Senior Apartments (formerly Orinda Senior Apartments).** Consistent with the 2013 Housing Element, the City worked with Eden Housing to successfully secure financing for the development of 66 residences for very low-income seniors on the City-owned former library site (plus one moderate-income manager’s unit). Financial sources for the project include 9 percent Tax Credit financing, HOME, and CDBG funds, in addition to the City’s \$2.5 million contribution, received from the developer of the Wilder project in Gateway Valley. Construction is under way and the project is scheduled for completion and occupancy in December 2014.
- Orinda Senior Village Affordability Term Extension.** Consistent with the 2004 and 2013 Housing Elements, affordability restrictions were renewed in 2008 with the US Department of Housing and Urban Development (HUD) for the 150 units at Orinda Senior Village, the city’s largest affordable housing complex.

Second Units. In May 2003, the City adopted a process for approving second units without a conditional use permit, consistent with state law. The second unit ordinance was amended in March 2007 to remove constraints to second unit development and facilitate their construction. The revised regulations allow second units up to 999 square feet on lots larger than 20,000 square feet and up to 1,250 square feet on lots larger than 40,000 square feet.

Table 2.1: Evaluation of 2013 Housing Element Policies on New Housing Production	
Statement	Evaluation
Policy 1.1: Housing Diversity. Provide for a diversity of housing types to meet current and future needs of all residents without compromising the semi-rural character of Orinda’s single family neighborhoods.	This policy remains valid and will be continued.
Policy 1.2: Design Quality. Apply high standards of quality and design to all housing development in the city. Where multi-family or mixed use housing is constructed, it should respect the context of the site and its surroundings and make a positive contribution to the character of Orinda.	This policy remains valid and will be continued.
Policy 1.3: Energy Efficiency. Require energy efficient design and construction in all residential development and rehabilitation projects.	This policy remains valid and will be continued.
Policy 1.4: Context-Appropriate Programs. Participate in those housing assistance programs that are most appropriate to Orinda’s setting and demographics, with an emphasis on programs that benefit local seniors and those who live or work in Orinda.	This policy remains valid and will be continued.
Policy 1.5: Mobile and Manufactured Homes. As required by state law, continue to allow mobile and manufactured housing on all lots in the city, subject to design standards and procedures that ensure that such housing is compatible with the community.	This policy remains valid and will be continued.
Policy 1.6: Second Units. Encourage the inclusion of second units (“in law” apartments) in new single family homes, and support the creation of such units in existing single family homes, subject to design criteria of the zoning code and building code standards as well as neighborhood compatibility considerations.	This policy remains valid and will be continued.

EVALUATION OF THE 2013 HOUSING ELEMENT

Table 2.1: Evaluation of 2013 Housing Element Policies on New Housing Production	
Statement	Evaluation
Policy 1.7: Registration of Existing Second Units. Promote the registration and legalization of existing second units in the city which meet current zoning and building safety standards, including those which are in active use as rental housing and those with the potential to be used as rental units.	This policy remains valid and will be continued.
Policy 1.8: Density Bonuses. Continue to provide density bonuses for housing that includes dedicated affordable units or units set aside for seniors, consistent with State law.	This policy remains valid and will be continued.
Policy 1.9: Planned Unit Developments. Encourage “planned unit developments” (PUDs or PDs) which allow variations from development standards provided that the overall density on the site remains consistent with the General Plan. By enabling smaller lots and more variations in unit size, PUDs can enhance affordability and provide a broader mix of unit types.	This policy remains valid and will be continued.
Action 1.A: Vacant Land Inventory. Prepare and periodically update an inventory of all vacant residentially zoned parcels in Orinda.	The City’s inventory of vacant residential land was updated in 2011 and updated again in 2014 during the preparation of this Housing Element. This action is complete and will be deleted.
Action 1.B: Pine Grove Development. Facilitate redevelopment of the former Pine Grove School as a mixed income residential development including 8 moderate income housing units and 65 market rate housing units.	Building permits for 41 units at Orinda Grove were issued in 2013 and permits for the remaining 32 units were issued in 2014. The below market rate program for the development was established and the application process for affordable units was completed. This action will be continued to ensure that the affordability restrictions continue to be implemented.
Action 1.C: Orinda Senior Housing Development. Facilitate continued development and construction of the Orinda Senior Housing Development on the former Orinda Library site. This development will produce 66 units of housing for very low and extremely low income seniors at a density of 48 units per acre.	Construction of the Monteverde Senior Apartments is under way, and the project is scheduled to be completed and occupied in December 2014. The completed project will include 66 housing units for very low-income seniors, as well as one moderate-income manager’s unit. This action will be continued.
Action 1.D: Promotion of Second Units. Undertake a public information and outreach campaign via the City’s website and the Orinda City newsletter to inform property owners of the standards for second unit development, and the importance of second units to Orinda. Produce additional information to encourage residents to apply for second units, particularly where their homes already include space that is configured for a conforming second unit (e.g., carriage houses, au pair quarters, second kitchens on floors with separate entrances, etc.)	Applicants at the Planning Department counter are informed of the City’s second unit standards and, as appropriate, are encouraged to consider including a second unit in their development proposals. A second unit information sheet and application is available on the City’s website for download. This action will be continued.

EVALUATION OF THE 2013 HOUSING ELEMENT

Table 2.1: Evaluation of 2013 Housing Element Policies on New Housing Production	
Statement	Evaluation
Action 1.E: Legalizing Existing Unregistered Second Units. Notify property owners that under the revised second dwelling unit standards, formerly illegal second units may possibly now meet the requirements of the zoning code.	Applicants at the Planning Department counter are informed of the City's second unit standards and, as appropriate, encouraged to consider legalizing existing illegal units. A second unit information sheet and application is available on the City's website for download. This action will be continued.
Action 1.F: Second Units in Wilder (Gateway Valley). Encourage builders in the Wilder development to include second units in new homes, or to incorporate space with the flexibility for second unit conversions in the future.	Applicants at the Planning Department counter are informed of the revised second unit standards and, as appropriate, encouraged to consider including a second unit in their development proposals. A second unit information sheet and application is available on the City's website for download. This action will be continued.
Action 1.G: Affordable Housing Incentive Program. Continue to implement the City's affordable housing incentive program (density bonus ordinance), which grants up to a 35 percent increase in the number of permitted units for developments which set aside 20 percent or more of their units as affordable, as defined by State law.	Through the City's affordable housing program, 67 affordable units are under construction at the Monteverde Senior Apartments development. Without incentives provided by the program, the project would have been limited to approximately 55 units. This action will be continued.
Action 1.H: Technical Assistance to Organizations that can Develop or Preserve Lower Cost Housing. Provide outreach and assistance to non-profit organizations and builders whose expertise can inure to the benefit of low and moderate income Orinda residents, particularly seniors and those with special needs.	The City worked successfully with Eden Housing to develop the 67 affordable senior units under construction in the Monteverde Senior Apartments project. This action will be continued.

Table 2.2: Evaluation of 2013 Housing Element Policies on Housing Conservation	
Statement	Evaluation
Policy 2.1: Housing Reinvestment. Encourage reinvestment in the City's housing stock by private property owners.	This policy remains valid and will be continued.
Policy 2.2: Affordable Housing Preservation. Encourage the preservation of existing affordable housing in the city, including the Orinda Senior Village, and existing second units and rental apartments.	This policy remains valid and will be continued.
Policy 2.3: Smaller Homes. Conserve Orinda's existing supply of smaller and more affordable single family homes, including older two and three-bedroom homes on lots smaller than 10,000 square feet. Development standards that encourage preservation of smaller homes on such lots should be continued as a way to discourage "teardowns" and maintain housing diversity.	This policy is implemented through the floor area ratio standards of Chapter 17.6 of the Orinda Municipal Code and remains valid and will be continued.

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Table 2.2: Evaluation of 2013 Housing Element Policies on Housing Conservation	
Statement	Evaluation
Policy 2.4: Code Enforcement. Maintain code enforcement programs to ensure that all housing units are safe and sanitary and contribute positively to the City's character. Require abatement of housing nuisances, consistent with provisions of the Orinda Municipal Code.	This policy remains valid and will be continued.
Policy 2.5: Home-Based Businesses. Continue to allow home-based businesses as a way to improve housing affordability for those who would otherwise need to rent office space or pay commute costs.	This policy remains valid and will be continued.
Action 2.A: Assistance to Lower Income Senior Homeowners. Participate in Contra Costa County's housing rehabilitation program, and publicize the availability of the County's low interest loan programs for lower income seniors and other households.	The City continues to participate in Contra Costa County's housing rehabilitation program. Due to limited time and resources, the City did not take additional steps to advertise the program's availability during the planning period. This action will be continued.
Action 2.B: Participation in First-Time Home Buyer and MCC Program. Participate in the County's First-Time Home Buyer and Mortgage Credit Certificate Programs.	The City continues to participate in the County's First-Time Home Buyer and Mortgage Credit Certificate programs. Due to limited time and resources, the City did not take additional steps to advertise the availability of these programs during the planning period. This action will be continued.
Action 2.C: Home Maintenance and Repair Needs Assessment. Conduct a field survey of Orinda's older homes and smaller lot neighborhoods to identify instances of home deterioration, home repair needs, and code compliance issues. Based on the findings, develop and implement a program to direct non-compliant property owners to assistance.	Due to limited time and staff resources, the City did not complete a field study of Orinda's older homes and smaller-lot neighborhoods during the planning period. This action will be revised to focus efforts on complaint-driven code enforcement, advertise existing home maintenance assistance programs, and pursue funding to assist with ADA and other needed updates.
Action 2.D: Second Unit Rent Data. Collect and monitor data on second unit rents to better understand their role in the Orinda housing market and the income groups they serve.	The City collected and analyzed data regarding the number and affordability of second units periodically throughout the planning period. This action will be continued.
Action 2.E: Floor Area Ratio Limits. Maintain a sliding scale for calculating Floor Area Ratios (FAR) as a way to preserve the City's existing stock of smaller homes.	The City continues to maintain the sliding scale for calculating floor area ratios as an effective tool for preserving the city's existing stock of smaller homes. This is implemented through the floor area ratio standards of Chapter 17.6 of the Orinda Municipal Code. This action will be continued.
Action 2.F: Design Awards and Recognition. Develop a new category in the Mayor's Awards for Architectural Excellence for small homes or modifications to existing small homes.	Awards have been given for small homes or modifications in past years of the Mayor's Awards for Architectural Excellence. This action will be continued.

EVALUATION OF THE 2013 HOUSING ELEMENT

Table 2.2: Evaluation of 2013 Housing Element Policies on Housing Conservation	
Statement	Evaluation
Action 2.G: Reducing Home Energy Costs. Continue to advise residents of programs for reducing residential energy costs.	The City continues to provide information and resources to encourage residential energy conservation. This action will be continued.
Action 2.H: Title 24 Administration. Continue to enforce residential energy conservation requirements as set forth in Title 24, California Administrative Code.	The City continues to enforce energy conservation requirements through the application of building codes. This action will be continued.

Table 2.3: Evaluation of 2013 Housing Element Policies on Housing Opportunity Sites	
Statement	Evaluation
Policy 3.1: Adequate Sites. Provide an adequate number and variety of sites to meet the City’s Regional Housing Needs Allocation.	This policy remains valid and will be continued.
Policy 3.2: Multi-Family Sites. Meet the City’s Regional Housing Need Allocation mandates through a combination of second units and rezoning of adequate land area at the default density.	This policy remains valid and will be continued.
Policy 3.3: Mixed Income Housing. Encourage larger scale residential developments to include a mix of unit types, including smaller units and units that are affordable to lower and moderate income households.	The 73-unit Orinda Grove subdivision was approved during the 2007-2014 planning period and is partially complete as of this writing. The project features attached and detached single-family homes, eight of which will be deed restricted for long term affordable ownership by moderate-income households. This policy remains valid and will be continued.
Policy 3.4: Downtown Residential Use. Continue to allow multi-family residential uses above the ground floor within Orinda’s Downtown Commercial zoning district.	This policy remains valid and will be continued.
Policy 3.5: Shared Housing. Encourage the sharing of housing units by homeowners seeking to age “in place” or supplement their income. Shared housing can provide an important resource for seniors, young adults, and others in the community who cannot afford their own home or apartment.	This policy remains valid and will be continued.
Policy 3.6: Extremely Low Income Households. Ensure compliance with state regulations regarding zoning for emergency shelters and other provisions to ensure housing opportunities for extremely low income Orinda households or those residents who are in crisis or in need of emergency assistance.	The action associated with this policy is complete. This policy will be deleted.
Policy 3.7: Development Agreements. On a case-by-case basis, consider the use of development agreements in larger residential projects as a mechanism for generating funding for affordable housing or providing affordable units within new market rate projects.	This policy remains valid and will be continued.
Action 3.A: Create New Zoning Overlay. Concurrent with Housing Element adoption, revise the density range for the General Plan “Medium Density Residential” category to allow non-age restricted residential development exceeding the current limit of 10 units per net acre. Following approval of this change, create a zoning overlay on the	On December 17, 2013, the City Council adopted Ordinance 13-03 to revise the Zoning Ordinance to establish the High Density Overlay District (HD Overlay) and apply it to a

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Table 2.3: Evaluation of 2013 Housing Element Policies on Housing Opportunity Sites	
Statement	Evaluation
vacant 3.2-acre Santa Maria site that establishes a density requirement of 20 units per acre. Based on direction received by Orinda from Staff at the State Department of Housing and Community Development (HCD) that more is required to comply with State law, the zoning overlay will also allow up to 25 units per acre, if a project proponent can demonstrate that it is not feasible to develop the site at 20 units per acre.	3.2-acre portion of the Santa Maria Church property. The overlay establishes a standard (minimum) density of 20 units per acre and includes provisions for residential development at up to 25 units per acre. This action is complete and will be deleted.
Action 3.B: Evaluate Downtown Mixed Use Opportunities. Study the feasibility of permitting mixed use development with housing at densities up to 20 units per acre.	Due to limited time and resources, the City did not complete a feasibility study for higher-density mixed-use development during the planning period. This action may continue or be amended based on direction from the City Council regarding alternative sites to meet the RHNA.
Action 3.C: Adjusting Design Standards to Improve Affordability. Implement the City’s Affordable Housing Incentive Program to reduce production costs in projects containing affordable units such as adjusting design standards on a case-by-case basis, which could include adjusting standards for setbacks, lot coverage, street width, unit size and parking, for all affordable housing projects.	Design standard adjustments under the Affordable Housing Incentive Program remained available throughout the planning period. This action will be continued.
Action 3.D: Emergency Shelters, Supportive Housing, and Transitional Housing. Consistent with California Senate Bill (SB) 2, and as required by State law, amend the Municipal Code to permit emergency shelters by right in at least one zoning district in the City, subject to the limitations listed below. No discretionary review will be required for shelters meeting the standards to be adopted through the zoning amendment. As further required by SB2, amend provisions for supportive and transitional housing to be consistent with State law.	The City adopted a Zoning Ordinance amendment in December 2013 to provide for emergency shelters, and transitional and supportive housing, in compliance with state law. Emergency shelters are now allowed by right in the PS district. Transitional and supportive housing are treated as residential uses, subject only to the regulations applicable to other uses of the same type in the same district. This action is complete and will be deleted.
Action 3.E: Shared Housing Program. Consider participating in Eden Council for Hope and Opportunity (ECHO) housing’s “Shared Housing” or some similar program as a way to improve housing opportunities for lower income seniors and extremely low income Orinda residents.	Due to limited time and staff resources, the City did not take action to pursue this action to establish a shared senior housing program in Orinda during the planning period. This action will be continued.
Action 3.F: No Net Loss of Housing Capacity. Develop and implement an evaluation procedure to ensure that the City maintains sufficient land to accommodate the Regional Housing Needs Allocation throughout the planning period.	Due to the short period of time since the adoption of the 2007–2014 Housing Element and preparation of this Housing Element, no action was needed to ensure the provision of sufficient land during the planning period. This action will be continued.

EVALUATION OF THE 2013 HOUSING ELEMENT

Table 2.3: Evaluation of 2013 Housing Element Policies on Housing Opportunity Sites	
Statement	Evaluation
<p>Action 3.G: Extremely Low Income Households. Encourage additional housing resources for extremely low income Orinda residents, particularly seniors and persons with physical or developmental disabilities.</p>	<p>Through the process of selecting the developer of the senior affordable development on the City-owned former library site, one of the selection criteria considered by the City was the programs and resources the developer would bring to the project.</p> <p>This action will be continued.</p>

Table 2.4: Evaluation of 2013 Housing Element Policies on Housing Constraints	
Statement	Evaluation
<p>Policy 4.1: Development Standards. Ensure that the development standards expressed in the City’s zoning regulations support the types of uses and activities listed as permitted or conditionally permitted in the zoning ordinance, including housing.</p>	<p>This policy remains valid and will be continued.</p>
<p>Policy 4.2: Use Permit Requirement. Ensure that multi-family housing is permitted by right on those sites where the units are to be counted toward meeting the City’s Regional Housing Needs Allocation.</p>	<p>Housing Element Action 4.A proposes to revise the use permit process to ensure more predictable outcomes in the review of multi-family development applications in the RM zone. Revisions will include modifications to the decision-making criteria and the establishment of guidelines to define compatibility. The revisions will provide certainty for applicants while continuing to preserve existing community character.</p>
<p>Policy 4.3: Public Information. Provide additional information to the public regarding planning and building regulations and requirements to facilitate the application process and reduce delays. Special efforts should be made to inform the public about opportunities and procedures for adding second units.</p>	<p>This policy remains valid and will be continued.</p>
<p>Policy 4.4: Approval Processes. Ensure that Orinda’s permitting and approval processes do not unduly constrain or delay the construction of housing. City procedures should be consistent with Permit Streamlining Act requirements and should not include unreasonable fees or regulations.</p>	<p>This policy remains valid and will be continued.</p>
<p>Policy 4.5: Development Flexibility. Consider flexibility in development standards, such as reduced parking requirements for senior housing, in order to accommodate additional affordable units and reduce housing costs.</p>	<p>This policy remains valid and will be continued.</p>

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Table 2.4: Evaluation of 2013 Housing Element Policies on Housing Constraints	
Statement	Evaluation
Action 4.A: Removing Use Permit Requirements. Amend the zoning regulations to allow non-age restricted multi-family housing in the overlay district created by action 3.A without a use permit.	In December 2013, the City adopted a Zoning Ordinance amendment to establish the High Density Overlay District. Where applied, the overlay allows non-age-restricted multi-family housing without a use permit. The overlay is currently applied to a 3.2-acre portion of the Santa Maria Church property. This action is complete and will be deleted.
Action 4.B: Reducing Permitting Costs and Delays. Explore the feasibility of expanding the City’s Affordable Housing Incentive Program to add provisions for reductions in application-processing costs for multi-family projects containing affordable units.	The City offers development impact fee waivers for affordable housing projects. Other incentives are available as appropriate. This action will be continued.
Action 4.C: Shared Parking Regulations. Consider adopting shared parking regulations for mixed-use development where it can be demonstrated that there will be no parking shortages.	Due to limited time and staff resources, the City did not study or consider adopting shared parking regulations for mixed-use development during the planning period. Currently, exceptions to parking regulations are considered on a case-by-case basis. This action will be continued.
Action 4.D: Building Code Updates. Continue to implement the California Building Code of Regulations as locally amended. Update or amend the codes as State requirements change.	The City updates its building codes regularly in compliance with state requirements. The City most recently adopted the latest California Building Code in January 2014. This action will be continued.
Action 4.E: Fee Updates. Periodically review planning and building fees to ensure they cover required costs but are not more than is necessary to provide the required City services.	The City’s planning and building fees are updated annually to reflect actual processing costs. This action will be continued.

Table 2.5: Evaluation of 2013 Housing Element Policies Fair Housing	
Statement	Evaluation
Policy 5.1: Continue to promote equal housing opportunity for all. Orinda residents and others seeking housing in the City regardless of race, religion, marital/family status, ethnic background, or other arbitrary factors.	This policy remains valid and will be continued.
Policy 5.2: Housing for Seniors and Disabled Residents. Encourage development of housing designed to meet the unique needs of seniors and persons with disabilities. The City endorses the concept of “universal design,” wherein all new construction and renovations are designed to recognize the varying levels of mobility within the population.	This policy remains valid and will be continued.

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Table 2.5: Evaluation of 2013 Housing Element Policies Fair Housing	
Statement	Evaluation
Policy 5.3: Education and Enforcement. Support programs that educate and inform residents about fair housing laws, the regional housing needs allocation process, and the City's obligations under State housing law. The City will also support enforcement of fair housing laws and provide appropriate referrals to those filing complaints.	This policy remains valid and will be continued.
Policy 5.4: Reasonable Accommodation. Provide reasonable accommodation for persons with disabilities in the City's development regulations, policies, and procedures.	The City adopted a Zoning Ordinance amendment in December 2013 to establish a procedure for processing requests for reasonable accommodation. This policy remains valid and will be continued.
Policy 5.5: Intergovernmental Coordination. Coordinate local housing efforts with Contra Costa County, nearby cities, and the State of California. Where local programs are not feasible due to limited resources, consider partnering with neighboring cities and/or the county to achieve more effective results.	This policy remains valid and will be continued.
Action 5.A: Fair Housing Program. Distribute information regarding fair housing issues in the City's Quarterly newsletter, at the Orinda Library, and at City offices.	The City periodically includes housing information in the quarterly newsletter. Articles regarding affordable homeownership opportunities at Orinda Grove and the status of the Monteverde Senior Apartments project were included in the Winter 2013 newsletter. This action will be continued.
Action 5.B: Local Preference in Housing Opportunities. Continue measures to ensure that persons who work in Orinda receive preference in the occupancy of new affordable for-sale housing units.	The local preference program provisions have been incorporated into the established below market rate program for the Orinda Grove project. This action will be continued.
Action 5.C: Reasonable Accommodations Procedure. Amend the Orinda Zoning Ordinance to include a formal reasonable accommodation procedure.	The City adopted a Zoning Ordinance amendment in December 2013 to establish a procedure for processing requests for reasonable accommodation. This action is complete and will be deleted.
Action 5.D: Assistance for Persons with Developmental Disabilities. Support the construction and rehabilitation of housing to meet the needs of Orinda residents with developmental disabilities, including small group homes and units within affordable housing developments that are designed for developmentally disabled persons.	Several of the units in the 67-unit affordable senior housing project, Monteverde Senior Apartments, include "universal design" features to accommodate the unique needs of seniors and persons with disabilities. This action will be continued.

2.3 PROGRESS TOWARD MEETING QUANTIFIABLE OBJECTIVES

The 2007–2014 Regional Housing Needs Allocation prepared by the Association of Bay Area Governments (ABAG) determined that zoning to accommodate 218 additional housing units needed to be in place in Orinda during the prior planning period to meet regional housing needs. ABAG disaggregated this allocation into four income categories as follows:

- Units for above moderate-income households¹ 45
- Units for moderate-income households 55
- Units for low-income households 48
- Units for very low-income households 70

Table 2.6 below compares the Regional Housing Needs Allocation assignments with units permitted during the 2007–2014 period. The City issued permits for a total of 196 units from 2007 to 2013. Among these, approximately 47 percent (92 units) were for homes affordable to lower-income households.

Table 2.6: Regional Housing Needs Allocation Compared to Permits Issued, 2007–2014					
Income Category	Very Low	Low	Moderate	Above Moderate	Total
RHNA	70	48	55	45	218
Actual	72	20	8	96	196
Surplus (shortfall)	2	(28)	(47)	51	(22)

Source: City of Orinda 2014

¹ Above moderate = 120% of areawide median income (AMI) or greater; Moderate = 80 to 120 % of AMI; Low = 50 to 80% of AMI; Very Low = less than 50% of AMI. See Chapter 3 for additional detail.

2.4 REVISIONS TO THE PREVIOUS HOUSING ELEMENT

In establishing the objectives and implementation measures in this element, the City evaluated the effectiveness of the policies in the 2013 Housing Element and the housing production outcomes for the 2007–2014 period. The overarching housing goals set by the Orinda City Council in that element remain valid. The 2013 policies and actions laid the groundwork for affordable housing production and will result in the completion of more than 70 affordable units in the next few years on the sites of the former library and Pine Grove School.

Certain measures in the prior element have been deleted or modified. Measures that are still pertinent or that are implemented on an ongoing basis have been carried forward. The tables earlier in this chapter provide an indication of the status of the measures.

New quantified objectives have been added to the updated element. This reflects the Regional Housing Needs Allocation assignment for 2015–2023 and current housing priorities in Orinda. The quantified objectives contained in this element are considered to be realistic and attainable, based on the City’s existing personnel, financial resources, and development opportunities.

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