

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City Name: City of Ukiah, Mendocino County, CA

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Reporting Period by Calendar Year: January, 2010 to December 2011

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

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DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT



**2009-2014 GENERAL PLAN HOUSING ELEMENT
2010 - 2011 IMPLEMENTATION ACCOMPLISHMENTS**

Implementation Program	Responsibility	Potential Funding	Status
H-1.a: Promote and encourage the rehabilitation of existing residential units.	City Staff (Planning and Community Development and Economic Development)	HOME Grant CDBG Grant	<p><u>Progress:</u> The previous year HOME grant funded a number of residential rehabilitation projects. The first-time home buyer component of the grant very successfully and more popular and no rehab projects surfaced in 2011. However, we witnessed an increase in owner-initiated rehab projects during the year.</p> <p><u>Effectiveness:</u> Moderate.</p> <p><u>Appropriateness:</u> The City will continue to pursue additional funding for a residential rehabilitation program.</p>
H-1.b: Expand the City's Energy Efficiency Public Benefits Fund.	City Staff (Electric Utility)	Public Benefits Fund	<p><u>Progress:</u> The City of Ukiah Electric Utility conducted a review of its program during 2011 and is positioned to proposed modifications to expand the program in 2012.</p> <p><u>Effectiveness:</u> Successful</p> <p><u>Appropriateness:</u> The City is on-track to expand the program in 2012.</p>
H-1.c: Provide informational materials to the public regarding sustainable and green building materials.	City Staff (Planning and Community Development)	RDA	<p><u>Progress:</u> The City of Ukiah Building Department provides a considerable amount of green building informational material within a large dedicated large display area.</p> <p><u>Effectiveness:</u> Successful</p> <p><u>Appropriateness:</u> The City will continue to update the material as Cal-Green evolves.</p>
H-1.d: Consider measures that would reserve/conservate existing mobile home parks such as a mobile home	City Staff (Planning and Community Development)	RDA	<p><u>Progress:</u> The City adopted a mobile home rent stabilization ordinance.</p>

rehabilitation program, conversion to ownership program, infrastructure improvement incentives, rent stabilization, etc.			<p><u>Effectiveness:</u> Successful</p> <p><u>Appropriateness:</u> The City will manage and implement the ordinance.</p>
H-1.e: Develop an At-Risk Units Program: Maintain an inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State, and local agencies to preserve the units.	City Staff (Planning and Community Development	RDA	<p><u>Progress:</u> A list has been prepared</p> <p><u>Effectiveness:</u> Successful</p> <p><u>Appropriateness:</u> The City will monitor at-risk units.</p>
H-2.a: Provide copies of the inventory of vacant and underdeveloped land for public distribution.	City Staff (Planning and Community Development	RDA	<p><u>Progress:</u> The map is on public display and reduced sized copies are available to the public.</p> <p><u>Effectiveness:</u> Successful</p> <p><u>Appropriateness:</u> The City is gearing up to update the map.</p>
H-2.b: Work with public transit providers and developers to encourage housing development located close to public transit facilities.	City Staff (Planning and Community Development and Public Works	N/A	<p><u>Progress:</u> No housing development on any size proposed in 2012.</p> <p><u>Effectiveness:</u> N/A</p> <p><u>Appropriateness:</u> N/A</p>
H-2.c: Provide reduced planning permit application fees for residential second dwelling units.	City Staff (Planning and Community Development	N/A	<p><u>Progress:</u> Reduced fees in place.</p> <p><u>Effectiveness:</u> Successful</p> <p><u>Appropriateness:</u> The City is updated its planning and building services fee schedule and affordable housing projects will continue to be reduced.</p>
H-2.d: Review the zoning code and consider eliminating constraints to condominium Developments and cooperative living projects exist, and if so, eliminate the constraints.	City Staff (Planning and Community Development	RDA	<p><u>Progress:</u> The City of Ukiah reviewed the zoning code in 2011 and will be proposing a number of modifications in 2012.</p> <p><u>Effectiveness:</u> Successful</p> <p><u>Appropriateness:</u> Appropriate. Some progress has been made.</p>
H-2.e: As Staff and resources allow, assist the Staff of the Buddy Eller	City Staff (Planning and Community Development, RDA,	RDA	<p><u>Progress:</u> No compatibility issues surfaced in 2012.</p>

Homeless Shelter facility to resolve any neighborhood compatibility issues that arise.	and Economic Development		<u>Effectiveness:</u> N/A <u>Appropriateness:</u> N/A
H-2.f: The zoning code shall be amended to allow homeless facilities without the requirement for a Use Permit in the C-2 (Heavy Commercial) zoning district. The zoning code shall require a Site Development Permit and facility management plan, and reasonable site development standards for homeless facilities, pursuant to California Government Code Section 65583.	City Staff (Planning and Community Development)	RDA	<u>Progress:</u> The City of Ukiah reviewed the zoning code in 2011 and will be proposing a number of modifications in 2012. <u>Effectiveness:</u> Successful <u>Appropriateness:</u> Some progress has been made.
H-2.g: Do not permit the conversion of rental units to condominium units unless the City's amount of rental units is sufficiently adequate.	City Staff (Planning and Community Development)	General fund	<u>Progress:</u> No conversions proposed in 2011. <u>Effectiveness:</u> N/A <u>Appropriateness:</u> N/A
H-2.h: Do not permit the conversion of single family residential homes to professional offices unless the City's amount of residential units is sufficiently adequate.	City Staff (Planning and Community Development)	General fund	<u>Progress:</u> No conversions proposed in 2011. <u>Effectiveness:</u> N/A <u>Appropriateness:</u> N/A
H-2.i: Adopt an Inclusionary Housing Ordinance that requires below-market rate housing to be included as part of residential projects as follows: <ol style="list-style-type: none"> 1. 20 percent of the units in a rental housing project of five or more units shall be affordable to very low and low-income households. 2. 20 percent of the units in a for-sale project of five or more units shall be affordable to very low to moderate- 	City Staff (Planning and Community Development)	RDA	<u>Progress:</u> No progress in 2011. <u>Effectiveness:</u> N/A <u>Appropriateness:</u> N/A

<p>income households.</p> <ol style="list-style-type: none"><li data-bbox="228 212 493 436">3. All housing projects involving 2 to 4 units shall pay a housing impact fee if established by the City.<li data-bbox="228 470 500 947">4. Alternative methods of meeting the intent of the inclusionary requirements such as the payment of an in-lieu fee deposited in the Housing Fund, or providing land for the construction of affordable units may be permitted under certain circumstances.<li data-bbox="228 980 500 1367">5. Inclusionary units shall be constructed, rather than in-lieu fees being paid for larger housing developments. The threshold for this requirement shall be established in the Zoning Ordinance.<li data-bbox="228 1400 500 1787">6. The amount of in-lieu fees shall be established by a resolution of the City Council and bear a relationship to the difference between the sales price between market-rate versus affordable housing units.<li data-bbox="228 1820 500 2007">7. The allocation of inclusionary units among the income categories shall resemble the proportion of very-			
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<p>low, low, and moderate income units identified in the Regional Housing Needs Determination to the maximum feasible extent.</p>			
<p>H-2.j: Adopt the following minimum standards for inclusionary housing units:</p> <ol style="list-style-type: none"> 1. the exterior appearance of inclusionary units shall not be different than for other units in the housing development of which they are a part; and 2. Inclusionary units shall be dispersed or distributed rather than being concentrated in one portion of the development. 	<p>City Staff (Planning and Community Development)</p>	<p>RDA</p>	<p><u>Progress:</u> No progress in 2011.</p> <p><u>Effectiveness:</u> N/A</p> <p><u>Appropriateness:</u> N/A</p>
<p>H-2.k: Prepare a Nexus Study to determine if a nexus can be established requiring the developers of large residential and commercial projects to construct needed affordable housing units on site or in another appropriately zoned location near the place of employment and/or pay a housing impact fee. If a nexus can be established, adopt the affordable housing requirement or housing impact fee.</p>	<p>City Staff (Planning and Community Development)</p>	<p>RDA</p>	<p><u>Progress:</u> No progress in 2011.</p> <p><u>Effectiveness:</u> N/A</p> <p><u>Appropriateness:</u> N/A</p>
<p>H-2.i: Identify and meet with nonprofit builders who specialize in building housing for extremely low-income households. This effort is designed to build a long-term partnership in development, gain access to specialized funding sources, identify the range of local resources and</p>	<p>City Staff (Planning and Community Development)</p>	<p>General Fund and RDA</p>	<p><u>Progress:</u> City staff has developed a strong working relationship with the Rural Communities Housing Development Corporation (RCHDC) and worked closely on the Duane Hill Terrace apartments in 2011.</p> <p><u>Effectiveness:</u> Successful</p>

<p>assistance needed to facilitate the development of housing for extremely low-income households, and promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing.</p>			<p><u>Appropriateness:</u> Appropriate</p>
<p>H-2.m: Work in conjunction with other agencies to jointly develop and implement a program that is designed to address the needs of the extremely low income households in the City. At least annually and on an on-going basis contact agencies and developers to facilitate implementing the program. Actions to be considered for inclusion in the program include prioritizing City/RDA funding, supporting grant and other applications for funding, and exploring housing types and construction methods to promote housing for ELI citizens.</p>	<p>City Staff (Planning and Community Development)</p>	<p>General Fund and RDA</p>	<p><u>Progress:</u> City staff has developed a strong working relationship with the Rural Communities Housing Development Corporation (RCHDC) and worked closely on the Duane Hill Terrace apartments in 2011.</p> <p><u>Effectiveness:</u> Successful</p> <p><u>Appropriateness:</u> Appropriate</p>
<p>H-2.n: Amend the zoning ordinance to be consistent with Senate Bill 2. All transitional and supportive housing shall be considered a residential use and only those restrictions that apply to other residential uses of the same type (single family residential, duplex, multi-family, etc.) shall be imposed.</p>	<p>City Staff (Planning and Community Development)</p>	<p>General Fund and RDA</p>	<p><u>Progress:</u> The City of Ukiah reviewed the zoning code in 2011 and will be proposing a number of modifications in 2012.</p> <p><u>Effectiveness:</u> Successful</p> <p><u>Appropriateness:</u> Some progress has been made.</p>
<p>H-2.o: Post the sites inventory map and information on the City's website and prepare hard-copy informational handout material for property owners and developers.</p>	<p>City Staff (Planning and Community Development)</p>	<p>General Fund and RDA</p>	<p><u>Progress:</u> Completed in 2011.</p> <p><u>Effectiveness:</u> Successful</p> <p><u>Appropriateness:</u> Appropriate</p>
<p>H-2.p: Within 1-year of adoption of the Housing Element, conduct a roundtable meeting with non-profit housing sponsors and developers to educate and share information about vacant and underutilized sites, the</p>	<p>City Staff (Planning and Community Development)</p>	<p>General Fund and RDA</p>	<p><u>Progress:</u> Due to the loss of the RDA and associated staff, this task was not accomplished in 2011.</p> <p><u>Effectiveness:</u> N/A</p> <p><u>Appropriateness:</u> N/A</p>

<p>planned development tool, the lot consolidation process, and incentives offered by the City.</p>			
<p>H-2.q: To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.</p> <p>The City has identified residential capacity within the mixed use zone to accommodate 284 units of the City's RHNA for lower-income households. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need of 284 units, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to</p>	<p>City Staff (Department of Public Works)</p>	<p>General Fund</p>	<p><u>Progress:</u> The inventory was updated. A 2012 update is pending.</p> <p><u>Effectiveness:</u> Successful</p> <p><u>Appropriateness:</u> Appropriate</p>

accommodate the shortfall on land zones exclusively for residential multifamily use allowing at least 16 du/acre.			
H-2.r: Facilitate the consolidation of smaller, multi-family parcels by 1) publicizing the underutilized sites inventory on the City's website, and 2) providing technical assistance to property owners and developers in support of lot consolidation. To encourage development of quality housing at prices lower income households can afford on smaller, multi-family parcels, the City will meet with non-profit sponsors and developers to promote strategies and the creation of lot consolidation incentives.	City Staff (Planning and Community Development, RDA, and Economic Development)	General Fund	<p><u>Progress:</u> Map displayed. No affordable housing projects were proposed in 2011.</p> <p><u>Effectiveness:</u> Moderately successful.</p> <p><u>Appropriateness:</u> Appropriate</p>
H-2.s: Identify a prime affordable housing infill site currently burdened by flood zone issues and pursue an engineering study and possible FEMA map correction to eliminate this constraint.	City Staff (Planning and Community Development, RDA, and Economic Development)	RDA or General Fund	<p><u>Progress:</u> Completed in 2011.</p> <p><u>Effectiveness:</u> Successful</p> <p><u>Appropriateness:</u> Appropriate</p>
H-3.a: Special Needs Rental Housing: Support applications to State and federal agencies such as HCD, State Treasurer's Office, HUD and USDA for affordable rental housing financing to provide shelter for very low-income families and special needs households.	City Staff (Planning and Community Development, RDA, and Economic Development)	RDA, General Fund	<p><u>Progress:</u> No affordable housing projects were proposed in 2011. No requests for pre-application or consultation were received. Staff stands ready to work with a support affordable housing projects for very low income levels.</p> <p><u>Effectiveness:</u> N/A</p> <p><u>Appropriateness:</u> Appropriate</p>
H-3.b: Increase housing opportunities for persons with disabilities consistent with the fair housing and disability laws, and encourage physical access to and within residential units and areas during the development review	City Staff (Planning and Community Development, RDA, and Economic Development)	RDA	<p><u>Progress:</u> No affordable housing projects were proposed in 2011. No requests for pre-application or consultation were received. Staff stands ready to work with a support affordable housing projects for persons with disabilities.</p> <p><u>Effectiveness:</u> N/A</p>

process.			<u>Appropriateness:</u> Appropriate
H-3.c: Review the zoning code and determine if any regulatory constraints to special needs housing projects exist, and if so, eliminate them.	City Staff (Planning and Community Development)	RDA	<u>Progress:</u> The City of Ukiah reviewed the zoning code in 2011 and will be proposing a number of modifications in 2012. <u>Effectiveness:</u> Successful <u>Appropriateness:</u> Appropriate. Some progress has been made.
H-3.d: Continue to support and assist farm worker housing advocates by providing technical assistance with development applications; lower planning application fees for affordable housing projects, and identifying potential sites for farm worker housing.	City Staff (Planning and Community Development)	RDA	<u>Progress:</u> No affordable housing projects were proposed in 2011. No requests for pre-application or consultation were received. Staff stands ready to work with a support affordable housing projects for farmworkers. <u>Effectiveness:</u> N/A <u>Appropriateness:</u> Appropriate
H-3.e: Amend the zoning code to define and allow Single Room Occupancy (SRO) developments in the Medium Density (R-2) and High Density (R-3) zoning districts.	City Staff (Planning and Community Development)	RDA	<u>Progress:</u> The City of Ukiah reviewed the zoning code in 2011 and will be proposing a number of modifications in 2012. <u>Effectiveness:</u> Successful <u>Appropriateness:</u> Appropriate. Some progress has been made.
H-4.a: During fiscal year 2009-2010 prepare non-discrimination in housing public information	City Staff (Planning and Community Development)	RDA	<u>Progress:</u> No progress in 2011. Planned for 2012. <u>Effectiveness:</u> N/A <u>Appropriateness:</u> Appropriate.
H-4.b: Develop and make available housing discrimination public information and make it available at the Ukiah Civic Center and on the City's website.	City Staff (Planning and Community Development, RDA, and Economic Development)	RDA	<u>Progress:</u> No progress in 2011. Planned for 2012. <u>Effectiveness:</u> N/A <u>Appropriateness:</u> Appropriate.
H-5.a: Apply the CEQA Infill Exemption and perform expedited review for well designed, compact projects using green and sustainable design and building techniques.	City Staff (Planning and Community Development)	N/A	<u>Progress:</u> No affordable housing projects were proposed in 2011. No requests for pre-application or consultation were received. Staff stands ready to apply the CEQA infill exemption as appropriate. <u>Effectiveness:</u> N/A

			<u>Appropriateness:</u> Appropriate
H-5.b: Prepare and present a downtown core small lot subdivision ordinance or similar tool for consideration.	City Staff (Planning and Community Development and Public Works)	RDA	<u>Progress:</u> Incorporated provisions into the emerging Downtown Zoning Code project. Made substantial progress in 2011. Adoption anticipated in August, 2012. <u>Effectiveness:</u> Successful <u>Appropriateness:</u> Appropriate
H-5.c: Prepare and present a green building/sustainable development incentive tool(s) for consideration that could include density bonuses and relief from parking and other zoning requirements.	City Staff (Planning and Community Development)	RDA	<u>Progress:</u> Incorporated provisions into the emerging Downtown Zoning Code project. Made substantial progress in 2011. Adoption anticipated in August, 2012. <u>Effectiveness:</u> Successful <u>Appropriateness:</u> Appropriate
H-5.d: Green Building Codes: Consider Amending the building and zoning codes to identify and remove constraints to green-building, resource conservation, and alternative energy generation and establish green building and sustainable practice requirements for new developments, remodels and retrofits. Topics to be included are: Green building materials and practices, Passive solar design and siting, Energy efficient heating and cooling technology, Alternative water storage, wastewater treatment and reclamation, and storm-water management systems.	City Staff (Planning and Community Development)	RDA	<u>Progress:</u> Background work accomplished in 2011 – Meshing with CalGreen. <u>Effectiveness:</u> Successful <u>Appropriateness:</u> Appropriate
H-5.e: Continue to administer the solar and energy efficiency rebate programs.	City Staff (Public utilities)	Utilities Public Benefit Fund	<u>Progress:</u> Program continued in 2011. <u>Effectiveness:</u> Successful <u>Appropriateness:</u> Appropriate
H-5.f: Assist developers and housing development	City Staff (Planning and Community Development)	RDA	<u>Progress:</u> Green Building information display kiosk in the Civic Center.

<p>agencies in incorporating green building, energy conservation, and alternative energy generation into their projects by providing information about resources and links to local organizations such as local renewable energy system designers and installers, rebates, energy-rating systems, and funding, on the Housing Resources website.</p>			<p><u>Effectiveness</u>: Successful</p> <p><u>Appropriateness</u>: Appropriate</p>
<p>H-5.g: Promote energy and water conservation education programs that address steps to energy and water efficiency, benefits of weatherization and weatherization assistance programs, and information of onsite renewable energy generation technologies.</p>	<p>City Staff (Public utilities, Public Works, Planning, Building)</p>	<p>Public Utilities, RDA</p>	<p><u>Progress</u>: Support in 2011 and ongoing.</p> <p><u>Effectiveness</u>: Successful</p> <p><u>Appropriateness</u>: Appropriate</p>
<p>H-5.h: Promote stormwater management systems for mutli-family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater.</p>	<p>City Staff (Public Works, Planning, Building)</p>	<p>RDA</p>	<p><u>Progress</u>: No multi-family housing programs proposed in 2011.</p> <p><u>Effectiveness</u>: N/A</p> <p><u>Appropriateness</u>: Appropriate</p>
<p>H-5.i: Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects. Strongly promote solar energy generation, use of solar water heaters, and passive solar design in new housing and, especially, multi-family housing both prior to and during project review.</p>	<p>City Staff (Public utilities, Economic Development, RDA and Planning, Building)</p>	<p>Public Utilities and RDA</p>	<p><u>Progress</u>: Information readily available to the public via the green building information kiosk in the Civic Center.</p> <p><u>Effectiveness</u>: Successful</p> <p><u>Appropriateness</u>: Appropriate</p>

<p>H-5.j: Work with developers to create residential neighborhoods with mixed housing densities, types, and housing affordability levels that promote human interaction, neighborhood-scale services and facilities, and connectivity to schools, neighborhoods, and commerce.</p>	<p>City Staff (Planning, RDA, Economic Development)</p>	<p>RDA and General Fund</p>	<p><u>Progress:</u> Incorporated provisions into the emerging Downtown Zoning Code project. Made substantial progress in 2011. Adoption anticipated in August, 2012.</p> <p><u>Effectiveness:</u> Successful</p> <p><u>Appropriateness:</u> Appropriate</p>
<p>H-5.k: Adopt a form based zoning code for the downtown that would promote and provide opportunity for compact, pedestrian friendly, infill mixed use development including a variety of housing types.</p>	<p>City Staff (Planning)</p>	<p>General Fund</p>	<p><u>Progress:</u> Made substantial progress in 2011. Adoption of the Downtown (Form-Based) zoning code anticipated in August, 2012.</p> <p><u>Effectiveness:</u> Successful</p> <p><u>Appropriateness:</u> Appropriate</p>
<p>H-6.a: Redesign and reinvigorate the RDA low and moderate income housing program</p>	<p>City Staff (Planning and Community Development)</p>	<p>RDA</p>	<p><u>Progress:</u> No progress in 2011. RDA eliminated by the State of California.</p> <p><u>Effectiveness:</u> N/A</p> <p><u>Appropriateness:</u> N/A</p>
<p>H-6.b: Prepare written and electronic public information about what the City is doing to promote and create affordable housing, and invite public participation and suggestions.</p>	<p>City Staff (Planning and Community Development and Economic Development)</p>	<p>RDA</p>	<p><u>Progress:</u> Draft material prepared in 2011.</p> <p><u>Effectiveness:</u> Successful</p> <p><u>Appropriateness:</u> Appropriate</p>
<p>H-6.c: Conduct periodic meetings with developers and non-profit housing development agencies to identify constraints to development of affordable housing and use the information gained to consider zoning code amendments.</p>	<p>City Staff (Planning, Building)</p>	<p>RDA</p>	<p><u>Progress:</u> Developed strong working relationship with the Rural Communities Housing Development Corporation (RCHDC) in 2011.</p> <p><u>Effectiveness:</u> Successful</p> <p><u>Appropriateness:</u> Appropriate</p>

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Ukiah 2010-2011
Reporting Period Jan-10 - 1-Dec-11

Table A

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

1		Housing Development Information			5	5a	Housing with Financial Assistance and/or Deed Restrictions		8	
		2	3	4			6	7		
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	Housing without Financial Assistance or Deed Restrictions
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income				
Duane Hill Terrace		R	32				32		Yes	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
(9) Total of Moderate and Above Moderate from Table A3			▲	▲	1	1	2			
(10) Total by income Table A/A3			▲	▲			34			
(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 Ukiah 2010-2011

Reporting Period Jan-10 - 1-Dec-11

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

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(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	Low-Income		
(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	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	1	0	0	0	0	1	
No. of Units Permitted for Above Moderate	1	0	0	0	0	1	

* Note: This field is voluntary

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

Jurisdiction City of Ukiah 2010-2011
Reporting Period Jan-10 - 1-Dec-11

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.	Income Level	RHNA Allocation by Income Level	2003	2004	2005	2006	2007	2008	2009	2010	2011	Total Units to Date (all years)	Total Remaining RHNA by Income Level
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed	199				8				32		40	157
	Restricted Non-deed restricted		2									2	
Low	Deed	65	1		7		1					9	56
	Restricted Non-deed restricted												
Moderate	Deed	120	8	3	4	17				1		33	87
	Restricted Non-deed restricted												
Above Moderate		75			7		4		1	1		13	62
Total RHNA by COG. Enter allocation number:		459	11	3	18	25	5	0	1	34	0	97	362
Total Units													
Remaining Need for RHNA Period													

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

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

Jurisdiction City of Ukiah 2010-2011
Reporting Period Jan-10 - 1-Dec-11

General Comments:

The loss of the RDA has severely impacted our ability of fund affordable housing projects