

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

Jurisdiction	City of Ukiah
Reporting Period	1/1/2010 - 12/31/2010
(11) Total Extremely Low-Income Units*	

* Note: These fields are voluntary

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**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 which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low Income	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity			2	2	GP Program H-1.a - HOME grant 08-HOME-4688 (\$72,940)
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	2	2	

* 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)**

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Jurisdiction City of Ukiah

Reporting Period 1/1/2010 - 12/31/2010

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

* Note: This field is voluntary

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

Jurisdiction City of Ukiah
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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.		2002	2003	2004	2005	2006	7	8	2009	10	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 Non-deed restricted	199	64	2		8				
Low	Deed Restricted Non-deed restricted	65		1	7		1				9	56
Moderate	Deed Restricted Non-deed restricted	120			4	17					21	99
Above Moderate		75	4	8	3	7		4		1	27	48
Total RHNA by COG. Enter allocation number.		459										
Total Units		68	11	3	18	25	5			1	131	328
Remaining Need for RHNA Period												

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

2004 GENERAL PLAN HOUSING ELEMENT IMPLEMENTATION ACCOMPLISHMENTS

City of Ukiah Housing Element Implementation Progress 2004-2008

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

	Resp.	Funding	Date	Status
<p>IP-1.1.1 Rehabilitation/Preservation Program: low interest loans for home rehabs- owned or occupied by very-low to moderate-income households.</p>	PBD	HOME Grant	6/6/2011	<p><u>Progress:</u> In 2008 the City completed a Housing Conditions Survey to determine the scope of a rehab/preservation program. Discussions regarding the program are ongoing.</p> <p>HOME grant secured in 2009 and implemented in 2010-2011. Two low income homes rehabilitated using \$72,940.00.</p> <p><u>Effectiveness:</u> Successful.</p> <p><u>Appropriateness:</u> The City will continue to pursue additional funding for this successful program.</p>
<p>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.</p>	PBD		6/6/2011	<p><u>Progress:</u> Code enforcement neighborhood enhancement program initiated in 2007. HOME grant secured in 2009 for housing rehabilitation program.</p> <p><u>Effectiveness:</u> Very successful.</p> <p><u>Appropriateness:</u> The City has contracted with the local housing authority to implement the housing rehabilitation program and will closely monitor progress.</p>
<p>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.</p>	PBD	City	5/2/2008	<p><u>Progress:</u> The Ukiah Redevelopment Agency funded and completed a Housing Conditions Survey in 2008.</p> <p><u>Effectiveness:</u> Very successful. Program completed.</p> <p><u>Appropriateness:</u> No need to conduct an additional survey in the next five years.</p>

	Resp.	Funding	Date	Status
<p>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.</p>	PBD	City	Annual-ongoing	<p><u>Progress:</u> Sewer lateral testing program 2007 (private funding) ADA ramps program funded 2007. Citywide drainage study funded 2007. ADA Comprehensive Access Plan funded 2007. Clara Ave Street Infrastructure project approved 2008.</p> <p><u>Effectiveness:</u> Very Successful. Major priorities were identified and funded.</p> <p><u>Appropriateness:</u> The City will continue to annually evaluate its capital improvement program to identify special priorities to maintain the City's older neighborhoods.</p>
<p>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.</p>	PBD	City	1/2008	<p><u>Progress:</u> In 2005, a Mobile Home Park overlay zoning district was explored and considered, but not implemented due to the small number of mobile home parks in the City and an apparent lack of need for regulation. However, the City Council adopted a mobile home rent stabilization ordinance in 2010.</p> <p><u>Effectiveness:</u> Successful. While no overlay zone was created, the City has assumed a leadership role to establish a rent stabilization program to ensure the health and vitality of local mobile Home Parks.</p> <p><u>Appropriateness:</u> Appropriate. The City will monitor success.</p>
<p>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.</p>	PBD	HOME Grant RDA	1/2008	<p><u>Progress:</u> Reviewed finding options with Low and Moderate Income Housing Committee 5/9/07; possible funding from 2009 HOME grant housing rehabilitation program.</p> <p><u>Effectiveness:</u> Potentially very Successful</p> <p><u>Appropriateness:</u> Very appropriate. A large number of very low and low income senior citizens live in mobile homes.</p>
<p>IP-1.2.2 Where mobile homes parks are significantly dilapidated and beyond repair their redevelopment with affordable housing units should be encouraged.</p>	PBD		Ongoing	<p><u>Progress:</u> One project (Main Street Village) replaces existing MH park with either student of senior housing.</p> <p><u>Effectiveness:</u> very effective.</p> <p><u>Appropriateness:</u> very appropriate.</p>

	Resp.	Funding	Date	Status
IP-1.2.3 Conversion to Ownership: facilitate resident purchase of mobile home parks	PBD	HCD MH Park Resident Ownership Program/ Bonds (CDC)	Ongoing	<p><u>Progress:</u> Reviewed with Low and Moderate Income Housing Committee 5/9/07. Contact park owners if and when funding becomes available.</p> <p>The majority of mobile homes in the limited number of parks within the City are owner-occupied. However, the City Council worked with some park owners, renters, and legal counsel and adopted a rent stabilization ordinance in 2010.</p> <p><u>Effectiveness:</u> Successful.</p> <p><u>Appropriateness:</u> Appropriate.</p>
IP-1.2.4 Earthquake Reinforced Bracing: Consider implementation of Earthquake Reinforced 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	BD	HCD, CDBG, RDA	2/2008	<p><u>Progress:</u> Reviewed with Low and Moderate Income Housing Committee 5/9/07; potential funding following Housing Conditions Survey. Building Inspector estimates \$2000 per unit plus State fees. (CDBG application 2008)</p> <p><u>Effectiveness:</u> Moderate success.</p> <p><u>Appropriateness:</u> Appropriate.</p>
IP-1.3.1 Residential Conversions: Amend the Zoning Code – conversion findings	PBD	City	7/2008	<p><u>Progress:</u> Zoning code amendments in progress</p> <p><u>Effectiveness:</u> Successful thus far.</p> <p><u>Appropriateness:</u> Appropriate.</p>
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	7/2008	<p><u>Progress:</u> Review with Zoning code amendments.</p> <p>Since 1998, only one condominium conversion project has been proposed in the City limits. The City has concluded that the existing rental housing stock is not threatened by condo conversion proposals.</p> <p><u>Effectiveness:</u> Moderate Success.</p> <p><u>Appropriateness:</u> Undetermined – Ongoing analysis</p>
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	<p><u>Progress:</u></p> <ul style="list-style-type: none"> • 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 <p><u>Effectiveness:</u> Very Successful.</p> <p><u>Appropriateness:</u> Very Appropriate.</p>

	Resp.	Funding	Date	Status
IP-2.1.1 Infill Sites: Provide copies of the inventory of vacant/underdeveloped land for public distribution.	PBD	City	Ongoing	<u>Progress:</u> Inventory available and updated 2009. <u>Effectiveness:</u> Very Successful. Updated Inventory completed. <u>Appropriateness:</u> very Appropriate and Important.
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	<u>Progress:</u> The City routinely communicates with the Mendocino Transit Authority on pre-application review proposals, development permit processing, and long range planning. Approved 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. <u>Effectiveness:</u> Effective. <u>Appropriateness:</u> Appropriate.
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	<u>Progress:</u> The City has performed preliminary work, but has not adopted an inclusionary housing ordinance, due to the lack of vacant land, a lack of subdivision applications, and limited staff and financial resources. <u>Effectiveness:</u> Not effective <u>Appropriateness:</u> Appropriate.
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	<u>Progress:</u> County Board of Supervisors declined to proceed with program. <u>Effectiveness:</u> Not effective <u>Appropriateness:</u> Appropriate.
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	8/2008	<u>Appropriateness:</u> Appropriate. <u>Progress:</u> Zoning code amendments adopted in 2008. <u>Effectiveness:</u> Very Effective. <u>Appropriateness:</u> Very Appropriate.
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	<u>Progress:</u> Reduced planning permit fees remain in effect. Proposed zoning code amendments- consider restrictions if deed restricted for affordability (no cases implemented occurred to date.)

	Resp.	Funding	Date	Status
IP-2.6.1 Zoning and Other Ordinance Amendments: Adopt specified amendments.	PBD	City	12/2008	<u>Progress:</u> Zoning code amendments adopted in 2008. <u>Effectiveness:</u> Very Effective. <u>Appropriateness:</u> Very Appropriate.
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	<u>Progress:</u> Ongoing. RDA has reserved 50% of funds for a large project. RDA funds were used to purchase two sites for affordable senior and student housing. Projects evolving. <u>Effectiveness:</u> Very Effective. <u>Appropriateness:</u> Very Appropriate.
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	2007	<u>Progress:</u> Reviewed with Low and Moderate Income Housing Committee 5/9/07. RDA considered and declined to increase affordable housing funding in 2007. <u>Effectiveness:</u> Not Effective. <u>Appropriateness:</u> Appropriate.
IP-2.8.1 Condominiums: Review and potentially revise City's land use regulations - opportunities for new condominium development.	RDA	City	12/2006	<u>Progress:</u> Draft Downtown form-based zoning would facilitate high density residential development including condominiums. Anticipate August 2011 adoption. <u>Effectiveness:</u> Very Effective. <u>Appropriateness:</u> Very Appropriate.
IP-3.1.1 Funding Sources: Promote funding on website/inform developers of sources.	PBD		2005	<u>Progress:</u> RDA Programs are City website. Routine during discussions with developers. <u>Effectiveness:</u> Very Effective. <u>Appropriateness:</u> Very Appropriate.
IP-3.1.1 Apply for housing funds for low-moderate income housing, as staff resources allow.	PBD	Rural Development Loan, HELP, CDBG, Mortgage Credit Certificates, Mortgage Revenue Bond, Low and No Downpayment	2004	<u>Progress:</u> HOME loan 2004- Summercreek Village: 64 apts- 11 low/very low income; CDBG- Recreation/Cultural Center 2003-2005 (\$1 M). HOME grant secured in 2009 for housing rehabilitation and first time home buyers program. <u>Effectiveness:</u> Very Effective.
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	N/A	<u>Appropriateness:</u> Very Appropriate. <u>Progress:</u> No action. <u>Effectiveness:</u> Not Effective. <u>Appropriateness:</u> Appropriate.

	Resp.	Funding	Date	Status
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	<u>Progress:</u> 2007- Ongoing/notice sent to City Attorney to continue action. <u>Effectiveness:</u> Very Effective. <u>Appropriateness:</u> Very Appropriate.
IP-3.1.4 School Facility Reimbursement: Encourage developers to apply/for require Proposition 1A School Facility Fee Reimbursement Program to be used	PBD	City/ Developers using tax-exempt revenue bonds	Ongoing	<u>Progress:</u> State program ended. (Replaced by Proposition 46/ not applicable to City per Cal Housing Finance Agency: (http://www.calhfa.ca.gov/homeownership/programs/sfi.htm) <u>Effectiveness:</u> N/A <u>Appropriateness:</u> N/A
IP-3.2.1 Additional Housing for Senior Population: reduced parking and other Req.	PBD	City	2005,2008	<u>Progress:</u> Zoning code amendments in progress. City acquired property on Cleveland Lane for possible senior housing project, and on Main Street for student housing. <u>Effectiveness:</u> Very Effective. <u>Appropriateness:</u> Very Appropriate.
IP-3.3.1 Senior Shared Housing Programs: Contact CDC/other regarding Senior Shared Housing Program.	PBD	City apply for funding/Non-profit implement	12/2007	<u>Progress:</u> Reviewed with Low and Moderate Income Housing Committee 5/9/07. <u>Effectiveness:</u> Not effective. <u>Appropriateness:</u> Appropriate.
IP-3.4.1 Density Bonus Regulations: Revise the Zoning Ordinance to comply with Government Code § 65915	PBD	City	2008	<u>Progress:</u> Zoning code amendments in progress. <u>Effectiveness:</u> Moderately Effective. <u>Appropriateness:</u> Appropriate.
IP-3.5.1 Large Families- Grant Funding: Work with a developer to apply for an HCDD HOME grant or CDBG grant specifically to accommodate large families.	PBD	City	3/2007	<u>Progress:</u> Reviewed with Low and Moderate Income Housing Committee 5/9/07. Lack of staff and financial resources. <u>Effectiveness:</u> Not effective. <u>Appropriateness:</u> Appropriate.
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	12/2008	<u>Progress:</u> Zoning code amendments adopted in 2008. <u>Effectiveness:</u> Very Effective. <u>Appropriateness:</u> Very Appropriate.

	Resp.	Funding	Date	Status
<p>IP-3.6.2 Funding Accessibility Improvements: Consider subsidizing renovations and improvements that improve the accessibility to housing for seniors and persons with disabilities.</p>	PBD	RDA	Ongoing	<p><u>Progress:</u> Possible CDBG application in 2012</p> <p><u>Effectiveness:</u> Not Effective.</p> <p><u>Appropriateness:</u> N/A.</p>
<p>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.</p>	PBD	City	12/2008	<p><u>Progress:</u> Zoning code amendments adopted in 2008. Universal design brochures – 2007- County Health Services Council brochures maintained at City planning counter</p> <p><u>Effectiveness:</u> Very Effective.</p> <p><u>Appropriateness:</u> Very Appropriate.</p>
<p>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.</p>	PBD	City	10/2008	<p><u>Progress:</u> The City approved a transitional housing project on APN 002-093-19 and ground was broken for construction in October 2008.</p> <p><u>Effectiveness:</u> Very Effective.</p> <p><u>Appropriateness:</u> Very Appropriate.</p>
<p>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.</p>	PBD	City	12/2005 Ongoing	<p><u>Progress:</u> 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.</p> <p><u>Effectiveness:</u> N/A</p> <p><u>Appropriateness:</u> N/A</p>
<p>IP-3.7.3 Establish Reduced Fees for SRO's: Consider reduced fees for SRO's.</p>	PBD	City	2008	<p><u>Progress:</u> SROs can be considered special needs housing under reduced fee allowance.</p> <p><u>Effectiveness:</u> Very Effective.</p> <p><u>Appropriateness:</u> Very Appropriate.</p>
<p>IP-3.7.4 Rental Deposit Guarantee and Revolving Loan Fund: Continue Program to address homelessness.</p>	PBD CDC	RDA	12/2005	<p><u>Progress:</u> Ukiah Community Center (UCC) emergency housing loan program (RDA funding)</p> <p><u>Effectiveness:</u> Very Effective.</p>
<p>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.</p>	PBD	City	Ongoing	<p><u>Appropriateness:</u> Very Appropriate.</p> <p><u>Progress:</u> Consultation with City Police routine and ongoing.</p> <p><u>Effectiveness:</u> Very Effective.</p> <p><u>Appropriateness:</u> Very Appropriate.</p>

	Resp.	Funding	Date	Status
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	Progress: Consultation with the Ford Street Project, CDC, and RCHDC routine and ongoing. Effectiveness: Very Effective. Appropriateness: Very Appropriate.
IP-3.8.1 At Risk Units: Continue efforts to keep "at risk" units affordable.	PBD	City	Ongoing	Progress: 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) Effectiveness: Very Effective. Appropriateness: Very Appropriate.
IP-3.9.1 First Time Home Buyers: Provide lower income first-time home buyers with secondary mortgage financing.	PBD FD	RDA	Ongoing	Progress: HOME grant received in 2009. Program to be administered by CDC under contract with the City. Effectiveness: Very Effective. Appropriateness: Very Appropriate.
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	Progress: Very low income motel conversion housing project approved by City in 2005 (Super 8). Project caters in part to farmworkers. Project not yet constructed. Effectiveness: Very Effective. Appropriateness: Very Appropriate.
IP-3.11.1 Supportive Housing: Promote construction of supportive housing projects in the City.	PBD	City	Ongoing	Progress: Plowshares homeless services/community dining room 2005-2007 (\$1M CDBG); Assisted with Homeless Shelter (RDA funds). Ford Street transitional housing project approved by the City – ground breaking occurred in 2008. Effectiveness: Very Effective. Appropriateness: Very Appropriate.
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	3/2007	Progress: Discussions with Legal Services of Northern California in 2007. Effectiveness: Marginal Effectiveness due to a lack of staff and financial resources. Appropriateness: Very Appropriate.

	Resp.	Funding	Date	Status
IP-4.1.2 Housing Discrimination Complaints: Establish a City procedure for investigating/ handling housing discrimination complaints.	PBD	City	3/2007	<u>Progress:</u> Discussions with Legal Services of Northern California in 2007. <u>Effectiveness:</u> Marginal Effectiveness due to a lack of staff and financial resources. <u>Appropriateness:</u> Very Appropriate.
IP-4.1.3 Nondiscrimination Clauses: Add to rental agreements and deed restrictions for housing constructed with City assistance.	PBD	City	Ongoing	<u>Progress:</u> Ongoing – Working with City Attorney to ensure language is included in agreements. <u>Effectiveness:</u> Effective. <u>Appropriateness:</u> Very Appropriate.
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	<u>Progress:</u> Design review completed for Main Street Village, Clara Court, Ford Street Transitional Housing, and others. <u>Effectiveness:</u> Effective <u>Appropriateness:</u> Very Appropriate.
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	<u>Progress:</u> 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. <u>Effectiveness:</u> Effective <u>Appropriateness:</u> Very Appropriate.
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	12/2008	<u>Progress:</u> Zoning code amendment in progress. <u>Effectiveness:</u> Marginal Effectiveness due to a lack of staff and financial resources. <u>Appropriateness:</u> Very Appropriate.
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	12/2008	<u>Progress:</u> Zoning code amendment in progress. <u>Effectiveness:</u> Marginal Effectiveness due to a lack of staff and financial resources. <u>Appropriateness:</u> Very Appropriate.
IP-5.5.1 Smart Growth: Consider "Smart Growth" concepts in Zoning Ordinance	PBD	City	2006-2009	<u>Progress:</u> 2007- Downtown-Perkins Street form based project will facilitate smart growth. Expected adoption date is 2011. <u>Effectiveness:</u> Effective <u>Appropriateness:</u> Very Appropriate.

	Resp.	Funding	Date	Status
IP-6.1.1 Workshops: Continue to hold workshops and public hearings to discuss proposed revisions to the City's Housing Element.	PBD	City	Ongoing	<u>Progress:</u> Completed 6/2004 <u>Effectiveness:</u> Very effective <u>Appropriateness:</u> Very Appropriate.
IP-6.2.1 Annual Report: Per State law.	PBD	City	Annually with CIP review	<u>Progress:</u> 2004-2008 report submitted and approved <u>Effectiveness:</u> Very effective <u>Appropriateness:</u> Very Appropriate.
IP-6.2.2 Financing Housing Element Updates: Consider AB 2963 fee to maintain Housing Element.	PBD CC	City	2005	<u>Progress:</u> General Plan Maintenance Fee Adopted 2005 <u>Effectiveness:</u> Very effective <u>Appropriateness:</u> Very Appropriate.