CITY OF UKIAH
Department of Planning & Community Development
300 Seminary Avenue, Ukiah, CA 95482
www.cityofukiah.com

HOUSING ... DEVELOPMENT, HCD
APR 04 2008

March 31, 2008

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

Dear Sir/Madam:

Attached please find the City of Ukiah's Annual Housing Element Progress Reports for the years 2004-2007.

Contact Person: Charley Stump, Director Planning and Community Development
Mailing Address: City of Ukiah, 300 Seminary Road, Ukiah, CA 95482
Phone: (707) 463-6219; Fax (707) 463-6204
E-mail: cstump@cityofukiah.com

Reporting Period by Calendar Years: from January 2004 - December 2004
January 2005 - December 2005
January 2006 - December 2006
January 2007 - December 2007

If you have any questions please feel free to contact me at the address and phone number above.

Sincerely,

Charley Stump, Director
Planning and Community Development

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Ukiah

Reporting Period January 2004 – December 2007

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units 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	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	Assistance Programs For Each Development	Deed Restricted Units	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		See Instructions	See Instructions	
January 2004-December 2004										
Raitt/Holmes	5 +	R		5			5	RDA	Yes	
Brookside-Marlene	2-4	R	4	4			8	RDA	Yes	
January 2005- December 2007										
Ford Street	2-4	R		8			8	RDA	Yes	
(9) Total of Above Moderate from Table A2 ► ► ► ► ► ►							55			
(10) Total by income units (Field 5) Table A ► ► ►			0	17	0	0	21			

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Ukiah

Reporting Period January 2004 – December 2006

Table A2

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

	Single Family	2-4 Units	5+ Units	Second Unit	Mobile Homes	Total
January 2004- December 2004						
No. of Units Permitted for **Above Moderate**	2	0	10	2		14
January 2005- December 2005						
No. of Units Permitted for **Above Moderate**	6	7	0	3		16
January 2006- December 2006						
No. of Units Permitted for **Above Moderate**	14	1	0	3		18
January 2007- December 2007						
No. of Units Permitted for **Above Moderate**	5	2	0	0		7

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Ukiah

Reporting Period December 2004 – January 2007

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.			2000	2001	2002	2003	2004	2005	2006	2007	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		
Very Low	Deed Restricted	131									0	65
	Non-deed restricted				64	2					66	
Low	Deed Restricted	113							8		8	90
	Non-deed restricted		10				5				15	
Moderate	Deed Restricted	101									0	101
	Non-deed restricted										0	
Above Moderate		249	36	52	58	12	9		17	7	191	58
Total RHNA by COG. Enter allocation number:		594	46	52	122	14	14	0	25	7	280	314
Total Units ► ► ►												

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Ukiah

Reporting Period January 2004 – December 2006

Table C

Program Implementation Status

City of Ukiah Housing Element Implementation Progress: *2004-2006*

PBD Planning/Building
RDA Redevelopment Agency
EU Electric Utility
FD Finance Dept
UPD Ukiah Police Dept
CC City Council

	Resp.	Funding	Date	Status
IP-1.1.1 Rehabilitation/Preservation Program: low interest loans for home rehabs- owned or occupied by very-low to moderate-income households.	PBD	CDBG State funds RDA	5/2005	No loans made. Pending Housing Conditions Survey.
IP-1.1.1 Rehabilitation/Preservation Program: Facilitate citizen awareness of rehab loan program by a) pamphlets at City Hall and public library; b) contacting neighborhood groups in older residential areas with this information; and c) continuing building code enforcement with Building Dept.	PBD		5/2005	a/b) Same as above c) City hired code enforcement position in 2006 to increase code compliance.
IP-1.1.2 Housing Condition Survey: assess need for rehab/renovation of the City's existing housing stock/identify target areas where rehabilitation is most needed.	PBD	City	12/2004	
IP-1.1.3 Capital Improvement Program: annual review of the City's CIP- determine capital improvement project priorities to maintain older residential neighborhoods. Verify funding schedule.	PBD	City	Annual-ongoing	

	Resp.	Funding	Date	Status
IP-1.2.1 Mobile Home Park Zoning District: Consider establishing a Mobile Home Park Overlay Zoning District for areas with mobile homes that are not significantly dilapidated and beyond repair.	PBD	City	12/2005	
IP-1.2.2 Mobile Home Park Maintenance: Include mobile home parks in the housing rehabilitation programs specified in IP-1.1.1. Ensure that funds obtained for this purpose include provisions for mobile home park residents.	PBD	CDBG State funds RDA	5/2005	Same as IP-1.1.
IP-1.2.2 Where mobile homes parks are significantly dilapidated and beyond repair their redevelopment with affordable housing units should be encouraged.	PBD		Ongoing	Main Street Village- mobilehome park will be replaced with residential/mixed use, including some affordable units.
IP-1.2.3 Conversion to Ownership: facilitate resident purchase of mobile home parks	PBD	HCD MH Park Resident Ownership Program/ Bonds (CDC)	12/2005	
IP-1.2.4 Earthquake Reinforced Bracing: Consider implementation of Earthquake Reinforced Bracing System for mobile homes and other residential units.	BD	HCD, CDBG, RDA	12/2005	Same as IP-1.1.
IP-1.3.1 Residential Conversions: Amend the Zoning Code – conversion findings	PBD	City	12/2005	Zoning code amendments in progress
IP-1.4.1 Condominium Conversions: Adopt a condominium conversion ordinance if the City's housing stock is threatened by proposals to convert existing rental housing to condominiums.	PBD	City	12/2005	Review with Zoning code amendments. Main Street Apartments: conversion approved 2004; apartments were not income affordable and condos are not income restricted.
IP-1.5.1 Energy Conservation Program: Provide energy conservation and possible low income financial assistance information for public distribution to be distributed through utility bill inserts and at City Hall.	PBD EU	City of Ukiah Electric Utility	3/2005	▪ Home Energy Assistance Program (HEAP) energy costs and weatherization assistance (North Coast Energy Services ▪ Ukiah CARES Program: electric assistance: emergency, senior discount, non-senior discount ▪ Energy Conservation appliance replacement and weatherization rebate program
IP-2.1.1 Infill Sites: Provide copies of the inventory of vacant/underdeveloped land for public distribution.	PBD	City	Ongoing	
IP-2.1.2 Public Transit: Work with public transit providers and developers to encourage housing development located close to public transit facilities.	PBD	City	Ongoing	
IP-2.2.1, 2.2.2, 2.2.3 Inclusionary Housing Ordinance: Adopt an Inclusionary Housing Ordinance that requires below-market rate housing to be included as part of residential projects.	PBD	City	12/2005	
IP-2.3.1, 2.3.2 Housing Impact Fee: Consider working with County on study/adopting a jobs/housing impact fee	PBD	City County	As needed	
IP-2.4.1 Provide Incentives for the Construction of Second Units with New Single Family Development: Adopt incentives for the construction of residential developments to include second dwelling units; continue to allow tandem parking;	PBD	City	12/2005	

	Resp.	Funding	Date	Status
reduced setback requirements; reduced impact fees.				
IP-2.4.2 Subsidize Impact Fees for Affordable Second Dwelling Units: Continue reduced impact fees for second units. Consider requiring second units constructed with significant fee reductions be deed-restricted to require affordability restrictions for no less than 15 years.	PBD	City (RDA- reimburse fee waiver)	3/2005- Review RDA funding priorities	Reduced fees remain in effect.
IP-2.6.1 Zoning and Other Ordinance Amendments: Adopt specified amendments.	PBD	City	12/2005	
IP-2.7.1 Redevelopment Funds: Continue to use 20% Housing Set Aside Funds for affordable housing and conserve/rehabilitate existing housing.	RDA	RDA	Ongoing	Ongoing. RDA has reserved 50% of funds for a large project.
IP-2.7.2: Update Five-Year Implementation Plan: Consider revising RDA budget to allocate a larger amount of funding for affordable housing when the periodic update to the Redevelopment Plan takes place.	RDA	RDA		
IP-2.8.1 Condominiums: Review and potentially revise City's land use regulations - opportunities for new condominium development.	RDA	City	12/2006	
IP-3.1.1 Funding Sources: Promote funding on website/inform developers of sources.	PBD			RDA Programs are online
IP-3.1.1 Apply for housing funds for low-moderate income housing, as staff resources allow.	PBD	Rural Develop-ment Loan, HELP, CDBG, Mortgage Credit Certificates, Mortgage Revenue Bond, Low & No Downpayment		HOME loan 2004- Summercreek Village: 64 apts- 11 low/very low income; CDBG- Recreation/Cultural Center 2003-2005 ($1 M).
IP-3.1.2 Housing Fund: Establish Housing Fund, with contributions from private and public sources, including in-lieu inclusionary housing fees.	PBD FD	City/sources above	2005- establish fund	
IP-3.1.3 Tax-Exempt Financing: require developers using financing to include language allowing HUD Section 8 rental assistance or Housing Voucher Folders HHs to apply for below-market-rate units in the development.	PBD	City/ Developers using tax-exempt revenue bonds	Ongoing	
IP-3.1.4 School Facility Reimbursement: Encourage developers to apply/or require Proposition 1A School Facility Fee Reimbursement Program to be used	PBD	City/ Developers using tax-exempt revenue bonds	Ongoing	**State program terminated.** (Replaced by Proposition 46/ not applicable to City per Cal Housing Finance Agency: (http://www.calhfa.ca.gov/ homeownership/programs/sff.htm)
IP-3.2.1 Additional Housing for Senior Population: reduced parking and other requirements.	PBD	City	12/2005	Zoning code amendments in progress.
IP-3.3.1 Senior Shared Housing Programs: Contact CDC/other regarding Senior Shared Housing Program.	PBD	City apply for funding/Non-profit implement	12/2005	
IP-3.4.1 Density Bonus Regulations: Revise the Zoning Ordinance to comply with Government Code § 65915	PBD	City	12/2005	Zoning code amendments in progress.
IP-3.5.1 Large Families- Grant Funding: Work	PBD	City	3/2005-	

	Resp.	Funding	Date	Status
with a developer to apply for an HCD HOME grant or CDBG grant specifically to accommodate large families.			Apply for grants	
IP-3.6.1 Units for the Physically Disabled: Revise Zoning Ordinance to require at least 10 percent of new residential projects and 20 percent of ground floor apartment and condominium units for residential projects 10 units or larger be accessible for physically disabled persons. Ensure units are barrier-free per ADA	PBD	City	12/2005	Zoning code amendments in progress.
IP-3.6.2 Funding Accessibility Improvements: Consider subsidizing renovations and improvements that improve the accessibility to housing for seniors and persons with disabilities.	PBD	RDA Inclusionary funds	Ongoing	
IP-3.6.3 Reasonable Accommodation for Persons with Disabilities: Review land use and building regs- identify constraints/adopt measures to facilitate reasonable accommodations for persons with disabilities. Publicize revisions.	PBD	City	5/2005	ADA Comprehensive Access Plan funded (MCOG) Zoning code amendments in progress.
IP-3.7.1 Emergency and Transitional Housing: Continue Zoning Ordinance provision for emergency and transitional housing facilities as a permitted use right - APN # 002-093-19, Brush Street.	PBD	City	12/2005	Site remains Zoned C-2 which allows homeless facilities as permitted use (with a use permit).
IP-3.7.2 Single Room Occupancy (SRO): Adopt SRO Ordinance that establishes performance standards with regard to fencing, lighting and reduced parking requirements. Allow SRO's with a conditional use permit in the C-1 and C-2 zoning districts.	PBD	City	12/2005	Zoning code amendments in progress.
IP-3.7.3 Establish Reduced Fees for SRO's: Consider reduced fees for SRO's.	PBD	City	12/2005	SROs can be considered special needs housing under reduced fee allowance.
IP-3.7.4 Rental Deposit Guarantee and Revolving Loan Fund: Continue Program to address homelessness.	PBD CDC	RDA	12/2005 if other agency agrees	Ukiah/ Community Centers (UCC) emergency housing loan program (RDA funds)
IP-3.7.5 Ongoing Estimates of the Demand for Emergency Housing: Consult with the Ukiah Police Department and homeless providers to maintain ongoing estimates of demand for emergency housing in City.	PBD	City	Ongoing	
IP-3.7.6 Inter-Agency Cooperation: Continue to work with private, County, and State agencies to provide emergency housing for the homeless.	PBD	City	Ongoing	128 persons homeless prevention loan (2004-2006, SHP funds)
IP-3.8.1 At Risk Units: Continue efforts to keep "at risk" units affordable.	PBD	City	Ongoing	
IP-3.9.1 First Time Home Buyers: Provide lower income first-time home buyers with secondary mortgage financing.	PBD FD	RDA	Ongoing	Gap in dwelling prices exceeds ability to provide secondary financing.
IP-3.10.1 Farmworker Housing: Work with County to promote construction of farmworker housing; support funding applications/ technical assistance	PBD	City	Ongoing	

	Resp.	Funding	Date	Status
with development applications/ identify potential sites for farmworker housing.				
IP-3.11.1 Supportive Housing: Promote construction of supportive housing projects in the City.	PBD	City	Ongoing	Plowshares homeless services/community dining room 2005-2007 ($1M CDBG); Assist with Homeless Shelter (RDA funds)
IP-4.1.1 Housing Discrimination: Distribute info on equal housing opportunity laws and the City's equal housing opportunities procedures to the public at City Hall, the public library, social service centers, public transit providers and on the City's website.	PBD	City	12/2005 complete	
IP-4.1.2 Housing Discrimination Complaints: Establish a City procedure for investigating/ handling housing discrimination complaints.	PBD	City	3/2005	
IP-4.1.3 Nondiscrimination Clauses: Add to rental agreements and deed restrictions for housing constructed with City assistance.	PBD	City	Ongoing	
IP-5.1.1: Housing Design Review: Continue to review medium and high density housing development through efficient site development review process to achieve design excellence.	PBD	City	Ongoing	Clara Court, Apple Avenue Townhomes, Shimizu Project (Low Gap), Main Street Village
IP-5.2.1: Neighborhood Character: Design review process to consider new medium and high density residential development compatibility with community character.	PBD	City	Ongoing	Same as above; preliminary review of Orr Creek Commons project in County
IP-5.3.1 Mixed Use in the Commercial Districts: Revise Zoning for C-N, C-1 and C-2 / mixed uses without conditional use permit approval.	PBD	City	12/2005	Zoning code amendment in progress.
IP-5.4.1, 5.4.2 Allow Live/Work Units: Revise Zoning for live/work with permitted industrial use in M subject to a Conditional Use Permit.	PBD	City	12/2005	Zoning code amendment in progress.
IP-5.5.1 Smart Growth: Consider "Smart Growth" concepts in Zoning Ordinance	PBD	City	12/2005	2006- initiated Downtown-Perkins Street form based project to facilitate smart growth
IP-6.1.1 Workshops: Continue to hold workshops and public hearings to discuss proposed revisions to the City's Housing Element.	PBD	City	Until adoption of Element	Completed 6/2004
IP-6.2.1 Annual Report: Per State law.	PBD	City	Annually with CIP review	
IP-6.2.2 Financing Housing Element Updates: Consider AB 2963 fee to maintain Housing Element.	PBD CC	City	2004/05	General Plan Maintenance Fee Adopted 2005

City of Ukiah Housing Element Implementation Progress- *2007*

PBD Planning/Building
RDA Redevelopment Agency
EU Electric Utility
FD Finance Dept
UPD Ukiah Police Dept
CC City Council

City of Ukiah Housing Element Implementation Progress –2007

	Resp.	Funding	Date	Status
IP-1.1.1 Rehabilitation/Preservation Program: low interest loans for home rehabs- owned or occupied by very-low to moderate-income households.	PBD	CDBG State funds RDA	5/2005	No loans made. Reviewed finding options with Low and Moderate Income Housing Committee 5/9/07; fund after Housing Conditions Survey (conducted in 12/07).
IP-1.1.1 Rehabilitation/Preservation Program: Facilitate citizen awareness of rehab loan program by a) pamphlets at City Hall and public library; b) contacting neighborhood groups in older residential areas with this information; and c) continuing building code enforcement with Building Dept.	PBD		5/2005	a/b) Same as for IP-1.1.1 c) Code enforcement neighbourhood enhancement program initiated in 2007.
IP-1.1.2 Housing Condition Survey: assess need for rehab/renovation of the City's existing housing stock/identify target areas where rehabilitation is most needed.	PBD	City	12/2004	Funded by RDA 06/07; survey conducted 12/07 (draft Housing Conditions Survey delivered to City 02/08).
IP-1.1.3 Capital Improvement Program: annual review of the City's CIP- determine capital improvement project priorities to maintain older residential neighborhoods. Verify funding schedule.	PBD	City	Annual-ongoing	Sewer lateral testing program 2007 (private funding) ADA ramps program funded 2007. Citywide drainage study funded 2007. ADA Comprehensive Access Plan funded 2007.
IP-1.2.1 Mobile Home Park Zoning District: Consider establishing a Mobile Home Park Overlay Zoning District for areas with mobile homes that are not significantly dilapidated and beyond repair.	PBD	City	12/2005	6/07: Staff evaluation of issue; no action taken.
IP-1.2.2 Mobile Home Park Maintenance: Include mobile home parks in the housing rehabilitation programs specified in IP-1.1.1. Ensure that funds obtained for this purpose include provisions for mobile home park residents.	PBD	CDBG State funds RDA	5/2005	Reviewed finding options with Low and Moderate Income Housing Committee 5/9/07; fund after Housing Conditions Survey conducted in 12/07. (CDBG application 2008)
IP-1.2.2 Where mobile homes parks are significantly dilapidated and beyond repair their redevelopment with affordable housing units should be encouraged.	PBD		Ongoing	One project, Main Street Village replaces existing MH park.
IP-1.2.3 Conversion to Ownership: facilitate resident purchase of mobile home parks	PBD	HCD MH Park Resident Ownership Program/ Bonds (CDC)	12/2005	Reviewed with Low and Moderate Income Housing Committee 5/9/07. Contact park owners.
IP-1.2.4 Earthquake Reinforced Bracing: Consider implementation of Earthquake Reinforced	BD	HCD, CDBG, RDA	12/2005	Reviewed with Low and Moderate Income Housing Committee 5/9/07; fund following Housing Conditions

	Resp.	Funding	Date	Status
Bracing System for mobile homes and other residential units - Ca. Code of Regulations, Title 25, Chapter 2, Article 7.5 http://www.hcd.ca.gov/codes/mp/articles/MP_Article_7-5.pdf				Survey. Building Inspector estimates $2000 per unit plus State fees. (CDBG application 2008)
IP-1.3.1 Residential Conversions: Amend the Zoning Code – conversion findings	PBD	City	12/2005	Zoning code amendments in progress
IP-1.4.1 Condominium Conversions: Adopt a condominium conversion ordinance if the City's housing stock is threatened by proposals to convert existing rental housing to condominiums.	PBD	City	12/2005	Review with Zoning code amendments. Main Street Apartments: Conversion process begun in 2004 completed in 2007.
IP-1.5.1 Energy Conservation Program: Provide energy conservation and possible low income financial assistance information for public distribution to be distributed through utility bill inserts and at City Hall.	PBD EU	City of Ukiah Electric Utility	3/2005	▪ Home Energy Assistance Program (HEAP) energy costs and weatherization assistance (North Coast Energy Services ▪ Ukiah CARES Program: electric assistance: emergency, senior discount, non-senior discount ▪ Energy Conservation appliance replacement and weatherization rebate program
IP-2.1.1 Infill Sites: Provide copies of the inventory of vacant/underdeveloped land for public distribution.	PBD	City	Ongoing	Inventory available and updated 2007.
IP-2.1.2 Public Transit: Work with public transit providers and developers to encourage housing development located close to public transit facilities.	PBD	City	Ongoing	Apartments in downtown area and along Clara/Orchard Avenue Apartments on or close to transit route. Form based zoning process initiated in 2007 facilitates residential development downtown near transit.
IP-2.2.1, 2.2.2, 2.2.3 Inclusionary Housing Ordinance: Adopt an Inclusionary Housing Ordinance that requires below-market rate housing to be included as part of residential projects.	PBD	City	12/2005	Schedule discussion with City Council in 2007 City code amendment required. (County Board of Supervisors reviewed a jobs/housing fees study – 1/2007; City of Ft. Bragg is revising their program).
IP-2.3.1, 2.3.2 Housing Impact Fee: Consider working with County on study/adopting a jobs/housing impact fee	PBD	City County	As needed	County Board of Supervisors declined to proceed with program.
IP-2.4.1 Provide Incentives for the Construction of Second Units with New Single Family Development: Adopt incentives for the construction of residential developments to include second dwelling units; continue to allow tandem parking; reduced setback requirements; reduced impact fees.	PBD	City	12/2005	Zoning code amendments in progress.
IP-2.4.2 Subsidize Impact Fees for Affordable Second Dwelling Units: Continue reduced impact fees for second units. Consider requiring second units constructed with significant fee reductions be deed-restricted to require affordability restrictions for no less than 15 years.	PBD	City (RDA-reimburse fee waiver)	3/2005-Review RDA funding priorities	Reduced fees remain in effect. Zoning code amendments- consider restrictions if deed restricted for affordability (no cases implemented occurred to date.)
IP-2.6.1 Zoning and Other Ordinance Amendments: Adopt specified amendments.	PBD	City	12/2005	Zoning code amendments in progress.
IP-2.7.1 Redevelopment Funds: Continue to use 20% Housing Set Aside Funds for affordable housing and conserve/rehabilitate existing housing.	RDA	RDA	Ongoing	Ongoing. RDA has reserved 50% of funds for a large project.
IP-2.7.2: Update Five-Year Implementation Plan: Consider revising RDA budget to allocate a larger amount of funding for affordable housing when the	RDA	RDA	Review with Redevelop	Reviewed with Low and Moderate Income Housing Committee 5/9/07; RDA considered and declined to increase affordable housing funding in 2007.

	Resp.	Funding	Date	Status
periodic update to the Redevelopment Plan takes place.			ment Plan update	
IP-2.8.1 Condominiums: Review and potentially revise City's land use regulations - opportunities for new condominium development.	RDA	City	12/2006	Draft form-based zoning would facilitate high density residential development.
IP-3.1.1 Funding Sources: Promote funding on website/inform developers of sources.	PBD			RDA Programs are online
IP-3.1.1 Apply for housing funds for low-moderate income housing, as staff resources allow.	PBD	Rural Develop-ment Loan, HELP, CDBG, Mortgage Credit Certificates, Mortgage Revenue Bond, Low and No Downpayment		HOME loan 2004- Summercreek Village: 64 apts- 11 low/very low income; CDBG- Recreation/Cultural Center 2003-2005 ($1 M); CDBG application with next NOFA (2008)
IP-3.1.2 Housing Fund: Establish Housing Fund, with contributions from private and public sources, including in-lieu inclusionary housing fees.	PBD FD	City/sources above	2005- establish fund	No action.
IP-3.1.3 Tax-Exempt Financing: require developers using financing to include language allowing HUD Section 8 rental assistance or Housing Voucher Folders HHs to apply for below-market-rate units in the development.	PBD	City/ Developers using tax-exempt revenue bonds	Ongoing	2007- Ongoing/notice sent to City Attorney to continue action.
IP-3.1.4 School Facility Reimbursement: Encourage developers to apply/or require Proposition 1A School Facility Fee Reimbursement Program to be used	PBD	City/ Developers using tax-exempt revenue bonds	Ongoing	**State program terminated.** (Replaced by Proposition 46/ not applicable to City per Cal Housing Finance Agency: (http://www.calhfa.ca.gov/ homeownership/programs/sff.htm)
IP-3.2.1 Additional Housing for Senior Population: reduced parking and other requirements.	PBD	City	12/2005	Zoning code amendments in progress.
IP-3.3.1 Senior Shared Housing Programs: Contact CDC/other regarding Senior Shared Housing Program.	PBD	City apply for funding/Non-profit implement	12/2005	Reviewed with Low and Moderate Income Housing Committee 5/9/07.
IP-3.4.1 Density Bonus Regulations: Revise the Zoning Ordinance to comply with Government Code § 65915	PBD	City	12/2005	Zoning code amendments in progress.
IP-3.5.1 Large Families- Grant Funding: Work with a developer to apply for an HCD HOME grant or CDBG grant specifically to accommodate large families.	PBD	City	3/2005- Apply for grants	Reviewed with Low and Moderate Income Housing Committee 5/9/07
IP-3.6.1 Units for the Physically Disabled: Revise Zoning Ordinance to require at least 10 percent of new residential projects and 20 percent of ground floor apartment and condominium units for residential projects 10 units or larger be accessible for physically disabled persons. Ensure units are barrier-free per ADA	PBD	City	12/2005	Zoning code amendments in progress.
IP-3.6.2 Funding Accessibility Improvements: Consider subsidizing renovations and improvements that improve the accessibility to housing for seniors and persons with disabilities.	PBD	RDA Inclusionary funds	Ongoing	(CDBG application 2008)
IP-3.6.3 Reasonable Accommodation for	PBD	City	5/2005	Zoning code amendments in progress.

	Resp.	Funding	Date	Status
Persons with Disabilities: Review land use and building regs- identify constraints/adopt measures to facilitate reasonable accommodations for persons with disabilities. Publicize revisions.				Universal design brochures – 2007- County Health Services Council brochures maintained at City planning counter
IP-3.7.1 Emergency and Transitional Housing: Continue Zoning Ordinance provision for emergency and transitional housing facilities as a permitted use right - APN # 002-093-19, Brush Street.	PBD	City	12/2005	Site remains Zoned C-2 which allows homeless facilities as permitted use (with a use permit).
IP-3.7.2 Single Room Occupancy (SRO): Adopt SRO Ordinance that establishes performance standards with regard to fencing, lighting and reduced parking requirements. Allow SRO's with a conditional use permit in the C-1 and C-2 zoning districts.	PBD	City	12/2005	Research reveals the city adopted an SRO ordinance in 1992; it appears to have been inadvertently amended out of the code; resolve status of ordinance.
IP-3.7.3 Establish Reduced Fees for SRO's: Consider reduced fees for SRO's.	PBD	City	12/2005	SROs can be considered special needs housing under reduced fee allowance.
IP-3.7.4 Rental Deposit Guarantee and Revolving Loan Fund: Continue Program to address homelessness.	PBD CDC	RDA	12/2005 if other agency agrees	Ukiah Community Center (UCC) emergency housing loan program (RDA funding)
IP-3.7.5 Ongoing Estimates of the Demand for Emergency Housing: Consult with the Ukiah Police Department and homeless providers to maintain ongoing estimates of demand for emergency housing in City.	PBD	City	Ongoing	
IP-3.7.6 Inter-Agency Cooperation: Continue to work with private, County, and State agencies to provide emergency housing for the homeless.	PBD	City	Ongoing	
IP-3.8.1 At Risk Units: Continue efforts to keep "at risk" units affordable.	PBD	City	Ongoing	2007- Ukiah Terrace 1: 41 low Income apartments- Tax Credit Application including rehab and ADA (Ukiah Green/Ukiah Green South- remain at risk/remain in USDA program: fate of units pending Class action lawsuit settlement.)
IP-3.9.1 First Time Home Buyers: Provide lower income first-time home buyers with secondary mortgage financing.	PBD FD	RDA	Ongoing	
IP-3.10.1 Farmworker Housing: Work with County to promote construction of farmworker housing; support funding applications/ technical assistance with development applications/ identify potential sites for farmworker housing.	PBD	City	Ongoing	2007: City is working with County on a countywide survey.
IP-3.11.1 Supportive Housing: Promote construction of supportive housing projects in the City.	PBD	City	Ongoing	Plowshares homeless services/community dining room 2005-2007 ($1M CDBG); Assisted with Homeless Shelter (RDA funds)
IP-4.1.1 Housing Discrimination: Distribute info on equal housing opportunity laws and the City's equal housing opportunities procedures to the public at City Hall, the public library, social service centers, public transit providers and on the City's website.	PBD	City	12/2005 complete	4/07: City is working with Legal Services of Northern California
IP-4.1.2 Housing Discrimination Complaints: Establish a City procedure for investigating/ handling	PBD	City	3/2005	4/07: City is working with Legal Services of Northern California

	Resp.	Funding	Date	Status
housing discrimination complaints.				
IP-4.1.3 Nondiscrimination Clauses: Add to rental agreements and deed restrictions for housing constructed with City assistance.	PBD	City	Ongoing	2007: Ongoing/notice sent to City Attorney to continue action.
IP-5.1.1: Housing Design Review: Continue to review medium and high density housing development through efficient site development review process to achieve design excellence.	PBD	City	Ongoing	Main Street Village
IP-5.2.1: Neighborhood Character: Design review process to consider new medium and high density residential development compatibility with community character.	PBD	City	Ongoing	Form-based zoning project will facilitate medium and high density; Design Review Board responsibilities amended to allow review of new construction within Design Review District.
IP-5.3.1 Mixed Use in the Commercial Districts: Revise Zoning for C-N, C-1 and C-2 / mixed uses without conditional use permit approval.	PBD	City	12/2005	Zoning code amendment in progress.
IP-5.4.1, 5.4.2 Allow Live/Work Units: Revise Zoning for live/work with permitted industrial use in M subject to a Conditional Use Permit.	PBD	City	12/2005	Zoning code amendment in progress.
IP-5.5.1 Smart Growth: Consider "Smart Growth" concepts in Zoning Ordinance	PBD	City	12/2005	2007- Downtown-Perkins Street form based project will facilitate smart growth
IP-6.1.1 Workshops: Continue to hold workshops and public hearings to discuss proposed revisions to the City's Housing Element.	PBD	City	Until adoption of Element	**Completed 6/2004**
IP-6.2.1 **Annual Report:** Per State law.	PBD	City	Annually with CIP review	
IP-6.2.2 Financing Housing Element Updates: Consider AB 2963 fee to maintain Housing Element.	PBD CC	City	2004/05	**General Plan Maintenance Fee Adopted 2005**