

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Oroville

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Reporting Period by Calendar Year: from 01/01/13 to 12/31/13

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Oroville
Reporting Period 1/1/2013 - 12/31/2013

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program, its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate						0	0
No. of Units Permitted for Above Moderate	6					6	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Oroville
Reporting Period 1/1/2013 - 12/31/2013

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	2007	2008	2009	2010	2011	2012	2013	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level	Year 1		Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9				
Very Low	Deed Restricted Non-deed restricted	403	43									43	360	
	Deed Restricted Non-deed restricted					57						57		88
	Deed Restricted Non-deed restricted	632	29									29		
Moderate	Deed Restricted Non-deed restricted	421	15				1	1				15	404	
	Deed Restricted Non-deed restricted													1,128
Above Moderate		1,177	16	16	3	8			6			49		
Total RHNA by COG. Enter allocation number.		2,633										195		
Total Units			103	16	3	8	58	1	6				2,438	
Remaining Need for RHNA Period														

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Oroville

Reporting Period 1/1/2013 - 12/31/2013

General Comments:

**Table A-1
Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
A-1	<p>The City shall annually apply for or support development and rehabilitation applications for State and Federal funding for affordable housing, including the following funding sources:</p> <p>Community Development Block Grant (CDBG); The State Department of Housing and Community Development (HCD) administers the federal CDBG Program for non-entitlement cities and counties. The City is eligible to apply to HCD for CDBG funding. Eligible activities include single- and multifamily rehabilitation rental housing acquisition or home ownership assistance, and activities that support new housing construction for lower-income households.</p> <p><u>HOME:</u> HCD administers HOME funds for cities and counties that do not receive funds directly from HUD. Eligible activities include rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily housing projects for low income households. A twenty five percent (25%) local match is required, unless waived by HCD.</p> <p><u>CalHome:</u> HCD administers this program, which provides grants to local agencies and nonprofit developers. Eligible activities include: predevelopment, site development and site acquisition for housing projects; acquisition and rehabilitation of housing; purchase of mobile homes and manufactured homes; down payment assistance, mortgage financing, homebuyer counseling and technical assistance for self-help projects.</p>	<p>At each application period as appropriate throughout the 2009-2014 Housing Element period.</p>	<p>Planning Division, Business Assistance and Housing Development</p>	<p>Based on the 50% expenditure criteria for both HOME and CDBG funding, the City is unable to apply for funding until 50% of existing CDBG or HOME funds are expended. Therefore, the City will be more likely eligible to apply for CDBG and HOME funds every other year. However, the City applies for CalHome funding whenever a Notice of Release of Funds (NOFA) is released.</p>
A-2	<p>The City shall continue to fund a Homebuyer Assistance Program (HAP). Over the course of the Housing Element period, the City expects to assist approximately 25 households, with a maximum of \$25,000.</p>	<p>Continuous and ongoing 2009-2014</p>	<p>Business Assistance and Housing Development and Planning Division</p>	<p>The Homeownership Assistance Program was eliminated in 2012 due to the dissolution of the Redevelopment Agency.</p>
	<p>The City shall continue to support the Owner Occupied Single Family Rehabilitation Program. The City expects to fund the rehabilitation of approximately 75 units over the</p>	<p>Continuous and ongoing 2009-2014</p>	<p>Business Assistance and Housing Development and Planning Division</p>	<p>11 rehabilitations to owner-occupied units occurred during 2009-2014. Due to the elimination of the Redevelopment Agency and the lack in homeowner equity, the goal of 75 units</p>

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Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
	next planning period.			rehabilitated was not met. The goals were established prior to the down-turn in the housing market when there was ample equity for rehabilitations.
	Fund the rehabilitation of multifamily developments on a case-by-case and as needed basis.	Continuous and ongoing 2009-2014	Business Assistance and Housing Development and Planning Division	This program should be continued, but with a reduced goal of 4 rehabilitations annually. The city did not rehabilitate any multi-family developments during the 2009-2014 reporting period. The downturn in the housing market and economy and the elimination of the Redevelopment Agency made it difficult to assist development without equity.
	The City will actively work with interested developers to identify sources of funding for the construction of new affordable multifamily housing targeting the needs of large family households in the City. Funding to be pursued includes tax-exempt mortgage revenue bonds; HCD's Multifamily Housing Program; and tax credits. The City shall also assist the process by providing letters of support for funding applications during the application process to increase the chances of a project receiving a funding award.	Action to be implemented concurrent with 2009-2014 Housing Element period	Business Assistance and Housing Development and Planning Division	This program should be continued as funding becomes available. Hillview Ridge was funded by 9% tax credits, CDBG, HOME and RDA. Hillview Ridge II was funded with 4% tax credits, HOME, CDBG and RDA. In addition, the city assisted with the Senior Housing project: Orange Tree Senior Apartments which was funded with 4% tax credit, RDA and CDBG Program Income.
A-3	Make available Public Information handouts outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the state and federal funding for which the City is willing to apply and other pertinent information. Distribute the handouts to local non-profit and for profit development groups, and regional agencies. The handouts shall also be made available free of charge as an online document on the City's website. Additionally, the City will offer a free pre-application review to assist developers.	Updated handout to be produced by December 2010; available on an ongoing basis through Housing Element period, 2009-2014.	Planning Division, Pre-Application, Business Assistance and Housing Development other staff.	The City has updated its website to include additional information about the Housing Incentives programs as well as maintained contact with various regional for-profit and non-profit development groups and regional agencies. The City tested the use of TV spots, newspaper advertisements, radio, spots, mallers, Doorknockers and even publicized programs by going door to door. This program should be continued.
B-1	Continue to use HOME funds to assist households with first time homebuyer down payment assistance up to \$100,000 or 45% of the purchase price of the home.	Application to be made annually, subject to the State Application cycle	Business Assistance and Housing Development	2009 – 10 HOME, 1CALHOME, 1 CDBG 2010 – 10 HOME, 4 CALHOME, 1 CDBG 2011 – 8 HOME, 7 CALHOME, 1 CDBG, 2 RDA

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	whichever is less. The maximum purchase price allowed is \$175,000; for each qualified household, with a goal of assisting five (5) units per year. CalHome's maximum assistance is \$60,000.			2012 – 7 HOME, 3 CALHOME, 5 CDBG, 2013 – 4 HOME, CALHOME 2, CDBG, 10 This program should be continued.
	The City will continually evaluate the First Time Homebuyers loan amount in order to address the cost of homeownership in the City. The City will be open to adjusting the maximum loan amount per project; if a determination is made that a decrease is warranted.	Continuous and ongoing, 2009-2014.	Business Assistance and Housing Development	The City has found that 45 % of the purchase price works for this program very well. However, HUD establishes the maximum purchase price limits for all jurisdictions. This program should be continued.
C-1	The Butte County Homeless Coalition formed a Continuum of Care Coalition to reduce the number of homeless individuals in the area. The City is a member of the Coalition and appoints a representative to attend all meetings/functions. The City shall continue to participate in the coalition as a partner with Butte County in the battle against homelessness.	The City shall name City Council members to one-year rotating terms as the City's coalition member, 2009-2014	Business Assistance and Housing Development	The Continuum of Care Coalition, with the City's support has developed an implementation strategy for carrying out cooperative efforts to address the homeless issues. This program should be continued.
	The City shall amend the Zoning Ordinance to define Transitional and Supportive Housing in accordance with the Health and Safety Code, Sections 50675.14 and 50675.2, and also specify that both types of housing shall be treated as residential uses of property, subject to only the same restrictions/regulations as other types of housing in the same zoning district. The City shall also encourage the allowance for Single Room Occupancy (SRO's) and shall facilitate allowing them through identification of potential locations and through city assistance with grant writing for the development of SRO projects.	Zoning Ordinance Amendment to be complete by August 2010	Planning Division	A Zoning Code amendment has been initiated to ensure that City regulations regarding transitional and supportive housing are consistent with state law, and to establish regulations for SRO housing.
	In accordance with the requirements of SB 2 (2007-2008 Session), the City shall amend the Zoning Ordinance to identify one zoning district that will allow the development of homeless shelters by-right, without the need for any discretionary approvals. The City will designate the R-3 Medium Density Residential district as the appropriate zoning district to accommodate emergency shelters by right. The City shall also ensure that the capacity exists to develop one shelter within the next year.	Zoning Ordinance Amendment to be completed by August 2010 in document	Planning Division, Planning Commission and City Council, and Business Assistance and Housing Development	A Zoning Code amendment has been initiated to establish regulations for emergency shelters in conformance with state law.
	Partner with homeless service providers in establishing additional short-term beds for all segments of the homeless population. The City will remain engaged with	Meet with a roundtable of homeless service providers by August 2010 to develop	Planning Division, Planning Commission, City Council, Business	A City Councilmember participates in the Butte Countywide Homeless Continuum of Care to ensure that the City remains an active participant.

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Policy	Action	Timing	Responsibility	Accomplishments
C-2	The City shall continue to work with the CoC to educate and promote the County's program for homeless foster restate populations above children to provide assistance in finding suitable properties in the City.	Hold meetings with the Butte County Coalition annually, the first meeting to be held by December, 2009	Business Assistance and Housing Development	The city meets with the coalition annually to address the needs and issues associated with the program. In addition the City maintains contact with county and jointly addresses issues in the Oroville region as they occur. This program should be continued.
	Regularly update comprehensive listing of housing developments in the City, which have units reserved for lower income, disabled households, and other special needs populations. The list shall be made available on the City's web site.	Update annually with Housing Element Annual Report	Planning Division Business Assistance and Housing Development	The City website was most recently updated 12/31/2013. This program should be continued.
C-3	The City shall engage in a public noticing campaign to inform persons with disabilities of any age of their ability to locate in senior citizen independent living facilities that are funded with federal funds.	Public noticing campaign to commence by August 2010, materials shall be updated annually	Business Assistance and Housing Development	The City currently has informational materials for available senior housing options. The City works with the Butte County Housing Authority, Community Action Agency, and other special interest groups to update the information annually. This program should be continued.
	Continue to implement the City's current enhanced housing rehabilitation program including a one-time \$2,500 grants to very low income disabled persons and senior citizens to improve accessibility and safety.	Continuous and ongoing throughout 2009-2014	Business Assistance and Housing Development	This program was eliminated with the dissolution of the Redevelopment Agency and lack of funding. Prior to the elimination, the City funded 3 grants.
	In accordance with the requirements of SB 520, the City will adopt procedures as part of an update to the Municipal Code to provide reasonable accommodation for persons with disabilities that allow for administrative approval of accessible features for the handicapped. The policy shall also outline procedures for processing requested exceptions in zoning and land use regulations for housing persons with disabilities.	Zoning Ordinance Amendment to be complete by August 2010	Planning Division, Planning Commission	A Zoning Code amendment has been initiated to establish reasonable accommodation procedures in conformance with state law.
C-4	The City shall amend the zoning ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 17021.5 and 17021.6, stating that: "Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the	Zoning Ordinance Amendment to be complete by August 2010	Planning Division, Planning Commission, City Council	A Zoning Code amendment has been initiated to establish farmworker housing regulations in conformance with state law.

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	purpose of local ordinances, employee housing is an activity that does not differ in any other way from an agricultural use. 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 City shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers.	Funding priorities will be implemented upon adoption of new funding guidelines, proposed to be in December, 2010.	Planning Division, Planning Commission, City Council	The City continued to apply for grant funding as available.
D-1	The City will prioritize program funding, such as HOME and CDBG for the reconstruction and/or rehabilitation of units for extremely low income owner/renter occupied housing units in Oroville, including assistance with the development of Single Room Occupancy (SRO) units. The City will take all action necessary to expedite processing and approvals for such programs.	Annual, to be included as part of the Housing Element review submitted to the State, the first review to be conducted by August, 2010	Planning Division, Planning Commission, City Council	On October 16, 2012, the City Council adopted Ordinance 1790 to amend the Zoning Code dissolving the Historic Advisory Board and creating the Historic Advisory Committee. The code change specifies membership, duties of the Commission, conditions for projects to be brought to the Commission, and other policies regarding the Commission. Annual Reviews usually in the form of monthly reports which give a snapshot of the monthly and a cumulative update of the activities for the year.
	Monitor the Historic Advisory Board process and the Development Review Board process to ensure that the City's review and approval (timing and cost) do not constrain residential development including multifamily and housing affordable to low and moderate income households. The planning department will complete an annual review to evaluate application processing and analyze processing times and the impact of conditions of approval to determine whether the processes acts as a significant constraint on residential development. The review will be formalized in an annual staff report to the Planning Commission and made publicly available. If the City's review and approval processes are found to adversely constrain development, the City will take action to amend the process or establish guidelines and other mechanisms to promote increased application certainty and reduce processing time to the extent feasible by State law. The review will be conducted as part of the City's Housing Element Annual Report submitted to the state	Zoning Ordinance Amendment to occur by August 2010, if necessary	Planning Division, Business Assistance and Housing Development	Density Bonus regulations were updated in conformance with current state law.
	Review the City's Zoning Ordinance to ensure density bonus policies for the provision of affordable housing opportunities are in compliance with current State law, per Government Code Section 65915-65918. If found to be out of compliance, the City will amend the Ordinance to			

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Policy	Action	Timing	Responsibility	Accomplishments
	comply with State law.			
	The City shall annually track their Housing Element implementation progress as part of an annual report submitted to the State Department of Housing and Community Development (HCD).	Submit update annually in accordance with State Law schedule for General Plan annual reviews	Planning Division, Business Assistance and Housing Development	Annual reports were prepared and submitted to HCD.
	The City shall amend Zoning Ordinance to implement the development densities of the 2030 City of Oroville General Plan.	Adoption of Zoning Ordinance to occur prior to August 2010	Planning Division, Planning Commission and City Council	The Zoning Ordinance was amended in 2010 to implement the 2030 General Plan densities.
	Periodically survey (e.g., every 2 years) development application fees and plan check and inspection fees, impact fees, and utility connection fees of other cities in the Butte County area to ensure that these City fees are reasonable in comparison and reasonably related to the services being provided.	Conduct first fee survey by December of 2010, annually thereafter through 2009-2014 Housing Element period	Planning Division, Finance Department, City Council	On December 2, 2013 City Council approved Resolution No. 8018 adopting the 2012 Transportation Improvement Grant Program and Impact Fee Update which amended the existing traffic impact fee schedule. On December 17, 2013 the City entered into an agreement with Willdan Financial Services for a financial analysis for the preparation of Development Impact Fees and an Indirect Cost Allocation Plan. Additionally, on February 19, 2013 the City Council adopted Ordinance No. 1791, which updated the Planning & Development Services Department Master Fee Schedule.
E-1	The City shall formalize concurrent processing of entitlement projects when feasible and consistent with public notice provision otherwise required by law, to foster an environment conducive to business and to reduce project costs and minimize delays. Department staff will notify applicants upon project submittal of this policy and place public notice of the City's policy on the web site. The City shall offer, as an additional incentive, fast track processing of affordable development project applications to further incentivize the production of low cost housing opportunities.	Concurrent processing model to be developed by December 2010, notice of the City's policies shall be posted on the City's web site within one month thereafter; continuous and ongoing through balance of 2009-2014 Housing Element period	Planning Division, Building Division, Planning Commission	The City offers concurrent processing to streamline the development process and the Zoning Ordinance provides development incentives for low income housing including fast-track processing. Pre-application/development review meetings help to minimize processing times.
	The City shall continue to require, at a minimum, that all new residential development comply with the energy conservation requirements of Title 24 of the California Administrative Code.	Continuous and ongoing through 2009-2014 Housing Element period	Planning Division, Building Division	New developments are routinely required to comply with Title 24.
	Prepare a public information handout outlining City Utility and other utility company participation and incentives for energy conservation. Distribute the handout to local non-profit and for-profit development groups, and regional agencies and make the handout available on the City's	Publish first handout by December 2010	Planning Division, Business Assistance and Housing Development	This action was not completed due to staffing limitations but should be continued in the new planning period.

**Table A-1
Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
	<p>web site.</p> <p>Implement the energy resources and objectives from the Open Space, Natural Resources and Conservation Element of the General Plan. The City shall conduct free workshops to provide the information to the public and to encourage residents to support and employ measures in the General Plan.</p>	<p>First workshop to be held by December 2010, every 2 years thereafter through 2009-2014 Housing Element period</p>	<p>Planning Division, Business Assistance and Housing Development</p>	<p>Implementation has been on-going but no informational workshops have been held.</p> <p>This program should be continued.</p>
	<p>The City shall adopt a program to allocate funds from an as-yet-undiscovered source, to defray the cost of land and/or required off-site improvements to encourage further development of extremely low income housing projects.</p>	<p>Adopt new program by August 2010</p>	<p>Planning Division, Planning Commission and City Council</p>	<p>No alternate source of funding has been identified to date. This program should be continued if funding becomes available.</p>
F-1	<p>Perform regular updates to the City's GIS system to track development on all vacant land in the City, and maintain an accurate list of vacant land.</p>	<p>First update to coincide with completion of 2009-2014 Housing Element update, annually thereafter through Housing Element period.</p>	<p>Planning Division, Engineering Division</p>	<p>The city regularly maintains a list of vacant lands that are shared with the development community.</p>
	<p>Develop a system of regular updates and methods for informing the public and decision makers about the amount of land zoned for both single family and multifamily development and initiate zone changes, if necessary, to accommodate affordable housing. Update the data on an annual basis.</p>	<p>System of regular updates to be developed by August 2010, updates to be done annually thereafter through 2010-2014 Housing Element period.</p>	<p>Planning Division, Engineering Division</p>	<p>Updates and zone changes have been done on an as needed basis as developers apply. The system for regular updates comes in a form of monthly reports to the Planning Commission and City Council, which is part of the agenda packet posted online, that identifies projects that are in progress, on hold, and recently approved.</p>
F-2	<p>The City is adopting a revised Zoning Ordinance in accordance with the City's 2030 General Plan, which includes a new High Density/Mixed Use (HD/MU) Zoning District that allows for the development of 20-30 units per acre. The HD/MU district will allow for a minimum density of 20 units per acre, and require that no more than 20% of the site will be permitted to contain commercial uses. To accommodate the remaining RHNA of low-income units, the City shall rezone a total of approximately 36 acres to HD/MU, at a minimum density of 20 units per acre. Pursuant to subdivision (h) of Section 65583.2 of the Government Code, the City shall ensure that owner-occupied and multifamily residential housing development is allowed "by right", without a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a "project" for the</p>	<p>Rezoning to occur by August 2010.</p>	<p>Planning Division, Building Division, Planning Commission and City Council</p>	<p>The 3 parcels identified in Housing Element Action 32 were rezoned to R-4 (Urban Density Residential) on 11/2/2010. The 3 rezoned parcels total over 36 acres, allow a minimum density of 20 units/acre, allow more than 16 units per site, allow only residential use, and allow development by-right.</p>

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Housing Element Program Evaluation 2009-2014**

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F-3	purposes of Division 13 of the Public Resources Code. Units will be permitted at a minimum of 16 units per site. Implement the provisions of AB 2292 (Dutra) and prevent the down-zoning of a residential property used to meet the RHNA without a concomitant up-zoning of a comparable property.	Current and ongoing throughout 2009-2014 Housing Element period	Planning Division, Planning Commission	The City continues to ensure compliance with the <i>no net loss</i> provisions of AB 2292.
G-1	Promote orderly growth by evaluating the cumulative impacts of approved projects on existing neighborhoods. The City shall be prepared to mitigate adverse impacts on neighborhoods and formulate a strategy for ongoing evaluation and steps for corrective action to maintain the strength of existing neighborhoods.	The City shall develop a "Neighborhood Evaluation and Mitigation Strategy" by December 2010, enforcement ongoing thereafter throughout 2009-2014 Housing Element period	Planning Division, Planning Commission	One of the primary purposes of the General Plan and Zoning Ordinance is to promote orderly development. Any proposed development that would be inconsistent with the General Plan or zoning is evaluated to determine if it would conflict with City policy. This program reflects standard planning practice and therefore not necessary. The California Environmental Quality Act (CEQA) requires the review of projects for any potential environmental impacts. This review requires any potential individual or cumulative impacts to be analyzed.
	Adopt design standards for new construction in the City's historic overlay district, including downtown, in accordance with the City of Oroville 2030 General Plan.	Revise existing design standards or adopt new standards for the historic overlay, including the downtown- district by August 2011	Planning Division, Planning Commission, City Council	No specified design standards adopted. However, all construction work that alters a structure's exterior appearance in the DH-O requires development review. Any alteration to historic landmarks/buildings requires review by the Historic Advisory Commission. City is in the processes of making targeted updates to its General Plan & Zoning Code with a target completion date of March 2015. This update includes a new form-based code that will apply to Oroville's historic downtown, but will not encompass the entire historic overlay district.
G-2	Continually seek Code Enforcement grants to augment current Code enforcement activities to supplement the graffiti removal program, to fund neighborhood clean-up fairs, and general code enforcement and community beautification efforts. Code Enforcement staff currently consists of one (1) Community Revitalization Economic Development officer (CREDO), two (2) community enforcement officers, and one (1) part time assistant.	Annually through the 2009-2014 Housing Element period	Business Assistance and Housing Development	Due to funding limitation the Code enforcement staff has been limited to 1 full time code officer and 1 half time support staff. However the City continues to be actively involved in local neighborhood watch groups.
	The City shall continue to utilize neighborhood resources, including neighborhood groups (i.e., Neighborhood Watch) to implement ongoing tenant/landlord education Actions enhancing paid code enforcement activities.	Next training session (in ongoing training series) to take place by December 2009, annually thereafter,	Business Assistance and Housing Development	Code Enforcement staff lead the Property Managers Network Group that meets on a quarterly basis for ongoing education and actions that will enhance code enforcement activities.

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G-3	Install and upgrade public service facilities (streets, curb, gutter, drainage facilities, and utilities) to encourage increased private market investment in declining, deteriorating and infrastructure deficient neighborhoods.	through 2009-2014 Housing Element planning period Continuous and ongoing through 2009-2014 Housing Element planning period	Business Assistance and Housing Development; Planning Division, Engineering Division, Planning Commission, City Council	The City had a curb, gutter and sidewalk program through the RDA but it was discontinued when the RDA was eliminated. The City completed offsite improvements including curb, gutter, sidewalk and utilities with CDBG funding for both Hillview Ridge I and Hillview Ridge II.
H-1	Coordinate annual workshops with the Oroville Economic Development Corporation and members to identify the housing needs of the employers and the community.	First workshop to be held by December 2011, annually thereafter through 2009-2014 Housing Element period	Planning Division, Business Assistance and Housing Development	The city hosts the State of the City, a cooperative event with OEDCO annually.
I-1	The City of Oroville Redevelopment Agency will purchase abandoned homes, and provide necessary rehabilitation to reduce the number of dilapidated neighborhoods and blighted areas.	Program guidelines will be developed by December 2010, ongoing thereafter 2009-2014	Planning Division, Building Division, Business Assistance and Housing Development	This program has been discontinued. The Oroville RDA was dissolved on February 1, 2012 with the legislature's adoption of and the supreme courts upholding of the dissolution act AB 1x26 and AB 1484.
J-1	Continue regular contact with the California Housing Partnership Corporation (CPHC), the agency that monitors federally funded affordable complexes (at-risk units) and owner notifications of intent to opt-out. Ensure the City is placed on CPHC's email notification list.	Request to be placed on notification list to be made by December 2009, contact CPHC every six (6) months through 2009-2014 Housing Element period	Business Assistance and Housing Development	The City obtains all CPHC notifications through Jean Laurin-Lawrence-VP of Community Development Urban Housing Communities LLC
	The City will continue to pursue State and Federal funding sources such as the HOME, CDBG and Multi-Family Housing Program (MHP) programs to assist at-risk units as they appear. The City shall maintain dialogue with developers and on-site managers and shall continue to be the source for information and technical assistance to potential purchasers and tenants of properties that could potentially convert to market rate. The City will also develop a written strategy outlining how and when the City will act when notified of at-risk units.	In conjunction with public and private development partners, apartment/complex owners/managers, the City shall develop a formal strategy for assisting at risk units by August, 2010, implement strategy through remainder of 2009-2014 Housing Element period	Business Assistance and Housing Development	There were no at-risk units during the 2009-2014 planning period.
	Ensure that all owners and managers of affordable housing are provided with applicable State and federal laws regarding notice to tenants of the owner's desire to	Obtain an all-inclusive list of applicable laws by December 2010; the list	Business Assistance and Housing Development	There were no at-risk units during the 2009-2014 planning period.

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	opt out or prepay. State law requires that owners provide a 12-month notice to tenants.	shall be available in hard copy, available at City Hall, and shall be available on the City's web site		
K-1	Require that all recipients of locally administered housing assistance funds be required to acknowledge their understanding of fair housing law and affirm their commitment to the law.	The City will engage in continuous and long term monitoring of properties in receipt of locally administered housing funds to ensure compliance.	Planning Division, Business Assistance and Housing Development	During the annual monitoring process of multi-family housing, property owners are required to submit their Affirmative Action Plan and acknowledge their understanding of fair housing.
	Under the housing preservation section of the Fair Housing Act, the City will assist lower income households maintain ownership of their properties by working with the tax collector to forgive or delay payment of property taxes until the home is sold or ownership is transferred. In some instances, such as imminent foreclosure and tax sale, the City may pay the current tax, help the homeowner get a deferment and place a City lien against the home for payment at sale or ownership transfer.	Continuous and ongoing, throughout 2009-2014 Housing Element period	Business Assistance and Housing Development	The City has assisted homeowners in the past using RDA funding, however that funding source is no longer available and HCD will not allow this assistance with HOME or CDBG funding.
	Coordinate and host a regular workshop as a supplement to a tenant/landlord education program to provide information that will educate property owners, managers, and real estate professionals and tenants about the fair housing laws, race and disability discrimination, and familial status protections.	First workshop to be held by December 2010, annually thereafter throughout 2009-2014 Housing Element period	Planning Division, Redevelopment Agency, Business Assistance and Housing Development	Property Management Network Group meets quarterly to provide property managers/owners with fair housing laws, race and disability discrimination and familial status protections Types of additional services include speakers such as: Legal Services of Northern California, Butte County Housing Authority and Board of Realtors.
	Make available information fliers regarding fair housing laws and the process for the resolution of complaints. Download copies of the official complaint forms and make them available with the brochures. Include the telephone numbers of the State Department of Fair Employment and Housing on all public information regarding fair housing. Provide the fliers/brochures in the lobby of City Hall, in the library, community centers, senior centers, local social service offices, real estate offices, mortgage offices, and in the management offices of both low-income and market-rate housing complexes, and on the City's web site.	English language materials already available; list of local translation and interpretation services available December 2010; continuous and ongoing throughout 2009-2014 Housing Element period	Business Assistance and Housing Development	The City obtained Spanish and HMONG fliers through HUD and distributed through the Property Managers Network meeting, provided in lobby of City hall and distributed at various service groups in the community.