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1735 MONTGOMERY STREET • OROVILLE, CALIFORNIA 95965-4897

DEPARTMENT OF BUSINESS ASSISTANCE/HOUSING DEVELOPMENT
TELEPHONE (530) 538-2495 FAX (530) 538-2539

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

Re: Annual Housing Element Progress Report

Enclosed is both the 2008 and 2009 Annual Housing Element Progress Report for the City of Oroville. In the reports, information regarding numbers of housing units constructed reflects the time period between January 1, 2008-December 31, 2008 and January 1, 2009-December 31, 2009.

If you have any questions regarding the provided information, please don't hesitate to contact me at (530) 538-2584 or via email at bergstrandan@cityoforoville.org.

Sincerely,

Amy Bergstrand

Amy Bergstrand
Management Analyst III

Enclosure

ENTERED

SENDER: *COMPLETE THIS SECTION*	*COMPLETE THIS SECTION ON DELIVERY*
■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X Housing & Community Development ☐ Agent ☐ Addressee B. Received by (*Printed Name*) DEC 29 2010 C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No MAILROOM
1. Article Addressed to: Department of Housing Policy Development P.O. Box 952053 Sacramento, CA 94252-2053	3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D. 4. Restricted Delivery? (*Extra Fee*) ☐ Yes
2. Article Number (*Transfer from se* 7008 1140 0002 4296 5766	

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Oroville

Mailing Address: 1735 Montgomery Street
Oroville, CA 95965

Contact Person: Pat Clark Title: Director

Phone: (530) 538-2495 FAX: (530) 538-2539 E-mail: clarkpi@cityoforoville.org

Reporting Period by Calendar Year: from January 1, 2009 to December 31, 2009

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-Jan-09 - 31-Dec-09

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See instructions	Deed Restricted Units See instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
n/a											
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	3	3	0			
(10) Total by income Table A/A3 ► ►			0	0	0	3	3	0			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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

Jurisdiction City of Oroville

Reporting Period 1-Jan-09 - 31-Dec-09

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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet 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	
No. of Units Permitted for **Above Moderate**	1	0	0	0	2	3	

* Note: This field is voluntary

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

Jurisdiction City of Oroville

Reporting Period 1-Jan-09 - 31-Dec-09

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.			2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	403	43	0	0							43	360
	Non-deed restricted		0	0	0								
Low	Deed Restricted	362	29	0	0							29	333
	Non-deed restricted		0	0	0								
Moderate	Deed Restricted	421	0	0	0								406
	Non-deed restricted		15	0	0							15	
Above Moderate		1,177	16	16	3							35	1,142
Total RHNA by COG. Enter allocation number:		2,363											
Total Units ► ► ►			103	16	3							122	2,241
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly 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-Jan-09 - 31-Dec-09

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
SEE ATTACHED SHEET			

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

Jurisdiction City of Oroville

Reporting Period 1-Jan-09 - 31-Dec-09

General Comments:

Table C: Program Implementation Status

PROGRAM	TIMING	STATUS
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: 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. HOME: 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. CalHome: 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.	At each application period as appropriate throughout the 2009-2014 Housing Element period.	CDBG 09/10-$600,000 10/11-$800,000 HOME 09/10-$800,000 10/11-$0 CalHome 09/10-$900,000 10/11-$1,000,000

PROGRAM	TIMING	STATUS
The City shall continue to fund a RDA 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 in assistance per loan.	Continuous and ongoing 2009-2014	09/10-2 10/11-2 thus far
The City shall continue to support the Redevelopment Housing Set-Aside funded Owner Occupied Single Family Rehabilitation Program. The City expects to fund the rehabilitation of approximately 75 units. The City shall also continue to pursue other sources of funding; including State administered HOME funds to offer rehabilitation assistance to homeowners.	Continuous and ongoing 2009-2014	09/10-0 10/11-0
Fund the rehabilitation of approximately 40 units through the Multiple-Family Rehabilitation Program over the course of the Plan period, totaling approximately $45,500 per unit expended through 2014.	Continuous and ongoing 209-2014	09/10-0 10/11-0
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	As developers come to seek information, the planning department explains the various programs available from the City, such as free pre-application process, then refers the developer to the housing department.
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.	Distribution of flyers remains an ongoing program.

PROGRAM	TIMING	STATUS
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; 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 with a goal of seven (7) units per year. This number is dependant upon being funded annually.	Application to be made annually, subject to the State Application cycle	09/10-11 homebuyers assisted for $300,000. 10/11-0 homebuyers assisted, 3 escrows pending to date
The City will continually evaluate the First Time Homebuyers loan amount and/or purchase price limit 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 and/or increase is warranted.	Continuous and ongoing, 2009-2014.	Continuous and ongoing
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	Ongoing Program
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	The Zoning Ordinance Amendment will be completed by August 2010.

PROGRAM	TIMING	STATUS
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	The Zoning Ordinance Amendment will be completed by August 2010.
Partner with homeless service providers in establishing additional short-term beds for all segments of the homeless population. The City will remain engaged with homeless service providers and utilize the municipal authority and resources to assist service providers in meeting their goals for numbers of beds.	Meet with a roundtable of homeless service providers by August 2010 to develop an implementation strategy for carrying out cooperative efforts.	Ongoing Program
The City shall continue to work with the CoC to educate and promote the County's program for homeless foster children to provide assistance in finding suitable properties in the City.	Hold meetings with the CoC annually, the first meeting to be held by December, 2009	Meetings held October 23, 2009 and June 28, 2010
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	The list is up to date and available on the City's website.
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	Ongoing program
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	Ongoing program

PROGRAM	TIMING	STATUS
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 handicapped accessible features.	Zoning Ordinance Amendment to be complete by August 2010	Ongoing program
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, which states 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 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.	Zoning Ordinance Amendment to be complete by August 2010	Ongoing program

PROGRAM	TIMING	STATUS
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	Annual, to be included as part of the Housing Element review submitted to the State, the first review to be conducted by August, 2010	Ongoing Program
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 comply with State law.	Zoning Ordinance Amendment to occur by August 2010, if necessary	Ongoing Program
The City shall annually track their Housing Element implementation progress as part of a General Plan annual report submitted to the Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).	Submit update annually in accordance with State Law schedule for General Plan annual reviews.	2008 and 2009 reports are being submitted this year.
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	Adopted November 2, 2010

PROGRAM	TIMING	STATUS
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	Will be completed by January 31, 2010
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	The model was developed prior to December 2010 and is ongoing. The model will be added to the website by 2010.
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	Ongoing program
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 web site.	Publish first handout by December 2010	Ongoing program

PROGRAM	TIMING	STATUS
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.	First workshop to be held by December 2010, every 2 years thereafter through 2009-2014 Housing Element period	Ongoing program
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.	First update to coincide with completion of 2009-2014 Housing Element update, annually thereafter through Housing Element period	Ongoing program
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.	System of regular updates to be developer by August 2010, updates to be done annually thereafter through 2010-2014 Housing Element period	Ongoing program
The City is adopting a revised Zoning Ordinance in accordance with the City's 2030 General Plan, which includes a new R-4, High Density Zoning District that allows for the development of 20-30 units per acre. To accommodate the remaining RHNA of 693 low-income units, the City shall rezone a total of approximately 35 acres to R-4, 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 purposes of Division 13 of the Public Resources Code.	Reduction in construction costs to support the development of affordable housing, and to create an opportunity for the development of a minimum of 693 units of affordable high density housing for lower income households	Adopted November 2, 2010

PROGRAM	TIMING	STATUS
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	Ongoing program
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	Ongoing Program
Adopt design standards for new construction in the City's downtown historic district, in accordance with the City's 2030 General Plan.	Revise existing design standards or adopt new stand alone design standards for the downtown district by August 2011	Ongoing program
Continually seek Code Enforcement enhancement grants to augment current Code enforcement activities to supplement the graffiti removal program, to fund neighborhood cleanup fairs, and general code enforcement and community beautification efforts. Code Enforcement staff currently consists of one Community Revitalization Economic Development officer (CREDO), 2 (two) community enforcement officers, and one part time assistant.	Annually through the 2009-2014 Housing Element period	The City was awarded a 10/11 CDBG Grant with Code Enforcement being the 10% Set-Aside activity for $80,000.
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, through 2009-2014 Housing Element planning period	Tenant and Landlord training occurs on a quarterly basis. The Neighborhood Watch is active in a few neighborhoods but Code Enforcement is working to establish in new areas.

PROGRAM	TIMING	STATUS
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.	Continuous and ongoing through 2009-2014 Housing Element planning period	Ongoing program
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	Ongoing program
The City's 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	Ongoing program
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	The Director of Business Assistance and Housing Development received updates via email from CPHC.
The City will continue to pursue State and Federal funding sources such as the HOME, CDBG and MHP programs to assist at-risk units as they appear. The City shall maintain dialogue with developers and onsite 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	Ongoing program

PROGRAM	TIMING	STATUS
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 opt-out or prepay. State law requires that owners provide a 12-month notice to tenants.	Develop an all-inclusive list of applicable laws by December 2010; the list shall be available in hard copy, available at City Hall, and shall be available on the City's web site	Ongoing program
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.	Ongoing program
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.	Continuous and ongoing, throughout 2009-2014 Housing Element period	Ongoing program
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	Ongoing program

PROGRAM	TIMING	STATUS
Make available information flyers 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. Why? Only 8.2% of our population is Spanish. We should work with local agencies that provide free translation and interpretation services. Provide the flyers/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	Ongoing program