

PLANNING COMMISSION

Robert Griffith, Chair
Peggy White, Vice Chair
Shirley Benningfield, Commissioner
Candis Woods, Commissioner
Walter Michael Commissioner

CITY PLANNER
Karen Mantele

MINUTE CLERK
Maria Ehorn



201 North Lassen Street
Willows, CA 95988
(530) 934-7041

PLANNING COMMISSION MEETING AGENDA
Wednesday March 15, 2017
7:00 p.m.

1. **Call to Order - 7:00 p.m.**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Agenda Review:** (Requested Changes by Commissioners or Staff?)
5. **Public Comment:** Persons wishing to speak on a matter *not on the agenda* may be heard at this time; however, no action will be taken unless placed on a future agenda. (***Public Comments are generally restricted to three minutes.***)
6. **Approval of Minutes:** Minutes of Planning Commission meeting held February 15, 2017
7. **Public Hearing(s)/New Business**
Annual HCD Housing Element Progress Report for period from January 1, 2016 to December 31, 2016
Commission review/comments
8. **Commission Commentary**
9. **Adjournment**

CERTIFICATION: Pursuant to Government Code § 54954.2 (a), the agenda for this meeting was properly posted on or before March 10, 2017.

A complete agenda packet, including staff reports and back-up information, is available for public inspection during normal work hours at City Hall or the Willows Public Library at 201 North Lassen Street in Willows or on the City's website at www.cityofwillows.org. In compliance with the Americans with Disabilities Act, the City of Willows will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's office 934-7041 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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MINUTES OF THE WILLOWS PLANNING COMMISSION MEETING

WEDNESDAY, FEBRUARY 15, 2017

1. The meeting was called to order at 7:00 pm by Chair White.

2. **PLEDGE OF ALLEGIANCE:**

Commissioner Benningfield led the Pledge of Allegiance.

3. **ROLL CALL:**

Karen Mantele, Planner, Maria Ehorn, Minute Clerk

PRESENT: White, Benningfield, Griffith, Michael

ABSENT: Woods

4. **AGENDA REVIEW:** Chair White asked if there were any changes to the agenda by staff or Commissioners. Staff and Commission had no changes to the agenda.

5. **PUBLIC COMMENT:** Chair White introduced the item. No comments were made.

6. **APPROVAL OF MINUTES:** It was moved by Commissioner Griffith seconded by Commissioner Michael to approve the minutes of December 14, 2016.

AYES: White, Benningfield, Griffith, Michael

NOES: None

ABSENT: Woods

ABSTENTION: None

7. **PUBLIC HEARING(S)/NEW BUSINESS:**

a. Election of Planning Commission Chair and Vice Chair

Chair White nominated Commissioner Griffith for Chair and Commissioner Benningfield nominated Chair White for Vice Chair. Nominations were closed and a vote was taken to approve the nominations.

AYES: White, Benningfield, Griffith, Michael

NOES: None

ABSENT: Woods

ABSTENTION: None

New Chair Griffith then chaired the meeting.

b. 6-month review of 2016 Use Permit/Design Review (File# UP-16-05 & DR-16-07) for Thunderhill Grill & Catering Mobile Food Truck

Central Commercial zone/222 W. Sycamore Street/APN: 002-172-006

Chair Griffith introduced the agenda item. Ms. Mantele presented the agenda report to the commission. Ms. Mantele stated she had contacted the applicant regarding continuing with the business. The applicant informed staff that they will not be using the downtown lot and were going to abandon the project at that location. The applicant did want to thank the board for all the help and support for the project. It was the consensus of the commission that the Use Permit/Design Review will be discontinued and that staff will inform the applicant of such.

c. Use Permit (File # UP-17-01) Applicant/Owner: Randal Toews/Dean Stoullil Trs, etal.

Assessor's Parcel Numbers 001-360-001 (portions of) & -002/200 County Rd. G/General Commercial/Light Industrial Zone/Commercial Industrial Combing Land Use Designation/Establish an outdoor sales/display business.

Chair Griffith introduced the agenda item. Ms. Mantele presented the agenda report to the Commission. A short discussion was had among the commissioners and staff regarding parking spaces and amount of inventory. Mr. Toews was in attendance and spoke stating there will be approximately 10 – 15 buildings in inventory on the lot at any given time.

Chair Griffith opened the public hearing. Hearing no comments, Chair Griffith closed the public hearing.

8. COMMISSION COMMENTARY:

- a. Interim City Manager, Wayne Peabody, spoke regarding setting the joint meeting between the Planning Commission and City Council. Discussion was held regarding several dates and it was the consensus of the Commission that Wednesday, April 5, 2017 at 5:30 pm would be fine. Mr. Peabody stated there will be 2 items for discussion. The cannabis dispensary ordinance and the special development permit ordinance.
- b. Ms. Mantele stated the next Planning Commission meeting will be March 15, 2017 if there is something to present.
- c. Commissioner Michael spoke about the stormy weather.
- d. Ms. Mantele stated that Commissioners Michael and Griffith will be attending a planning commission seminar.

ADJOURNMENT: Meeting adjourned at approximately 8:27pm.

ROBERT GRIFFITH – Chair

Maria Ehorn – Minute Clerk

Planning Commission Agenda Report

March 15, 2017

Project: **General Plan Annual Progress Report**
A review and discussion regarding the City of Willows General Plan Year End Review for period from January 1, 2016 to December 31, 2016

Project Location: **City Wide**

Environmental: **This General Plan Report is not a project but a reporting document, and does not create or alter policy and therefore is not subject to the California Environmental Quality Act (CEQA) per Section 15306**

Project Description:

The preparation of a General Plan Annual Progress Report (APR) per Government Code Section 65400, reports the efforts within the Housing Element that remove governmental constraints to the maintenance, improvement, and development of housing, and the status of implementation of these programs. Additionally the APR includes the RHNA numbers and where the City stands with meeting these numbers. *(The current RHNA planning period covers from January 1, 2014 to June 30, 2019).*

Analysis:

The 2014-2019 Housing Element was adopted by the City Council on January 13, 2015. The Element was forwarded to the State Department of Housing and Community Development (HCD) for final review and approval. The Element was certified as adequate by the State Department of Housing and Community Development (HCD) on April 16, 2015. The City now has an adopted and certified updated Housing Element which outlines the City's plan to meet the Regional Housing Needs Allocation for the anticipated future housing needs for all income groups.

The City adopted its General Plan in 1981 and has not updated the General Plan since, other than a major revision to the Land Use Element in 1987 with the annexation of land, and some revisions to the Element and Land Use Map in 2000, and updated Housing Elements in 2005, and 2010.

The current Housing Element outlines the City's plan to meet the Regional Housing Needs Allocation (RHNA), which identifies existing and projected housing needs for all income groups. RHNA figures are prepared by the regional council of governments (*Glenn County for Willows*) based upon information provided by the State Department of Housing and Community Development (HCD). The following figures prescribe how many housing units the City of Willows must plan for at varying levels of affordability between the years of 2014 to 2019, broken into those income categories.

Household Income Level	Units	Percentage
Extremely low	7	11.1
Very Low	8	12.7
Low	11	17.5
Moderate	11	17.5
Above Moderate	26	4.3
TOTAL	63	100%

Submitted by:

Karen Mantele
Principal Planner

Attachments:

1. State General Plan Annual Element Progress report forms
2. List of 2014-2019 Housing Element Programs

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

Jurisdiction: City of Valley
Reporting Period: 1/1/2013 - 2/28/2016

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65553.1(c)(1)**

*2009-2008 Units that are included in the table below were a violation of the building code that was made illegal, preserved or acquired under the code. The units are included in the table below and are reported in the GC Section 65553.1(c)(1)

Activity Type	Modifiable or Protected Income					Total Units
	Excluded Low Income	Very Low Income	Low Income	Total Units	Total Units	
1) Rehabilitation Activity					0	0
2) Preservation of Units At Risk					0	0
3) Acquisition of Units					0	0
4) Total Units by Income	0	0	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)**

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

- Note: This field is voluntary

LIST OF HOUSING ELEMENT PROGRAMS

2014-2019 Housing Element City of Willow
 2017 – status of programs

A Program is an action or procedure that carries out the goals and policies of the Housing Element.

PROGRAM	TIMEFRAME	STATUS
<p>Program HD-1.1.1: Continue to monitor the available residential land in the city to ensure adequate sites are available for the development of housing. The City will consider partnering with a developer interested in developing affordable housing and/or housing for seniors or persons with disabilities, to provide financial assistance (as funding is available)</p>	<p>As developer's approach the City and as funding is available</p>	<p>City staff has met with affordable housing developers this year. Approval for a 24 unit affordable complex was granted this year.</p>
<p>Program HD-1.1.2 Work in close cooperation with Glenn County to ensure the orderly development of unincorporated lands adjacent to the city and the consistency of land use policies and development standards in those areas</p>	<p>The City will meet with County staff on an as-needed basis when future annexations are proposed</p>	<p>No annexations have been proposed</p>
<p>Program HD-1.1.3: Revise the Zoning Ordinance to provide consistency with the General Plan densities by reviewing the 14 dwelling unit per acre maximum in the density established in the R-2 and R-P zoning districts. In the interim, between Housing Element adoption and the revision of the Zoning Ordinance, the City shall allow a density of 16-30 units in the R-2 and R-P zoning districts in order to be consistent with the General Plan densities for those corresponding land use designations. Additionally, the City will continue to review the General Plan and Zoning Ordinance for consistency on an annual basis as required by state law.</p>	<p>Revisions of Zoning Ordinance by October 2015. Review General Plan and Zoning Ordinance for internal consistency annually</p>	<p>Zoning Ordinance revisions completed in 2015. The City will continue to review the General Plan and Zoning Ordinance for consistency on an annual basis.</p>
<p>Program HD-1.2.1: The City Planning Commission will meet at least twice during the 2014-2019 planning period to review the City zoning map and land use map with consideration of meeting future housing needs. Work in close cooperation with Glenn County to ensure the orderly development of unincorporated lands adjacent to the city and the consistency of land use policies and development standards in those areas. The City will</p>	<p>Attend monthly meetings and review the zoning and land use maps twice during the planning period</p>	<p>Staff has met with Planning Commission to discuss zoning map or land use map. Anticipate discussing this year.</p>

<p>senior citizens. According to this survey, Willows could support a small project that provides a continuum of care, with a combination of independent housing, assisted living, and nursing care. The City will consider providing incentives to landlords to provide housing and care choices for seniors of all income levels and levels of independence. Possible incentives may include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding.</p>	<p>show interest in developing senior housing</p>	<p>developers have come before the City to propose senior housing.</p>
<p>Program III-1.4.5: Continue to work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state, and federal governments by developing and informational brochures disseminating housing opportunities in the City and providing this information at City Hall and City Planning Department. In addition, as appropriate, the City will apply for or support others' applications for funding under state and federal programs designated specifically for special needs groups.</p>	<p>Continue to allow the development of housing for the special needs population in Willows. Apply for at least two funding opportunities to address those with special needs during the planning period. Develop informational brochure by June 2015.</p>	<p>The City continues to work with developers to bring more special housing needs to the City. The Planning Commission approved a 24 unit multi-family affordable housing complex this year. An informational brochure to promote all forms of housing opportunities has not been prepared yet.</p>
<p>Program III-1.4.6: Encourage the development of housing affordable to extremely low-income households by continuing to work with the private sector, acquire agencies, and to secure funds through state and federal programs for development of new lower-income housing and rehabilitation of existing lower income households. The City will monitor the need for housing for extremely low-income households and evaluate opportunities for funding of these households annually. As funding becomes available, the City will prioritize a portion of the funds to encourage the development of housing (i.e., SROs) for extremely low-income households. In addition, the</p>	<p>Monitor the need for housing for extremely low-income households by June 2015, and annually thereafter. Prioritize a portion of the funds, based on the monitoring analysis, as funding is available</p>	<p>The City encourages development of affordable housing and will continue to seek funding to support this issue. The City continues to monitor the housing needs for extremely low income households through requests for this type of housing. The City has not received any requests or inquiries for SRO's within the City.</p>

<p>Program RC-1.3.1: In order to fully comply with SUI 2 (Crestline), amend the Zoning Ordinance to allow transitional and supportive housing in all zones allowing residential uses and require no conditions other than those conditions identified for residential uses in those zones.</p>	<p>Amend Zoning Ordinance by June 2015</p>	<p>Completed in 2015</p>
<p>Program RC-1.3.2: In order to comply with state housing law, amend the Zoning Ordinance to remove any references limiting household sizes for the definition of "Family".</p>	<p>Amend Zoning Ordinance by June 2015</p>	<p>Completed in 2015</p>
<p>Program EO-1.1.1: In coordination with the Glenn County Human Resource Agency, establish an Equal Housing Opportunity Program. This program will disperse information on fair housing laws, refer tenant complaints on discrimination, and act as a tenant advocacy organization. The information will be distributed to and displayed at City Hall, the Glenn County Human Resource Agency, local community and senior centers, the Glenn County Public Works Department and the public library in Willow. Translators for Hmong, Laotian, and Spanish languages are available to City staff if needed.</p>	<p>Establish Equal Housing Opportunity Program by December 2015</p>	<p><i>An informational program has not yet been established. Staff anticipates completion of the information by the end of the year and will be distributed and displayed for the public.</i></p>

2014-2019 Housing Element/City of Willows
2017 – status of programs

A Program is an action or procedure that carries out the goals and policies of the Housing Element.

PROGRAM	TIMEFRAME	STATUS
<p>Program HD-1.1.1: Continue to monitor the available residential land in the city to ensure adequate sites are available for the development of housing. The City will consider partnering with a developer interested in developing affordable housing and/or housing for seniors or persons with disabilities, to provide financial assistance (as funding is available)</p>	<p>As developers approach the City and as funding is available</p>	<p>City staff has met with affordable housing developers this year. Approval for a 24 unit MF apt complex was granted this year.</p>
<p>Program HD-1.1.2 Work in close cooperation with Glenn County to ensure the orderly development of unincorporated lands adjacent to the city and the consistency of land use policies and development standards in those areas.</p>	<p>The City will meet with County staff on an as-needed basis when future annexations are proposed</p>	<p>No annexations have been proposed</p>
<p>Program HD-1.1.3: Revise the Zoning Ordinance to provide consistency with the General Plan residential densities by removing the 14 dwelling unit per acre maximum in the density established in the R-3 and R-P zoning districts. In the interim, between Housing Element adoption and the revision of the Zoning Ordinance, the City shall allow a density of 16-30 units in the R-3 and R-P zoning districts in order to be consistent with the General Plan densities for those corresponding land use designations. Additionally, the City will continue to review the General Plan and Zoning Ordinance for consistency on an annual basis as required by state law.</p>	<p>Revisions of Zoning Ordinance by October 2015, Review General Plan and Zoning Ordinance for internal consistency annually</p>	<p>Zoning Ordinance revisions Completed in 2015. The City will continue to review the General Plan and Zoning Ordinance for consistency on an annual basis.</p>
<p>Program HD-1.2.1: The City Planning Commission will meet at least twice during the 2014–2019 planning period to review the City zoning map and land use map with consideration of meeting future housing needs. Work in close cooperation with Glenn County to ensure the orderly development of unincorporated lands adjacent to the city and the consistency of land use policies and development standards in those areas. The City will</p>	<p>Attend monthly meetings and review the zoning and land use maps twice during the planning period</p>	<p>Staff has not met with Planning Commission to discuss zoning map or land use map. Anticipate discussing this year.</p>

<p>continue to participate in the monthly joint meetings of the Glenn County Board of Supervisors and the two City Councils</p> <p>Program HD-1.3.1: The City's architectural design review process applies to all zoning districts in the city. Two specific areas of the city have overlay design guidelines, the "Historic Downtown" and "Wood Street." There guidelines are used to preserve historic design characteristics and guide future design to create buildings worth preserving. The City will continue to offer pre-application consultations for interested developers and make available public information handouts for each entitlement</p>	<p>Ongoing, as projects are processed through the Planning Department</p>	<p>Public information handouts for Design Review are made available to prospective developers as well as other entitlements</p>
<p>Program HD-1.4.1: Assist in the development of affordable housing by continuing to work with entities such as Self-Help Housing and CHIP Housing in support of the application for funds and the identification of appropriate sites for potential development of units affordable to extremely low-, very low-, and low-income households. Grants that the City will apply for (when available) in the future include HOME and CDBG General Allocation funds</p>	<p>Annually apply for funds as NOFAs are released</p>	<p>City staff has met with affordable housing developers this year. Approval for a 24 unit MF apt complex was granted this year.</p>
<p>Program HD-1.4.2: Continue to support the emergency housing program operated by the Glenn County Human Resource Agency, which provides emergency shelter for all Glenn County residents provided certain requirements are met, and support the provision of transitional housing. The City will continue to facilitate coordination between city residents in need and the services provided through the County program. Specifically, persons needing emergency shelter are provided contact information for the County Office of Emergency Services.</p>	<p>Ongoing, 2014–2019.</p>	<p>The City works in conjunction with the County of Glenn HR department regarding requests for emergency shelter or transitional housing. The City has not had any requests nor has the county of Glenn.</p>
<p>Program HD-1.4.3: Expand homeownership opportunities for very low- and low-income and first-time homebuyers through the use of CDBG General Allocation funds as they become available</p>	<p>Apply for CDBG allocations annually</p>	<p>As housing funds become available they will be made public</p>
<p>Program HD-1.4.4: Glenn County recently conducted a senior housing needs assessment to identify the existing and future housing needs of</p>	<p>2014–2019. Offer incentives on an ongoing basis as developers</p>	<p>A 49 unit senior housing complex was completed in 2015 .No new</p>

<p>senior citizens. According to this survey, Willows could support a small project that provides a continuum of care, with a combination of independent housing, assisted living, and memory care. The City will consider providing incentives to builders to provide housing and care choices for seniors of all income levels and levels of independence. Possible incentives may include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding</p> <p>Program HD-1.4.5:</p> <p>Continue to work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state, and federal governments by developing and informational brochures discussing housing opportunities in the City and providing this information at City Hall and City Planning Department. In addition, as appropriate, the City will apply for or support others' applications for funding under state and federal programs designated specifically for special needs groups.</p> <p>Program HD-1.4.6:</p> <p>Encourage the development of housing affordable to extremely low-income households by continuing to work with the private sector, nonprofit agencies, and to secure funds through state and federal programs for development of new lower-income housing and rehabilitation of existing lower-income households. The City will monitor the need for housing for extremely low-income households and evaluate opportunities for funding of these households annually. As funding becomes available, the City will prioritize a portion of the funds to encourage the development of housing (i.e., SROs) for extremely low-income households. In addition, the</p>	<p>show interest in developing senior housing</p>	<p>developers have come before the City to propose senior housing..</p>
<p>Continue to allow the development of housing for the special needs population in Willows. Apply for at least two funding opportunities to address those with special needs during the planning period. Develop informational brochure by June 2015</p>	<p>Continue to allow the development of housing for the special needs population in Willows. Apply for at least two funding opportunities to address those with special needs during the planning period. Develop informational brochure by June 2015</p>	<p>The City continues to work with developers to bring about special housing needs to the City. The Planning Commission approved a 24 unit multi-family affordable housing complex this year. An informational brochure to promote all forms of housing opportunities has not been produced yet.</p>
<p>Monitor the need for housing for extremely low-income households by June 2015, and annually thereafter. Prioritize a portion of the funds, based on the monitoring analysis, as funding is available</p>	<p>Monitor the need for housing for extremely low-income households by June 2015, and annually thereafter. Prioritize a portion of the funds, based on the monitoring analysis, as funding is available</p>	<p>The City encourages development of affordable housing and will continue to seek funding to support this issue.</p> <p>The City continues to monitor the housing needs for extremely low income households through requests for this type of housing. The City has not received any requests or inquires for SRO's within the City.</p>

<p>City will consider incentives or regulatory concessions to encourage the development of SROs as new development is proposed in the City</p>		
<p>Program EC-1.1.1: Promote and encourage the “weatherization” program administered by the Glenn County Human Resource Agency and funded by Pacific Gas and Electric</p>	<p>Ongoing, 2014–2019, and as funding is available</p>	<p><i>The City works with the Glenn County HRA to administer these programs.</i></p>
<p>Program EC-1.1.2: Continue to support the energy audits free to all homes located within the city limits</p>	<p>Ongoing, 2014–2019, and as funding is available</p>	<p><i>The City supports free energy audits to homes in the City.</i></p>
<p>Program EC-1.2.1: Encourage use of solar energy considerations in new residential construction</p>	<p>Ongoing, 2014–2019, and as projects are processed through the Planning Department</p>	<p><i>The City Building Department has issues numerous solar energy permits for residents within the City.</i></p>
<p>Program MI-1.1.1: Apply for rehabilitation funding as funding becomes available through the CDBG and HOME programs. When funding is obtained, the City will make information regarding the program available at City Hall and at the Glenn County Human Resource Agency</p>	<p>2014–2019. Annually apply for CDBG, HOME, and other state and federal funding</p>	<p><i>The City holds a public informational hearing with the City Council in the spring to inform the residents of CDBG/HOME funding.</i></p>
<p>Program MI-1.2.1: Continue code enforcement of the Housing, Electrical, and Fire Prevention Codes and Health and Safety Regulations by appropriate City departments</p>	<p>Ongoing, 2014–2019</p>	<p><i>The City Building Department enforces all building, electrical and fire codes with all residential permits issued and thereafter inspected.</i></p>
<p>Program RC-1.1.1: Periodically reexamine the Zoning Ordinance (e.g., every two years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations</p>	<p>Biannually, 2014–2019.</p>	<p><i>The City is held to comply with the California Building Codes regarding basic health and safety. Staff will bring forth any ideas for the Zoning Ordinance to re-examine for possible amendments to reduce housing construction costs.</i></p>
<p>Program RC-1.2.1: Survey other cities in the Glenn County area to ensure that local development fees do not become a constraint on housing production</p>	<p>Survey by December 2016</p>	<p><i>A survey has not been conducted yet; however anticipate within two months to be completed..</i></p>

<p>Program RC-1.3.1: In order to fully comply with SB 2 (Cedillo), amend the Zoning Ordinance to allow transitional and supportive housing in all zones allowing residential uses and require no conditions other than those conditions identified for residential uses in those zones</p>	<p>Amend Zoning Ordinance by June 2015</p>	<p>Completed in 2015</p>
<p>Program RC-1.3.2: In order to comply with state housing law, amend the Zoning Ordinance to remove any references limiting household sizes for the definition of "Family"</p>	<p>Amend Zoning Ordinance by June 2015</p>	<p>Completed in 2015</p>
<p>Program EO-1.1.1: In coordination with the Glenn County Human Resource Agency, establish an Equal Housing Opportunity Program. This program will disperse information on fair housing laws, refer tenant complaints on discrimination, and act as a tenant advocacy organization. The information will be distributed to and displayed at City Hall, the Glenn County Human Resource Agency, local community and senior centers, the Glenn County Public Works Department, and the public library in Willows. Translators for Hmong, Laotian, and Spanish languages are available to City staff if needed.</p>	<p>Establish Equal Housing Opportunity Program by December 2015</p>	<p><i>An informational program has not yet been established. Staff anticipates completion of the information by the end of the year and will be distributed and displayed for the public.</i></p>