



Housing Element Update 2019-2027

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Table of Contents

- Section 1: Introduction..... 1
 - A. Purpose 1
 - B. Legal Framework and Statutory Requirements 1
 - C. General Plan Consistency 2
 - D. Public Participation and Community Outreach 3
- Section 2: Housing Needs Assessment 5
 - A. Population Characteristics 6
 - B. Household Characteristics 11
 - C. Housing Affordability 13
 - D. Special Needs Populations..... 15
 - E. Housing Stock Characteristics..... 23
 - F. Assisted Affordable Housing Units 28
- Section 3: Projected Housing Needs 33
 - A. Regional Housing Needs Allocation 33
 - B. Housing Needs for Extremely Low-Income Households..... 34
 - C. Housing Production Since 2014 35
- Section 4: Sites Inventory and Analysis..... 36
 - A. Approved Projects and Entitled Units 36
 - B. Vacant and Underutilized Land 36
- Section 5: Housing Constraints and Opportunities 59
 - A. Governmental Constraints 59
 - B. Non-Governmental Constraints..... 80
 - C. Environmental Constraints..... 82
 - D. Military Compatibility 84
 - E. Opportunities for Energy Conservation 84
- Section 6: Quantified Objectives 86
- Section 7: Housing Plan..... 87
 - A. Goals, Policies, and Implementing Programs 87
 - B. Annual Reporting 99

List of Tables

Table 2.1 Housing Needs Assessment – At-a-Glance.....	5
Table 2.2 Population Growth Trends Comparison.....	6
Table 2.3 Population Trends Comparisons.....	6
Table 2.4 Recent Local Population Trends.....	6
Table 2.5 Age Comparisons	7
Table 2.6 Population by Gender Comparison.....	7
Table 2.7 Population Distribution by Race.....	8
Table 2.8 Change in Employment Comparison	10
Table 2.9 Household Size by Tenure.....	11
Table 2.10 Household Size Comparison	11
Table 2.11 2018 State Income Limits	12
Table 2.12 Households by Income Category.....	12
Table 2.13 Household Income Distribution Comparison.....	13
Table 2.14 Households Overpayment by Tenure	14
Table 2.15 Overcrowded Housing Units	14
Table 2.16 Senior Households by Tenure	15
Table 2.17 Disability Status	16
Table 2.18 Household Size by Tenure.....	18
Table 2.19 Single-Parent Households	19
Table 2.20 Female-Headed Households	19
Table 2.21 Farmworkers by Days Worked.....	20
Table 2.22 Housing Units by Type.....	24
Table 2.23 Housing Stock Age	24
Table 2.24 Housing Stock Conditions.....	25
Table 2.25 Households by Tenure Comparison	26
Table 2.26 Occupancy Status of Housing Units	26
Table 2.27 Overall Vacancy by Tenure.....	27
Table 2.28 Changes in Median Home Sales Prices	27
Table 2.29 Changes in Average Monthly Rent Prices	27
Table 2.30 Inventory of Assisted Rental Housing	29
Table 3.1 Regional Housing Needs Allocation.....	33
Table 3.2 Regional Housing Needs Allocation Comparison	33

Table 3.3 Housing Production.....	35
Table 4.1 Zoning Districts that Allow Residential Development.....	38
Table 4.2 Airport Compatibility Zone Criteria	40
Table 4.3 Vacant and Underutilized Inventory	42
Table 4.4 Summary of Housing Capacity by Income Level	57
Table 5.1 Planning Permit Requirements by Zoning Districts.....	60
Table 5.2 Residential Zoning Districts and Development Standards	61
Table 5.3 Downtown Zoning Code Development Standards Summary.....	63
Table 5.4 1996 Airport Comprehensive Land Use Plan Compatibility Criteria.....	68
Table 5.5 2018 Planning Permits and Related Services Fees.....	69
Table 5.6 Timelines for Planning Permits	71
Table 5.7 Densities for Multi-Family Housing Projects	81
Table 6.1 Quantified Objectives, City of Ukiah	86
Table 6.2 2014-2019 and 2019-2027 Housing Goals Comparison.....	98

List of Figures

Figure 2.1 Housing Stock Age	25
Figure 4.1 Map of all Identified Vacant and Underutilized Parcels and Constraints	54
Figure 4.2 Map of Identified Vacant Parcels	55
Figure 4.3 Map of Identified Underutilized Parcels	56
Figure 5.1 City of Ukiah Zoning Map	64
Figure 5.2 Ukiah Municipal Airport Master Plan Compatibility Zoning Map July 1996.....	67
Figure 5.3 Curb, Gutter and Sidewalk Standards	78
Figure 5.4 City of Ukiah Flood Zone Map	83

List of Appendices

Appendix A: Community Housing Workshops Summary of Input and List of Stakeholders
Appendix B: Community Housing Satisfaction Survey Results
Appendix C: List of Qualified Entities for Preserving At-Risk Units
Appendix D: 2017 City of Ukiah Housing Strategy
Appendix E: Vacant and Underutilized Inventory and Maps
Appendix F: Safe Neighborhood by Design Standards
Appendix G: Review of 2014-2019 Housing Element Accomplishments
Appendix H: Summary of 2019-2027 Goals, Policies, and Implementing Programs

SECTION 1: INTRODUCTION

A. Purpose

Ukiah is located in southeast central Mendocino County along the Highway 101 corridor and near the east/west intersection of Highway 20, two hours north of the Golden Gate Bridge. Incorporated in 1876, Ukiah is the largest city and county seat in Mendocino County. The City's first General Plan was adopted in 1974, and the City is currently in the process of completing a General Plan Update that will map out the vision for community development through 2040.

The Housing Element, one of the seven State-mandated elements of the General Plan that sets forth the City's plan for housing in the community, was last adopted on June 1, 2016 for the 2014-2019 Planning Cycle. The California Department of Housing and Community Development certified the City's Housing Element later that same year. In accordance with State Housing Element Law, this Housing Element has been updated for the 2019-2027 Planning Cycle. To be responsive to the policy changes at the State level brought about by the 2017 Housing Bills package and to address the local Ukiah community's focus on housing, the Housing Element has undergone substantive changes in format and content. The Element was prepared by the City of Ukiah Community Development Department, with assistance from the State Department of Housing and Community Development.

B. Legal Framework and Statutory Requirements

The 2019-2027 Housing Element represents the City of Ukiah's efforts to fulfill requirements under the State Housing Element Law and responds to Ukiah's housing needs by identifying policies and implementing actions for meeting those needs. State law defines the general topics that Ukiah's Housing Element must cover. Specifically, the element must: (1) document housing related conditions and trends; (2) provide an assessment of housing needs; (3) identify resources, opportunities and constraints to meeting those needs; and (4) establish policies, programs and quantified objectives to address housing needs.

State law establishes requirements for all portions of the General Plan. However, for the Housing Element, the State requirements tend to be more specific and extensive than for other elements. The purpose of a Housing Element is described in Government Code §65583.

"The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

While jurisdictions must review and revise all elements of their General Plan on a regular basis to ensure that they remain up to date, State law requires that Housing Elements be reviewed and updated at least every five years. The process of updating Housing Elements is to be initiated by the State through the regional housing needs process, as described later in this document. The regional housing needs process was recently conducted in 2018.

State law is also quite specific in terms of what the Housing Element must contain:

1. “An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs...”
2. “A statement of the community’s goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing...”
3. “A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, that may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the City of Ukiah is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, the utilization of appropriate federal and state financing and subsidy programs when available...”
4. The Housing Element must: (1) identify adequate sites with appropriate zoning densities and infrastructure to accommodate the housing needs for groups of all household income levels, including adoption of minimum density and development standards and rezoning of sites; and (2) address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.
5. An assessment of homeless needs and the opportunity for the creation of emergency shelters and transitional/supportive housing. The opportunity must encourage these facilities while providing flexibility for existing local strategies and cooperative efforts.
6. An evaluation of Military Compatibility and whether or not the City of Ukiah meets one of the three criteria that require measures to ensure compatibility.

Per requirements listed in SB 1087, the City of Ukiah will also ensure the adopted Housing Element is provided to water and sewer providers.

C. General Plan Consistency

California Government Code requires internal consistency among the various elements of the General Plan. Ukiah’s General Plan was adopted in 1996, and the Circulation Element was amended in 2004. Upon adoption, the 2019-2027 Housing Element will become part of the City’s General Plan. City Staff has reviewed the goals and policies of other General Plan Elements and have not located any inconsistencies. Therefore, the Ukiah General Plan does not need to be amended based on adoption of the 2019-2027 Housing Element. The City is currently (2019) in the process of preparing a comprehensive update of its General Plan- the 2040 Ukiah General Plan. Adoption of the 2040 General Plan may necessitate revisions to the Housing Element to maintain internal consistency, and the City will maintain this consistency as future General Plan updates are completed.

As housing development projects are proposed and the City undertakes housing activities, the goals and policies of all General Plan Elements are examined to ensure consistency. In the event that a proposed project or housing activity is inconsistent with the General Plan, the

project applicant or City Staff could initiate an amendment to the General Plan to accommodate the project or activity. This process involves internal staff review, CEQA compliance, a public hearing before the Planning Commission, and a public hearing before the City Council.

This Housing Element Update has been guided by the goals and policies of the existing General Plan. The General Plan includes the following Vision Statements:

“We envision development that provides a mix of housing types and prices.”

“We envision aesthetically designed, affordable housing, planned to encourage walking, bicycling, and public transit.”

D. Public Participation and Community Outreach

Recognizing the importance of engaging the community in a dialogue about housing- defining problems and creating solutions- the City deployed a collaborative public participation approach and extensive outreach effort to help ensure appropriate housing goals and policies were more efficiently and effectively evaluated, developed, and implemented. The following steps were taken to engage community members and housing stakeholders in this process:

1. Release of a Community Housing Satisfaction Survey in December 2017 in advance of the City beginning the update process of the Housing Element. The City received responses from 385 survey participants.
2. Development of a Housing Element webpage on the Projects page of the City's website. The City distributed information and updates on the webpage throughout the development of the Housing Element: <https://www.cityofukiah.com/projects/housing-element-update/>.
3. Advertising of two community housing workshops, including email notifications and phone calls to a list of nearly 100 local stakeholders of developers, lenders, housing advocacy groups, water and sewer providers, and representatives of local tribes. Both meetings were advertised for at least two weeks prior to the meeting date and also announced during televised City Council meetings prior to the two dates. Announcements were also posted on the City of Ukiah's Facebook page.
4. Presentations and tables/booths at Hispanic community events and meetings, including *Ukiah Vecinos en Acción*, *Latinx*, and the Mexican Consulate.
5. Development of a press release sent to local media outlets. This press release was picked up by the primary local newspaper in the region, *The Ukiah Daily Journal*. A series of news articles was written by *The Ukiah Daily Journal* about the updating of the City's Housing Element, which helped increase public awareness.
6. Posting of flyers announcing the two workshops in both English and Spanish at lower income housing developments across the City.
7. Hosting of two Community Housing Workshops:

Community Housing Workshop #1

The City of Ukiah hosted the first Community Housing Workshop on March 21, 2019, from 5:30 pm to 7:30 pm. Over 100 local stakeholders were invited; approximately 40 people attended. City staff made a presentation describing the Housing Element Update process and State requirements, Regional Housing Needs Allocation, and an overview of the existing (2014-19) Housing Element goals and programs. The existing goals were evaluated with the public's input in mind and goals were revised and added based on this input.

Community Housing Workshop #2

The City of Ukiah hosted a second Community Housing Workshop on April 25, 2019, from 5:30 pm to 7:30 pm. Over 100 stakeholders/residents were again invited, including additional individuals that had been asked to be added to the invitation list; 31 attended. City staff made a presentation of key updated housing and demographic data that had been collected since the first workshop and included a summary of comments received from the first workshop. Attendees participated in exercises to arrive at suggested goals and policies and voted for those policies that were most important to them.



The input received at both workshops is summarized in Appendix A and has been incorporated into the Housing Element where applicable. Also included in Appendix A is a list of stakeholders invited to participate in the Housing Element Update process. Appendix B contains the results of the Community Housing Satisfaction Survey.

SECTION 2: HOUSING NEEDS ASSESSMENT

The City of Ukiah strives to achieve a balanced housing stock that meets the needs of all economic segments of the community. To understand what housing needs exist in Ukiah and what the City can do to address those needs, a review of the existing housing stock and housing market must first be completed. This section of the Housing Element discusses the major components of existing housing needs in the City of Ukiah, including population, employment, household demographics, and housing stock characteristics.

**TABLE 2.1
HOUSING NEEDS ASSESSMENT – AT-A-GLANCE**

City Area Size	4.72 square miles
Vacant/Underutilized Land	166 acres (2019) (105 acres in 2016, 108 acres in 2009)
Vacant Residential Units (%)	3.0% (2017)
Occupied Housing Units	93.5% (2017)
Persons Per Household	2.61 (2017)
Median Age	34.8
Sex Percentages	Females = 49.9 (7,935) Males = 50.1% (7,982)
Median Income	\$43,480 (2017)
Senior Citizens (over age 65)	2,229 (2017)
Children Under 5 Years Old	1125 (7.1%) (2017)
Individuals Below Poverty Level	17% (2017) (20% in 2016)
Total Housing Units	6,336 (2017)
Owner-Occupied Housing Units	2,490 (42%) (2017)
Renter-Occupied Housing Units	3,433 (58%)
Median Single Family Home Rental	\$982 (2017) \$949 (2016) \$928 (2015)
Median Home Sales Price	\$357,800 (March 2019)
Extremely Low Income Households	840 (2015)
Mobile Homes	297 (2017)
Homeless Shelter Statistics (2017-2018)	An average daily bed count of 44 adults and 9 children between November and April 2017-2018. 21 people achieved permanent housing during the same time frame.
Free Meals Served at Plowshares and Meals on Wheels	61,017 (342 children) in 2018
People who Speak a Language Other Than English at Home	4,349 (29%)
Average Household Size	2.48 people in 2019 (2.47 in 2010)
Those in the Labor Force	6,708 in 2017 (6,451 in 2016)
Largest Employers	Ukiah Valley Medical Center, County of Mendocino, Costco, Ukiah Unified, Mendocino College
Female Heads of Household	714 in 2017
Unemployment Rate	Ukiah: 7.1% (January 2019) Mendocino County: 5.2% (January 2019) California: 4.2% (January 2019)

Source: State Department of Finance; Mendocino County Economic/Demographic Profile, CED Chico; Mendocino County Workforce Investment Board Economic Scorecard

A. Population Characteristics

1. Population Growth

According to the California Department of Finance, population of the City of Ukiah in January 2018 was estimated at 16,226 persons. As shown in Table 2.2, the annual growth rate between 1990 and 2018 (current) averaged approximately 0.3%. Between 2000 and 2010, the City added 545 residents, or 3.7%, to its population. This compares to growth rates of 12.3% for the State of California, 1.3% for Mendocino County, 6.4% for the City of Fort Bragg, and a loss of 1.3% for the City of Lakeport during the 2000-2010 period (see Table 2.3).

**TABLE 2.2
POPULATION GROWTH TRENDS (1990-CURRENT)**

Year	Population	Change	% Change Over Period	Average Annual Growth Rate
1990	14,599			
2000	15,497	901	6.2%	0.6%
2010	16,042	575	3.7%	0.4%
Current	16,226	151	1.1%	0.1%

Source: California Department of Finance

**TABLE 2.3
POPULATION TRENDS COMPARISONS (2000-2010)**

Jurisdiction Name	2000	2010	Change (2000-2010)	
			Number	%
Mendocino County	58,407	59,171	764	1.3%
City of Fort Bragg	6,814	7,251	437	6.4%
City of Lakeport	4,820	4,758	-62	-1.3%
State of California	33,873,086	38,041,430	4,168,344	12.3%
City of Ukiah	15,497	16,042	545	3.5%

Source: California Department of Finance

Overall, the City of Ukiah's population has increased moderately over the past nearly 30 years, with a more accelerated increase in the last four years (see Table 2.4). Projections from the California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile show this trend continuing.

**TABLE 2.4
RECENT LOCAL POPULATION TRENDS (2015-2018)**

Jurisdiction Name	2015	2018	Change (2015-18)	
			Number	%
Mendocino County	59,598	59,985	387	0.1%
City of Fort Bragg	7,377	7,512	135	1.8%
City of Lakeport	5,097	5,134	37	0.1%
City of Ukiah	15,785	16,226	441	2.8%

Source: California Department of Finance

2. Age Characteristics

Census 2010 indicates that Ukiah's population has a median age of 35.9, which is over five years younger than the County at 41.5 (see Table 2.5). Although the median age has increased slightly over the last 10 years, possibly reflecting an aging population, the majority of the population, at 52.9%, are in the age ranges of 15 to 54 years. This compares to 49.9% in Mendocino County.

**TABLE 2.5
AGE COMPARISONS (2000-2010)**

Age Group	% Ukiah (2000)	% Ukiah (2010)	% Mendocino County (2010)
Under 5 Years	7.0%	7.3%	6.1%
5-14 Years	14.8%	13.3%	12.1%
15-24 Years	14.3%	13.9%	11.9%
25-34 Years	13.9%	14.4%	12.1%
35-44 Years	14.2%	11.6%	11.7%
45-54 Years	13.3%	12.9%	14.2%
55-64 Years	8.3%	12.1%	16.4%
65-74 Years	6.0%	6.5%	8.6%
75 and Over	8.2%	8.0%	6.8%
Median Age	35	35.9	41.5

Source: 2000 and 2010 U.S. Census

3. Gender and Race/Ethnicity

The City of Ukiah has a nearly equal gender distribution, with 48% males and 52% females and similar age distribution of the two sexes. This is similar to the population by gender distribution in Mendocino County.

**TABLE 2.6
POPULATION BY GENDER COMPARISON (2010)**

	City of Ukiah, California		Mendocino County, California	
Male	7,739	48.1%	43,983	50.1%
Female	8,336	51.9%	43,858	49.9%

Source: 2010 U.S. Census

Between 2000 and 2010, Ukiah became increasingly diverse in its racial and ethnic composition. This trend follows state and national trends. In Ukiah, the White population still constituted substantially more than half of the City residents in 2010, but Census 2010 reported the White population decreased by 7.4% since 2000. The Hispanic population grew 8.4% in the 10-year period, from 19.3% in 2000 to 27.7% in 2010. Of the Hispanic population, 25.3% were of Mexican ethnicity. Over 20% of Ukiah is either some other race or two or more races.

**TABLE 2.7
POPULATION DISTRIBUTION BY RACE (2000-2010)**

Race	Percent (2000)	Percent (2010)
White	79.5	72.1
Hispanic	19.3	27.7
African American	1.0	1.1
American Indian and Alaska Native	3.8	3.7
Asian	1.7	2.6
Native Hawaiian/Pacific Islander	0.1	0.2
Other	9.7	14.8
Two or More Races	4.3	5.5

Source: 2000 and 2010 U.S. Census

4. Economic Characteristics

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household often determines the type and size of housing a household can afford. Typically, employment growth leads to housing demand, while the reverse is true when employment is reduced.

a. Occupations and employment trends

Ukiah benefits from its location on the Highway 101 corridor, near the Highway 20 east/west interchange, and its close proximity (60 miles) to Santa Rosa and the Sonoma County wine region. Ukiah's economy, although modest in size compared to the Bay Area and other denser urban regions to the south, is the employment hub of both the Lake and Mendocino County regions.

Of the U.S. Census Bureau-estimated 6,708 employed Ukiah residents in 2017, the biggest concentrations in employment sectors were in educational, healthcare, and social assistance services (24.5%), arts, entertainment, recreation, and accommodation and food services (13.1%), retail (12.6%), and professional, scientific, management, and administrative and waste management services (8.4%). Although there were some similar concentrations in employment sectors to those of Ukiah, Countywide employment numbers differed with concentrations in professional, scientific, management, and administrative and waste management services (23.1%), wholesale trade (13.6%), educational, healthcare, and social assistance services (10.7%), agriculture, forestry, fishing and hunting, and mining (8.0%), and professional, scientific, management, and administrative and waste management services (8.0%).

The 2007-2009 economic recession coupled with the loss of Redevelopment funding in 2012 produced a negative economic impact from which many small, rural California communities have not recovered. Regardless, the U.S. Census Bureau estimated an 11% employment rate increase in Ukiah, while Mendocino County as a whole experienced a 2.9% decrease. During this period, Ukiah added nearly 700 jobs during this period of otherwise slow economic activity.

Additionally, employment trends show a large concentration of people in educational, food services, and retail trade within Ukiah. These jobs typically offer a lower wage scale, suggesting the need for low, moderate, and "middle-income" housing in Ukiah. Household income

distributions in Table 2.12 confirm this conclusion- over 57% of Ukiah households have annual incomes between \$15,000 and \$75,000.

b. Unemployment

According to the State Employment Development Department, 7,360 Ukiah residents were in the labor force as of January 2019, with an unemployment rate of 7.1 percent. The unemployment rate in Mendocino County is 5.2 percent.

**TABLE 2.8
CHANGE IN EMPLOYMENT COMPARISONS**

	Ukiah					Mendocino County				
	2009		2017		2009-2017	2009		2017		2009-2017
	Number	Percent	Number	Percent	Percent Change	Number	Percent	Number	Percent	Percent Change
Civilian employed population 16 years and over	6,037	100%	6,708	100%	11.1%	38,188	100%	37,084	100%	-2.9%
Agriculture, forestry, fishing and hunting, and mining	120	2.0%	352	5.2%	3.2%	2,165	10.3%	2,356	6.4%	-2.3%
Construction	548	9.1%	326	4.9%	-4.2%	3,944	7.9%	2,970	8.0%	-1.3%
Manufacturing	435	7.2%	451	6.7%	-0.5%	3,012	2.9%	2,455	6.6%	-0.5%
Wholesale trade	206	3.4%	158	2.4%	-1.0%	1,090	13.6%	907	2.4%	-0.7%
Retail trade	859	14.2%	843	12.6%	-1.6%	5,198	3.6%	4,785	12.9%	-0.9%
Transportation and warehousing, and utilities	324	5.4%	322	4.8%	-0.6%	1,385	1.4%	997	2.7%	0.4%
Information	53	0.9%	108	1.6%	0.7%	521	4.3%	673	1.8%	-0.4%
Finance and insurance, and real estate and rental and leasing	329	5.4%	278	4.1%	-1.3%	1,643	8.4%	1,456	3.9%	-0.4%
Professional, scientific, and management, and administrative and waste management services	361	6.0%	562	8.4%	2.4%	3,198	20.1%	2,970	8.0%	3%
Educational services, and healthcare and social assistance	1,354	22.4%	1,640	24.5%	3.1%	7,681	10.7%	8,549	23.1%	1.2%
Arts, entertainment, and recreation, and accommodation and food services	658	10.9%	877	13.1%	2.2%	4,093	4.3%	4,423	11.9%	1.3%
Other services, except public administration	297	4.9%	291	4.3%	-0.6%	1,652	6.8%	2,094	5.6%	-0.2%
Public administration	493	8.2%	500	7.5%	-0.7%	2,606	5.7%	2,449	6.6%	0.7%

Source: American Community Survey, Census Bureau Population Estimates Program

B. Household Characteristics

1. Household Size

A city's number of households can increase or decrease even in periods of little to no population growth, because of adult children leaving at home, divorce, economic conditions, and through birth and death within the general population. The average number of persons occupying each household is known as household size and is expressed in terms of the number of persons per household. Typically, the number of persons per household is slightly higher in owner occupied households than in renter households. This trend was true in Ukiah, to a lesser extent than the State, with average number of persons per household at 2.47 in 2000 and 2.48 in 2010 (see Table 2.9).

**TABLE 2.9
HOUSEHOLD SIZE BY TENURE**

Year	Persons per Household by Tenure					
	City of Ukiah			State of California		
	Homeowner	Renter	Average	Homeowner	Renter	Average
2000	2.46	2.47	2.47	2.93	2.79	2.87
2010	2.52	2.46	2.48	2.95	2.83	2.90

Source: 2000 and 2010 U.S. Census

**TABLE 2.10
HOUSEHOLD SIZE COMPARISON (2000-2010)**

Household Size	Number (2000)	Number (2010)	Percent (2000)	Percent (2010)
1 Person	1,927	2,064	32.2	33.5
2 Persons	1,805	1,797	30.2	29.2
3 Persons	946	910	15.8	14.8
4 Persons	693	679	11.6	11.0
5 Persons	331	367	5.5	6.0
6 Persons	156	190	2.6	3.1
7 Persons	127	151	2.1	2.5
Totals	5,985	6,158		

Source: 2000 and 2010 U.S. Census

Of the 6,158 households in the City of Ukiah, 3,611 (58.6%) consisted of families, 1,809 (29.4%) consisted of households with children under 18 living at home; and 2,317 (or 37.6%) households being headed by married couples. Of the married couple households, 1,012 (16.4%) had children under the age of 18 living at home.

Overall, there were similar numbers in household size between 2000 and 2010 (see Table 2.10). The number of single-person households increased slightly in 2010, as did the number of 5, 6, and 7 person households. This could be due to the economic recession, with more children living at home in 2010 compared to 2000.

2. Household Income

Household income is an indication of wealth in a community and therefore directly connected to the ability of residents to afford housing. As household income increases, a household is more likely to be a homeowner. As household income decreases, a household is more likely to pay a disproportionate amount of their income for housing or reside in overcrowded or inadequate housing.

For planning and funding purposes, the California Department of Housing and Community Development (HCD) has developed the following income categories based on the Area Median Income (AMI) of a county or metropolitan area (such as Mendocino County):

- Extremely Low Income: households earning up to 30 percent of the AMI
- Very Low Income: households earning between 31 and 50 percent of the AMI
- Low Income: households earning between 51 percent and 80 percent of the AMI
- Moderate Income: households earning between 81 percent and 120 percent of the AMI.
- Above Moderate Income: households earning over 120 percent of the AMI.

**TABLE 2.11
2018 STATE INCOME LIMITS**

Mendocino County 4-Person Area Median Income: \$64,800	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
	Extremely Low (less than 30%)	13650	16910	21330	27750	30170	34590	39010	42800
	Very Low (31-50%)	22700	25950	29200	32400	35000	37600	40200	42800
	Low (51-80%)	36300	41500	46700	51850	56000	60150	64300	68450
	Median Income	45350	51850	58300	64800	70000	75150	80350	85550
	Moderate (81-120%)	54450	62200	70000	77750	83950	90200	96400	102650

Source: California Department of Housing and Community Development, 2019 Income Limits

Combined, the extremely low, very low, and low income groups are referred to as lower income. Units affordable to income groups in these categories are typically referred to as “affordable housing” and often constructed and/or rented with some type of public assistance. Approximately 48 percent of Ukiah households were in the lower income categories, while 52 percent were in the moderate or above income category (see Table 2.12).

**TABLE 2.12
HOUSEHOLDS BY INCOME CATEGORY (2011-2015)**

Income Category (% of County AMI)	Ukiah		Mendocino County	
	Households	Percent	Households	Percent
Extremely Low (30% or less)	840	8.9%	4,575	13.4%
Very Low (31-50%)	1,105	18.2%	5,050	14.8%
Low (51-80%)	950	15.7%	6,040	17.8%
Moderate or Above (over 80%)	3,165	52.3%	18,380	54.0%
Totals	6,060	100%	34,015	100%

Source: U.S. Department of Housing and Urban Development, 2011-15 Comprehensive Housing Affordability Strategy (CHAS)

According to the 2013-17 American Community Survey, nearly 8 percent of Ukiah households had incomes lower than \$10,000, while nearly 30 percent had incomes lower than \$25,000. Approximately 26 percent of households had incomes between \$25,000 and \$49,999, and about the same percent had incomes between \$50,000 and \$99,999. Approximately 18 percent

of households are estimated to have earned \$100,000 or more annually in 2013-2017. By comparison, the County's income distribution during this time period was relatively the same, with slightly more households in the income range of \$50,000 to \$99,999 (see Table 2.13).

**TABLE 2.13
HOUSEHOLD INCOME DISTRIBUTION COMPARISON (2017)**

	Ukiah		Mendocino County	
	Number	Percent	Number	Percent
Total Households	5,923	100%	34,182	100%
Less than \$10,000	459	7.7%	2,494	7.3%
\$10,000 to \$14,999	493	8.3%	2,758	8.1%
\$15,000 to \$24,999	810	13.7%	4,200	12.3%
\$25,000 to \$34,999	765	12.9%	4,044	11.8%
\$35,000 to \$49,999	797	13.5%	4,600	13.5%
\$50,000 to \$74,999	1,014	17.1%	6,148	18.0%
\$75,000 to \$99,999	507	8.6%	3,795	11.1%
\$100,000 to \$149,999	753	12.7%	3,826	11.2%
\$150,000 to \$199,999	129	2.2%	1,211	3.5%
\$200,000 or more	196	3.3%	1,106	3.2%

Source: 2013-2017 American Community Survey, Census Bureau Population Estimates Program

C. Housing Affordability

1. Overpayment (cost burden)

The Department of Housing and Urban Development (HUD) establishes that a household is “cost-burdened,” i.e. overpaying for housing, if it spends more than 30 percent of gross income on housing-related costs. For renters, housing-related costs may be the gross rent (contract rent plus utilities), whereas for a homeowner housing-related costs may include mortgage payment, utilities, insurance, and real estate taxes. A “severe housing cost burden” occurs when a household pays more than 50 percent of its income on housing costs. The number of households overpaying for housing is an important indicator of local housing market conditions as it reflects the affordability of housing in the community.

Table 2.14 represents overpayment data by income group for Ukiah, derived from the 2011-15 HUD Comprehensive Housing Affordability Strategy (CHAS). Approximately 53 percent of renters paid more than 30 percent of their income on housing compared to 36 percent of owners. The households with the highest incidence of cost burden were very low income renters, of which 79.1% overpaid for housing. Other high incidences of cost burden were found with low income renters and owners, of which 69.6% and 69.2%, respectively, paid more than 30 percent of their income on housing. Extremely low income households, both renters and owners, experienced the highest cumulative overall incidence of cost burden (68.8% and 72.7%, respectively) for all income groups.

**TABLE 2.14
HOUSEHOLDS OVERPAYMENT BY TENURE (2011-2015)**

Household Income Group	Renters	Owners	Total
Extremely Low (0-30% AMI)	785	55	840
Cost Burden >30%	540	40	580
%Cost Burden >30%	68.8%	72.7%	69.0%
Very Low (31-50% AMI)	980	125	1,105
Cost Burden >30%	775	35	810
%Cost Burden >30%	79.1%	28%	73.3%
Low (51-80% AMI)	625	325	950
Cost Burden >30%	435	225	660
%Cost Burden >30%	69.6%	69.2%	69.5%
Moderate or Above (>80% AMI)	1,175	1,990	3,165
Cost Burden >30%	150	605	755
%Cost Burden >30%	12.8%	30.4%	23.9%
Total	3,565	2,495	6,066
Cost Burden >30%	1,900	905	2,805
%Cost Burden >30%	53.3%	36.3%	46.2%

Source: HUD 2011-15 Comprehensive Housing Affordability Strategy (CHAS)

2. Overcrowding

The Census defines an overcrowded household as one that has more than one person per room, not including hallways, kitchens, or bathrooms. Severe overcrowding is defined as households with more than 1.5 persons per room. High prevalence of overcrowding can indicate a community does not have adequate supply of affordable housing, especially for large families. Overcrowding also tends to deteriorate existing housing stock. Therefore, maintaining a reasonable supply of housing and alleviating overcrowding is important for enhancing the quality of life in Ukiah.

Between 2011 (data from the 2014-19 Housing Element) and 2013-2017, overcrowding in owner occupied households nearly doubled, from 3.8 percent in 2011 to 6.3 percent in 2013-17 (see Table 2.15). Overcrowding in renter occupied households decreased slightly, from 4.7 percent in 2011 to 2.9 percent in 2013-17. However, the Census documentation may not fully represent the actual condition in the City, as the City also receives complaints of persons living in unauthorized rooms/units, such as garages, sheds, and room conversions.

**TABLE 2.15
OVERCROWDED HOUSING UNITS**

Occupants Per Room	Owner Occupied		Renter Occupied		Total	
	Households	Percent	Households	Percent	Households	Percent
<i>2011 American Community Survey</i>						
Total overcrowded (More than 1.0 persons/room)	102	3.8%	164	4.7%	266	4.3%
Severely overcrowded (More than 1.5 persons/room)	0	0%	62	1.8%	62	1.0%
<i>2013-17 American Community Survey</i>						
Total overcrowded (More than 1.0 persons/room)	158	6.3%	100	2.9%	258	4.4%
Severely overcrowded (More than 1.5 persons/room)	43	1.7%	48	1.4%	91	1.5%

Source: U.S. Census Bureau, 2011 and 2013-2017 American Community Survey

D. Special Needs Populations

Certain segments of the population may have more difficulty in finding decent, safe, affordable housing due to their special needs. State law requires an analysis of the special housing needs of seniors, disabled persons (including persons with developmental disabilities), large families, female-headed households, farmworkers, and people experiencing homelessness.

The following sections provide a detailed discussion of the housing needs facing each particular special needs population, as well as resources available to address their housing needs.

1. Seniors

Senior-headed households face a unique set of circumstances that affect their needs for housing, primarily due to physical disabilities and limitations; fixed, limited incomes; and health care costs. Many seniors may also rely on public transportation, especially those with disabilities.

Table 2.16 shows senior households by tenure in Ukiah, compared to Mendocino County. Although there are more total renters than owners in Ukiah, 58 percent compared to 42 percent, respectively, the reverse is true for senior-headed households- at 42.7 percent renters compared to 57.3 percent owners. There are significantly more seniors who are owners in Mendocino County compared to Ukiah, at 77 percent and 57.3 percent, respectively.

**TABLE 2.16
SENIOR HOUSEHOLDS BY TENURE**

	Total Population		Senior-headed Households	
	Percent Owner	Percent Renter	Percent Owner	Percent Renter
Ukiah	42.0%	58.0%	57.3%	42.7%
Mendocino County	59.2%	40.8%	77.0%	23.0%

Source: 2013-17 U.S. Census Bureau, American Community Survey

Resources

The following are affordable senior apartments located in Ukiah:

- Sun House Senior Apartments, 431 S. Main Street – 42 Units
- Creekside Village, 751 Waugh Lane – 39 Units
- Jack Simpson School View Apartments, 1051 N. Bush Street – 30 Units
- North Pine Street Apartments, 148 Gibson Street – 10 Units
- Walnut Village, 1240 N. Pine Street – 47 Units

Additional resources for seniors include the following:

- Ukiah Senior Center – transportation services, senior peer counseling, workshops and support groups, assistance with tax preparation, lunch and dinner services.
- Multipurpose Senior Services Program – housing assistance, personal care assistance, social services, supportive services and nutrition assistance.

- Ukiah Indian Senior Center – meals on wheels, transportation for medical appointments, congregate dining and nutrition assistance.
- Mendocino County Adult & Aging Services – adult protective services, in-home support services and veterans services.
- Area Agency on Aging – plans, coordinates and implements community-based support programs for seniors and their caregivers.
- City of Ukiah City Assistance for Relief through Energy Support (C.A.R.E.S.) – an extension of a program offered by the Salvation Army, C.A.R.E.S. provides financial assistance for electric utility bills to income eligible households.

2. Persons with Disabilities

A disability is a physical or mental impairment that substantially limits one or more major life activity. Persons with disabilities often require affordable housing located near shopping, services, and public transit. The living arrangements for persons with disabilities depend on the severity of the disability. Many disabled persons live at home in an independent environment with the help of other family members or assisted care services. Other disabled persons may require assisted living and supportive services in special care facilities.

The majority of persons with disabilities live on an income that is significantly lower than the non-disabled population. The Task Force on Family Diversity estimates that at least one-third of all persons with disabilities in the United States lives in poverty. Persons with disabilities have the highest rate of unemployment relative to other groups. For most, their only source of income is a small fixed pension afforded by Social Security Disability Insurance (SDI), Social Security Insurance (SSI), or Social Security Old Age and Survivor's Insurance (SSA), which will not adequately cover the cost of rent and living expenses even when shared with a roommate. In addition, persons with disabilities often experience discrimination in hiring and training. When they find work, it tends to be unstable and at low wages.

According to the 2017 American Community Survey, an estimated 14 percent of Ukiah residents (2,249 persons) have one or more disabilities. Among the disabilities tallied, ambulatory and independent living difficulties were most prevalent. Among the elderly population, ambulatory and hearing difficulties were most prevalent (see Table 2.17).

**TABLE 2.17
DISABILITY STATUS (2013-2017)**

	% of Disabilities Tallied			
	Age 5-17	Age 18-64	Age 65+	Total
With a hearing difficulty	0.5%	1.5%	21.6%	23.6%
With a vision difficulty	0.0%	0.8%	5.6%	6.4%
With a cognitive difficulty	--	4.4%	12.1%	16.5%
With an ambulatory difficulty	--	7.3%	24.2%	31.5%
With a self-care difficulty	--	2.8%	9.7%	12.5%
With an independent living difficulty	--	6.3%	18.0%	24.3%
Total disabled persons	14	2,209	1,943	4,166

Source: 2013-2017 American Community Survey

Developmental Disabilities

Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, amended state housing element law to require the analysis of people with disabilities to include an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old; continues, or can be expected to continue, indefinitely; and constitutes a substantial disability for that individual. This includes intellectual disability, cerebral palsy, epilepsy, and autism.

According to a Consumer Count completed by the California Department of Developmental Services in March 2019, there were a total of 466 persons in Ukiah with a developmental disability- 206 persons between the ages of 0 to 17 and 260 persons over the age of 18.

Resources

The City makes rehabilitation funds available to income qualified households for accessibility improvements. The Housing Rehabilitation Program, funded by both State Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds, has been designed in part to address these needs by providing affordable loans to assist disabled renters and owners improve their units with accessibility features.

Regarding new affordable housing construction activities, in 2017, the City created a Housing Trust Fund- the Ukiah Housing Trust Fund- and in 2018, released a \$500,000 Notice of Funding Availability (NOFA). The City intends to utilize funds in the Ukiah Housing Trust Fund to assist in the development of housing for lower income and special needs residents.

The City also regularly supports funding applications to HOME and other federal and state funding programs, and in 2018 was awarded \$5.1 million in HOME funds for the development of Ukiah Senior Apartments, a new 31-unit affordable senior housing apartment complex. The construction of this complex is anticipated to start in 2019-2020.

A list of organizations with specific services to support persons with disabilities includes, but may not be limited to, the following:

- Redwood Coast Regional Center- prenatal diagnostic services, early intervention supports and services, lifelong individualized planning and service coordination, employment and day services, family support and residential care.
- Manzanita Services- peer counseling, care management, life skills and SSI advocacy.
- Redwood Community Services – adult behavioral health therapy, specialty mental health, whole person care and therapeutic behavioral services.

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The City allows homeowners to build ramps into single-family dwellings to allow first floor access for physically disabled residents. Such ramps or guardrails are permitted to intrude into the standard setbacks required under zoning, and are subject only to a building permit. This provision eliminates the need to obtain a zoning variance.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no City initiated constraints on housing for persons with disabilities caused or controlled by the City. The City does not have siting requirements between group homes, defined in the City's Zoning Code as Community Care Facilities.

Zoning and Other Land Use Regulations

As part of this Housing Element Update, the City conducted a comprehensive review of its zoning laws, policies and practices for compliance with fair housing laws. The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals.

The City of Ukiah defines "family" as an individual, or two (2) or more persons living together as a single household within a dwelling unit.

3. Large Households

Large family households are defined by the U.S. Census Bureau as households containing five or more persons. Due to the limited supply of adequately sized units to accommodate large family households, large families face an above-average level of difficulty in locating adequately-sized, affordable housing. Even when larger units are available, the cost is generally higher than that of smaller units. The lack of supply, compounded with the low-incomes of larger families, results in many large families living in overcrowded conditions.

According to the 2012-2016 American Community Survey, of the 2,252 householders living alone, 64.7 percent were renters and 35.3 percent were owners. At 53.1 percent, renters also comprised a higher number of large households, compared to 46.9 percent of owners with large household sizes.

**TABLE 2.18
HOUSEHOLD SIZE BY TENURE (2016)**

Household Size	Total Owner Occupied		Total Renter Occupied		Totals	
	Number	Percent	Number	Percent	Number	Percent
Householder living alone	796	35.3%	1,456	64.7%	2,252	100%
2-4 persons	1,565	55.6%	1,252	44.4%	2,817	100%
Large households (5+ persons)	281	46.9%	318	53.1%	599	100%

Source: 2012-2016 American Community Survey

Resources

Low and moderate income large households can benefit from many of the same programs (outlined in this section under other special needs groups) that benefit other special needs households. The City uses CDBG, HOME, and Ukiah Housing Trust Funds to assist in the construction of family housing and provide first-time homebuyer assistance to qualified families.

4. Single-Parent households

Single-parent households, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. These households often have less income compared to two-parent households.

According to the 2010 U.S. Census, an estimated 21 percent of Ukiah households were headed by single parents (Table 2.19). Per the 2012-2016 American Community Survey (Table 2.20), households headed by women with children comprised approximately 19 percent (661 households) of all households in Ukiah and households headed by women without children comprised 5.3 percent (179 households). Out of the 31% of Ukiah households living below the poverty line, 11% were female-headed households.

**TABLE 2.19
SINGLE-PARENT HOUSEHOLDS (2010)**

	Total Households	Single-Parent Households	Percent Total Households	Percent Single-Parent Households
Ukiah	6,158	1,294	21.0%	44.4%
Mendocino County	34,945	6,135	17.6%	37.4%
Fort Bragg	2,863	537	18.8%	45.4%
Willits	1,914	463	24.2%	41.9%

Source: 2010 U.S. Census

**TABLE 2.20
FEMALE-HEADED HOUSEHOLDS (2016)**

	Female-headed Households with Children		Female-headed Households without Children		Female-headed Households under the Poverty Level		Total Families under the Poverty Level	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Ukiah	661	19.4%	179	5.3%	386	11.0%	1,062	31.0%
Mendocino County	1,398	9.9%	863	6.1%	791	6.0%	2,573	18.0%
Fort Bragg	240	15.6%	115	7.5%	153	10.0%	419	27.0%
Willits	250	22.89%	110	10.1%	116	11.0%	365	33.0%

Source: 2012-2016 American Community Survey

Resources

The City has provided first time homebuyer loans to single-parent households in the past through CDBG and HOME-funded programs. Additionally, several local organizations provide social services to assist female-headed households and other special needs households:

- Redwood Community Services (Family Strengthening Services Program and Crisis Line)
- FIRST 5 Mendocino Family Resource Services
- Pinoleville Native American Head Start & Early Head Start
- North Coast Opportunities Head Start Child Development Program
- Mendocino County Department of Social Services

5. Farmworkers

Ukiah is located in the most urbanized portion of Mendocino County paralleling the Highway 101 corridor. There are no working farms within the City limits, but there are working orchards and vineyards adjacent to the City, particularly to the east along the Russian River.

The *Assessment of the Demand for Farm Worker Housing and Transportation in Mendocino County* prepared in 2008 by the California Institute for Rural Studies found that in 2006, there were 4,163 farm workers in Mendocino County. Of those, 1,416 worked in Mendocino County for seven months or more, 673 worked in Mendocino County for 3 to 6 months, and 2,074 worked in Mendocino County for less than three months. The Assessment found that the majority of farm workers Mendocino Countywide lived in single family residences, rented individual rooms in single family residences, and lived in labor camps, apartments or trailers. The Assessment also found that 47 percent of farm workers lived in the Ukiah Valley.

The U.S. Department of Agriculture (USDA) completed an *Agricultural Census* in 2012. The number of farmworkers had increased to 5,314 since the 2006 Study by the California Institute for Rural Studies. The USDA Census also reported 498 total farms in Mendocino County. There were 376 permanent farmworker employees living in 21 permanent employee housing facilities, and 183 seasonal farmworker employees living in a total of 8 seasonal employee housing facilities in Mendocino County. 559 total employees lived in a total of 29 employee housing facilities. Additional information regarding farmworkers is contained in Table 2.20.

**TABLE 2.21
FARMWORKERS BY DAYS WORKED (MENDOCINO COUNTY)**

150 Days or More	
Farms	252
Workers	1,442
Farms with 10 or More Workers	
Farms	44
Workers	929
Fewer than 150 Days	
Farms	407
Workers	3,872

Based on this information, it is concluded that the majority of farm workers who live within the City limits live in single family homes, apartments, or mobile homes/trailers.

According to the 2009-2017 ACS, 352 persons, or 5.2 percent of the City's labor force, were employed in the agriculture, forestry, fishing, hunting, and mining industry (see Table 2.8).

Resources

State Public Health and Safety Code Section 17021.5 requires employee housing with accommodations for six or fewer employees be allowed by right and treated as a single family residence rather than a dormitory, boarding house, hotel or other similar term implying that the employee housing is a business run for profit.

The City zoning ordinance allows single family residences by right in the R-1 (Single Family Residential) zoning district. The R-1 zoning district does not limit the number of persons living in a residence, or preclude a group of employees, students, or other non-related persons from occupying the residence. In both the R-2 (Medium Density Residential) and R-3 (High Density Residential) zoning districts, single family dwellings, duplexes, condominiums, apartment houses, and room and board residences are allowed by right without the requirement for a use permit.

Additionally, single family residences and accessory (second) dwelling units are allowed by right in the C-N (Neighborhood Commercial) zoning district, and condominiums and accessory dwelling units (ADUs) are allowed by right in the C-1 (Community Commercial) zoning district. ADUs are also allowed by right in the C-2 (Heavy Commercial) zoning district.

The City zoning ordinance also contains an *Agriculture Exclusive* (A-E) zoning district. While no land within the City is zoned A-E, the regulations allow by-right “one family dwellings, trailers and accessory buildings, and farm buildings of all kinds...” Nothing in the statutes limits the number of dwelling units or how many persons can occupy the units. This includes bunkhouses of 36 beds or less and up to 12 units of farmworker housing in all zones that allow agricultural uses in the same manner other agricultural uses are allowed, as defined in Health and Safety Code 17021.6.

Because of the flexibility inherent throughout the City’s zoning code related to housing for farmworkers and the relatively small size of the City’s farmworker population, the housing needs of this group are addressed through its standard affordable housing strategies.

6. Homeless

“Homelessness” as defined by the U.S. Department of Housing and Urban Development (HUD), describes homeless individuals (not imprisoned or otherwise detained) who:

- Lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who resided in an emergency shelter or a place not meant for human habitation and who is exiting an institution where he or she temporarily resided;
- Will imminently lose their primary nighttime residence;
- Are unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; and
- Are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

In 2018, the County of Mendocino contracted with Robert Marbut, Ph.D. to produce a report on homelessness in Mendocino County. Titled “*Homelessness Needs Assessment and Action Steps for Mendocino County*,” the report presented observations and findings, and

recommended a series of action steps for addressing homeless issues Countywide. Both the Mendocino County Board of Supervisors and Ukiah City Council adopted the report, but most of the recommendations were primarily applicable to the County because the County is the jurisdiction that facilitates and oversees the existing services to address homelessness.

The 2018 Homelessness Needs Assessment completed by Dr. Marbut counted between 172 and 188 individuals experiencing homelessness in Ukiah.

Previously, the 2017 Mendocino County Point-in-Time (PIT) Count reported a total of 1,238 homeless individuals in Mendocino County. This consisted of 113 individuals in an emergency shelter, 47 in transitional housing, and 1,078 who were unsheltered. Of these homeless individuals, the PIT count reported 824, or 67 percent, were male and 1,026, or 83 percent, were white. The PIT Count did not separate by location in their totals.

Resources

The County of Mendocino has primary responsibility for providing regional homeless services. Ukiah is part of the Mendocino County Homeless Services Continuum of Care (MCHSCoC) system that provides services for the homeless and is comprised of local government jurisdictions and government agencies, nonprofit service and housing providers, and organizations from the faith community.

Additional resources consist of emergency day and overnight shelters, transitional housing, emergency and supportive services, hotel vouchers, and other voucher assistance programs. Below is a list of homeless supportive services in Ukiah.

Emergency Shelters

Emergency shelters offer temporary overnight sleeping accommodations for generally up to 30 days. Currently, one emergency shelter is operating in the City of Ukiah- the Homeless Services Community Center operated by Redwood Community Services. This facility provides overnight shelter for up to 60 individuals for a six-month period during the winter (November through April). The Homeless Services Community Center has also been approved for a Day Resource Center, which will provide social services and case management for homeless persons. The Day Resource Center is currently under construction.

Transitional Housing

Transitional housing is designed to be a bridge between shelter and permanent housing, providing housing for homeless persons for six months to two years. Transitional housing also typically integrates other “wrap-around” social services and counseling programs to assist in the homeless individual’s transition to self-sufficiency. Transitional shelters offer housing, case management, and support services. A list of local transitional housing resources includes:

- The Ford Street Project, Family Transitional Housing Program – serves up to six families with children under the age of 18; room and board is included in the program fees, which are paid for by the families.
- The Ford Street Project, Unity Village – 12 two-bedroom units for families with children under the age of 18.

A program has been added to review and amend the zoning code to allow both supportive and transitional housing in all residential zones pursuant to SB 2.

Homeless Shelter Overlay District

On September 2, 2015 the City Council adopted a homeless shelter overlay district, in accordance with the provisions of SB 2. The area of the overlay was preferred given its proximity to an emergency shelter that had ceased operations in 2012, during the previous Housing Element planning period.

Analysis of Capacity and Suitability of Overlay to Accommodate Homeless Population

Encompassing ±13.73 acres, the homeless shelter overlay district allows homeless shelters by right (without the requirement of a conditional use permit). There are nine separate parcels within the overlay district, all within the Heavy Commercial and Manufacturing zoning districts. None of the parcels are vacant, nor were they vacant at the time of adoption of the overlay district in 2015, but there is a large portion (±1 acre) of one parcel that has an open field. Improvements on the parcels include 6,000-23,000 square foot warehouses, single family residences, garages, barns, and a church. One of the parcels is currently the site of a residential substance use disorder¹ recovery treatment center. There are no active industrial uses or known environmental contamination, hazardous gases, air pollution, etc. The overlay zone has good proximity to public transit, located a quarter mile from one bus stop and a half mile from a second bus stop. The overlay zone is located approximately one mile from an existing job center and other public and private services. These services are accessible via public transit.

Conversion of the warehouses into homeless facilities is possible within the overlay district. Utilizing the existing homeless facility on South State Street as a measure of realistic capacity for homeless shelters in the overlay district, the existing overlay district can accommodate 457 beds for homeless persons. However, given existing constraints within the district, the overlay district should be further evaluated to ensure its continued suitability. A program has been added to re-evaluate the Homeless Shelter Overlay District for possible amendment and consideration of options to maintain compliance with SB 2.

Homeless facilities are also permitted in other zoning districts, upon approval of a use permit from the Ukiah Planning Commission, including: C-N (Neighborhood Commercial), C-1 (Community Commercial), C-2 (Heavy Commercial), PF (Public Facilities), M (Manufacturing), R-1 (Single-Family Residential), R-2 (Medium Density Residential), and R-3 (High Density Residential).

E. Housing Stock Characteristics

The characteristics of the housing stock, including type, age, condition, availability, tenure, and affordability are important in determining the housing needs for the community. This section explores each of those sections and analyzes if the current housing supply meets the needs of existing and future residents of Ukiah.

1. Housing Type

¹ These centers may still be referred to as drug abuse centers. The US Department of Health and Human Services, Substance Abuse and Mental Health Services Administration now refers to drug abuse as "Substance Use Disorder".

California Department of Finance housing estimates in January 2018 show the majority (55 percent) of the City’s housing stock is comprised of single family detached homes. The second most common type of housing was multi-family (19 percent). Between 2010 and 2018, there continued to be very few 2-4 unit complexes or mobile homes.

It should be noted that these numbers do not reflect results from the City’s adoption of a new accessory dwelling unit ordinance in late 2017, nor do they reflect the City’s deployment of various initiatives related to a 2017 Housing Strategy.

**TABLE 2.22
HOUSING UNITS BY TYPE**

Type of Housing	2010		2018	
	Number	Percent	Number	Percent
Single Family Detached	3,596	55%	3,600	55%
Single Family Attached	412	6%	412	6%
Two to Four Attached	839	13%	841	13%
Five plus Attached (Multi-Family)	1,237	19%	1,279	19%
Mobile Home	439	7%	440	7%
Totals	6,523	100%	6,572	100%

Source: 2010 and 2018 California Department of Finance Population and Housing Estimates

2. Housing Stock Age and Condition

If not properly and regularly maintained, housing can deteriorate neighborhood housing conditions, decreasing property values and impacting neighborhood pride and quality of life. Typically, housing over 30 years of age is more likely to have needs for rehabilitation.

A Housing Conditions Survey completed by the City of Ukiah in 2008 revealed that 77 percent of the local housing stock was more than 25 years old. As depicted in Table 2.21, Ukiah’s housing stock has further aged. Over 90 percent of all housing stock in the City of Ukiah was built in 1989 or earlier and is over 25 years of age. Only 3.3 percent of housing stock is newer (built in the year 2000 or later), and until quite recently very few new housing units were constructed.

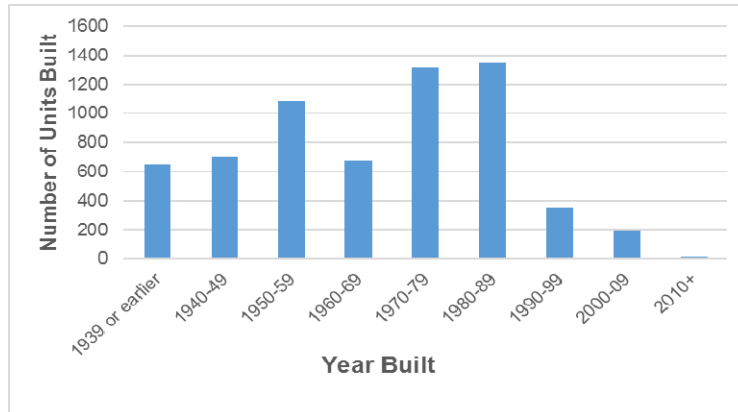
**TABLE 2.23
HOUSING STOCK AGE**

Year Built	Number of Units	Percent
2010 and later	17	0.3%
2000 to 2009	191	3.0%
1990 to 1999	357	5.6%
1980 to 1989	1,346	21.2%
1970 to 1979	1,318	20.8%
1960 to 1969	675	10.7%
1950 to 1959	1,081	17.1%
1940 to 1949	700	11.0%
1939 or earlier	651	10.3%
Total units	6,336	100%

Source: 2013-17 American Community Survey, 5-Year Estimates

Please note: housing units were produced in 2010 and later that are not recorded on the above Table or below Figure. Data is used only from ACS for consistency purposes.

**FIGURE 2.1
HOUSING STOCK AGE DISTRIBUTION (2013-2017)**



Since the City has not completed a housing conditions survey since 2008, data was utilized from the 2008 Survey and cross-referenced with current local conditions observed by City of Ukiah Building Division staff and updated data within this Housing Element. Table 2.23 provides an estimate of current housing stock conditions. A program has been added for the City to complete a new housing conditions survey within the next Housing Element planning cycle.

**TABLE 2.24
HOUSING STOCK CONDITIONS**

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single	2,528	939	510	35	0	4,012
Mobile	277	103	56	4	0	440
Duplex	530	197	107	7	0	841
Multifamily	806	299	162	12	0	1,279
Total	4,141	1,538	835	58	0	6,572
Percent	63.0	23.4	12.7	0.9	0.0	100.0

Sources: 2008 City of Ukiah Housing Conditions Survey, 2018 California Dept. of Finance, 2019 City staff survey

The City of Ukiah Building Division operates a building code enforcement program in an effort to improve overall housing conditions in the community. Enforcement violations are investigated as complaints are received from residents. The City also provides housing rehabilitation assistance to lower income residents through the City’s CDBG and HOME programs, as funding becomes available.

3. Housing Tenure and Availability

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented.

a. Housing Tenure

In 2000, there was close to an even distribution of owner-occupied and renter-occupied units in Ukiah, at 48.4 percent and 51.6 percent, respectively. By 2010, this trend had begun to shift,

and Ukiah was a majority renter-occupied community (over 56 percent). Throughout this same period, Mendocino County was predominantly owner-occupied.

**TABLE 2.25
HOUSEHOLDS BY TENURE COMPARISON (2010 – 2016)**

	2010		2016	
	Number	Percent	Number	Percent
Ukiah				
Owner-occupied	2,673	43.4%	2,642	43.1%
Renter-occupied	3,485	56.6%	3,492	56.9%
Mendocino County				
Owner-occupied	20,601	59.0%	19,764	57.1%
Renter-occupied	14,344	41.0%	14,830	42.9%

Source: 2010 U.S. Census, 2012-2016 American Community Survey

b. Vacancy Rates

Vacancy rates are an important indicator of the adequacy of housing supply for all economic segments of the community. High vacancy rates usually indicate low demand, and low vacancy rates can indicate high demand and/or inadequacy of supply. Generally, a “healthy” vacancy rate for the single-family housing market is considered as two to three percent; and between seven and eight percent is considered sufficient for the multi-family housing market.

According to the 2010 Census, the overall vacancy rate in Ukiah was 5.3 percent, including units vacant for seasonal or occasional use, rented and sold units that were vacant at the time of the Census, and other unclassified vacant units (see Tables 2.25 and 2.26).

Additional vacancy data was obtained from the 2013-2017 American Community Survey, to demonstrate the vacancy rate over the last approximately 17 years. Vacancy rates in 2010 increased by nearly 100 percent compared to 2000, and this was likely due to the slumping economy at that time. As the economy has recovered, the vacancy rates have again approached 2000 levels (see Table 2.26).

**TABLE 2.26
OCCUPANCY STATUS OF HOUSING UNITS**

	2000	2010
For rent	54	136
For sale only	24	73
Rented or sold, not occupied	16	20
For seasonal, recreational, or occasional use	12	25
For Migratory Workers	0	0
All Other Vacant	46	76
Total	152	330

Source: 2000 and 2010 U.S. Census

**TABLE 2.27
OVERALL VACANCY BY TENURE**

Year Built	2000	2010	2017
Rental vacancy rate	1.7%	3.7%	2.8%
Owner vacancy rate	0.8%	2.6%	0.2%
Overall vacancy rate	2.5%	5.3%	3.0%

Source: 2000 and 2010 U.S. Census, 2013-2017 American Community Survey

Understanding that Ukiah has low rental and owner vacancy rates seems to be a sentiment shared by the community. In 2018, a community housing survey was completed by the City. Over 70 percent of survey respondents listed the number one issue or barrier with obtaining suitable housing for their households as “home/rent prices” (54.9 percent) or “lack of available housing inventory” (17 percent). Similar comments were received at both housing workshops the City hosted to discuss and gather public input and ideas on the Housing Element Update. A copy of the full results of the survey is contained in Appendix B.

The City has added an implementation program to address housing production overall.

4. Housing Costs and Affordability

Median home prices in Ukiah and Mendocino County have been steadily increasing since the economic recovery. With the exception of 1-bedroom units, rental prices have also increased.

**TABLE 2.28
CHANGES IN MEDIAN HOME SALES PRICES**

Jurisdiction	2017 Median Sale Price	2018 Median Sale Price	Percent Change in Median Sale Price
Ukiah	\$329,500	\$350,350	6%
Mendocino County	\$340,850	\$358,800	5%

Source: Zillow.com

**TABLE 2.29
CHANGES IN AVERAGE MONTHLY RENT PRICES**

City	Unit Type	2015	2016	2017
Ukiah	Studio	\$963	\$967	-
	1 Bedroom	\$702	\$640	\$691
	2 Bedroom	\$968	\$973	\$1,016
	3 Bedroom	\$1,200	\$1,268	\$1,334
Fort Bragg	Studio	-	-	-
	1 Bedroom	\$538	\$615	\$673
	2 Bedroom	\$1,089	\$1,071	\$1,098
	3 Bedroom	\$1,766	\$1,698	\$1,688

Source: 2013-2017 American Community Survey

F. Assisted Affordable Housing Units

Assisted housing developments, or “at-risk units,” are defined as multifamily rental housing developments that receive government assistance under Federal, State, and/or local programs, and which are eligible to convert to market-rate due to termination (opt-out) of a rent subsidy contract, mortgage prepayment, affordability covenant, or other expiring use restrictions within 10 years of the beginning of the housing element planning period. The next “at-risk” housing analysis period is 2019-2029.

State Government Code §65863.10 requires that owners of Federally-assisted properties provide notices of intent to convert their properties to market-rate 12 months prior and again at six months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD and the local public housing authority, as well as to all impacted tenant households. There are three general cases that can result in the conversion of publicly assisted units:

1. Prepayment of HUD Mortgages: Section 221(d)(3). Section 202 and Section 236: A Section 221(d)(3) is a privately owned project where the U. S. Department of Housing and Urban Development (HUD) provides either below market rate loans or a subsidy to the tenants. With Section 226 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low income tenants. Section 202 provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents.
2. Opt-outs and expirations of project based Section 8 contracts: Section 8 Project Based Vouchers (Sec. 8) is a federally funded program that provides subsidies to the owner of a pre-qualified project for the difference between the tenant’s ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed contract rents.
3. Other: Expiration of the low income use period of various financing sources, such as the Low-Income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CFHA), Federal Home Loan Bank of San Francisco Affordable Housing Program (AHP), Veterans Assistance Supportive Housing (VASH) United States Department of Agriculture (USDA), Community Development Block Grants (CDBG) and Home Investment Partnerships Program (HOME) funds. Generally, bond-financed properties expire according to a qualified project period or when the bonds mature. Former properties funded with Redevelopment Agency funds generally require a minimum affordability term of 30 years.

There are a range of publicly assisted rental housing affordable to lower and moderate income households in Ukiah. Table 2.27 provides a summary listing of affordable projects in the City. Overall, 52 projects totaling 537 rental housing units in the City include affordable units. 534 units are set aside specifically for lower and moderate income households.

**TABLE 2.30
INVENTORY OF ASSISTED RENTAL HOUSING**

Project Name and Address	Total Units	Assisted Units	Funding Source(s)	Earliest Date of Conversion	# of Units at Risk
Duane Hill Terrace 600 N Orchard Avenue	32	32	CTCAC, HOME	2067	0
McCarty Manor 741 Waugh Lane	40	40	USDA/RD, Sec. 8, LIHTC	2068	0
Orchard Manor 610 Orchard Avenue	64	63	USDA/RD, Sec. 8, LIHTC	Perpetuity	0
Orchard Village 548 Ford Street	48	47	USDA/RD, Sec. 8, LIHTC	Perpetuity	0
Creekside Village 751 Waugh Lane	44	44	Sec. 8	2027	44
Jack Simpson 1051 North Bush Street	30	30	Sec. 8	Perpetuity	0
North Pine Street 148 Gibson Street	10	10	Sec. 8	Perpetuity	0
Walnut Village 1240 North Pine Street	48	48	Sec. 8	2027	48
Gibson Court 148 Gibson Court	17	17	Sec. 8, HOME	2031	0
Garden Court 875 S Orchard Avenue	10	10	HOME	2026	10
Willow Terrace 237 East Gobbi Street	38	38	LIHTC	2074	0
Holden Street 490 South Dora	6	6	Sec. 8	Perpetuity	0
Summer Creek Village 755 Village Circle	64	64	LIHTC, HOME, Sec. 8	06/28/2059	0
Ukiah Green C/O PPMG 1120 Mulberry Street	38	38	USDA	2033	0
Ukiah Green South C/O PPMG 1130 Mulberry Street	41	41	USDA	2035	0
114 Poulos Court	1	1	Sec. 8	Perpetuity	0
1504 S Dora Street	1	1	Sec. 8	Perpetuity	0
1542 Lockwood Drive	1	1	Sec. 8	Perpetuity	0
195 Wabash Avenue #1	1	1	Sec. 8	Perpetuity	0
195 Wabash Avenue #2	1	1	Sec. 8	Perpetuity	0
195 Wabash Avenue #3	1	1	Sec. 8	Perpetuity	0
212 Irvington Drive	1	1	Sec. 8	Perpetuity	0
213 Irvington Drive	1	1	Sec. 8	Perpetuity	0
213 Tedford Avenue	1	1	Sec. 8	Perpetuity	0
214 Tedford Avenue	1	1	Sec. 8	Perpetuity	0
239 Burlington Drive	1	1	Sec. 8	Perpetuity	0
625 Leslie Street	1	1	Sec. 8	Perpetuity	0
627 Leslie Street	1	1	Sec. 8	Perpetuity	0
635 Leslie Street	1	1	Sec. 8	Perpetuity	0
637 Leslie Street	1	1	Sec. 8	Perpetuity	0
735 Cindee Drive	1	1	Sec. 8	Perpetuity	0
739 Cindee Drive	1	1	Sec. 8	Perpetuity	0
741 Cindee Drive	1	1	Sec. 8	Perpetuity	0

743 Cindee Drive	1	1	Sec. 8	Perpetuity	0
745 Cindee Drive	1	1	Sec. 8	Perpetuity	0
803 Cindee Drive	1	1	Sec. 8	Perpetuity	0
805 Cindee Drive	1	1	Sec. 8	Perpetuity	0
813 Cindee Drive	1	1	Sec. 8	Perpetuity	0
823 Cindee Drive	1	1	Sec. 8	Perpetuity	0
825 Cindee Drive	1	1	Sec. 8	Perpetuity	0
833 Cindee Drive	1	1	Sec. 8	Perpetuity	0
835 Cindee drive	1	1	Sec. 8	Perpetuity	0
College Court Apartments 1461 North Bush Street	7	7	Sec. 8	Perpetuity	0
Sun House Apartments 170 Cleveland Lane	42	41	Sec. 8 VASH, LIHTC, AHP, County CDBG, City UHTF	2032	0
Total	616	613			102

Sources: 2019 City staff survey, California Housing Partnership

Preservation of At-Risk Housing

Within the 2019-2029 “at-risk” housing analysis period, three projects are considered at risk of converting to market-rate housing. These projects offer 102 housing units, and all 102 of the units are affordable to lower income households. Two of the projects, Creekside Village and Walnut Village, are affordable to households with project-based Section 8 rental subsidies. The third project, Garden Court, has expiration of an affordability restriction put in place by the developer’s use of HOME funds for the project.

In an interview with the property owner of Garden Court, the property owner stated they will make sure there is continued affordability, presumably in perpetuity. But the property owner also mentioned that the funding on this project is complex, which is complicated by being in the airport compatibility zone of the 1996 Airport Comprehensive Land Use Plan. Airport compatibility has been listed as a constraint in Section 5.

Creekside Village is a 44-unit apartment project constructed in 1983, with a project-based Section 8 contract for rent subsidies. Walnut Village is a 48-unit apartment constructed in 1979 with a Section 8 contract also due to expire in 2027. The property owner, a locally based affordable housing developer and property management company, can choose to opt out of Section 8 or to renew the Section 8 with HUD.

While the new Section 8 contracts are subject to a periodic renewal process, the approval is fairly automatic. If the property owner decides to allow the Section 8 program to lapse, the tenants would be notified and would have one year to relocate. Subject to funding availability, HUD and the local Housing Authority, the Community Development Commission of Mendocino County, would make Section 8 housing-choice vouchers available to the tenants. Tenants could decide to use the voucher at the project or at a different location.

Costs of Construction/Replacement vs. Costs of Preservation

In addition to identifying units at risk of converting to market rate housing, Government Code Section 65583(a)(8)(B) requires a comparison of costs to replace lost units through construction or rehabilitation to the cost of preserving the existing units.

Using local data, the average new construction/development cost for multi-family rental housing is \$347,437 per unit. For 102 at-risk units, this would require \$35,538,574. The cost estimate includes land acquisition, construction costs, permits, on- and off-site improvements, and other related costs. By comparison, the estimated cost of preservation of multi-family rental housing is \$200,221 per unit.² For 102 at-risk units, preservation costs are estimated at \$20,422,542.

As can be seen from the estimates, the cost of preservation is far less than the cost of replacement of at-risk units. Another factor is that not all units identified as being at-risk are in need of rehabilitation, but may simply require acquisition in order to be preserved as affordable units. This will further reduce the costs of preservation.

An *At-Risk Unit Program* was started during the 2014-2019 Housing Element but not fully established. Development of this program has been listed as a priority in this 2019-2027 Housing Element Update. It is expected that at a minimum, this Program will involve the City contacting qualified non-profit organizations or other agencies and exploring opportunities to assist and facilitate the ownership transfer of “at-risk” units. Potential funding sources may include programs operated and administered by the State Department of Housing and Community Development and Ukiah Housing Trust Fund.

Further, the City of Ukiah is strongly committed to the preservation of affordable housing units and therefore has identified the following resources in an effort to save such at-risk units.

Preservation Resources

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. A list of potential qualified entities for preserving at-risk units is contained in Appendix C. This list is periodically updated on the Policy & Research webpage of the California Department of Housing and Community Development.

The following is a list of potential funding sources considered a part of the City’s overall plan for preservation of at-risk units. The number and availability of programs to assist cities and counties in increasing and improving their affordable housing stock is limited and public funding for new projects is unpredictable. The following programs are local, State and federal programs. Some are managed locally by the City, under the auspices of the Ukiah Housing Trust Fund.

- 1) Home Investment Partnership (HOME) Program: This Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. For the City of Ukiah, HOME funds are made available on an annual or bi-annual competitive basis through the HCD small cities program. Approximately \$500,000 is available to develop and support affordable rental housing and homeownership affordability. Activities include acquisition, rehabilitation, construction, and rental assistance. The City uses HOME funds primarily for first-time homebuyers (homeownership assistance) and owner-occupied rehabilitation. Loan repayments received through these programs are reused to provide funding for additional activities. The City has also been awarded HOME funds for new affordable rental housing projects.
- 2) Community Development Block Grant (CDBG) Program: For the City of Ukiah, CDBG funds are made available on an annual or bi-annual competitive basis through the HCD small

² This figure was calculated as follows: 1) cost of acquisition is an average of the price of all current multifamily housing properties on sale from a survey of Loopnet on July 4, 2019; 2) cost of rehabilitation is assumed to be 50 percent of the cost of acquisition; and 3) financing and other costs are assumed to be 15 percent of acquisition plus rehabilitation costs.

cities program. Between \$500,000 and \$1 million is generally available to support affordable rental housing acquisition, reconstruction, and rehabilitation and homeownership affordability. Eligible activities are varied and include such activities as acquisition, infrastructure improvements, public facilities rehabilitation, public services, owner occupied housing rehabilitation, and homeownership assistance. Proceeds from those activities are deposited into a revolving loan fund established from low interest loans for rehabilitation and homeownership assistance and could be a potential resource for preservation activities.

- 3) City of Ukiah Low and Moderate Income Housing Asset Funds (LMIHAF): Bond proceeds from the City's former redevelopment agency have been deposited into the LMIHAF for use by the City's successor housing agency on affordable housing activities. Two-thirds of all LMIHAF funds must be utilized on activities for lower income households with gross annual income less than 60% of the area median income for Mendocino County. The City Council has authorized \$500,000 for affordable housing activities in fiscal year 2019-20. LMIHAF funds can be utilized for a variety of programs, including but not limited to the following:
 - Rental Rehabilitation Programs
 - Acquisition/Rehabilitation Programs
 - Homeownership Assistance
 - Rental Housing Construction
- 4) Community Development Commission of Mendocino County Housing Authority (CDC Housing Authority): The CDC Housing Authority administers a variety of housing programs including Section 8, Shelter Plus Care, and Veterans Housing (VASH) rental assistance. The CDC Housing Authority also owns and manages affordable housing units throughout Mendocino County.
- 5) Community Reinvestment Act (CRA): Federal law requires that Banks, Savings and Loans, Thrifts, and their affiliated mortgaging subsidiaries, annually evaluate the credit needs for public projects in communities where they operate. Part of the City's efforts in developing preservation programs will be to continue to meet with local lenders to discuss future housing needs and applicability of the CRA Act. Although an unpredictable resource, it is important to maintain working relationships for future problem solving.
- 6) Low Income Housing Tax Credit Program (LIHTC): This program provides for federal and State tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years. Tax credits may also be utilized on rehabilitation projects, contributing to the preservation program.

SECTION 3: PROJECTED HOUSING NEEDS

Under California law, every city and county has a legal obligation to respond to its fair share of the projected future housing needs in the region in which it is located. For Ukiah and other Mendocino County jurisdictions, the regional housing need allocation (RHNA) is determined by the Mendocino Council of Governments (MCOG), based upon an overall regional need number established by the State. The fair share numbers establish goals to guide local planning and development decision making.

A. Regional Housing Needs Allocation

In 2018, the MCOG in partnership with representatives from local city and County jurisdictions met and agreed upon the local fair share housing needs.

**TABLE 3.1
REGIONAL HOUSING NEEDS ALLOCATION
2019-2027**

Income Category	Units
Very Low (0-50% AMI)	86
Low (51-80% AMI)	72
Moderate (81% to 120% AMI)	49
Above Moderate (120%+ AMI)	32
Total	239

Note: Units serving extremely low-income households are included in the “very low” category.

To enable the City of Ukiah to meet RHNA goals, the City must evaluate its capacity to provide available sites to meet projected future housing needs. The City must demonstrate it has or will make available adequate sites with appropriate zoning and development standards and with services and facilities to accommodate the RHNA.

**TABLE 3.2
REGIONAL HOUSING NEEDS ALLOCATION COMPARISONS**

Years	Very Low	Low	Moderate	Above Moderate	Total
2014-2019	11	7	7	20	45
2019-2027	86	72	49	32	239

The 2019-2027 Housing Element planning cycle is an eight-year period. However, even with this increase in the planning period of three years, housing production expected by HCD over the next eight years is substantially higher (more than 200 percent) than the 2014-19 Housing Element planning cycle. These numbers reflect the demand and need for housing in Ukiah, as reflected in the Housing Needs Assessment.

B. Housing Needs for Extremely Low-Income Households

Extremely low-income is defined as households with income less than 30 percent of Area Median Income (AMI). According to HCD, the area median income in the City of Ukiah as of April 26, 2018 (the date of the last release of median income data from the State) is \$60,600 for a family of four. For extremely low income households, this results in an income of \$25,100 or less for a four-person household. Many families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low-income households. At the same time, a minimum wage worker could be considered an extremely low-income household with an annual income of approximately \$22,000 or less. Food service workers making sandwiches at a local deli or preparing coffee at a local cafe could be earning \$11 per hour. Pay in these types of jobs, which are fairly common in Ukiah, could qualify workers as extremely low income households.

Existing Extremely Low Income Needs: In 2015, 840 extremely low-income households resided in the City, representing 14 percent of the total households. This was up slightly from 2014 when there were 819 extremely low income households, or 13 percent of total households. Most extremely low-income households are renters (785) and experience a high incidence of housing problems. For example, many of extremely low-income households faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities) and most were in overpayment situations. See Table 2.14 for additional details.

Projected Extremely Low Income (ELI) Needs: The Comprehensive Housing Affordability Strategy (CHAS) data indicates that there are 55 owner and 785 renter ELI households in the City of Ukiah. Of the ELI households, approximately 73 percent of owners and 69 percent of renters pay greater than 30 percent of their income on housing costs.

To calculate the projected ELI housing needs, the City assumed 50 percent of its 2019-2027 low-income RHNA would be extremely low-income households. As a result, from the low income RHNA of 86 units, the City has a projected need of 43 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households could also be special needs populations. To address the range of needs, the City will deploy a detailed housing plan including promoting a variety of housing types, such as single-room occupancy (SRO) units and small lot subdivisions.

To address the housing needs of extremely low-income households, the City will continue programs and strategies created and deployed in the previous (2014-2019) planning period:

1. 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 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.
2. Work in conjunction with other agencies 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 funding, supporting grant

and other applications for funding, and exploring housing types and construction methods to promote housing for ELI citizens.

3. Deploy Ukiah Housing Trust Fund resources to assist in facilitating construction of new housing for extremely low-income households.
4. Support funding applications in support of new housing construction for ELI households.
5. Deploy residential rehabilitation programs through CDBG and/or HOME.

C. Housing Production Since 2014

The City of Ukiah has implemented a variety of incentive-based programs over the preceding five years in an attempt to increase housing production for all economic segments of the community. These include creation of a housing trust fund- the Ukiah Housing Trust Fund, creation of a new Housing Division within the Department of Community Development, development and implementation of a new (2017) Housing Strategy designed to increase production of affordable and middle-income market-rate housing (see Appendix D), and deployment of other programmatic strategies. The result has been a significant increase in new housing construction starts, all of which are infill, as depicted below in Table 3.3.

**TABLE 3.3
HOUSING PRODUCTION (2014-2018)**

Income Level	RHNA (2014-2019)	2014	2015	2016	2017	2018	Total Units to Date	Total Remaining RHNA (2014-2019)
Very Low (0-50%)	11	0	31	0	0	37	68	0
Low (51-80%)	7	0	10	0	0	0	10	0
Moderate (81-120%)	7	0	0	0	0	35	35	0
Above Moderate (120% +)	20	0	5	7	4	16	32	0
Total Units	45						145	0

SECTION 4: SITES INVENTORY AND ANALYSIS

A. Approved Projects and Entitled Units

Since the Housing Element planning period begins August 15, 2019, the City of Ukiah can take RHNA credit for new units approved or planned as of August 15, 2019. City staff compiled an inventory of all residential projects with a housing component that are, as of August 15, 2019, approved or planned and anticipated to be built by the end of the current Housing Element planning period (August 15, 2027). For approved and planned projects, deed-restricted affordable units are inventoried as lower-income.

An entitlement was approved on February 28, 2018 by the Ukiah Planning Commission for Ukiah Senior Apartments, to be located at 763 South Oak Street. This will be a 31-unit apartment complex, with 30 units for low-income senior households and one manager's unit. The City applied for and was awarded \$5.1 million in Home Investment Partnerships (HOME) Program funds to assist the developer in funding the project. The project is anticipated to begin construction in 2019-2020 and will be completed well before August 15, 2027.



B. Vacant and Underutilized Land

Government Code Section 65583.2(c) requires as part of the analysis of available sites that the City of Ukiah demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. The City must also determine whether each site in the inventory can accommodate some portion of its share of the regional housing need by income level during the planning period.

The inventory must include the following:

- Vacant and underutilized sites zoned for residential use;
- Vacant and underutilized sites zoned for nonresidential use that allow residential development or can be redeveloped for residential use;
- A list of properties by assessor parcel number (APN);
- The size, general plan designation, and zoning of each property;
- A description of environmental constraints;
- A description of existing planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities; parcels included in the inventory must have sufficient access to these services;
- Sites identified as available for housing for above moderate-income households in areas not served by public sewer systems. This information need not be identified on a site-specific basis;
- Number of units that can be “realistically accommodated”; and
- A reference map that shows the location of all identified sites.

The City of Ukiah completed a new vacant and underutilized list and associated analysis as part of the Housing Element Update. The analysis identified vacant and underutilized sites within the current city limits, and then evaluated each site based on current zoning designations, documented constraints, and State requirements. This analysis found that the City has available capacity for housing suitable for low-income and very low-income groups (161 units) and available housing capacity suitable for moderate and above moderate-income groups (165 units).

State law provides a default density which jurisdictions can use as a threshold to determine appropriate lower-income housing sites (includes very-low and low-income groups). For the City of Ukiah, sites allowing at least 15 dwelling units per acre (du/ac) are considered by the State to be appropriate for lower-income housing. The zoning districts of High Density Residential (R-3), Community Commercial (C-1), Heavy Commercial (C-2), Urban General (UG), Urban Center (UC), and Downtown Core (DC) can support lower-income housing since their maximum densities are 28 du/ac.

State law also stipulates that sites for lower-income housing must be a half-acre or larger, unless the City is able to demonstrate that smaller sites were successfully developed during the prior planning period for an equivalent number of lower-income housing units. Generally, however, it is assumed that sites smaller than a half-acre are not large enough to accommodate multifamily units. Sites smaller than a half-acre typically accommodate single-family homes, duplexes, and fourplexes, which are assumed to be moderate-income housing types. This analysis was completed on a site specific level and some parcels smaller than one-half-acre were determined to be able to accommodate higher density. Small parcels under the same ownership on adjacent parcels may be consolidated into larger sites for identifying lower-income housing sites, provided the zoning allows the appropriate density.

Methodology

The site selection analysis was conducted using data from the City of Ukiah, Mendocino County, and the Federal Emergency Management Agency (FEMA).

1. Initial Site Identification

Density Assumptions

To begin, zoning districts were identified that allowed residential development. Only parcels within these zoning districts were studied for the sites inventory. Table 4.1 shows the zoning districts evaluated and their development assumptions. These densities and assumptions are consistent with development applications historically received within each zoning district.

**TABLE 4.1
ZONING DISTRICTS THAT ALLOW RESIDENTIAL DEVELOPMENT**

A. Zoning District	B. Min Lot Size	C. Max du/ac	D. Min du/ac
Single-Family Residential (R1H) Hillside	10,000	4	0.1
Single-Family Residential (R-1)	6,000	7	1
Medium Density Residential (R-2) Districts	3,000	14	1
High Density Residential (R-3)	1,500	28	1
Neighborhood Commercial (C-N)	7,000	6	1
Community Commercial (C-1)	1,500	28	1
Heavy Commercial (C-2)	1,500	28	1
Downtown Zoning Code			
General Urban (GU)	4,500	28	10
Urban Center (UC)	4,500	28	15
Downtown Core (DC)	2,500	28	15

Source: City of Ukiah Zoning Code, 2019

Note: Max and min du/ac refers to the maximum and minimum number of units permitted per acre, a measure of housing density.

In calculating the number of units that could realistically be built on each site, the analysis started with the maximum density allowed within each zoning designation. As described in Section 5, due to the City nearing build-out, demand for housing citywide, and the City’s commitment to housing production for affordable and middle-income households outlined in the City of Ukiah Housing Strategy it is reasonable to assume developers will seek to develop at the maximum allowable density. This includes commercial zoning districts that currently permit high density residential development. All multi-family projects developed in commercial zones within the last 5 years have either maximized density on the parcel and/or applied for an additional density bonus to further increase density (see Section 5- B.4. on page 82 for additional details).

Next, a site specific analysis was completed to obtain realistic development capacity. This included analyzing existing use and development, surrounding uses, access, infrastructure capacity, slope and other environmental constraints, setbacks, landscaping and parking requirements, as well as allowable densities and building area required by code.

In accordance with GC 65583.2(c)), vacant sites identified in the last two housing element planning periods or nonvacant sites identified in one housing element planning period identified to accommodate housing for lower income households were removed from the list.

Identifying Vacant Sites

An initial list of vacant parcels was identified using the Mendocino County Assessor parcel database (April 2019). Assessor’s use codes for vacant parcels were as follows:

- 00 – Vacant Residential
- 10 – Vacant Commercial
- 30 – Vacant Industrial

Additionally, parcels were identified where the improvement value equaled “\$0” or “Unavailable” in the Assessor data, which suggested that the parcels could be vacant. Vacancy on these parcels was verified through a review of aerial photography. A field survey consisting of windshield surveying and site visits were also performed to verify the vacancy of parcels.

Identifying Underutilized Sites

An initial list of underutilized parcels was identified using the improvement values of each parcel provided in the Assessor data. Parcels identified where the improvement value was less than \$20,000 suggested that the parcels were underutilized to a degree that would make them more likely to redevelop within the planning period. Site specific analyses and site visits were also performed to verify the underutilization of parcels.

2. Constraints

Airport Compatibility

Based on the Mendocino County Airport Comprehensive Land Use Plan (ACLUP), airport compatibility zones around the Ukiah Municipal Airport create constraints on residential development, regardless of the underlying zoning district.

- Zone A does not allow residential development, and therefore no parcels within Zone A were included in the inventory.
- Zone B1 allows a parcel size of 10 acres with restrictions (Appendix D, ACLUP). For the purposes of this analysis, one unit is assumed per parcel. Zone B1 is appropriate for above moderate-income housing.
- Zone B2 allows a minimum parcel size of 2 acres (Appendix D, ACLUP). For the purposes of this analysis, one unit is assumed per parcel. Zone B2 is appropriate for above moderate-income housing.
- Zone C allows a maximum density of 15 du/ac which meets the default density requirement set by HCD for this area. Sites within Zone C can be counted toward the lower-income housing RHNA, depending on its underlying zone. In certain cases, such as in Low Density Residential areas where the maximum density is 7 du/ac, the allowed maximum density in the underlying zoning district would not qualify a site to be counted as lower-income housing.
- Zone D has no restrictions other than uses that are hazards to flight, and so the underlying zoning district is relied upon to determine the allowed density.

Table 4.2 summarizes the Airport Compatibility Zone Criteria used for this analysis.

**TABLE 4.2
AIRPORT COMPATIBILITY ZONE CRITERIA**

Zone	Location	Maximum Residential Density	Maximum Persons Per Acre	Income Category
A	Runway Protection Zone or within Building Restriction Line	0	10	n/a
B1	Approach/Departure Zone and Adjacent to Runway	10 acres	60	Above-Moderate
B2	Extended Approach/Departure Zone	2 acres	60	Above-Moderate
C	Common Traffic Pattern	15 du/ac	150	Lower-Income
D	Other Airport Environs	No Limit	No Limit	Any

Many sites across all income categories had reduced capacity due to the lower maximum density requirements in Airport Compatibility Zones A, B1, B2, and C. For example, parcels with zoning that allow up to 28 du/ac but are also located in the B2 zone, are not suitable for lower-income housing because they are limited to one unit per 2 acres based on B2 zone criteria.

Flood Zones

The 1-percent annual chance flood is also referred to as the base flood, or 100-year flood. For this analysis, we considered the 100-year flood zone to be a constraint to all residential development. The 100-year flood zone contains Flood Hazard Zones A, AE, V, and VE, as defined by FEMA. All parcels within the 100-year flood zone were removed as being available sites.

Steep Slopes

Steep slopes were considered to be a constraint since these topographical challenges result in lower densities and necessitates specialized site design to accommodate for the terrain, resulting in a more expensive development process. Slope modeling data was not available for this analysis, however, all parcels within the Hillside District were considered to be constrained by steep slopes. Site specific analyses using City development standards were completed for each parcel containing steep slopes and a conservative estimate using two units per acre (although City code and General Plan allows 6 units per acre) was applied. This development intensity is consistent with other development currently existing within the Hillside zoning district. All parcels in the Hillside District are considered only for above moderate-income housing and were not considered to be suitable for housing lower-income groups.

Fire Hazard

Severe fire hazards exist west of the city, but not within city limits. This does not necessarily eliminate the fire risk to the potential sites, but for the purposes of this analysis, the sites were not considered to be constrained by fire hazard areas.

Seismic Hazard

The Alquist-Priolo fault line runs northeast of the City. However, no part of the City falls within the fault zone. Therefore, seismic hazards were not considered to be a constraint to residential development within the city.

3. Vacant and Underutilized Sites Inventory

Table 4.3 lists all parcels evaluated by APN, ownership, location, existing use, zoning, general plan designation, size, realistic development capacity, population, applicable income group category, and known constraints. Potential unit capacity is determined by multiplying acreage with the assumed buildout density as described above. All sites can be accommodated by infrastructure, unless otherwise noted.

In 2018, the estimated persons per household in Ukiah was 2.5 (California Department of Finance). Potential unit capacity is multiplied by 2.5 persons per unit to estimate the number of people each site could accommodate. Sites that are a half-acre or larger, are zoned to allow 15 du/ac or more, and are not constrained by the 100-year flood, steep slope, or Airport Compatibility Zones A, B1, and B2, are categorized as suitable for housing very low- and low-income groups. Sites that are either smaller than a half-acre, are zoned to allow under 15 du/ac, and are not constrained by the 100-year flood or Airport Compatibility Zone A are categorized as suitable for housing moderate and above-moderate-income groups.

Figure 4.1 shows a map of all identified parcels and constraints. Figure 4.2 shows a map of identified vacant parcels. Figure 4.3 shows a map of identified underutilized parcels.

TABLE 4.3: VACANT AND UNDERUTILIZED INVENTORY

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
Very-Low/Low Vacant Parcels												
1	00230155	763 S Oak St	Vacant	C1	C	0.88	38,332	31	77	Very-Low/Low	C	Undeveloped but approved for an entitlement for Ukiah Senior Apartments (31 units) project in Feb 2018. Expected to be developed within 1-2 years.
2	00237027	None Assigned. Corner of Clara & N Orchard	Vacant	C1	C	0.67	29,185	15	37	Very-Low/Low	None	Undeveloped. Realistic development capacity- 22,806 sf available to build up to 15 multi-family units. Due to need for housing and citywide build-out, expected to be developed within planning period.
3	17903025	700 E Perkins St	Vacant	C1	C	1.24	54,014	25	62	Very-Low/Low	None	Undeveloped. Realistic development capacity- 37,800 sf available for up to 25 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
4	17903028	730 E Perkins St	Vacant	C1	C	0.58	25,264	16	40	Very-Low/Low	None	Undeveloped. Realistic development capacity- up to 16 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
5	17906104**	705 E Perkins St	Vacant	C1	C	0.52	22,651	14	35	Very-Low/Low	None	Minor improvements including parking lot. Realistic development capacity for up to 14 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
Very-Low/Low Vacant Parcels Subtotal						3.89	169,446	101	251			
Moderate/Above-Moderate Vacant Parcels												
6	00111126	None Assigned. Corner of Dora & N Spring	Vacant	R1	LDR	0.16	6,969	2	5	Mod/Above-Mod	None	Undeveloped and surrounded by single family dwellings (SFDs). Realistic development capacity-based on lot restrictions site could be developed with up to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
7	00114239*	179 Park Pl	Vacant	R1	LDR	0.41	17,859	2	5	Mod/Above-Mod	None	Mostly undeveloped but some topographical lot restrictions. Surrounded by SFDs. Realistic development capacity of up to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
8	00114244	169 Park Pl	Vacant	R1	LDR	0.27	11,761	2	5	Mod/Above-Mod	None	Undeveloped. Surrounded by SFDs. Could build up to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
9	00114245	169 Park Pl	Vacant	R1	LDR	0.24	10,454	2	5	Mod/Above-Mod	None	Undeveloped. Some lot restrictions including road access. Realistically could build 2 units- SFD and accessory dwelling unit (ADU). Due to need for housing and citywide build-out, expected to be developed within planning period.
10	00121404	None Assigned. Near S Barnes St & W Clay St	Vacant	R1	LDR	0.54	23,522	3	7	Mod/Above-Mod	D; None	Undeveloped. Lot restrictions and zoning restrict number of units that can be realistically developed to 3. Could increase density if merging with parcel 00121409. Due to need for housing and citywide build-out, expected to be developed within planning period.
11	00125323	None Assigned. Oak Park Ave Between W Clay St & Jones St	Vacant	R1	LDR	0.47	20,473	3	7	Mod/Above-Mod	D; None	Undeveloped and surrounded by SFDs. Realistic development capacity for up to 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
12	00142036	271 Mendocino Pl	Vacant	R1	LDR	0.46	20,037	2	5	Mod/Above-Mod	D; Slope	Undeveloped. Although larger lot, topographical restrictions limit to realistic maximum of 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
13	00211480	None Assigned. Behind existing homes on Oak St.	Vacant	R1	LDR	0.15	8,464	2	5	Mod/Above-Mod	None	Undeveloped. Needs road access but realistically could develop 2 units- an SFD and ADU. Due to need for housing and citywide build-out, expected to be developed within planning period.
14	00301059	1010 Helen Ave	Vacant	R1	LDR	0.15	6,534	2	5	Mod/Above-Mod	D; None	Undeveloped; surrounded by SFDs. Due to lot restrictions, maximum development capacity of 1 SFD and 1 ADU. Due to need for housing and citywide build-out, expected to be developed within planning period.
15	00302124	None Assigned. Cochrane Ave Between 410 & 420	Vacant	R1	LDR	0.14	6,098	1	2	Mod/Above-Mod	D; None	Undeveloped. Due to setback limitations realistic development capacity is 1 unit. Due to need for housing and citywide build-out, expected to be developed within planning period.
16	00311056	None Assigned. At the terminus of Redwood Ave	Vacant	R1	LDR	0.29	12,632	2	5	Mod/Above-Mod	D; Slope	Undeveloped. Existing slope constraints allow a realistic development maximum of 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
17	00311079	1080 Helen Ave	Vacant	R1	LDR	0.50	21,780	3	7	Mod/Above-Mod	D; None	Undeveloped flag lot; surrounded by SFDs. Due to lot limitations realistic development capacity is 3 units maximum. Due to need for housing and citywide build-out, expected to be developed within planning period.
18	00352055	None Assigned. Off of S Dora St Near Washington behind homes	Vacant	R1	LDR	0.16	6,969	2	5	Mod/Above-Mod	D; None	Undeveloped; surrounded by SFDs. Due to lot size, setbacks, and access limitations, realistic development capacity is up to 2 units. Expected to be developed within the planning period.

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
19	00352056	None Assigned. Off of S Dora St near Washington behind homes	Vacant	R1	LDR	0.15	6,534	2	2	Mod/Above-Mod	D; None	Undeveloped; similar to parcel 00352055 and same owner. Due to lot size, setbacks, and access limitations, realistic development capacity is up to 2 units. Expected to be developed within the planning period.
20	00354065	None Assigned. On Cresta near Wabash. Adjacent To 191 Cresta Dr	Vacant	R1	LDR	0.21	9,147	2	5	Mod/Above-Mod	D Slope	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
21	00354066	191 Cresta Dr	Vacant	R1	LDR	0.20	8,712	2	5	Mod/Above-Mod	None	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
22	00357217	None Assigned. Cooper Ln near Betty St	Vacant	R1	LDR	0.19	8,276	2	5	Mod/Above-Mod	C	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
23	00357218	None Assigned. Cooper Ln near Betty St	Vacant	R1	LDR	0.21	9,221	2	5	Mod/Above-Mod	None	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
24	00309045	21 Betty St	Vacant	R2	MDR	0.13	5,662	1	2	Mod/Above-Mod	C; Limited access	Undeveloped. Parcel has some access and lot size limitations and realistically could accommodate one SFD. Due to need for housing and citywide build-out, expected to be developed within planning period.
25	00211432	670 N State St	Vacant	C1	C	0.31	13,503	9	22	Mod/Above-Mod	None	Undeveloped, surrounded by residential development.

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
												Realistically could accommodate up to 9 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
26	00214611	528 N State St	Vacant	C1	C	0.31	13,815	9	22	Mod/Above-Mod	None	Undeveloped, surrounded by residential development. Realistically could accommodate up to 9 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
27	00230153	638 S State St	Vacant	C1	C	0.26	11,325	3	7	Mod/Above-Mod	C	Undeveloped but given lot limitations and setbacks only 4,550 sf could be realistically developed, setting maximum capacity at 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
28	00204047	None Assigned. On Low Gap Rd in between N State St & Mazzoni St	Vacant	C2	C	0.21	9,147	6	15	Mod/Above-Mod	None	Undeveloped, narrow lot sets realistic development capacity at up to 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
29	00228110*	190 Cleveland Ln	Vacant	C2	C	0.19	8,403	6	15	Mod/Above-Mod	None	Undeveloped. Existing lot limitations sets realistic development capacity at not more than 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
30	00313065	1137 S Dora St	Vacant	CN	C	0.41	17,859	6	15	Mod/Above-Mod	D; None	Undeveloped; but existing lot size limitations and setbacks removes 300 sf and zoning limits density. Realistic development capacity is not more than 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
31	00226307	None Assigned. Corner of	Vacant	GU	C	0.10	3,257	2	5	Mod/Above-Mod	C	Undeveloped; surrounded by commercial development. Zoning allows up to 28 du/acre but lot

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
		W Clay St & S Oak St										and setback limitations limit realistic development capacity to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
32	00350014	None Assigned. Access from Helen Ave and Foothill Ct	Vacant	R1	LDR	7.56	329,313	12	30	Mod/Above-Mod	Slope	Existing slope constraints allow for 299,000 sf (6 ac) of lot to be developed. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre setting realistic development capacity at 12 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
33	00104002***	None Assigned. Access off of W Stanley St	Vacant	R1H	LDR	36.97	1,610,413	2	5	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with a 5 acre lot; 2 units are possible on this parcel and are expected to be developed within the planning period given need for housing and citywide build-out.
34	00104065***	500 Lookout Drive	Vacant	R1H	LDR	6.29	273,992	2	5	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 2 units is possible on this parcel and is expected to be developed within the planning

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
												period given need for housing and citywide build-out.
35	00104082***	360 S Highland Ave	Vacant	R1H	LDR	29.63	1,290,682	12	30	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 12 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
36	00104084***	None Assigned. Access from Highland Ave	Vacant	R1H	LDR	10.08	439,084	4	10	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 4 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
37	00104088***	None Assigned. Access from Highland Ave	Vacant	R1H	LDR	8.45	368,081	4	10	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 4 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
38	00104092	335 Janix Dr	Vacant	R1H	LDR	4.77	207,781	8	20	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre; a maximum of 8 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
39	00104093***	335 Janix Dr	Vacant	R1H	LDR	4.86	211,701	2	5	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 2 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
Moderate/Above-Moderate Vacant Parcels Subtotal						115.43	5,000,718	124	308			
Very-Low/Low Underutilized Parcels												
40	00304079; 00304077*; 00304078*;	210 E Gobbi St	Underutilized	C1;C2	C	2.4	22,098	36	90	Very-Low/Low	B2	Underutilized; existing community garden on-site. Application for \$500,000 in Ukiah Housing Trust Fund received in 2018 for 40 low income housing units but due to airport constraints, realistic development potential is 36 units. This site consists of three parcels suitable for development. Two of the parcels, 00304077 and 00304078, were listed in the prior planning period. The third parcel, 00304079, was not listed. However, realistically all three

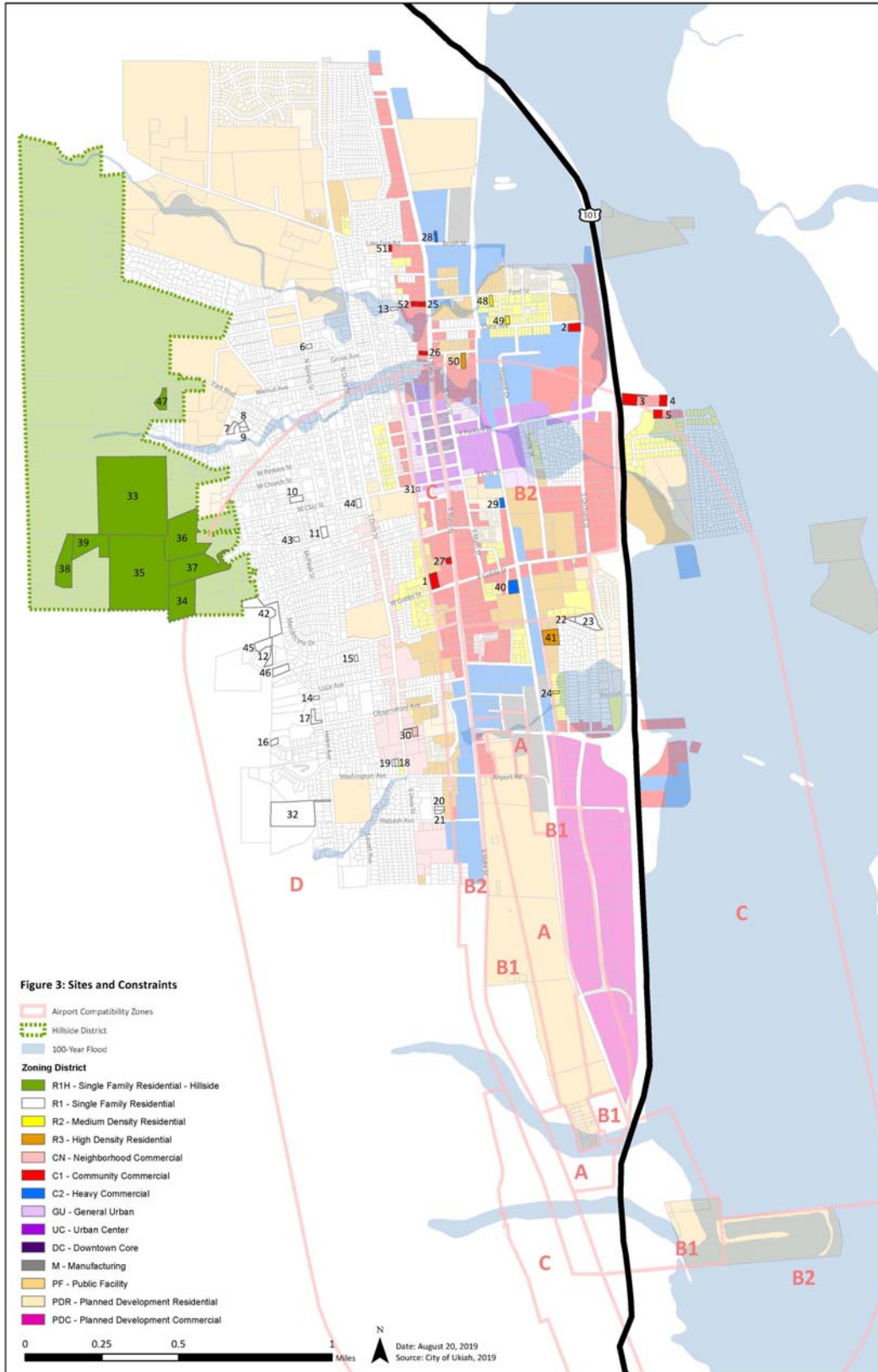
Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
												<p>parcels will be developed at one time and this will also maximize development potential on the site. Program 2h to allow by right housing development on these parcels has been added.</p> <p>Due to need for housing and citywide build-out, expected to be developed within planning period.</p>
41	00357407**	817 Waugh Ln	Underutilized	R3	HDR	1.66	72,309	24	60	Very-Low/Low	C	<p>Underutilized with existing SFD and minor outbuildings. Existing topographical and lot limitations, plus airport constraints, set realistic development capacity at up to 24 units. Due to need for housing and citywide build-out, expected to be developed within planning period.</p>
Very-Low/Low Underutilized Parcels Subtotal						4.06	94,407	60	150			
Mod/Above-Mod Underutilized Parcels												
42	00104061	None Assigned. Parcel off of Hillview Ave	Underutilized	R1	LDR	3.23	140,698	14	35	Mod/Above-Mod	D; None	<p>Partially developed with residential and/or commercial. Due to existing lot limitations, approximately 30% of the lot has been removed for potential development capacity. Lot area for development is expected to be 87,000 sf and would accommodate up to 14 units. Due to need for housing and citywide build-out, expected to be developed within planning period.</p>
43	00125129	438 Mcpeak St	Underutilized	R1	LDR	0.18	7,840	1	2	Mod/Above-Mod	D; None	<p>Partially developed with residential and/or commercial. Existing lot limitations and development set future realistic development capacity at 1 unit. Due to need for housing and citywide build-out, expected to be developed within planning period.</p>

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
44	00126618	611 W Clay St	Underutilized	R1	LDR	0.29	12,632	2	5	Mod/Above-Mod	D; None	Partially developed with residential and/or commercial. Given existing development on site, realistic development capacity is 1 SFD and 1 ADU (2 units). Due to need for housing and citywide build-out, expected to be developed within planning period.
45	00142034	275 Mendocino PI	Underutilized	R1	LDR	0.98	42,688	6	15	Mod/Above-Mod	D; Slope	Partially developed with residential and/or commercial. Given existing topographical, development, and lot limitations including slope constraints, realistic development capacity anticipated at no more than 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
46	00142041	145 Mendocino PI	Underutilized	R1	LDR	0.84	36,590	5	12	Mod/Above-Mod	D; Slope	Partially developed with residential and/or commercial. Given existing topographical, development, and lot limitations including slope constraints, realistic development capacity anticipated at no more than 5 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
47	00113052	1217 W Standley Ave	Underutilized	R1H	LDR	1.18	51,400	1	2.5	Mod/Above-Mod	Slope	Partially developed with residential and/or commercial. Given existing development on site plus slope limitations, realistic development capacity is 1 SFD and 1 ADU (2 units). Due to need for housing and citywide build-out, expected to be developed within planning period.
48	00212404	217 Ford St	Underutilized	R2	MDR	0.22	9,583	3	7	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus topographical limitations, realistic development capacity is

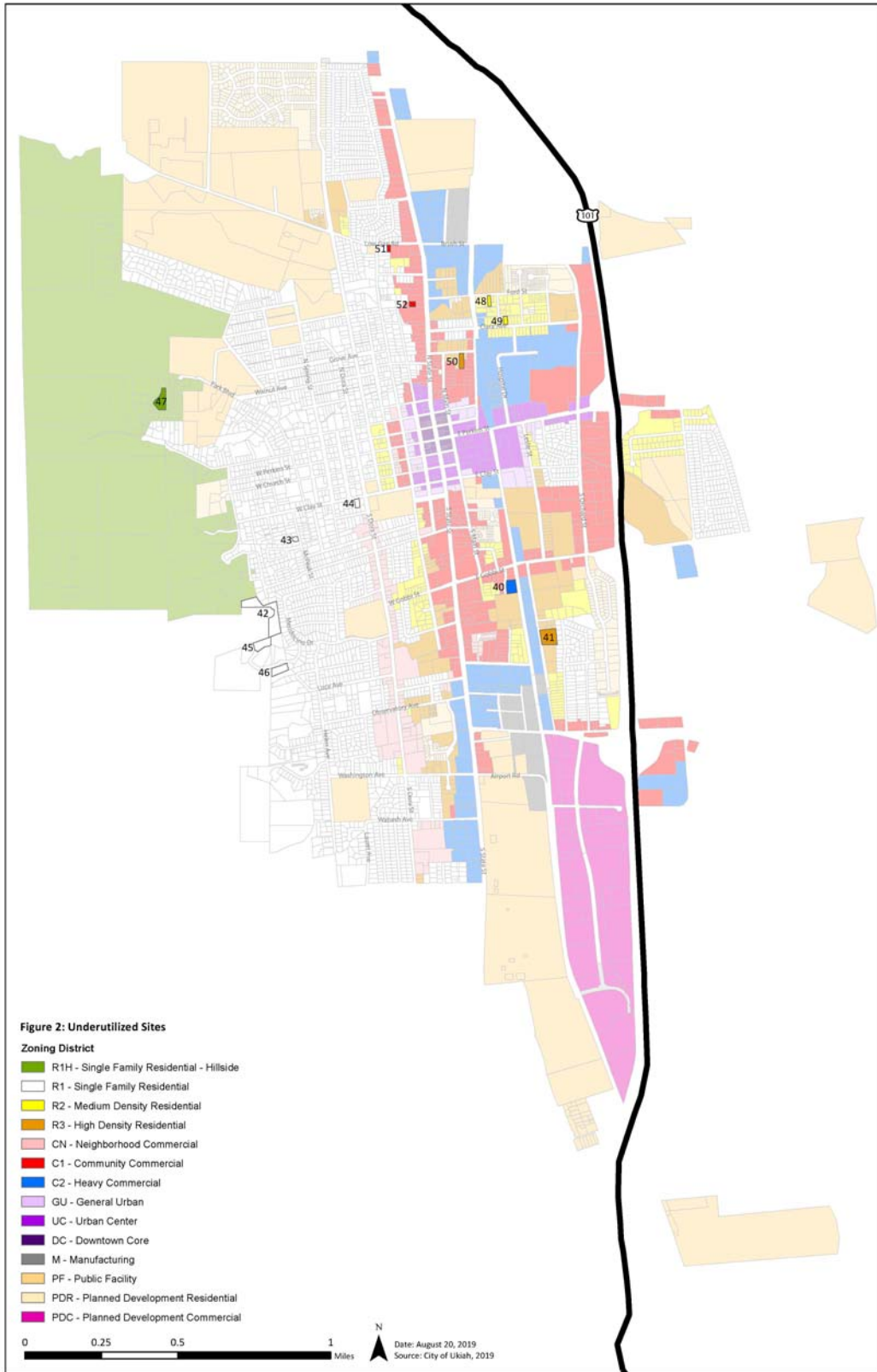
Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
												no more than 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
49	00213309	308 Clara Ave	Underutilized	R2	MDR	0.22	9,582	3	7	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus topographical limitations, realistic development capacity is no more than 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
50	00215305	221 Norton St	Underutilized	R3	HDR	0.46	20,037	2	5	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus slope limitations, realistic development capacity is 1 SFD and 1 ADU (2 units). Due to need for housing and citywide build-out, expected to be developed within planning period.
51	00208004	170 Low Gap Rd	Underutilized	C1	C	0.17	7,405	4	10	Mod/Above-Mod	None	Partially developed with residential and/or commercial but parcel is largely undeveloped/vacant. Realistic development capacity is up to 4 units and expected to be developed within the planning period.
52	00211436	678 N State St	Underutilized	C1	C	0.22	9,583	1	2	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus lot limitations, realistic development capacity is 1 unit. Due to need for housing and citywide build-out, expected to be developed within planning period.

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
Moderate/Above-Moderate Underutilized Parcels Subtotal						7.77	197,757	41	100.5			
Very-Low/Low Vacant Parcels Subtotal						3.89	169,446	101	251			
Moderate/Above-Moderate Vacant Parcels Subtotal						115.43	5,000,718	124	308			
Very-Low/Low Underutilized Parcels Subtotal						4.06	94,407	60	150			
Moderate/Above-Moderate Underutilized Parcels Subtotal						7.77	197,757	41	100.5			
Totals Very-Low/Low Vacant + Underutilized Parcels						7.95	263,853	161	401			
Totals Moderate/Above-Moderate Vacant + Underutilized Parcels						123.2	5,19,8475	165	408.5			
<p>LEGEND: Zoning: R1- Single Family Residential; R1h-Single Family Residential, Hillside Combining District; R-2- Medium Family Residential; R-3- High Density Residential; C1- Community Commercial; CN-Neighborhood Commercial; C2-Heavy Commercial; GU-General Urban; DC- Downtown Core; UC-Urban Center. General Plan: LDR- Low Density Residential; MDR- Medium Density Residential; HDR- High Density Residential; C- Commercial. Constraints (Airport Influence Zones): B2-Extended Approach/Departure Zone; C-Common Traffic Pattern; D-Other Airport Environs. *= Identified in both 2009-2014 and 2014-2019 HE cycles ** = Neither of these sites were identified in the prior planning period. ***= R1H regulations require a 5 acre lot for parcels with 30-50% slopes. NOTE: All parcels have access to infrastructure and utilities unless otherwise noted</p>												

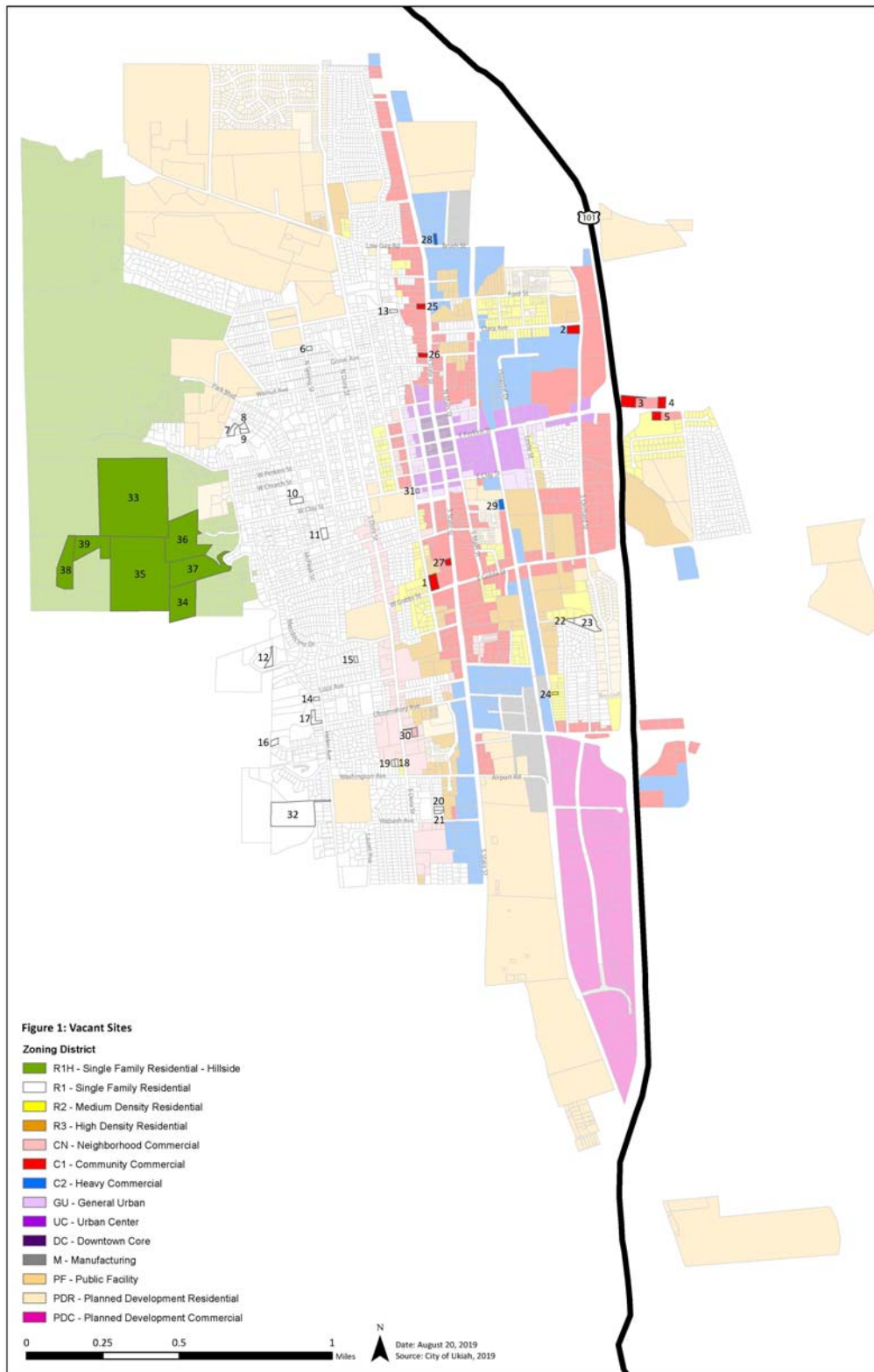
**FIGURE 4.1
VACANT AND UNDERUTILIZED SITES AND CONSTRAINTS**



**FIGURE 4.2
VACANT SITES**



**FIGURE 4.3
UNDERUTILIZED SITES**



SUMMARY OF FINDINGS

According to the 2018 RHNA prepared by the Mendocino Council of Governments, the City of Ukiah is responsible for identifying adequate sites, with appropriate zoning, to support 86 very low-income housing units and 72 low-income housing units, for a total of 158 lower income housing units, and 49 moderate-income and 32 above moderate-income housing units, for a total of 81 moderate and above moderate housing units. This analysis shows that the city has capacity for 161 very-low and low-income housing units and 165 moderate and above-moderate income housing units. In 2018, the estimated persons per household in Ukiah was 2.5 (California Department of Finance). After applying this estimate to the maximum capacity for lower-income units, the city would be able to accommodate an additional 401 people in low and very-low-income housing, and 408 additional people in moderate and above-moderate-income housing. Table 4.4 shows a summary of these findings.

**TABLE 4.4
SUMMARY OF HOUSING CAPACITY BY INCOME LEVEL**

	Very Low	Low	Moderate	Above Moderate
RHNA	86	72	49	32
Vacant Sites Capacity		101		124
Underutilized Sites Capacity		60		41
<i>RHNA Total</i>		158		81
<i>Existing Capacity</i>		161		165
Housing Capacity Surplus		+3		+84
<i>Population Capacity</i>		401		408

Program Considerations

Although there is enough capacity to meet and exceed the RHNA allocation, the City has added the following programs to more proactively plan for the provision of additional housing opportunities in the future:

- **Amend C1 and C2 Zones to allow by-right housing development, with objective design and development standards.**

This program would make it easier for developers to build housing and that lower income housing will be built on parcels zoned C1 and C2 within the planning period. This is especially relevant since all identified vacant parcels for lower income housing have C1 or C2 zoning.

- **Amend the R-2 Zone to allow up to 15 du/ac instead of 14 du/ac.**

This program would allow the City to use sites with R-2 zoning toward the lower income RHNA allocation, based on Ukiah's default density of 15 du/ac. This program would create more sites that allow by-right lower-income housing in the future.

- **Amend the C-N Zone to increase residential density and allow similar housing types as allowed in R-2.**

This program would allow more housing types for moderate-income housing, which typically consists of small-lot single-family homes and smaller multifamily developments such as duplexes and fourplexes.

SECTION 5: HOUSING CONSTRAINTS AND OPPORTUNITIES

The City has regulatory constraints (fees/exactions and zoning standards) and environmental constraints like other communities in California. The environmental constraints include traffic, drainage/flood zones, mature trees, and airport compatibility. All of these constraints affect future development to varying degrees, and each site listed in the Vacant and Underutilized Land Survey (Appendix E), was examined not only for the presence of constraints, but to what degree the constraints would impact the future development of housing.

The following sections provide an analysis of potential and actual constraints to housing development, as well as an evaluation of whether the potential constraint has been addressed through past policies or will need to be addressed in the future. Where needed, specific policies and programs to address identified constraints are outlined in the Housing Goals, Policies, and Programs section of the Housing Element Update. Additionally, this section summarizes opportunities for energy conservation, as they relate to new residential development in Ukiah.

A. Governmental Constraints

1. Zoning Code

Through its Zoning Code, the City of Ukiah enforces minimum site development standards for new residential uses. The City has lot coverage, setbacks, height limitations and other regulatory constraints to development. While these zoning standards are typical, the City does not have a Floor Area Ratio (FAR) standard, which limits development in other communities. The City also has a Planned Development overlay zoning classification, providing the opportunity for increased flexibility for development projects, a density bonus for new affordable housing projects, and allows high density residential uses within its commercial zoning districts. In 2018, as a part of the City's 2017 Housing Strategy, City Staff developed a residential density calculation ordinance applicable to mixed-use and medium density (R-2) residential projects. The impact of the ordinance was to increase density by at least one to three units per acre.

The City's current zoning code allows for a variety of housing types throughout the City. Individual single family residences are allowed by right in all residential districts and within the Neighborhood Commercial (CN) district. Second dwelling units are allowed by right within all residential districts and commercial districts and accessory dwelling units (ADUs) are allowed by right in the Single Family Residential (R-1) zoning district. Multiple family residential apartment units are allowed by right in R-2 and R-3 zoning districts and permitted in all commercial zoning districts with the securing of a Use Permit. Table 5.1 includes a summary of permit type required for each housing type within each zoning district. Table 5.2 includes development standards within those districts. Figure 5.1 is a map of the zoning districts within the City.

The City does not have any locally adopted ordinances such as an inclusionary housing ordinance or short-term rental ordinance that impact the cost or supply of housing.

**TABLE 5.1
PLANNING PERMIT REQUIREMENTS BY ZONING DISTRICTS**

	R1	R2	R3	CN	C1	C2	M	R1H	GU	UC	DC
Single Family Residence	A	A	A	A	UP	UP	--	UP	A	A	--
Manufactured Homes/ Factory Built Homes*	A	A	A	--	--	--	--	--	--	--	--
Second/Accessory Dwelling Unit	A	A	A	A	A	A	--	UP	A	A	--
Duplex	--	A	A	--	UP	--	--	--	A	A	--
Condominiums	UP	A	A	--	A	--	--	UP	A	A	A
Multifamily	--	A	A	--	UP	UP	--	--	A	A	--
Dwelling Groups	--	UP	UP	--	--	--	--	--			
Mobile home park	--	--	UP	--	UP	--	--	--	--	--	--
Mixed Use (Residential & Commercial)	--	--	--	UP	UP	UP	--	--	A	A	A

NOTES:

A (Allowed by right); UP (Allowed through approval of a Use Permit); -- (Not allowed)

Within the R2 zoning district single-family dwelling on a three thousand (3,000) square foot lot (1 side 0 lot line and 1 side 5-foot setback provided that "0" lot lines are contiguous) may be allowed through obtaining a UP.

Second/Accessory Dwelling Units are allowed on lots developed with a single-family residence.

Within the GU, UC and DC zoning districts, mixed use residential/commercial is allowed on floors above the ground floor or behind a ground floor use. A major use permit is required to allow on the street frontage of the ground floor.

Dwelling Group is defined as a group of three (3) or more single-family residences or two (2) or more detached duplex buildings, apartments, condominiums, and occupying a parcel of land in the same ownership and having any yard or court in common. Dwelling group does not include motels.

* Manufactured homes must be certified under the National Manufactured Home Construction and Safety Standards Act of 1974 (42 USC section 5401 et seq.), subject to the following regulations:

A. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the city building official and designed and constructed pursuant to section 18551 of the State Health and Safety Code.

B. Utilities: All utilities to the manufactured home shall be installed pursuant to City standard practices and policies.

C. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.

**TABLE 5.2
RESIDENTIAL ZONING DISTRICTS AND DEVELOPMENT STANDARDS**

Zoning District	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Height	Maximum Lot Coverage	Required Site Area	Max Density per General Plan	Parking Required
R-1 Single Family Residential	20' 30' for garages	10' 5' for accessory buildings	20' 5' for accessory buildings	30' 20' for accessory buildings*	N/A	6,000 sq ft 7,000 sq ft. for corner lot	6 dwelling units per acre	2 on-site
R-2 Medium Density Residential	15' 25' for garages	10'	15'	30' 20' for accessory buildings*	N/A	6,000 sq ft 7,000 sq ft for corner lot 3,000 for multi-family	14*** dwelling units per acre	2 Per duplex unit; 1 per bedroom for MFR
R-3 High Density Residential	15' 25' for garages	5'	10'	40' 30' when abutting R-1 or R-2	N/A	6,000 sq ft 7,000 sq ft for corner lot 1,500 for multi-family	28 dwelling units per acre	2 Per duplex unit; 1 per bedroom for MFR
C-N Neighborhood Commercial	10' 15' for second story	5' 10' for second story	10'	30' 20' for accessory buildings	40%	7,000 sq ft	28 dwelling units per acre	2 Per duplex unit; 1 per bedroom for MFR
Zoning District	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Height	Maximum Lot Coverage	Required Site Area	Max Density per General Plan	Parking Required

C-1 Community Commercial	5' 5' for second story	0' unless abutting an R-1, R- 2, or R-3 parcel**	0' unless abutting an R- 1, R-2, or R-3 parcel	50'	N/A	6,000 sq ft 7,000 sq ft corner lot 1,500 for multi- family	28 dwelling units per acre	2 Per duplex unit; 1 per bedroom for MFR
C-2 Heavy Commercial	5' 5' for second story	0' unless abutting an R-1, R- 2, or R-3 parcel	0' unless abutting an R- 1, R-2, or R-3 parcel	40' 20' for accessory buildings	N/A	None for commercial 1,500 for multi- family (defaults to R3 standards)	28 dwelling units per acre	2 Per duplex unit; 1 per bedroom for MFR
P-D Planned Development	To be determined in the review process	To be determine d in the review process	To be determined in the review process	To be determined in the review process	To be determined in the review process	½ acre unless located in the downtown and fulfills other criteria	28 or more units per acre	Flexible

NOTES:

1. * 20' or the maximum height of the main building whichever is less.
2. ** If abutting an R-1, R-2, or R-3 parcel, then the setback for that residential district applies.
3. ***Application of the 2018 residential density calculation ordinance may yield up to an additional one to three units per acre, depending on lot size and characteristics of the property.
4. The B1 and B2 Airport Compatibility Zones list multiple story offices as “normally not acceptable.” The B2 *Infill Policy* north of the airport limits buildings to two stories.
5. Various residential housing types are allowed or permitted in all of the above zoning districts
6. Parking requirements vary, but are generally less than nearby jurisdictions in an effort to reduce the size of parking lots and to discourage automobile use.
7. Deviation from lot coverage and parking standards are possible with discretionary review.

Downtown Zoning Code

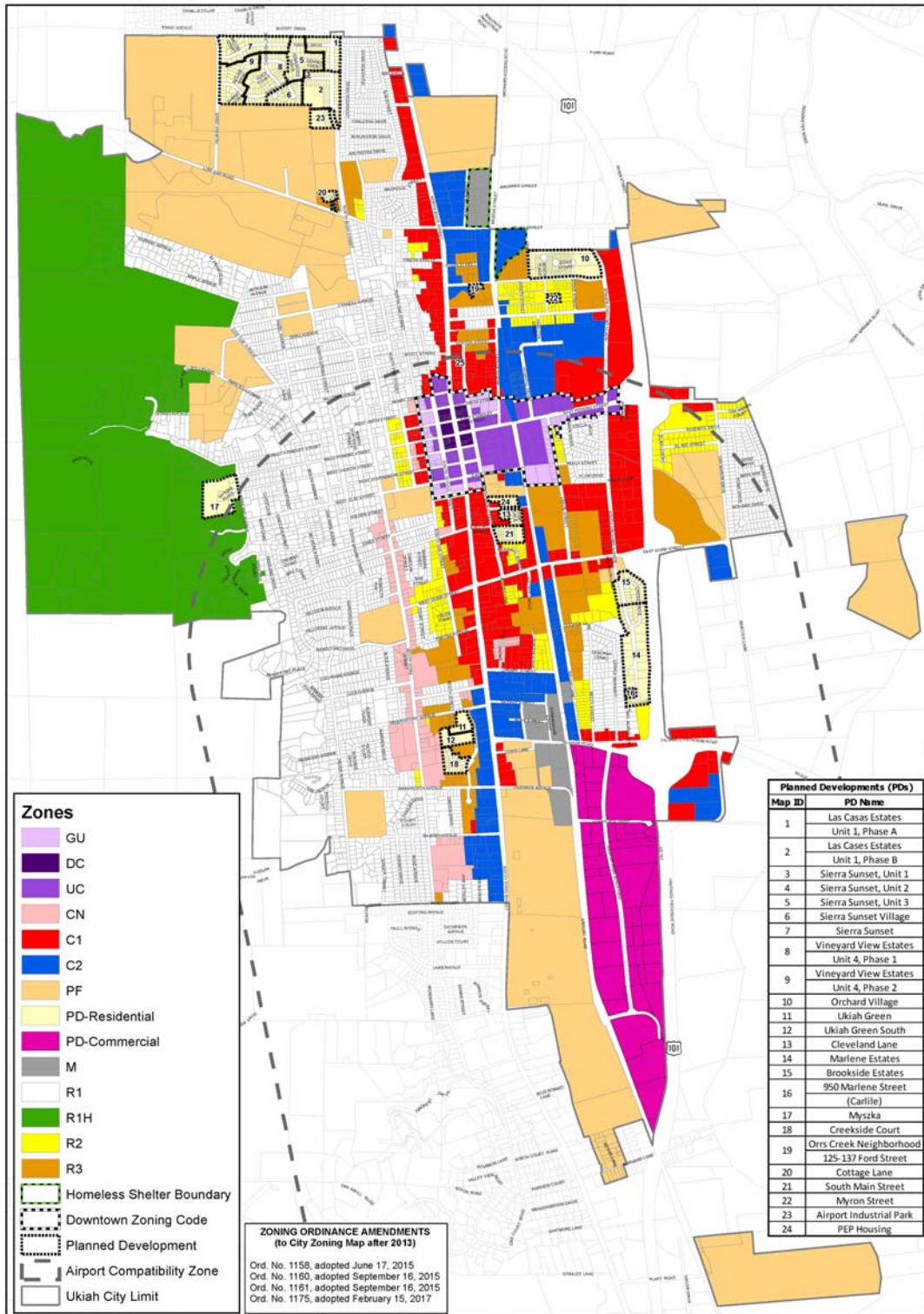
The Downtown Zoning Code (DZC) is a form-based code that was adopted in 2012, out of the 2009-2014 Housing Element. The DZC allows for residential development by right in most districts and contains a separate set of development standards. Table 5.2 shows a summary of these standards for density, height, and setbacks, and Figure 5.1 is a map of the zoning designations in the City (areas of the DZC are shown in purple). The DZC also contains specific development standards, such as for landscaping, architectural standards, building orientation, and pedestrian access.

**TABLE 5.3
DOWNTOWN ZONING CODE DEVELOPMENT STANDARDS SUMMARY**

Standards	GENERAL URBAN (GU)	URBAN CENTER (UC)	DOWNTOWN CORE (DC)	Modification to Standard
RESIDENTIAL DENSITY (Also Subject to Airport Zone Restrictions)				
Minimum	10 units/acre	15 units/acre	15 units/acre	Major Exception
Maximum	28 units/acre	28 units/acre	28 units/acre	Major Exception
LOT STANDARDS (6) (Also Subject to Airport Zone Restrictions)				
Lot Size – Interior	4,500 square feet	4,500 square feet	2,500 square feet	Major Exception
Lot Size – Corner	5,000 square feet	5,000 square feet	3,000 square feet	Major Exception
Lot Width	30 feet minimum	30 feet minimum	30 feet minimum	Major Exception
Lot Depth	70 feet minimum	70 feet minimum	70 feet minimum	Major Exception
Lot Coverage	70% maximum	80% maximum	90% maximum	Major Exception
BUILDING SITING (SETBACKS)				
Front	0 ft. minimum 10 ft. maximum	0 ft. maximum	0 ft. maximum	Major Exception
Front with sidewalk cafe/shopfront	12 ft. maximum	12 ft. maximum	12 ft. maximum	Major Exception
Side	0 ft. minimum 10 ft. maximum	0 ft. minimum 10 ft. maximum	0 ft. minimum 6 ft. maximum	Major Exception
Rear	6 ft. minimum	6 ft. minimum	6 ft. minimum	Major Exception
Rear – corner lot no alley	6 ft. maximum	6 ft. maximum	6 ft. maximum	Major Exception
Rear – with alley	14 ft. from center line	14 ft. from center line	14 ft. from center line	Major Exception
BUILDING HEIGHT				
New building	2 stories minimum 2 stories maximum (8)	2 stories minimum 3 stories maximum (8)	2 stories minimum 4 stories maximum (8)	Major Exception
PARKING REQUIREMENTS				
Residential	1.5 per dwelling unit	1.0 per dwelling unit	1.0 per dwelling unit	Major Exception

FIGURE 5.1

CITY OF UKIAH ZONING MAP



Planned Development Combining District

The Planned Development (PD) combining district contained in the Ukiah City Code is used as a tool to allow flexibility in design and development in order to promote economical and efficient use of land. It generally provides a method for deviating from standardized zoning requirements to foster well-planned, creative, and quality development projects. The PD tool is similar to an overlay zoning district that produces a result similar to a rezoning. For example, an affordable senior housing project applicant may propose to overlay the PD zone over an existing R-3 (High Density Residential) zoning district to reduce parking requirements, relax yard setbacks, and reduce access roadway widths. The application requires review and a public hearing by the Planning Commission and a final review and action by the City Council.

Current zoning code regulations do not appear to represent a clear constraint to new housing development. Improvements to the zoning code such as the affordable housing density bonus, accessory dwelling unit ordinance, and residential density calculation ordinance have further reduced the potential for constraints and led to development of new housing throughout the City. Recently a developer praised the City of Ukiah for its proactive approach to removing potential constraints for housing development, stating an intention to seek out additional parcels in Ukiah for development of housing projects.

Although the City has made good progress in recent years removing barriers to housing development and developing incentives to encourage future development, the City also seeks to proactively ensure the potential for additional housing opportunities in the future. As stated in Section 4, the City has added programs focused on removing constraints in the zoning code.

2. Parking

Excessive parking requirements may serve as a constraint by increasing development costs and reducing the amount of land available for additional units or project amenities such as gyms and open space or common areas. The Ukiah City Code generally requires one parking space for one-bedroom apartment units and two spaces for two-bedroom apartment units. Mixed use projects containing a commercial component generally require one space per every 250 square feet of gross leasable space.

Relief from parking requirements may be granted through the discretionary review process in some instances. In any district, the sum of the separate parking requirements for each use in a mixed residential/commercial project may be reduced by not more than 35% where day and night time uses offset parking demand based on documentation that supports a finding of reduced parking demand.

In addition, Parking District 1 within the downtown area offers reduced parking requirements for projects near city parking lots, projects containing pedestrian accessibility to services and projects within certain distances from transit stops. Parking District 1 also contains a variance procedure for further reductions.

In any district, the Community Development Director may approve a reduction in parking requirements not exceeding thirty percent (30%) for housing projects with at least four living units reserved for seniors, disabled persons, emergency shelters, transitional housing, single room occupancies, or other special needs housing with reduced parking demand based on

factors such as age of occupants, disabilities, household size, or other factors that support a finding of reduced parking demand.

Regardless of the flexibility in parking standards mentioned above, City staff has heard from some multi-family housing developers, particularly those that construct housing for market-rate moderate-income households, that the City's parking standards may be unintentionally reducing the number of housing units feasible on a particular site. The City's 2017 Housing Strategy (see Appendix D) also addressed parking standards as a possible constraint to development of middle-income housing and an intention to explore flexible or other parking standards.

Based on the aforementioned, existing parking standards have been identified as a potential constraint to housing development, especially for affordable and moderate-income market rate housing. Therefore, research of flexible or other parking standards has been listed as a Program under the Housing Goals, Policies, and Programs section and will be prioritized for completion within the first few years of implementation of the 2019-2027 Housing Element Update.

3. City Design Guidelines

The City of Ukiah adopted Design Guidelines in 1992 to establish a vision for the City's design character. The Guidelines, although not prescribed as requirements, serve as a bridge between the goals in the General Plan and the requirements of the Zoning Code. The Guidelines are a necessary component of design review for commercial and residential development projects and establish a process for independent evaluation by an appointed Design Review Board, an advisory board to the Zoning Administrator and Planning Commission.

City staff have heard from developers that the existing Design Guidelines do not provide prescriptive design standards and that the project review process is vague. To address these concerns City staff will work with the Design Review Board to seek and develop a set of clear objective design standards and ways to streamline the process.

Although not necessarily a constraint to housing development, the design review process could be streamlined to save time during the development process. This has been listed as a Program under the Housing Goals, Policies, and Programs section.

4. Airport Influence Zones

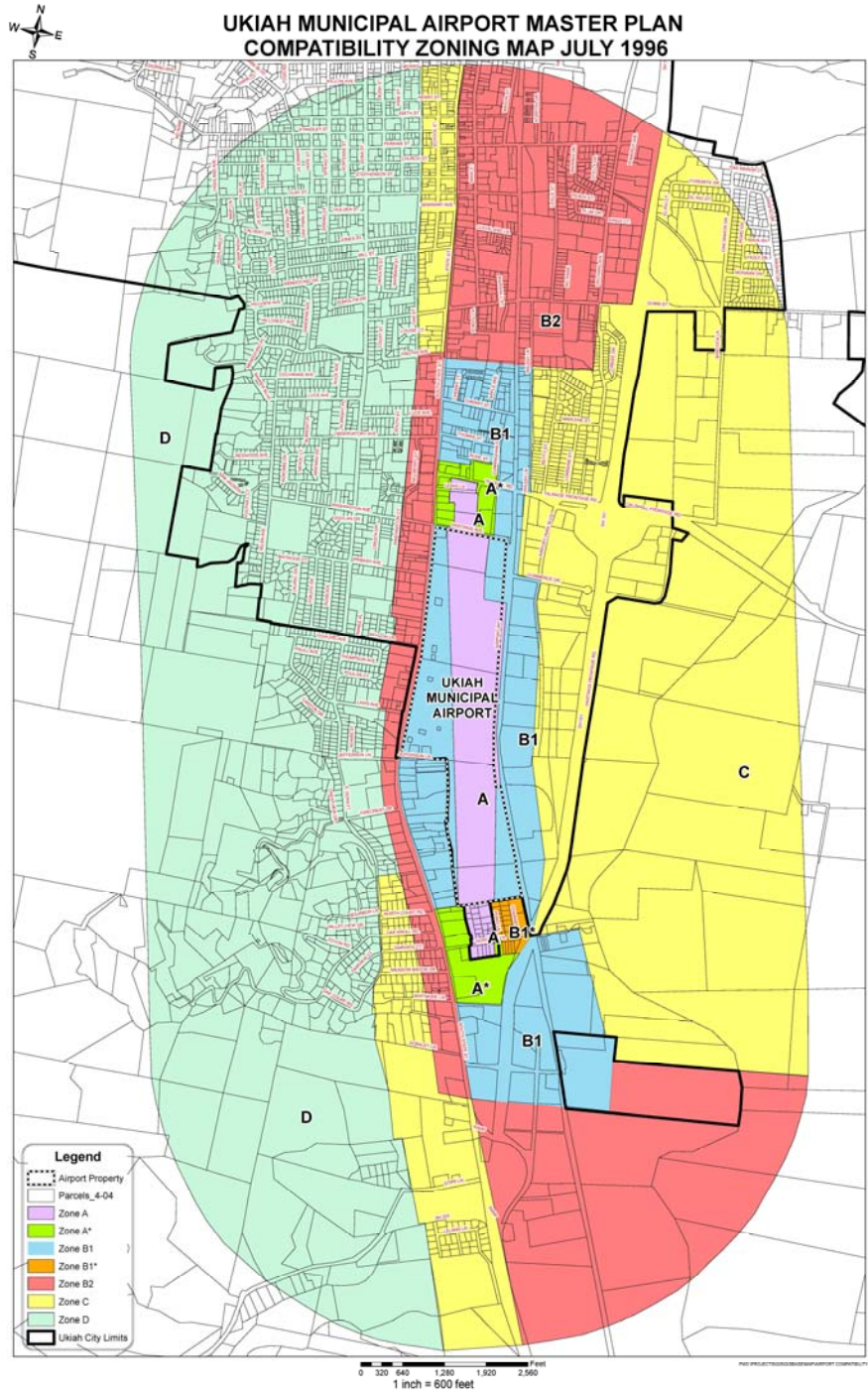
The Ukiah Municipal Airport is the largest airport in Mendocino County and provides an important regional service, both for public safety purposes and local economic development. Ensuring development that is compatible with existing airport environs is an essential function of the Mendocino County Airport Land Use Commission, which reviews projects under requirements in the existing Airport Comprehensive Land Use Plan.

Adopted in 1996, the existing Plan sets both density and height limitations, including that three-story buildings (other than for public facilities) are disallowed in the B2 Infill area north of the airport.

See Figure 5.2 for the Compatibility Zoning Map from the Mendocino County Airport Comprehensive Land Use Plan. Table 5.3 provides details on the compatibility criteria in each of the compatibility zones.

FIGURE 5.2

UKIAH MUNICIPAL AIRPORT MASTER PLAN
COMPATIBILITY ZONING MAP JULY 1996



**TABLE 5.4
1996 AIRPORT COMPREHENSIVE LAND USE PLAN COMPATIBILITY CRITERIA
(Excerpt from Table 2A of Plan)**

Airport Zone/Location	Open Space Req.	Maximum Densities		Prohibited Uses / Uses Not Normally Acceptable
		Residential	Other Uses (people/ac.)	
A – Runway Protection Zone	All Remaining	0	10	All structures except ones with aeronautical function; objects exceeding FAR Part 77 height limits
B1 – Approach / Departure Zone	30% Required	10 acres	60	Multi-family residential, residential subdivisions
B2 – Extended Approach / Departure Zone	30% Recommended	2 acres	60	Multi-family residential, residential subdivisions

If development projects in the zones listed above can meet the requirements, they can proceed without an Airport Comprehensive Land Use Plan consistency determination from the Mendocino County Airport Land Use Commission (ALUC). However, if any project involves a General Plan amendment, rezoning, or specific plan, or there is a question of compatibility under the City of Ukiah ALUC Referral Procedure, then the project is required to be submitted to the ALUC for a consistency determination.

As noted in the Table, the Ukiah Airport Master Plan indicates that residential subdivisions and multi-family residences are not normally acceptable in the B1 and B2 airport compatibility zones. However, the Plan also indicates that “These uses typically do not meet the density and other development conditions listed. They should be allowed only if a major community objective is served by their location in this zone and no feasible alternative exists.”

These constraints result in less opportunity for housing development.

Update to the Mendocino County Airport Comprehensive Land Use Plan

The process of referring a project to the Mendocino County Airport Land Use Commission for a consistency determination, with a possible overrule decision from the Ukiah City Council, can result in months added to the entitlement process timeline, which affordable housing developers in particular often cannot accommodate due to timing requirements of funding sources. City staff has thus been working with the Mendocino County Airport Land Use Commission and Mendocino County Planning and Building Services to facilitate an update to the Airport Comprehensive Land Use Plan.

On February 13, 2019, the City of Ukiah executed a contract with an airport land use planning consultant to complete an update to the Airport Land Use Compatibility Plan (formerly, the Airport Comprehensive Land Use Plan) for Ukiah Municipal Airport. The updated plan will be approved and adopted by the Airport Land Use Commission, with staff support and funding provided by the City Community Development Department and Mendocino County Planning and Building Services.

Despite the potential for constraints due to airport compatibility concerns related to the 1996 Airport Comprehensive Land Use Plan, City staff has found no examples of a housing project being considered inconsistent by the Airport Land Use Commission. Multi-family residential projects have been proposed and approved in the B1 and B2 Infill compatibility zones north of the airport over the past several years, the most notable of these being the 64-unit Summercreek Village affordable housing project, completed in 2001, and the Sun House Apartments 42-unit affordable senior project, completed in 2017.

Although staff have found no examples of a housing project being considered inconsistent, completion of a new Airport Land Use Compatibility Plan is expected to further alleviate the potential for constraints to housing development. Compatibility criteria, noise contours, and airport compatibility zones will be updated with current airport environs and requirements listed in the 2011 California Airport Land Use Planning Handbook. The Airport Land Use Compatibility Plan for Ukiah Municipal Airport is scheduled to be completed and adopted by the Mendocino County Airport Land Use Commission by December 31, 2019.

5. Fees and Exactions

An updated fee schedule was adopted in 2018. Reduced planning permit fees are charged for affordable housing and special needs housing projects (see Table 5.4). The City requires payment of different fees as a condition of development approval. These fees are lower than comparable market-rate fees for technical plan review tasks and for fees charged by other nearby jurisdictions.

**TABLE 5.5
2018 PLANNING PERMITS AND RELATED SERVICES FEES**

Type of Fee	Fee Amount	Fee Amount for Affordable Housing
Site Development Permit – Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Site Development – Minor Level 1	\$200	No fee discount
Site Development – Minor Level 2	\$600	No fee discount
Use Permit Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Use Permit Minor	\$600	No fee discount
Variance Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Variance Minor Level 1	\$200	No fee discount
Variance Minor Level 2	\$600	No fee discount

Subdivision Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Subdivision Minor	\$900	Affordable Housing: \$720 Special Needs Housing: \$540
Subdivision Exception	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Boundary Line Adjustment	\$350	Affordable Housing: \$260 Special Needs Housing: \$170
Lot Merger	\$350	No fee discount
General Plan Amendment	100% cost recovery	No fee discount
Annexation	100% cost recovery	No fee discount
Rezoning	100% cost recovery	No fee discount
Rezoning Planned Unit Development	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Environmental Impact Report (EIR)	Consultant cost plus 15% administration	No fee discount
Specific Plan/Master Plan Review	\$2,000-\$3,000 deposit; 100% cost recovery	Affordable Housing: \$800 deposit; 100% cost recovery Special Needs Housing: \$600 deposit; 100% cost recovery
Development Impact Fees	<p>None, except for a specific traffic impact fee associated with the development of the Airport Business Park mixed use shopping center and Gobbi Street and Orchard Avenue traffic signal and storm drain.</p> <p>Residential sewer hook-up fees vary depending upon how many bedrooms are proposed. The fee for a one-bedroom home is \$9,820; two bedroom \$10,911; and a three bedroom is \$12,002. For each bedroom beyond 3, and for a bedroom addition to an existing home, the fee is \$1,091.</p>	Developers of affordable housing projects may be eligible for funding and fee deferrals to help finance infrastructure improvements.

Interviews with local developers confirm the City’s permitting and impact fees are lower than other Mendocino, Lake, and Sonoma County communities; particularly, fees for building permits. Although fees for water and sewer hook-ups are perceived by the development community as being slightly higher than neighboring communities, the fee deferral program available to housing developers has assisted in mitigating this potential constraint. The typical fees for single-family development are \$30,000 and represent 12% of the total development costs (\$250,000) per unit. The typical fees for multi-family development are \$12,500 per unit and represent 9.5% of the total development costs (\$131,000) per unit.

6. Processing and Permit Procedures

Table 5.5 describes the approximate time required and the reviewing body for the City’s various permitting procedures. The entitlement process can impact housing production costs, with lengthy processing of development applications adding to financing costs. In general, developers interviewed in the past have indicated that the City’s entitlement timeline is shorter or comparable with other jurisdictions in the area. Estimations of the amount of time between entitlement approval and building permit issuance vary but is generally about one month. Nevertheless, the City has included programs and goals to streamline application review.

**TABLE 5.6
TIMELINES FOR PLANNING PERMITS**

Project Type	Typical Processing Time	Approving Body	Comments
Individual single family house	10 days	Community Development Staff	Plan check prior to issuance of building permit, if needed.
Minor Subdivision	4 to 6 weeks	City Engineer	Processed concurrently with Site Development Permit or Use Permit, if required.
Major Subdivision	3 to 5 months	Planning Commission and City Council	Processed concurrently with Site Development Permit or Use Permit, if required.
Parcel Map	1 to 3 months	City Engineer	None.
Final Map	1 to 2 months	City Engineer/City Council	None.
Multifamily Housing With No Subdivision	3 weeks to 5 months	Community Development Staff or Planning Commission	Depending on the complexity of the project, Minor or Major Site Development Permits may be required.
Multifamily Housing With Major Subdivision	4 to 5 months	Planning Commission	Site Development Permit/Use Permit -and Subdivision Map

Mixed Residential Commercial Use (CUP)	2 to 4 months	Planning Commission	Depending on the complexity of the project, Minor or Major Site Development Permits may be required.
Planned Development Rezoning	4 to 6 months	Planning Commission and City Council	Requires a Rezone, General Plan Amendment and a Precise Development Plan with Planning Commission and City Council approval.
NOTE: The initial step of processing the application is the determination of completeness. If items are missing, staff notifies the applicant and then must wait until the missing items are submitted in order to move forward with project review. Due to this cooperative process, timelines for receiving a complete application are variable and are not included in the processing times listed above. In addition, public notification requirements, review by other agencies or advisory bodies, and set recurring hearing dates for Planning Commission and City Council can result in varied processing times.			

Site Development Permit

The review of a Site Development Permit focuses on architecture, landscaping, parking, and other site design elements. As mentioned above in Section 5(a)(3), the City has an adopted set of design guidelines for projects within and outside of the downtown area to assist with design review during the Site Development Process.

Site development permits are required for the construction of new multiple-family residential, commercial, and industrial structures, or the substantial exterior modification of existing multiple-family residential, commercial, and industrial structures. Projects exempt from the site development permit process include interior building remodels, repair and maintenance of structures or parking areas, minor alterations on building exteriors, and minor accessory structures to established, multiple-family residential, commercial, and industrial buildings. Upon request, the Community Development Director determines whether a project is exempt under this subsection in accordance with the following standards:

1. The project involves an addition of less than one hundred fifty (150) square feet to an existing structure, and the addition would not be highly visible from any public street; or
2. The project involves minor facade modifications that would not significantly change the architectural character or appearance of the structure.

The Design Review Board reviews and makes recommendations to the Zoning Administrator, Planning Commission and City Council on site development permit applications, planned development applications and precise development plans. The Zoning Administrator or Planning Commission conducts a public hearing and decides all applications for site development permits. If the Community Development Director determines that the site development permit application is minor in nature, it will be scheduled for a public hearing before the Zoning Administrator. If the Community Development Director determines that the site development permit application is major in nature, it will be referred to the Planning Commission for public hearing and action.

Processing a typical Minor Site Development Permit takes approximately 2-3 months, while Major Site Development Permits typically take 4-6 months. The Site Development process includes the following steps:

a. Filing an Application

Applications are submitted to the City at the Community Development public information counter at the Ukiah Civic Center – 300 Seminary Avenue, Ukiah. While pre-application review (at no cost, up to one hour) - see Step 2 below - is encouraged, it is not required.

b. Pre-Development Meetings

If Staff or the Applicant requests a Pre-Development meeting (typically for Major permits), the project planner will schedule the project for Pre-Development Meeting which serves as a roundtable discussion between the applicants and various City departments to flush out concerns, answer applicant questions, and to provide the applicants with a preliminary determination regarding possible conditions that may be imposed on the project.

c. Application Completeness

Within approximately two weeks after application submittal, the project planner will determine if enough information has been submitted to fully understand the proposed project. If enough information has been submitted, the application will be deemed “complete.” If not, the project planner will send a detailed “incomplete letter” to the applicant indicating exactly what information is needed to fully understand the proposal.

d. Project Referral

Once an application is preliminarily deemed complete, the project planner will circulate the application materials to all pertinent City departments, as well as applicable outside agencies for review and comment. If comments are received stating more information is needed, this is relayed to the applicant through an incomplete letter. If no outstanding items are identified the application will continue through the process.

e. Environmental Review (California Environmental Quality Act)

Projects that are ministerial in nature, such a construction of a single family residence, accessory dwelling units, and some multifamily projects within certain zoning districts, are allowed by right and do not require environmental review under the California Environmental Quality Act (CEQA). All discretionary projects on the other hand, require environmental review to some degree under CEQA. While many projects within the City limits qualify to use a CEQA exemption due to their location and scope, some, including Site Development Permit applications may require a higher level of environmental review through preparation of an Initial Study. The purpose of this review is to find out if the project will cause any substantial environmental impacts.

f. Public Notice

Once the project planner has completed an analysis of the proposal, and all issues have been resolved, a public notice is published in the local newspaper describing the proposal and when

the required public hearing will be conducted. A public notice is also sent to all property owners within 300 feet of the project site, and the project planner will physically post/stake a notice on the subject parcel. These noticing procedures take place 10 days prior to the public hearing.

g. Public Hearing and Action

The City Zoning Administrator (for Minor SDPs) or Planning Commission (for Major SDPs) will conduct a public hearing, make findings, and take action on the project. If the project is approved, the Zoning Administrator or Planning Commission may impose conditions on the project. See the below two sections for information about typical findings, action, and conditions on site development permits.

Action

The Zoning Administrator reviews, conducts public hearings, and decides upon all minor site development permit applications. The Planning Commission reviews, conducts public hearings, and decides upon all major site development permit applications. Appeals of the Zoning Administrator or Planning Commission actions are heard by the City Council for a final decision.

The Community Development Director can refer any site development permit application to the Planning Commission for consideration and decision-making action.

Findings

The Zoning Administrator and/or Planning Commission makes findings when acting to approve site development permit applications. The findings are to be sufficiently detailed to apprise a reviewing court of the basis of the action by bridging the gap between the evidence and the decision-maker's conclusions, and must be based upon evidence contained in the administrative record. Failure to make findings that support the following determinations will result in a denial of the site development permit application:

1. The proposal is consistent with the goals, objectives, and policies of the City General Plan.
2. The location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.
3. The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses.
4. Sufficient landscaped areas have been reserved for purposes of separating or screening the proposed structure(s) from the street and adjoining building sites, and breaking up and screening large expanses of paved areas.
5. The proposed development will not restrict or cut out light and air on the property, or on the property in the neighborhood; nor will it hinder the development or use of buildings in the neighborhood, or impair the value thereof.
6. The improvement of any commercial or industrial structure will not have a substantial detrimental impact on the character or value of an adjacent residential zoning district.

7. The proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks, and the natural grade of the site.

8. There is sufficient variety, creativity, and articulation to the architecture and design of the structure(s) and grounds to avoid monotony and/or a box-like uninteresting external appearance.

Conditions of Approval

Conditions of project approval may be imposed on site development permit applications, such that 1) In approving a site development permit, the Zoning Administrator or Planning Commission may include such conditions as are deemed reasonable and necessary to maintain or assure compliance with listed standards/criteria; and 2) The Zoning Administrator or Planning Commission may condition a site development permit to prohibit occupancy of a project building until an inspection has been made which finds that the project building, landscaping and other required improvements have been completed, and the project complies with all conditions specifically required to be completed prior to occupancy. If a site development permit is so conditioned, the Community Development Director is to notify the City Building Official of such conditions. If a building permit is issued for a building or structure which is subject to a site development permit so conditioned, the Building Official will not approve a final inspection of such building or structure until the conditions have been satisfied.

Use Permit

The primary finding required to approve a Use Permit is that the housing project would not have a detrimental effect on the health, safety, and general welfare of the public. Use Permits are not required for uses allowed by right within the zoning code (such as single family residences and multifamily units in certain zoning districts- see Table 5.1). The Use Permit review process and time is the same as the Site Development Permit Review process, and contains two levels: Minor Use Permits and Major Use Permits. Determining whether a use permit is major or minor depends on the use and impact of the proposed project. New construction on vacant parcels, large additions/expansions to existing buildings, substantial amendments to previously approved permits, and changes in use of existing structure(s) that would require an expansion of an existing parking facility, or that could generate substantial amounts of additional traffic, noise, or other impacts/nuisances are considered major permits. Other small and relatively insignificant applications as determined by the Community Development Director are considered minor. Specific only to the C-N (Neighborhood Commercial) Zoning District, a use permit is required to exceed the maximum 30% floor area ratio standard. A proposal to exceed this standard by less than 10% is considered a minor use permit.

For projects requiring both a Site Development Permit and Use Permit, City Staff consolidates these approvals into one application and process in order to streamline the process. This results in shorter wait times, decreased fees, and one public hearing (rather than two). Additionally, projects requiring a use permit for new construction or exterior modifications need not have a separate site development permit.

Planned Development Rezoning

The Planned Development Rezoning tool provides flexibility with development standards such as lot sizes, yard setbacks, driveway widths, etc. The process is discretionary and generally follows the Site Development Permit and Use Permit process, but involves public hearings

before both the Planning Commission and City Council as it includes a Rezone and General Plan Amendment process. The review process for Planned Development projects takes approximately four to six months. The City offers fee reductions for affordable housing projects.

Building Permit

The Building Division of the Community Development Department prides themselves on responsive and efficient customer service, including inspection scheduling and plan check and building permit issuance. Plan check currently takes 10 to 15 business days, with an additional 5 to 10 days if plans require revisions. Once a building permit is issued, construction may commence immediately.

Code Enforcement

New construction in Ukiah must comply with the 2016 California Building Code, which was adopted with no major revisions. Therefore, there are no extraordinary building regulations that would adversely affect the ability to construct housing in Ukiah.

The City of Ukiah code enforcement activities have become complaint-driven since the elimination of the Code Compliance Coordinator position approximately 10 years ago. However, City staff pursue initial code compliance cases when observed during routine inspection and field observations.

Permit procedures and timelines are comparable or faster than those of similar-sized jurisdictions and do not appear to impose an undue burden or potential constraint to housing development. Although the City lacks a code enforcement division, City staff's efforts related to pursuit of initial code compliance cases and responsiveness to neighbor complaints allows identification and addressing of potential issues before they become significant problems.

Additionally, to further improve customer service and responsiveness staff in the Community Development Department have been cross-trained in the other divisional areas- housing, planning, and building services. Besides providing education and information to help facilitate additional development opportunities, this approach is also leading to exploration of such programs as the potential linking of housing rehabilitation programs with code enforcement activities. This has been listed as a Program to be further explored.

7. Onsite/Offsite Improvement Standards

Water and Sewer

The City of Ukiah's primary water source is the underflow from the Russian River which is classified as Ground Water under Direct Influence for Surface Water. There are four ground water sources located at various points within the City Limits. These sources meet the winter demand and supplement the summer demand. Because of the nature of ground water in the Ukiah Valley, the only requirement that is necessary from water drawn from the wells is the addition of a disinfectant to maintain safe potable water in the distribution system. The City of Ukiah has a high quality supply of cold, clear water.

Water service connection fees are typical of a small rural City and have not resulted in a barrier to affordable housing projects. The City received \$34 million in grants and low interest loans to construct phases one through three (of four total phases) of a valley-wide recycled water

infrastructure system. These three phases will serve about 650 acres of agriculture, 20 acres of pasture, three parks, and a school and is planned to be completed in 2019. The project will also provide numerous integrated benefits and meet various State and regional objectives:

- Helps meet State water conservation objectives
- Improves environmental habitat by providing alternative source for frost protection
- Reduces diversions from the Russian River
- Reduces cost associated with wastewater discharge management
- Promotes a vibrant agricultural region
- Demonstrates regional cooperation

The Waste Water Treatment Plant underwent a three-year, \$56.5 million improvement project that was completed in 2009. This plant insures continued compliance with permit requirements and the ability to meet future growth in demand. The sewer connection fees charged by the City are identical to those charged by the Ukiah Valley Sanitation District, which provides wastewater service to the unincorporated areas outside the City limits. The fees are considerably less than those charged by cities to the south in Sonoma County.

There is sufficient water and sewer capacity available to serve the identified vacant, underutilized and parcels with realistic development capacity.

Electric

The City owns its own electrical utility and its electrical service connection fees are not only considered reasonable, but are typically less than those charged by the Pacific, Gas and Electric Company (PG&E), which provides electrical service outside the City limits. Additionally, nearly 70% of electricity generated by the City's utility come from renewable sources. The Electric Utility has sufficient capacity to serve new housing construction projects as well as identified vacant and underutilized and parcels with realistic development capacity.

Drainage

The City adopted new *Low Impact Development (LID)* storm water drainage standards which can result in higher costs for housing projects. Ukiah's LID standards are based on the City of Santa Rosa and County of Sonoma Low Impact Development Technical Design Manual.

As part of a 2018 update to the City's Housing Strategy, the City Council directed that staff explore the possibility of an LID offsite mitigation bank. Given that this could further reduce the potential for constraints to housing development, this has been listed as a Program in the Programs, Goals, and Implementing Tasks section of the 2019-2027 Housing Element Update.

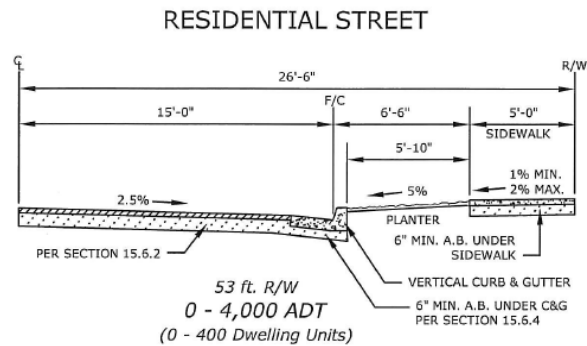
Streets and Street Standards

The City requires streets, curb, gutter and sidewalks, water and sewer connections, electrical connections and landscaping for all new construction, including affordable housing projects.

The City Department of Public Works maintains a *Standard Plans* document that provides housing developers with details and specifications for street, sidewalk, curb, gutter, wheel chair ramps, sewer, water, drains and street tree improvements. All the details and specifications are typical of a small rural city, and present no hardship or unreasonable requirement for housing developers. The specification for a typical residential street, curbs and gutters, and sidewalks

are typical of a small rural city, and have not resulted in a significant barrier to affordable housing projects.

**FIGURE 5.3
CURB, GUTTER AND SIDEWALK SPECIFICATIONS**



NOTES

1. Typical street section to be used in new residential subdivisions.
2. ADT is Average Daily Traffic.
3. Rolled curb and gutter may be constructed at street elbows and cul-de-sacs if approved.
4. The planter width may only be reduced or the planter removed to meet residential housing densities or to conform to existing street right-of-way if approved.
5. The street section may be modified for infill development.

Landscaping

Affordable housing projects (new construction) are required to landscape 20% of the project site, and this has not presented a significant barrier to past projects. The zoning code does allow a reduction to the amount of landscaping depending upon the size, scale, intensity, and location of the project.

Traffic

Traffic congestion, particularly along the City's major street corridors can affect how some parcels are developed. However, the City's adopted 2018-19 Capital Improvement Program (CIP) identifies street and intersection improvement projects and funding sources to remedy many traffic congestion problems.

Depending upon the number of units and location of a proposed project, including affordable housing proposals, a traffic study may be required. As part of the 2009-2014 General Plan Housing Element update, the City amended its General Plan Circulation Element to relax the roadway level of service from a "C" to a "D" as an interim measure until the City completed a citywide traffic model and further revisions to its Circulation Element. This has removed a barrier to affordable housing development.

It is concluded that the City's required on and off site improvements do not present a significant barrier to the development of affordable housing projects. This is evident because of the continued project approvals for market-rate and affordable housing projects, where onsite and offsite improvements did not present barriers.

8. Housing for Persons with Disabilities

The Zoning Code was amended in 2008 to include provisions for reasonable accommodation. Additionally, planning permit fees for special needs housing projects are discounted in comparison to those assessed for affordable housing projects (which are already discounted in comparison to market-rate housing projects). The City has an existing reasonable accommodation procedure that was evaluated for this 2019-2027 Housing Element Update.

Housing for Persons with Disabilities/Reasonable Accommodation Procedure:

Request: A request for reasonable accommodation may be made by any person with a disability as defined under the federal fair housing act and California fair employment and housing act, or his/her representative or any entity, when the application of a regulation under this chapter acts as a barrier to fair housing opportunities. In general, a person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. A request for reasonable accommodation may include modifications or exceptions to the regulations, standards, policies and practices for the siting, placement, construction, development or use of housing or housing related buildings, structures and facilities that would eliminate regulatory barriers and provide persons with a disability equal opportunity to housing of their choice.

Application Submittal: A request for reasonable accommodation shall be submitted on an application form provided by the director of the department of planning and community development including documentation of the disability and any other information required to make the determinations required by this section.

Review of Application: Applications for reasonable accommodation shall be reviewed by the Director of the Department of Community Development or designee, or may be referred to the authority taking action on a concurrent application.

In granting an application for reasonable accommodation, the Director may impose any conditions of approval relating to the findings above as deemed practical and necessary including, but not limited to, restoration of the property to its former condition and recording in the office of the county recorder notice thereof.

9. Safety and High Density Housing Management

Working with the Ukiah Police Department, City staff have added Crime Prevention through Environmental Design (CPTED) standards as guidelines to support quality safety practices in development of new housing projects. CPTED was accomplished through implementation of the 2014-2019 Housing Element, and additional details are contained in Appendix F.

B. Nongovernmental Constraints

1. Land Costs

As a part of the research into land costs citywide, City staff reached out to developers and property owners in both the non-profit affordable housing market and market-rate sectors. In general, the developers and property owners reported that the cost of land has increased over the last five years, with current estimates averaging \$125,000 to \$175,000 per acre. Developers reported very limited availability of land in Ukiah.

The limited supply of residentially designated vacant land in Ukiah contributes to higher land costs in the City when compared to unincorporated areas. While the County has a much greater number of acres of undeveloped land, the environmental and infrastructure constraints associated with these areas often make development cost prohibitive. As a result, high demand for developable land drives up land costs in urbanized areas. The City has listed programs in the updated Housing Element exploring ways within the zoning code to increase housing density, which could reduce the cost of land per dwelling unit. The City also regularly applies density bonuses for affordable housing projects.

Private sector "for-profit" developers typically do not build affordable housing. Offering new units for sale or rent at prices that are affordable to lower income households reduces investment return, and in many cases, is financially infeasible due to high land, labor, and materials costs. This model can be especially challenging in rural areas, due to lower area median incomes not supporting rents that would guarantee a strong return on investment. Consequently, this has led some developers to seek additional incentives to help subsidize projects affordable to moderate-income households.

2. Construction Costs

Local affordable housing builders have reported the cost of construction in Ukiah as comparable to that of neighboring counties of Sonoma and Lake. Typical construction costs have been between \$190 and \$215 dollars per square foot. However, due in part to the destruction of homes in Mendocino County from the 2017 and 2018 wildfires, and shortages in qualified contractors from the resulting large-scale rebuilding efforts, cost of construction has increased and now ranges between \$250 per square foot and \$350 per square foot. This data is reported by local affordable housing builders and realty companies.

3. Availability of Financing

The financing of a residential project, particularly affordable housing projects with many different funding sources, is complex. The upfront cash commitment required can be a problem for developers when there is limited net cash flow for adequate return on investment, such as can be the case in rural areas like Ukiah. In checking with local lending institutions, interest rates for housing construction projects typically are between 5.3 percent and 7.75 percent.

To assist affordable housing developers in financing new housing construction projects, the City of Ukiah created the Ukiah Housing Trust Fund (UHTF) in 2017. Besides providing a critical piece of gap funding to developers, the UHTF also allows a competitive edge on Low Income Housing Tax Credit applications, as the UHTF can serve as local match funding. With the dissolution of redevelopment agencies, securing local match funding points on applications for has become more difficult.

It can be difficult for very low, low, and moderate-income first-time homebuyers to acquire sufficient savings and income to pay for a downpayment, closing costs, monthly mortgage, and tax and insurance payments. To address this problem, the City of Ukiah administers the First Time Homebuyer Program (FTHB), a special low-interest, deferred-payment loan program designed to provide “silent” second mortgages of up to 49 percent of the purchase price of a home, not to exceed the loan amount of the first mortgage with a traditional lending institution. The City’s FTHB program is funded by a combination of the State Home Investment Partnerships (HOME) Program and State Community Development Block Grant (CDBG). Applicants must demonstrate financial need and pre-approval for a first mortgage; the second mortgage is financed as a three-percent-interest, 45-year deferred loan payment.

The City of Ukiah also has a Housing Rehabilitation Program, as funding becomes available through State CDBG and HOME funds. With rental vacancy rates near one percent, the City will continue to rely upon rental housing rehabilitation programs to maintain the condition of its current housing stock. Rental subsidy programs will also continue to be used locally to assist tenants with rising costs for rent.

4. Typical Densities Built in Zoning Districts

Due to the limited availability of land citywide and the City nearing “build-out,” developers typically develop projects at the maximum densities allowed by the City’s Zoning Code. In City staff’s review of affordable and market-rate multi-family housing projects entitled and/or constructed within the last five years, all projects maximized density and applied for density bonuses, when possible, as shown in Table 5.6 below:

**TABLE 5.7
DENSITIES FOR MULTI-FAMILY HOUSING PROJECTS 2014-2019**

Project Name	Type	Parcel Size (Acres)	Number of Units	Year Entitled/ Completed	Zoning District	Max Density and/or Bonus
Sun House Apartments	Affordable senior multifamily	1.5	42	2015/2018	C2, PD/HDR*	Zoning change to maximize density
Willow Terrace Apartments	Permanent supportive affordable housing	1.0	38	2017/2019	C1	Yes
Main Street Village	Market-rate apartments	1.21	35	2018/under construction	C1, R3	Yes
Ukiah Senior Apartments	Affordable senior multifamily	0.88	31	2018/applying for funding	C1	Yes

* Planned Development-High Density Residential

The City adopted a residential density calculation ordinance in 2018 that redefined the method for calculating the density of a parcel by measuring to the Right-of-Way. This effectively provided an additional density bonus for both affordable and market-rate housing development.

The trend of maximizing density in the City’s zoning districts is also apparent for other types of residential development, including in commercial zoning districts where residential development is permitted. This is confirmed upon a review of the typical densities built for zoning districts identified in the vacant and underutilized sites inventory (Table 4.3 and Appendix E).

In the R-1 (Single-Family Residential) zoning district, since August 2017 when the City adopted an Accessory Dwelling Unit (ADU) ordinance, 22 percent of new single-family residence applications have also proposed ADUs. An additional 7 ADUs have been constructed on R-1

parcels where a single family residence exists. As indicated in Table 5.6, high density residential projects have been proposed in the zoning districts of R-3 (High-Density Residential), C-1 (Community Commercial), and C-2 (Heavy Commercial). Additionally, a zoning change was approved by the City Council in one of the projects, Sun House Apartments, to accommodate an even greater density. No projects within the last five years have been proposed in the R-1-H (Single-Family Residential- Hillside Combining), the C-N (Neighborhood Commercial), or R-2 (Medium-Density Residential) zoning districts, but these three zoning districts also contain few sites in the site inventory and are typically developed for higher income, “above moderate-income” residents. Projects developed in the Downtown Zoning Code zoning districts of GU (General Urban), UC (Urban Core), and DC (Downtown Core) have generally developed at the maximum density. The Planned Development zoning tool can also be utilized to further increase density. PDs have successfully been utilized throughout the City, such as for the Sun House Apartments.

As such and despite existing constraints, the realistic development potential for infill parcels in the City generally tends to be at or exceeding the number of maximum density in units per acre. This is especially the case for multifamily parcels in zoning districts listed in the site inventory- including for lower income housing projects.

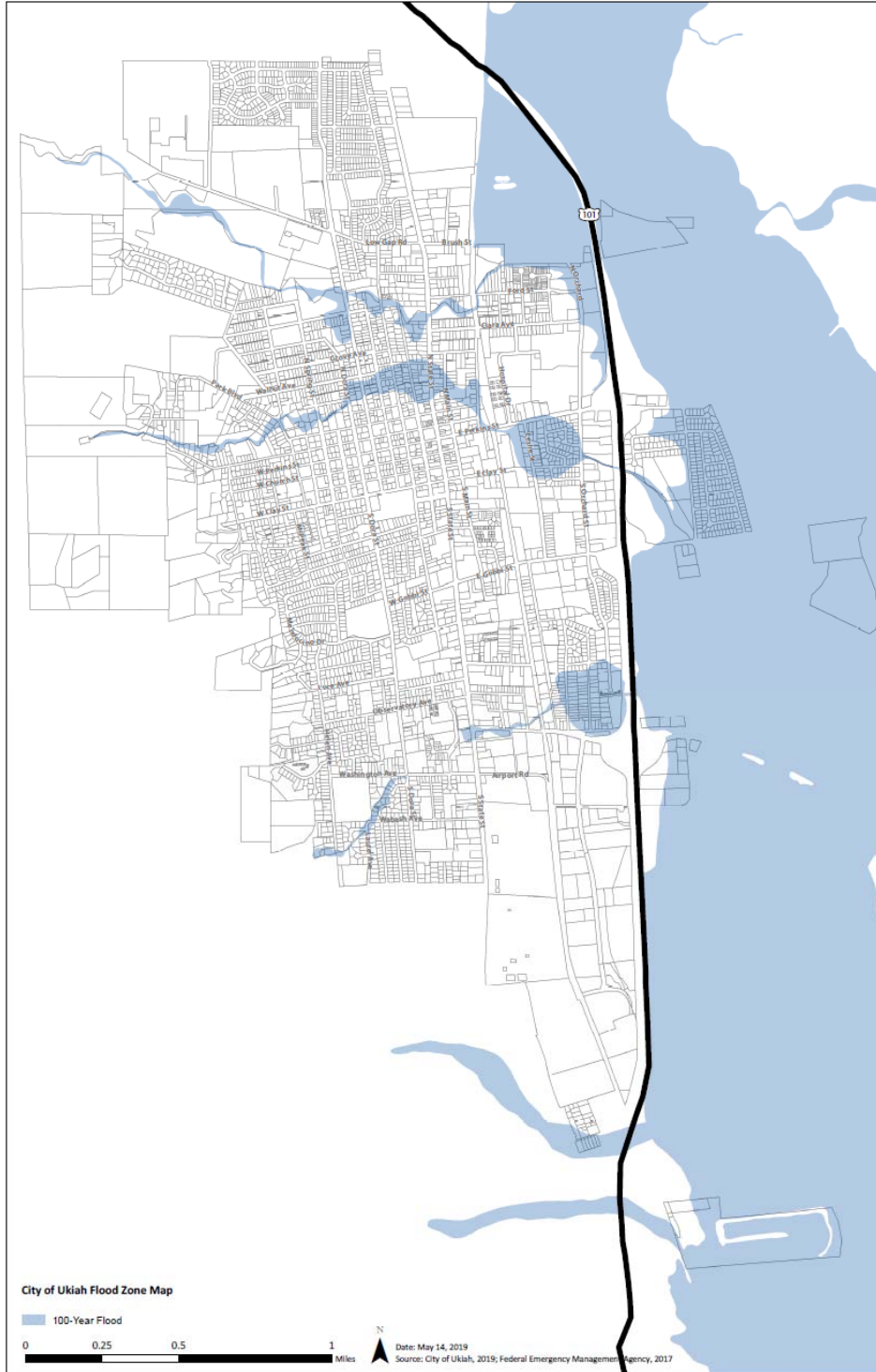
The City continues to be innovative in seeking ways to encourage housing development and maximize density on existing infill parcels. Additional programs to further incentivize the production of housing are included in Section 6.

C. Environmental Constraints

Flood Zones

Projects situated within the 100-year Flood Zone require that structures and roads be elevated and potentially other measures to protect life and property in the event of a 100-year flood event. This represents potential increased cost associated with the future development of these parcels. 100-year flood zones and flood-ways exist in the City, but ample suitable land is available to meet the housing need. Most of the identified vacant and underutilized parcels are not situated in a 100-year flood zone. See Figure 5.4.

**FIGURE 5.4
UKIAH FLOOD ZONE MAP**



D. Military compatibility

There are no military bases in or near the City of Ukiah or Mendocino County. However, the City is within an SUA (Special Use Airspace) more specifically termed a Military Operations Area (MOA). An MOA is an area of airspace designated for military training activities and requires the City to notify the appropriate military office when it proposes to amend or adopt a new General Plan or when large development projects are proposed. A program has been added requiring these tasks to be accomplished.

E. Opportunities for Energy Conservation

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 2016 with a 2019 update anticipated to be effective on January 1, 2020. All new construction must comply with the standards in effect on the date a building permit application is made.

A Note on Greenhouse Gas Emissions and Global Warming

The greenhouse effect is a natural phenomenon whereby the Earth's heat is trapped in the atmosphere by certain gases. Greenhouse gases thus contribute to maintaining a surface temperature on Earth favorable to life. Industrialization and the population explosion that have occurred over the past 200 years have been accompanied by a substantial increase in the use of fossil fuels such as coal, oil and natural gas, thus leading to an equally considerable increase in greenhouse gas emissions in the atmosphere. The additional greenhouse gas emissions have in turn exacerbated the greenhouse effect, which appears to be the cause of the increase in the temperature of the Earth's surface and the lower layers of its atmosphere.

According to California Assembly Bill 32, "Global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems."

In response to greenhouse gas emissions and global warming, as well as other basic planning principals, green and sustainable building practices, water conservation, energy efficiency, pedestrian orientation, and careful infill development will be emphasized in new housing development projects. Implementing programs have been added to accomplish this goal.

1. Energy Conservation

City of Ukiah Electric Utility Division

The City's Electric Utility Division offers a number of energy conservation incentives and rebates for residential development. These include:

- Energy Efficiency & Solar Program
- Energy Efficiency Air Conditioning and Heat Pump Rebate Program
- Weatherization Rebate Program
- Energy Efficiency Water Heater Rebate Program
- Energy Efficiency Appliance Rebate Program
- Residential Lighting Program
- Residential Equipment Rebate Program

The programs generally include higher incentive rebate amounts for lower income households.

2. Water Conservation

The City has been proactive in water conservation matters and offers both indoor and outdoor water conservation tips on its website. The Planning Commission raises water conservation issues when reviewing proposed development projects and routinely requires native drought tolerant plant species in landscaping plans.

SECTION 6: QUANTIFIED OBJECTIVES

Table 6.1 lists the quantified objectives for the City of Ukiah for the 2019-2027 Housing Element period. As noted in the table, the City of Ukiah has set a target for 239 new residential units in Ukiah by 2027. Although this is the goal identified, the City anticipates deploying additional programs and tools to attempt to exceed the goal. Additionally, the City anticipates establishing owner-occupied and renter-occupied rehabilitation programs for extremely low, low, and moderate income households, assisting in increasing the number of units rehabilitated and conserved/preserved, primarily through future deployment of Ukiah Housing Trust Fund resources. Private market forces are expected to contribute to future rehabilitation efforts for moderate income and above moderate income households.

**TABLE 6.1
QUANTIFIED OBJECTIVES, CITY OF UKIAH (2019-2027)**

Income Category	New Construction*	Rehabilitation	Conservation/ Preservation	Total
Extremely Low Income	43	5	20	68
Very Low Income	43	10	35	88
Low Income	72	10	40	122
Moderate Income	49	5	0	54
Above Moderate Income	32	35	0	67
Totals	239	65	95	399

Source: City of Ukiah Community Development Department, 2019

** The City of Ukiah does not own, manage, or construct housing units. The New Construction objective refers to the number of new units that potentially may be constructed using public and/or private funding sources.*

SECTION 7: HOUSING PLAN

The Housing Plan identifies the City's housing goals, policies, and implementing programs. It consolidates existing strategies and policies into one Plan and presents a balanced and diverse array of policies that cover housing needs identified through this Update, input from the public, and four overall areas of concern: construction, rehabilitation, conservation, and administration. The goals and policies of the Housing Element were organized into concise goal and policy directives. A review of the 2014-2019 Housing Element accomplishments is included in Appendix G and a summary of the below 2019-2027 Goals, Policies and Implementing Programs can be found in Appendix H.

A. Goals, Policies, and Implementing Programs

Goal H-1

Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.

Policies to Support Goal H-1

- Policy 1-1:** Encourage the rehabilitation of existing residential units.
- Policy 1-2:** Promote the use of sustainable and/or renewable materials and energy technologies (such as solar and wind) in rehabilitated housing and new housing construction; and reduce greenhouse gas emissions.
- Policy 1-3:** Preserve at-risk housing units.
- Policy 1-4:** Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.
- Policy 1-5:** Continue to implement effective crime prevention activities.

Implementing Programs

- 1a: **Implement a residential rehabilitation program.** Emphasize rehabilitation of mobile homes, detached single-family dwelling units, and lower-income multifamily housing projects. Prioritize funding for health and safety repairs, energy efficiency improvements, and ADA accommodations. Assist in completing the rehabilitation of at least 25 lower income housing units in the planning period.

Responsibility: Community Development Department, Housing Services Division

Funding: CDBG, HOME, and/or other local, state or federal sources

Schedule: Ongoing, as funding is available

- 1b: **Continue the City's Energy Efficiency Public Benefits Fund and renewable energy and energy efficiency rebate programs.**

Responsibility: Electric Utility Department

Funding: Energy efficiency and renewable energy rebate program funds

Schedule: Ongoing, as funding is available

1c: **Support funding or other applications that would preserve/conserv**
existing mobile home parks. This might include programs such as the Mobile Home Park
Rehabilitation and Resident Ownership Program.

Responsibility: Community Development Department, Housing Services Division.

Funding: N/A – application support through technical assistance.

Schedule: Ongoing, as needed.

1d: **Continue providing informational materials to the public through the Green
Building Information Center and at the public counter.** Provide updated information
regarding sustainable and green building practices and materials, and provide
information on the maintenance of residential units.

Responsibility: Community Development Department, Building Services Division

Funding: Departmental budget

Schedule: Ongoing, as new and relevant information is available.

1e: **Develop standards and design guidelines for residential development in the
Medium Density Residential (R-2) and High Density Residential (R-3), Community
Commercial (C-1) and Heavy Commercial (C-2) zoning districts.** Given the
significant increase in the City's RHNA over the next eight years, the City proposes to
create development standards and design guidelines that would both facilitate
development at the allowable densities and provide guidance and certainty in design
standards to ensure quality housing is developed in the community.

Responsibility: Community Development Department, Planning Services Division

Funding: General Funds and/or other funding if available.

Schedule: Establish development standards and design guidelines by the end of
calendar year 2020.

1f: **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.

Responsibility: Community Development Department, Housing Services Division

Funding: Ukiah Housing Trust Fund, CDBG, HOME, and/or other funding sources
as available and as needed

Schedule: Develop At-Risk Program by the end of calendar year 2020.

1g: **Tenant Education and Assistance for Tenants of At-Risk Projects.** Require property owners to give notice to tenants of their intent to opt out of low-income use restrictions. Provide tenants of at-risk units with education regarding tenant rights and conversion procedures.

Responsibility: Community Development Department, Housing Services Division

Funding: Departmental budget

Schedule: Develop education program and notification procedures by June 30, 2020; implement program on an ongoing basis throughout the 2019-2027 planning period.

Goal H-2

Expand housing opportunities for all economic segments of the community, including special needs populations.

Policies to Support Goal H-2

Policy 2-1: Continue to allow placement of manufactured housing units on permanent foundations in residential zoning districts.

Policy 2-2: Encourage the development of a variety of different types of housing.

Policy 2-3: Ensure that adequate residentially designated land is available to accommodate the City's share of the Regional Housing Need. In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.

Policy 2-4: Pursue State and Federal funding for very low, low, and moderate income housing developments.

Policy 2-5: Facilitate the production of housing for all segments of the Ukiah population, including those with special needs.

Policy 2-6: Expand affordable housing opportunities for first time homebuyers.

Implementing Programs

2a: **Update the inventory of vacant and underutilized parcels.** Make copies of the inventory available on the City's website and at the public counter for distribution.

Responsibility: Community Development Department, Planning Services Division.

Funding: Departmental budget.

Schedule: Updated annually, by June 30 of each year; posted on the City's website and at the public counter.

2b: **Monitor the rate of conversion of primary residences to short-term rental units.** Research ordinances limiting short-term rentals and present report to City Council.

Responsibility: Community Development Department, Planning Services Division; City Council.

Funding: General Funds.

Schedule: Develop monitoring program by June 30, 2020; annually track number of short-term rentals and present information along with annual progress report to City Council each year; short-term rental ordinance research report due June 30, 2025.

2c: **Monitor the conversion of single family residential homes to commercial uses.** If conversions continue and the City's vacancy rate for homeownership is greater than three percent citywide, the City will design an ordinance that restricts the conversion of single family residences to commercial uses.

Responsibility: Community Development Department, Planning Services Division.

Funding: Departmental budget.

Schedule: Gather data and report findings to City Council by June 30, 2021.

2d: **Pursue additional funding sources to augment the Ukiah Housing Trust Fund, creating a permanent source of funding for affordable housing.** Utilize funding to develop and support affordable housing programs and projects, providing financial assistance to private developers and nonprofit agencies, principally for the benefit of extremely low-income, very low-income, and low-income households. Prepare and/or support the preparation of at least eight applications for additional funding within the 2019-2027 planning period.

Responsibility: Community Development Department, Housing Services Division.

Funding: Low and Moderate Income Housing Asset Fund; other local, State, and Federal funding sources as they become available.

Schedule: Ongoing.

2e: **Continually engage with a variety of housing developers who specialize in providing housing to each economic segment of the community.** This effort is designed to build long-term development partnerships and gain insight into specialized funding sources, particularly in identifying the range of local resources and assistance needed to facilitate the development of housing for extremely low-income (ELI) households and households with special needs, including persons with disabilities and persons with developmental disabilities. This policy is also designed to encourage the production of a variety of housing types, including multi-family supportive, single room occupancy, shared housing, and housing for the "missing middle."

Responsibility: Community Development Department, Housing Services Division; City Manager's Office- Economic Development Section

Funding: Departmental budget.

Schedule: Ongoing community and stakeholder outreach, occurring at least on a quarterly basis and continuing throughout the 2019-2027 planning period.

2f. **Amend the zoning code as follows:**

- **Emergency Shelters.** The City will amend the Zoning Code to redefine homeless facilities as emergency shelters, according to State Government Code.
- **Transitional/Supportive Housing.** Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing in all zones that allow residential uses and supportive and transitional housing is to be only subject to those restrictions applicable to other residential dwellings of the same type in the same zone (note: this is not limited to residential zones). The City will amend the Zoning Code to specifically define transitional/supportive housing as defined in Government Code.
- **Single-Room Occupancy Housing.** The City will amend the Zoning Code to allow Single-Room Occupancy (SRO) units in the medium density residential (R-2) and high density residential (R-3) zoning districts for the purpose of increasing the number of units affordable to extremely low, very low, and low-income persons.
- **Manufactured/Factory-Built Homes.** The City will amend the Zoning Code to define and allow manufactured and factory-built homes in the same manner and use as all other types of residential dwellings in all zoning districts.

Responsibility: Community Development Department, Housing Services Division

Funding: Departmental budget

Schedule: Complete draft Zoning Code amendments by December 30, 2020; secure adoption by June 30, 2021.

2g: **Facilitate the consolidation of smaller, multi-family parcels by providing technical assistance to property owners and developers in support of lot consolidation.** Research and present a report on possible lot consolidation incentives to the Planning Commission and City Council.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Present report to Planning Commission and City Council, with recommendations, by June 30, 2026.

2h: **Ensure capacity of adequate sites for meeting RHNA.** The City of Ukiah has been assigned a Regional Housing Needs Allocation (RHNA) of 239 units for the 2019-2027 Housing Element. To accomplish this mandate by the State, the City will:

- **Update C1 and C2 Zones to allow by-right housing development, with objective design and development standards.** Units allowed by-right will include multifamily, SROs, duplexes, triplexes, and fourplexes.

- **Update the R-2 Zone to allow up to 15 dwelling units per acre instead of 14 dwelling units per acre.**
- **Update the C-N Zone to increase residential density and allow similar housing types as those allowed in R-2.**
- **By-right housing program for select parcels.** Specific to APNs 00304077, 00304078, and 00304079, rezone these parcels at the default density of 15 du/ac. Also rezone these parcels to allow residential use by-right for developments with at least 20% of the units affordable to lower income households.

Responsibility: Community Development Department, Planning Services Division; Planning Commission; City Council

Funding: Departmental budget

Schedule: Develop objective design and development standards per schedule associated with Implementing Program 1e; pursue amendments to the Zoning Code as outlined above by June 30, 2021.

2i: **Monitor residential capacity (no net loss).** Proactively monitor the consumption of residential acreage to ensure an adequate inventory is maintained for the City’s RHNA obligations. Implement a project evaluation procedure pursuant to Government Code 65863. Should residential capacity fall below the remaining need for lower income housing, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Ongoing, with annual reports to HCD and the City Council; develop and implement a project evaluation procedure pursuant to Government Code 65863, by June 30, 2021.

2j: **First Time Homebuyer Assistance.** The City of Ukiah offers assistance to eligible first-time homebuyers to purchase new or existing single-family or condominium units in the City. The program utilizes a combination of HOME, CalHome, CDBG, and/or other resources as they become available- through the Ukiah Housing Trust Fund. Restrictions apply and funds are available on a first-come, first-served basis.

Responsibility: Community Development Department, Housing Services Division

Funding: CDBG, HOME, Low and Moderate Income Housing Assets Funds, CalHome, and/or other funding sources as available

Schedule: Ongoing

2k: **Collaborate with local service providers on addressing homelessness.** Continue participation in the Mendocino County Continuum of Care.

Responsibility: City Manager's Office

Funding: N/A

Schedule: Ongoing

2l: **Review existing City processes for compliance with AB 2162.** Revise zoning codes/processes to allow supportive housing by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Complete review of existing City processes by June 30, 2020; revise zoning codes/processes by December 31, 2020

2m: **Housing Units Replacement Program.** The City will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to 1) non-vacant sites; and 2) vacant sites with previous residential uses that have been vacated or demolished.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

2n: **Homeless Shelter Overlay District Evaluation.** Evaluate the Homeless Shelter Overlay District to determine suitability for accommodating the identified number of homeless persons. At the minimum, this evaluation will include an analysis of environmental conditions, physical features, location, and capacity of the zone to accommodate the identified number of homeless persons. Depending on the results of this evaluation, the City will consider options including possible amendment of the District to maintain compliance with SB 2.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Complete evaluation of overlay district on a bi-annual basis, with the first report due to Planning Commission by June 30, 2020. Depending on results of evaluation(s), make recommendations to Planning Commission and/or City Council for options including possible amendment of the District within 6 months of the date the report is due.

Goal H-3 Remove governmental constraints to infill housing development.

Policies to Support Goal H-3

- Policy 3-1:** Improve building and planning permit processing for residential construction.
- Policy 3-2:** Encourage the use of density bonuses and provide other regulatory concessions to facilitate housing development.
- Policy 3-3:** Encourage the development of mixed residential and commercial uses in the commercial zoning districts where the viability of the commercial activities would not be adversely affected.

Implementing Programs

3a: **Research, review and amend the development standards in the zoning code for opportunities to maximize housing development.** Specific areas of research and amendments may include the following:

- **Increasing maximum allowable height for new residential buildings.**
- **Increasing density.**
- **Reducing yard setbacks.**
- **Reducing minimum site area.**
- **Upzoning R-1 (Single-family Residential) and R-1-H (Single-family Residential-Hillside Combining) zoning districts to allow by-right and/or permit other residential building types and densities.**

Responsibility: Community Development Department, Planning Services Division; Planning Commission; City Council

Funding: Departmental budget

Schedule: Complete draft Zoning Code amendments by December 30, 2021; secure adoption by June 30, 2022

3b: **Develop flexible parking policies for new residential development.** The intent of this policy is to reduce parking requirements, especially in zoning districts that allow for lower-income housing developments.

Responsibility: Community Development Department, Planning Services Division; Planning Commission; City Council

Funding: Departmental budget and other funding sources as available

Schedule: Complete draft policy by June 30, 2020

3c: **Explore other policies and regulations that facilitate new infill housing development.** Produce report with recommendations and present to Planning Commission and City Council. Possible areas of research include, but are not limited to, the following:

- Temporary housing options.
- Low Impact Development offsite mitigation.
- Community benefit zoning.

Responsibility: Community Development Department, Planning Services Division; Planning Commission; City Council

Funding: Departmental budget

Schedule: Complete draft report by June 30, 2026

3d: **Facilitate improvements to permit processing to streamline housing development.**

- Continue to work on improving processing procedures and by June 30, 2021 develop a brochure to guide developers through City processes.
- Continue to offer a pre-application conference with project applicants to identify issues and concerns prior to application submittal.

Responsibility: Community Development Department, Planning Services Division, Building Services Division

Funding: Departmental budget

Schedule: Pre-application conferences ongoing; City processing procedures brochure developed by June 30, 2021

3e: **Continue to apply the CEQA infill exemption to streamline environmental review.**

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Ongoing

3f: **Review Site Development Permit and Use Permit Processes.** Produce report for City Council analyzing processes and making recommendations for how to revise processes and/or Ukiah City Code such that project approval process is accelerated.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Report due to City Council by December 31, 2020; process and/or code improvements to be implemented immediately thereafter.

Goal H-4	Promote well-planned and designed housing opportunities and projects for all persons, regardless of race, gender, age, sexual orientation, marital status, or national origin.
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Policies to Support Goal H-4

Policy 4-1: Promote fair housing practices in the sale or rental of housing with regard to race, color, national origin, ancestry, religion, disability/medical conditions, sex, age, marital status, familial status, source of income, sexual orientation/gender identify, or any other arbitrary factors.

Policy 4-2: Promote and facilitate community awareness of the City of Ukiah’s goals, tools, available resources and programs for lower income households.

Implementing Programs

4a: **Continue to collaborate with the Ukiah Police Department and property owners and managers to keep housing safe.** Support the Crime Prevention through Environmental Design standards through continued referral of residential new construction projects to the Ukiah Police Department.

Responsibility: Community Development Department, Planning Services Division, Building Services Division; and Ukiah Police Department

Funding: General Funds

Schedule: Ongoing

4b: **Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD).**

Responsibility: Community Development Department, Housing Services Division

Funding: Departmental budget

Schedule: Ongoing

4c: **Develop project referral procedural for referral of all proposed General Plan amendments to the appropriate military office for review and comment.** Revise the planning permit application form to include this step of referral.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Develop referral procedure and revise planning permit application form by December 31, 2019; implement on January 1, 2020.

Policies to Support Goal H-5

Policy 5-1: Pursue annexation efforts that lead to an orderly expansion of growth, where services are adequate for future residential development.

Policy 5-2: Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies.

Policy 5-3: Assume a leadership role in the development of all types of housing in the community.

Implementing Programs

5a: Maintain a housing resources webpage. Included on the webpage are resources such as funding sources and programs, affordable housing developers, and a list of publicly assisted housing providers.

Responsibility: Community Development Department, Housing Services Division

Funding: Departmental budget

Schedule: Updated regularly, as new and relevant information is available.

5b: Complete the update of the 2020 Sphere of Influence, Municipal Service Review, and Ukiah 2040 General Plan. Include an annexation policy.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget, other funding as available

Schedule: 2020- Sphere of Influence and Municipal Service Review; 2021- Ukiah 2040 General Plan.

5c: Work collaboratively with stakeholder jurisdictions for opportunities to lessen or remove development constraints, and update the housing plan accordingly.

Responsibility: Community Development Department, in conjunction with stakeholder jurisdictions.

Funding: Departmental budget, other funding as available

Schedule: Ongoing, at least on an annual basis.

**TABLE 6.2
2014-2019 AND 2019-2027 HOUSING GOALS COMPARISON**

2014 – 2019 Housing Goals	2019 – 2027 Housing Goals
Goal H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.	H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.
Goal H-2: Provide housing for all economic segments of the community.	H-2: Expand housing opportunities for all economic segments of the community, including special needs populations.
Goal H-3: Expand affordable housing opportunities for persons with special housing needs such as the homeless, mentally ill, physically disabled, households with very low and low to moderate incomes, senior citizens, farm workers, female heads of households with children under 18 years old, first time homebuyers and the developmentally disabled.	Goal H-3: Remove governmental constraints to infill housing development.
Goal H-4: Promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.	Goal H-4: Promote well-planned and designed housing opportunities and projects for all persons, regardless of race, gender, age, sexual orientation, marital status, or national origin.
Goal H-5: Use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development.	Goal H-5: Provide support for future housing needs.
Goal H-6: Maintain a collaborative working relationship with all groups and organizations dedicated to providing affordable housing in the community, and ensure broad public participation in the development of housing goals and policies.	

B. Annual Reporting

California Government Code Section 65400 requires each city and planning agency to prepare an annual report on the status of the General Plan housing element and its progress with implementation. The annual reports are required to contain data assessing progress in meeting the RHNA, a summary of the total number of units which building permits were issued during the reporting period, status report of previous Housing Element goals, policies and implementing programs, etc.

The City will review its annual reports with the Planning Commission and City Council and will submit them to the State Department of Housing and Community Development.

A review of the 2014-2019 Housing Element accomplishments can be found in Appendix G.

**APPENDIX A
COMMUNITY HOUSING WORKSHOPS SUMMARY OF INPUT
AND LIST OF STAKEHOLDERS**

SUMMARY OF PUBLIC COMMENTS

Community Housing Workshop #1, March 21, 2019

On March 21, 2019, the City of Ukiah held a Community Housing Workshop from 5:30 pm to 7:30 pm at the Ukiah Valley Conference Center. Approximately 40 stakeholders/residents attended the first workshop. Staff gave a presentation that included an overview of a Housing Element, State Update requirements, the Regional Housing Needs Allocation, and an overview of the 2014-2019 Housing Element goals and programs status and accomplishments. In addition, a work plan and schedule for completion of the Housing Element Update was provided. Attendees participated in a goal and priority setting exercise and were also given the opportunity to provide general input and comments.

Below is a summary of key housing-related comments received during this first workshop.

2014-2019 HE Goal	Workshop #1 Summarized Comments
H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.	<ul style="list-style-type: none"> • Many comments related to financial assistance for property maintenance and improvements. • Comment related to rent stabilization. • Implementation of CA Building Code comments regarding energy efficiency.
H-2: Provide housing for all economic segments of the community.	<ul style="list-style-type: none"> • Providing adequate housing for undocumented immigrants and oversight on property owner to make sure housing is habitable. • Concern about young adults and college students finding housing. • Need for increased HUD housing options and assistance in connecting the HUD Benefit with housing appropriate for the recipient. • The need for tiny/moveable homes.
H-3: Expand affordable housing opportunities for person with special needs such as the homeless, mentally ill, physically disabled, households with very low and low to moderate incomes, senior citizens, farm workers, female heads of households with children under 18 years old, first time homebuyers and the developmentally disabled.	<ul style="list-style-type: none"> • Add new types of housing projects to the allowed/permitted uses. • Encourage inclusionary housing projects over single-type special needs projects. • Financial assistance for infrastructure development (for new housing projects). • Supply free building plans for accessory dwelling units. • Increase efforts to address homelessness.
H-4: Promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.	<ul style="list-style-type: none"> • Need for tenant/owner educational workshops. • Financial assistance to deal with code enforcement actions. • Financial assistance to make current housing stock more sustainable, green, and efficient. • Need for mobile home repair/replacement assistance.

<p>H-5: Use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development.</p>	<ul style="list-style-type: none"> • Regulations for green development in existing housing. • Develop solar facility to support municipal and individual usage. • Focus on rehabilitating existing housing stock with use of incentives. • Relaxing zoning codes and development standards to maximize development potential.
<p>H-6: Maintain a collaborative working relationship with all groups and organizations dedicated to providing affordable housing in the community, and ensure broad public participation in the development of housing goals and policies.</p>	<ul style="list-style-type: none"> • Similar comments to those summarized for Goals H-2 and H-3.

Community Housing Workshop #2 – April 25, 2019, 5:30 p.m. to 7:30 p.m.

On April 25, 2019, from 5:30 pm to 7:30 pm, the City of Ukiah hosted a second Community Housing Workshop at the Ukiah Valley Conference Center, and 31 stakeholders/residents attended. For this second workshop, City staff gave a presentation of key updated housing and demographic data that had been collected since the first workshop, including a summary of comments received from the first workshop and an overview of existing and preliminary proposed goals Staff prepared based on this input. Staff also replicated this presentation in Spanish in a separate room with two Staff members assisting with translation for Spanish speakers.

Through group discussions and implementation program/policy setting exercises, attendees developed new policies supporting the proposed goals. Then attendees voted for those programs and policies they felt most important for the City to achieve.

A summary of this input is below, with the number of votes by participants per policy indicated in parentheses.

<p align="center">Preliminary Proposed Goals and Policies (and # of votes per policy)</p>
<p>H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.</p>
<p>Support example policies in handout, except edit.</p>
<p>Renew & expand solar energy efficiency rebate programs. (3)</p>
<p>Incorporate renewable energy and energy efficient design in all new housing & remodeled housing. (4)</p>
<p>New development shall enhance the neighborhood, and create/maintain the peace and privacy of next door neighbors. (3)</p>
<p>For major remodels, require sustainable upgrades, i.e. attic and subflooring insulation. (2)</p>
<p>Construction and modifications must consider impacts on neighbors, lights and noise. (1)</p>

Enable composting toilets and gray water systems. (2)
Maintain housing stock by not allowing housing to become commercial.
H-2: Support housing opportunities for all economic segments of the community, regardless of race, gender, age, sexual orientation, marital status, or national origin.
Please include the half of the population who earn too much to qualify for low income housing. (3)
Encourage variety of housing types - single family, multifamily, co-op, etc. Studio, 3+ bedrooms, tiny homes, single occupancy unit. (9)
Tiny, moveable homes as right-sized housing. (3)
Consider implementing rent control measures (translated from Spanish written comment)
Provide options/assistance for affordable housing for low-moderate income levels (translated from written Spanish comment)
Consider lowering planning/building permit fees (translated from written Spanish comment)
Increase potential sites for mobile home parks (translated from written Spanish comment)
H-3: Expand affordable housing opportunities for persons with special needs.
Senior housing - market rate (not low income). (5)
Current H3.e should move forward (allow higher density too).
Remove barriers by flexible development standards: reduce setbacks, parking requirements, greater height allowance. (9)
Increase public transportation around affordable housing. (2)
Incentivize new home developers to make houses accessible for aging in place (not necessarily ADA). (4)
H-4: Minimize governmental constraints for infill housing development.
Reduce/defer Planning & Building fees for senior/affordable/special needs housing. (2)
Incentivize increased density (bonus). (1)
Review development standards (height, setbacks) to increase density - zoning ordinance amendments
Investigate use of "moveable" tiny homes as ADUs. (5)
Identify areas of desired growth & support development of infrastructure (water/sewer/electricity). (2)
Streamline design review. Avoid duplicative efforts. (5)
Reducing barriers (height, parking, setbacks, maximum number of floors) for infill development. (1)
Consider deferment of curb, gutter & sidewalk requirement.
Expand live/work/mixed use options in additional commercial zoning districts. (7)
Question requirement of military department review of use permits.
Financial assistance for infrastructure development.
H-5: Use land effectively to meet housing needs and maintain existing housing stock.
Maintain and publish vacant/underutilized, property owner outreach, include R-1 in list for opportunities. (5)
Increase density on underutilized parcels. (6)
Incentivize multi-unit: taxes, fees, timelines.
Predeveloped plans that identify setbacks, including duplex, triplex, 4-plex. (4)
Clearly identify airport zone.

Annexation.
Develop walkways in the new and existing subdivisions through community outreach and imminent domain, if needed.
H-6: Provide support for future housing needs.
Update City Planning codes and Building codes.
Consolidate service districts. (1)
Pursue annexation to logical/natural boundaries. (7)
Offer pre-approved building plans for ADUs, duplexes, triplexes, 4-plexes. (2)
Extend city infrastructure. (1)
Update General Plan w/EIR. (2)
Update zoning district guidelines. (1)
Update Sphere of Influence. (1)
Resolve turf wars. (1)
Pursue low-income grants for market rate housing. (1)
Renew and expand solar energy efficiency rebates. (2)
New subdivisions, regulate trees & foliage to preserve solar access on neighboring parcels. (1)
Incorporate renewable energy & energy efficiency standards into new home design & construction. (6)
Promote pedestrian use into subdivision and design. (2)

LIST OF STAKEHOLDERS

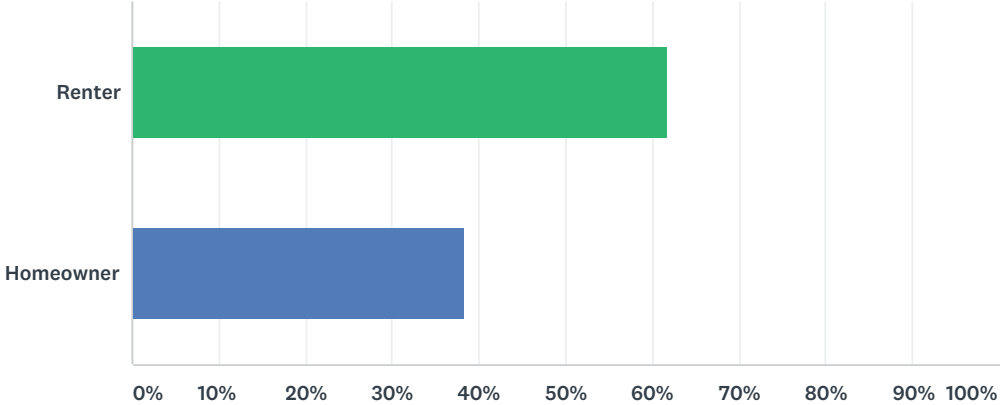
CA Department of Fish and Wildlife
Caltrans
Community Development Commission of Mendocino County
Lake County/City Area Planning
Mendocino Council of Governments
Mendocino County Department of Social Services
Mendocino County Executive Office
Mendocino Board of Supervisors
Mendocino County Air Quality Management District
Mendocino County LAFCO
Mendocino County Planning and Building Services
Mendocino Transit Authority
State Water Resource Control Board
US Army Corps of Engineers
City of Ukiah Design Review Board
City of Ukiah Paths Open Space and Creeks Commission
Greater Ukiah Chamber of Commerce
Community Foundation of Mendocino County
First 5 Mendocino
Food Bank Ukiah/ Ford Street Project
Leadership Mendocino
Legal Services of Northern California
North Coast Opportunities
Manzanita Services Inc.
Redwood Community Services
Ukiah Main Street Program
Ukiah Senior Center
Walk and Bike Mendocino
Mendocino County Farm Bureau
Sustainable Ag Lands Committee
Rural Communities Housing Development Corporation
The DANCO Group
Petaluma Ecumenical Properties Housing
AMG & Associates
The Pacific Companies
Burbank Housing Development Corporation
Healthy Mendocino County- Housing Action Team
Mendocino Latinx Alliance
Ukiah Vecinos en Accion
Climate Action Mendocino
Alliance for Community Endeavors
Wagenseller Neighborhood Association
Walk and Bike Mendocino
North Coast Opportunities
Mendocino Farmers Breaking Down Barriers to Appropriate and Affordable Housing
Andy Wiese Real Estate
Beverly Sanders Realty

Coldwell Banker Mendo Realty
Mendo Realty Property Management
Moreno & Co.-Dan Thomas
Re/Max Full Spectrum
W Real Estate
Realty World Selzer Realty Property Management
Team Mendo of Coldwell Banker Mendo Realty Inc.
Community First Credit Union
Redwood Credit Union
Savings Bank of Mendocino County
Umpqua Bank
Wells Fargo
West America Bank
LACO Associates
North Coast Builders Exchange
SHN, Inc.
Barra Vineyards
Factory Pipe
FlowKana
Mendocino College
Redwood Empire Fairgrounds
Ukiah Unified School District
Ukiah Valley Medical Center
Hopland Utility District
Millview County Water District
Redwood Valley CO.Water District
Willow County Water & Calpella District
River Estates Water
Rogina Water Company
Ukiah Valley Sanitation District
Guillon, Inc.
Montanos Development Corp.
West Business Development
Economic Development and Financing Corporation
Mendocino County Economic Summit Participants
Coyote Valley band of Pomo Indians
Guidiville Indian Rancheria
Pinoleville Pomo Nation
Yokayo Rancheria
Redwood Valley Rancheria
Hopland Band of Pomo Indians
Potter Valley Tribe
Northern Circle Indian Housing

APPENDIX B
COMMUNITY HOUSING SATISFACTION SURVEY RESULTS

Q1 Are you a renter or homeowner?

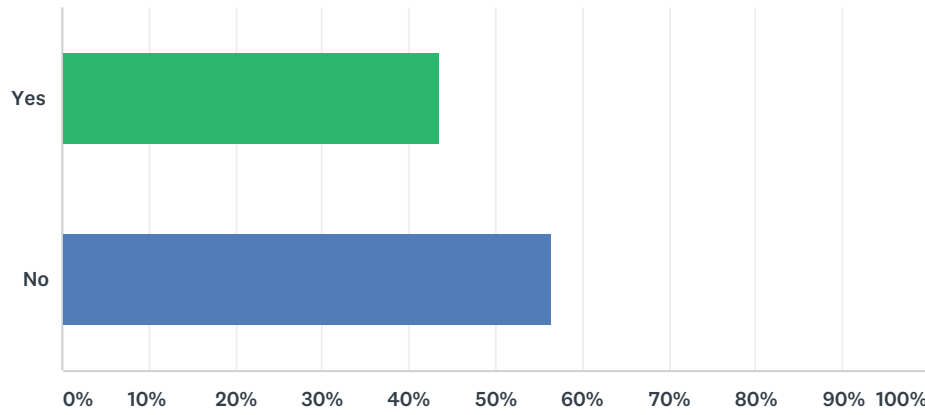
Answered: 383 Skipped: 1



ANSWER CHOICES	RESPONSES	
Renter	61.62%	236
Homeowner	38.38%	147
TOTAL		383

Q2 Are you actively looking for housing?

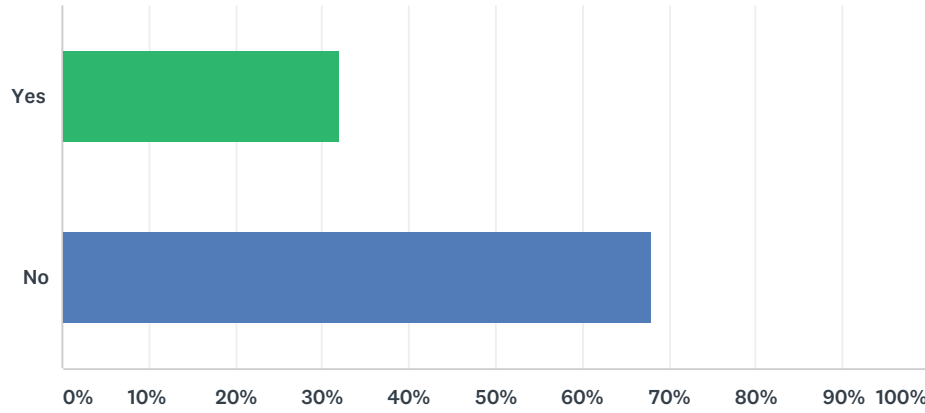
Answered: 384 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	43.49%	167
No	56.51%	217
TOTAL		384

Q3 Are you satisfied with your current housing options?

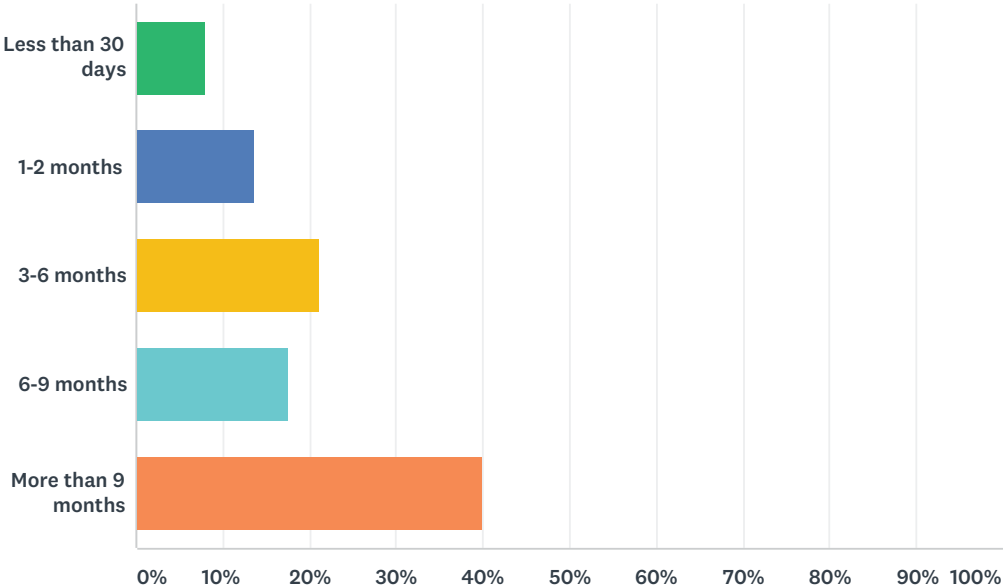
Answered: 382 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	31.94%	122
No	68.06%	260
TOTAL		382

Q4 If you purchased a home or started renting a unit in Ukiah within the last year, how much time did it take you to find the housing unit in which you currently reside?

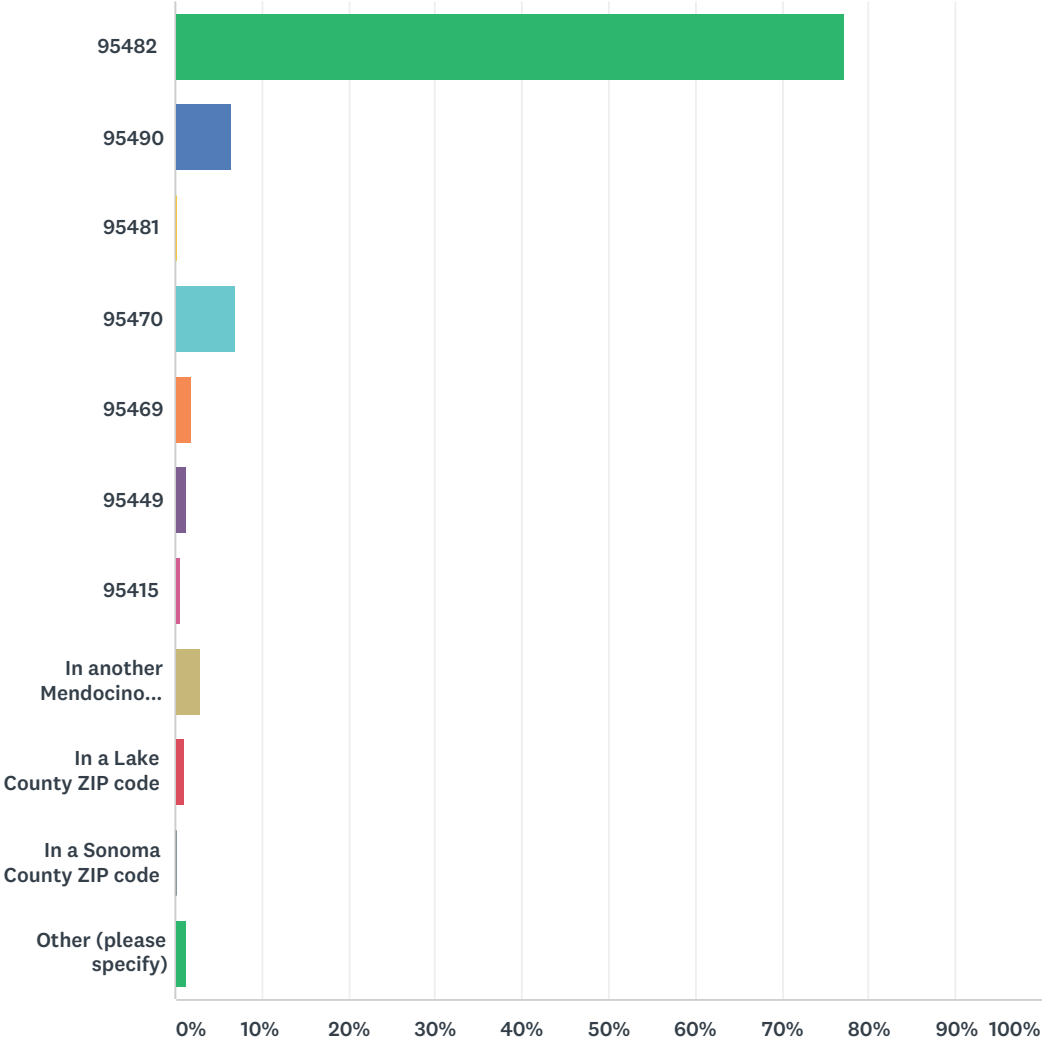
Answered: 280 Skipped: 104



ANSWER CHOICES	RESPONSES
Less than 30 days	7.86% 22
1-2 months	13.57% 38
3-6 months	21.07% 59
6-9 months	17.50% 49
More than 9 months	40.00% 112
TOTAL	280

Q5 In what ZIP code is your residence located?

Answered: 382 Skipped: 2



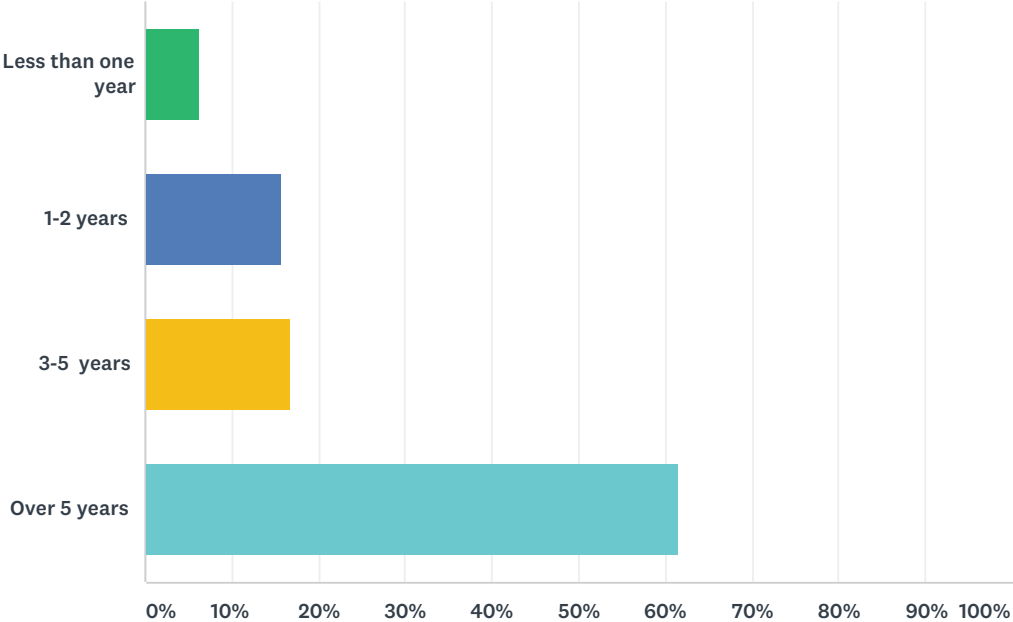
ANSWER CHOICES	RESPONSES	
95482	77.23%	295
95490	6.54%	25
95481	0.26%	1
95470	6.81%	26
95469	1.83%	7
95449	1.31%	5
95415	0.52%	2
In another Mendocino County ZIP code	2.88%	11
In a Lake County ZIP code	1.05%	4
In a Sonoma County ZIP code	0.26%	1

Community Housing Satisfaction Survey

Other (please specify)	1.31%	5
TOTAL		382

Q6 About how long have you resided in your current ZIP code?

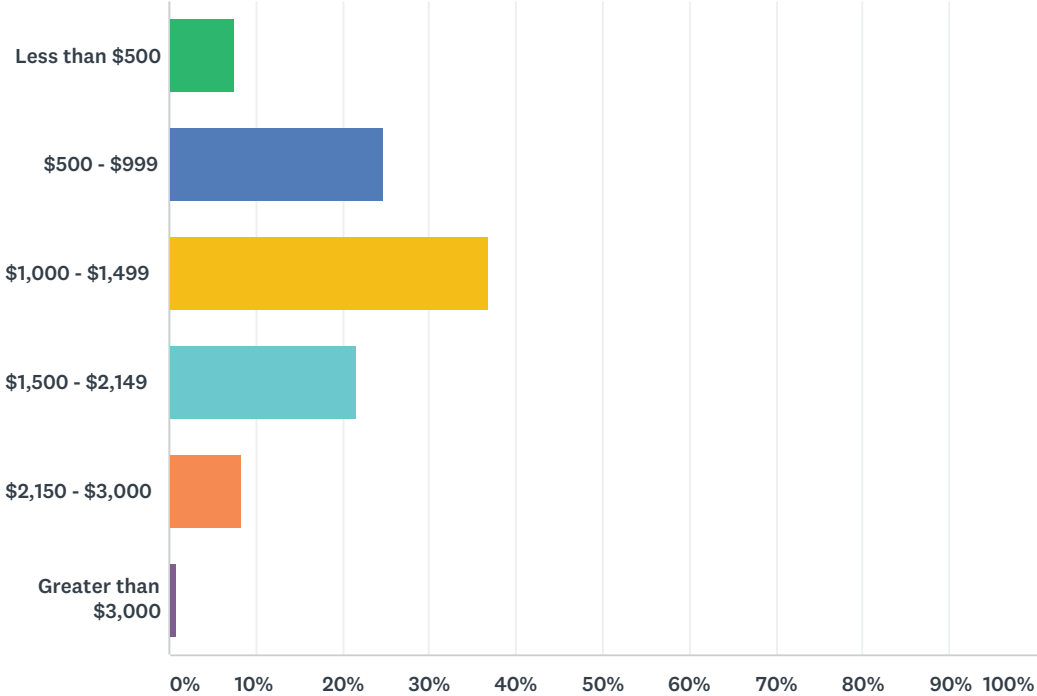
Answered: 384 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than one year	6.25%	24
1-2 years	15.63%	60
3-5 years	16.67%	64
Over 5 years	61.46%	236
TOTAL		384

Q7 What is your current rental payment or mortgage payment?

Answered: 380 Skipped: 4

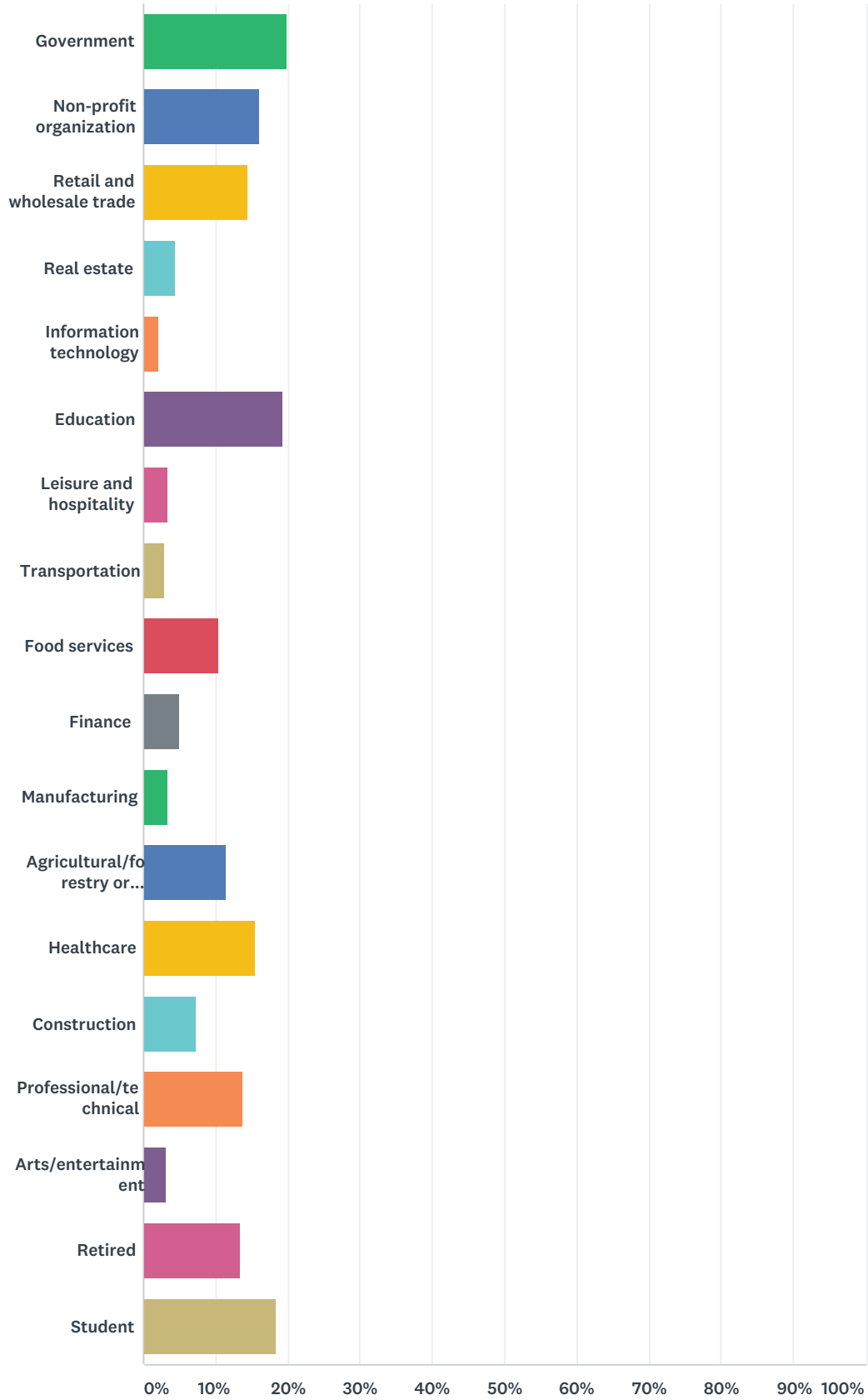


ANSWER CHOICES	RESPONSES	
Less than \$500	7.63%	29
\$500 - \$999	24.74%	94
\$1,000 - \$1,499	36.84%	140
\$1,500 - \$2,149	21.58%	82
\$2,150 - \$3,000	8.42%	32
Greater than \$3,000	0.79%	3
TOTAL		380

Q8 In which of the following sectors are members of your household employed? Please mark all that apply.

Answered: 381 Skipped: 3

Community Housing Satisfaction Survey



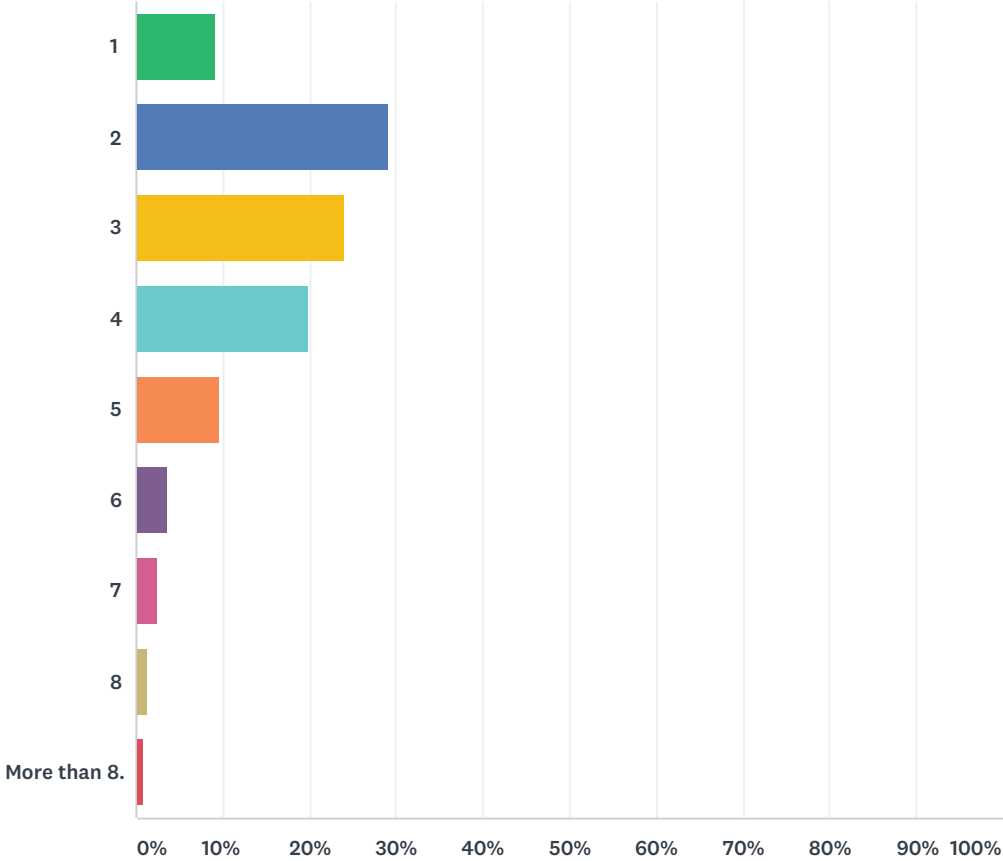
ANSWER CHOICES	RESPONSES
Government	19.95% 76

Community Housing Satisfaction Survey

Non-profit organization	16.01%	61
Retail and wholesale trade	14.44%	55
Real estate	4.46%	17
Information technology	2.10%	8
Education	19.16%	73
Leisure and hospitality	3.41%	13
Transportation	2.89%	11
Food services	10.50%	40
Finance	4.99%	19
Manufacturing	3.41%	13
Agricultural/forestry or natural resources	11.55%	44
Healthcare	15.49%	59
Construction	7.35%	28
Professional/technical	13.91%	53
Arts/entertainment	3.15%	12
Retired	13.39%	51
Student	18.37%	70
Total Respondents: 381		

Q9 How many people are in your household?

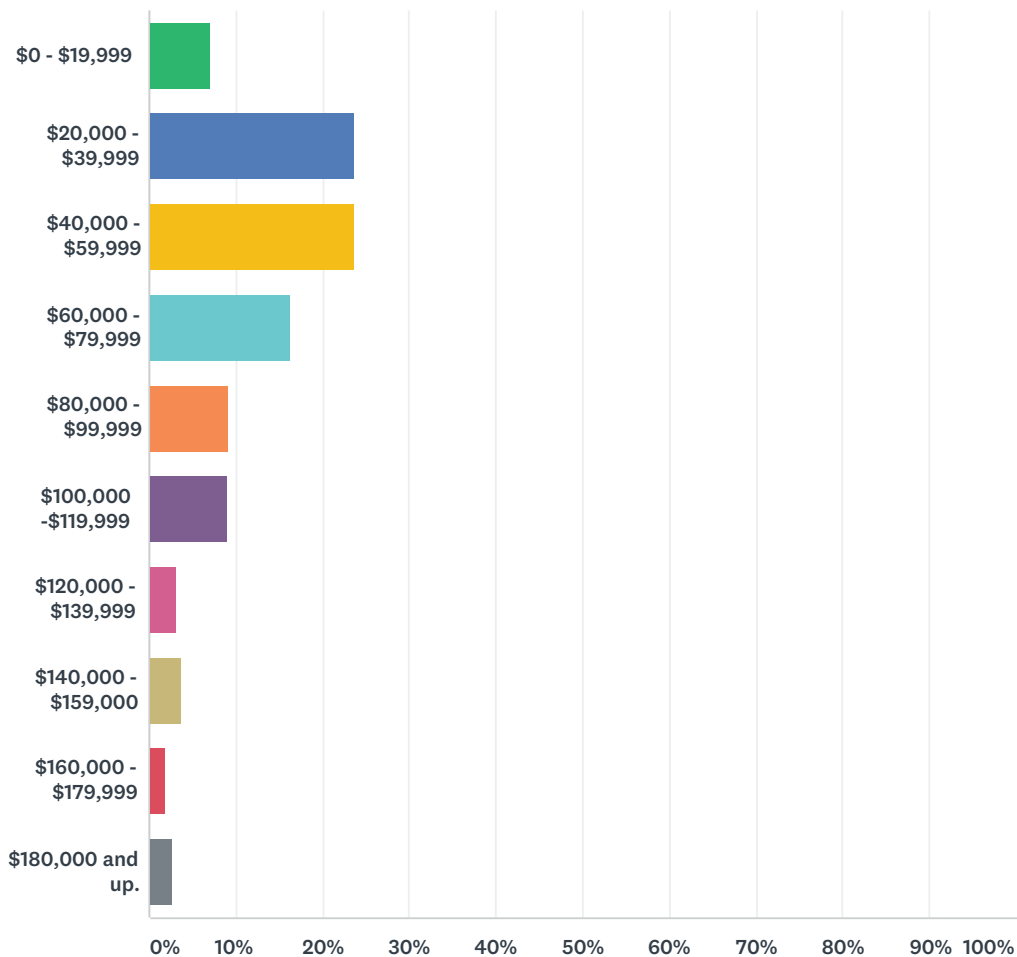
Answered: 384 Skipped: 0



ANSWER CHOICES	RESPONSES	
1	9.11%	35
2	29.17%	112
3	23.96%	92
4	19.79%	76
5	9.64%	37
6	3.65%	14
7	2.60%	10
8	1.30%	5
More than 8.	0.78%	3
TOTAL		384

Q10 What is your household's approximate annual income before taxes?

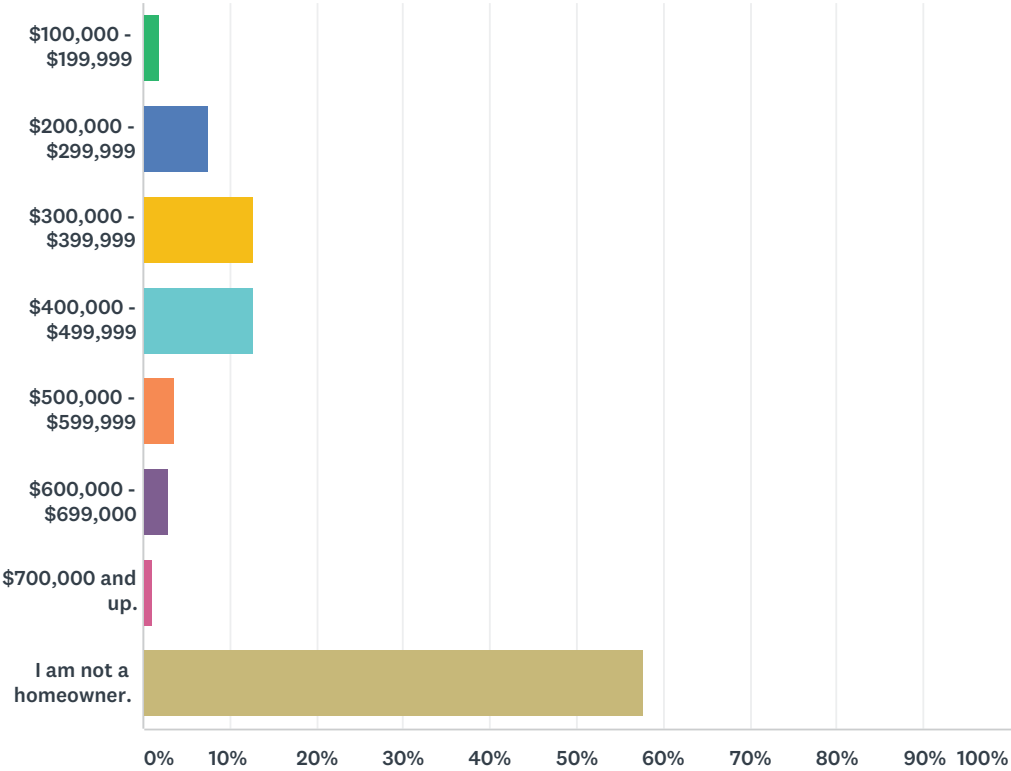
Answered: 381 Skipped: 3



ANSWER CHOICES	RESPONSES	
\$0 - \$19,999	7.09%	27
\$20,000 - \$39,999	23.62%	90
\$40,000 - \$59,999	23.62%	90
\$60,000 - \$79,999	16.27%	62
\$80,000 - \$99,999	9.19%	35
\$100,000 - \$119,999	8.92%	34
\$120,000 - \$139,999	3.15%	12
\$140,000 - \$159,000	3.67%	14
\$160,000 - \$179,999	1.84%	7
\$180,000 and up.	2.62%	10
TOTAL		381

Q11 If you are a homeowner, what price do you think your house would sell for?

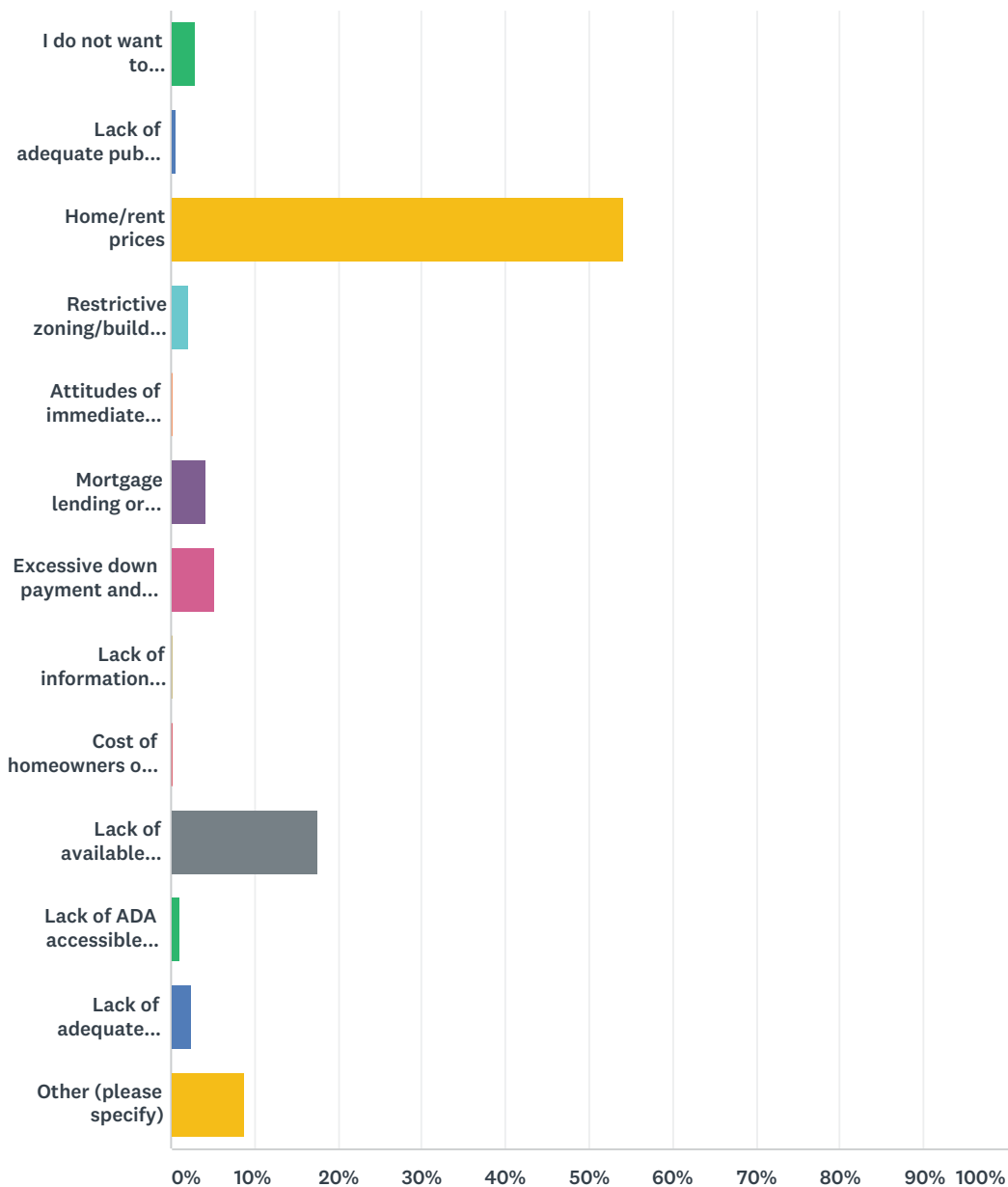
Answered: 371 Skipped: 13



ANSWER CHOICES	RESPONSES
\$100,000 - \$199,999	1.89% 7
\$200,000 - \$299,999	7.55% 28
\$300,000 - \$399,999	12.67% 47
\$400,000 - \$499,999	12.67% 47
\$500,000 - \$599,999	3.50% 13
\$600,000 - \$699,000	2.96% 11
\$700,000 and up.	1.08% 4
I am not a homeowner.	57.68% 214
TOTAL	371

Q12 What is the #1 issue or barrier with obtaining suitable housing for your household?

Answered: 365 Skipped: 19



ANSWER CHOICES	RESPONSES	
I do not want to purchase/rent a home in Ukiah.	3.01%	11
Lack of adequate public transportation	0.55%	2
Home/rent prices	54.25%	198
Restrictive zoning/building codes	2.19%	8
Attitudes of immediate neighbors	0.27%	1

Community Housing Satisfaction Survey

Mortgage lending or rental application requirements	4.11%	15
Excessive down payment and upfront costs	5.21%	19
Lack of information about homeowner/renter responsibilities	0.27%	1
Cost of homeowners or renters insurance	0.27%	1
Lack of available housing inventory	17.53%	64
Lack of ADA accessible housing	1.10%	4
Lack of adequate employment	2.47%	9
Other (please specify)	8.77%	32
TOTAL		365

APPENDIX C
LIST OF QUALIFIED ENTITIES FOR PRESERVING AT-RISK UNITS

County	Organization	Address	City	State	Zip	Phone	Contact Person	Email Address
ALL COUNTIES	Catalyst Housing Group, LLC	21 Ward Street, Suite 2	Larkspur	CA	94939	(415) 205-4702	Jordan Moss	Jordan@CatalystHousing.com
LOS ANGELES	Los Angeles County Development Authority	700 W. Main Street	Alhambra	CA	91801	(626) 586-1816	KeAndra Cylear-Dodds	Keandra.cyleardodds@lacda.org
ALL COUNTIES	Veritas Urban Properties LLC	2050 Hancock Street, Suite B	San Diego	CA	92210	(619) 746-5191	Gilman Bishop	gbishop@bishopventures.com
LOS ANGELES	Santa Fe Art Colony Tenants Association	2415 S. Sante Fe Avenue, Unit 2	Los Angeles	CA	90058	(310) 663-6665	Sylvia Tidwell	sylvia@syvlatidwell.net

APPENDIX D
2017 CITY OF UKIAH HOUSING STRATEGY



CITY OF UKIAH HOUSING STRATEGY OVERVIEW

The City of Ukiah will develop programs and tools designed to stimulate the Ukiah housing market. Through a two-part strategy, the City will deploy new funding, analyze zoning policy for regulatory relief, and continue the utilization of successful incentives to encourage additional housing production for affordable (“low- and moderate-income”) and middle-income households. Key components of this strategy are presented below.

1. Affordable Housing Strategy

Ukiah’s affordable housing strategy is targeted at households with incomes of no more than 80% of Area Median Income. Central to this strategy is the creation of a housing trust and revolving loan fund- the Ukiah Housing Trust Fund.



Picture of Sun House Senior Apartments – PEP Housing, October 2017

A. Ukiah Housing Trust Fund (UHTF)

The UHTF will serve as the umbrella for all affordable housing activities, including new and existing housing grants and programs. This provides a centralized and recognizable resource for participating households and affordable housing developers.

Principal funding for the UHTF and its corresponding revolving loan fund is derived from former Redevelopment Agency housing bond proceeds. A majority of this funding is expected to be awarded to affordable housing developers in the form of below market interest rate loans and grants towards the production of housing units. Federal and state programs operated through the UHTF will largely focus on individual households.

B. Activities Funded by the UHTF

Activities funded are expected to include, but may not be limited to, the following:

1. Creation of new affordable units;

2. Purchase of vacant and underutilized land (land assembly) for the purpose of facilitating future affordable housing production
3. Assistance with multi-family housing rehabilitation projects;
4. Conversion of market rate units to affordable housing units;
5. Preservation of existing affordable housing;
6. Construction of accessory dwelling units;
7. First time homebuyer loans;
8. Single-family housing rehabilitation loans; and
9. Predevelopment assistance to non-profit and for-profit developers with project feasibility and preliminary design studies for potential affordable housing projects.

C. UHTF Guidelines and Deployment Allocations

Prior to the launching of the new Housing Trust Fund, Staff will develop UHTF guidelines for City Council review and approval. Included will be recommended deployment allocations for each of the major activities of the UHTF.

D. Marketing and Engagement

Housing Division Staff will design a marketing and engagement approach aligned with existing *Visit Ukiah* and other City of Ukiah marketing strategies. The approach is expected to include the development of marketing materials like informational flyers and handouts and the creation of a new Housing Division webpage. It is anticipated that existing Community Development and Planning Department webpages will be updated during the drafting of the new Housing Division webpage so that Department programs and resources are more synergized.

Included in the marketing and engagement strategy will be a highlight of existing incentives and tools such as the Fee Deferral Program, Title 24 Rebate Program and other energy rebates available to developers.

2. Middle-Income Housing Strategy

Ukiah's Middle-Income Strategy seeks to remove impediments to housing development through regulatory relief and innovative zoning practices.

A. Regulatory Relief Analysis

Staff will investigate zoning ordinances and Ukiah City Code for possible relief and present a report with recommendations to Council. Specific areas of analysis will include the following:

- By-right residential uses in other zoning districts
- Reduction of parking and setback requirements
- Development of an offsite mitigation bank for Low Impact Development (LID)

B. Community Benefit Zoning

This is perhaps the most experimental approach in the City's Housing Strategy. Staff will research possible regulations and policies to establish incentive-based zoning towards encouraging additional housing opportunities affordable to middle income households. A report of findings, with recommendations, will be presented to the Planning Commission for input prior to being presented to City Council. Included will be a short feasibility analysis into utilization of a Neighborhood Pilot Program and Middle Income Citizen Advisory Board.

APPENDIX E
VACANT AND UNDERUTILIZED INVENTORY AND MAPS

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
Very-Low/Low Vacant Parcels												
1	00230155	763 S Oak St	Vacant	C1	C	0.88	38,332	31	77	Very-Low/Low	C	Undeveloped but approved for an entitlement for Ukiah Senior Apartments (31 units) project in Feb 2018. Expected to be developed within 1-2 years.
2	00237027	None Assigned. Corner of Clara & N Orchard	Vacant	C1	C	0.67	29,185	15	37	Very-Low/Low	None	Undeveloped. Realistic development capacity- 22,806 sf available to build up to 15 multi-family units. Due to need for housing and citywide build-out, expected to be developed within planning period.
3	17903025	700 E Perkins St	Vacant	C1	C	1.24	54,014	25	62	Very-Low/Low	None	Undeveloped. Realistic development capacity- 37,800 sf available for up to 25 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
4	17903028	730 E Perkins St	Vacant	C1	C	0.58	25,264	16	40	Very-Low/Low	None	Undeveloped. Realistic development capacity- up to 16 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
5	17906104**	705 E Perkins St	Vacant	C1	C	0.52	22,651	14	35	Very-Low/Low	None	Minor improvements including parking lot. Realistic development capacity for up to 14 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
Very-Low/Low Vacant Parcels Subtotal						3.89	169,446	101	251			
Moderate/Above-Moderate Vacant Parcels												
6	00111126	None Assigned. Corner of Dora & N Spring	Vacant	R1	LDR	0.16	6,969	2	5	Mod/Above-Mod	None	Undeveloped and surrounded by single family dwellings (SFDs). Realistic development capacity-based on lot restrictions site could be developed with up to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
7	00114239*	179 Park Pl	Vacant	R1	LDR	0.41	17,859	2	5	Mod/Above-Mod	None	Mostly undeveloped but some topographical lot restrictions. Surrounded by SFDs. Realistic development capacity of up to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
8	00114244	169 Park Pl	Vacant	R1	LDR	0.27	11,761	2	5	Mod/Above-Mod	None	Undeveloped. Surrounded by SFDs. Could build up to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
9	00114245	169 Park Pl	Vacant	R1	LDR	0.24	10,454	2	5	Mod/Above-Mod	None	Undeveloped. Some lot restrictions including road access. Realistically could build 2 units-SFD and accessory dwelling unit (ADU). Due to need for housing and citywide build-out, expected to be developed within planning period.
10	00121404	None Assigned. Near S Barnes St & W Clay St	Vacant	R1	LDR	0.54	23,522	3	7	Mod/Above-Mod	D; None	Undeveloped. Lot restrictions and zoning restrict number of units that can be realistically developed to 3. Could increase density if merging with parcel 00121409. Due to need for housing and citywide build-out, expected to be developed within planning period.
11	00125323	None Assigned. Oak Park Ave Between W Clay St & Jones St	Vacant	R1	LDR	0.47	20,473	3	7	Mod/Above-Mod	D; None	Undeveloped and surrounded by SFDs. Realistic development capacity for up to 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
12	00142036	271 Mendocino Pl	Vacant	R1	LDR	0.46	20,037	2	5	Mod/Above-Mod	D; Slope	Undeveloped. Although larger lot, topographical restrictions limit to realistic maximum of 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
13	00211480	None Assigned. Behind existing homes on Oak St.	Vacant	R1	LDR	0.15	8,464	2	5	Mod/Above-Mod	None	Undeveloped. Needs road access but realistically could develop 2 units- an SFD and ADU. Due to need for housing and citywide build-out, expected to be developed within planning period.
14	00301059	1010 Helen Ave	Vacant	R1	LDR	0.15	6,534	2	5	Mod/Above-Mod	D; None	Undeveloped; surrounded by SFDs. Due to lot restrictions, maximum development capacity of 1 SFD and 1 ADU. Due to need for housing and citywide build-out, expected to be developed within planning period.
15	00302124	None Assigned. Cochrane Ave Between 410 & 420	Vacant	R1	LDR	0.14	6,098	1	2	Mod/Above-Mod	D; None	Undeveloped. Due to setback limitations realistic development capacity is 1 unit. Due to need for housing and citywide build-out, expected to be developed within planning period.
16	00311056	None Assigned.	Vacant	R1	LDR	0.29	12,632	2	5	Mod/Above-Mod	D; Slope	Undeveloped. Existing slope constraints allow a realistic

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
		At the terminus of Redwood Ave										development maximum of 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
17	00311079	1080 Helen Ave	Vacant	R1	LDR	0.50	21,780	3	7	Mod/Above-Mod	D; None	Undeveloped flag lot; surrounded by SFDs. Due to lot limitations realistic development capacity is 3 units maximum. Due to need for housing and citywide build-out, expected to be developed within planning period.
18	00352055	None Assigned. Off of S Dora St Near Washington behind homes	Vacant	R1	LDR	0.16	6,969	2	5	Mod/Above-Mod	D; None	Undeveloped; surrounded by SFDs. Due to lot size, setbacks, and access limitations, realistic development capacity is up to 2 units. Expected to be developed within the planning period.
19	00352056	None Assigned. Off of S Dora St near Washington behind homes	Vacant	R1	LDR	0.15	6,534	2	2	Mod/Above-Mod	D; None	Undeveloped; similar to parcel 00352055 and same owner. Due to lot size, setbacks, and access limitations, realistic development capacity is up to 2 units. Expected to be developed within the planning period.
20	00354065	None Assigned. On Cresta near Wabash. Adjacent To 191 Cresta Dr	Vacant	R1	LDR	0.21	9,147	2	5	Mod/Above-Mod	D Slope	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
21	00354066	191 Cresta Dr	Vacant	R1	LDR	0.20	8,712	2	5	Mod/Above-Mod	None	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
22	00357217	None Assigned. Cooper Ln near Betty St	Vacant	R1	LDR	0.19	8,276	2	5	Mod/Above-Mod	C	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
23	00357218	None Assigned. Cooper Ln near Betty St	Vacant	R1	LDR	0.21	9,221	2	5	Mod/Above-Mod	None	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
24	00309045	21 Betty St	Vacant	R2	MDR	0.13	5,662	1	2	Mod/Above-Mod	C; Limited access	Undeveloped. Parcel has some access and lot size limitations and

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
												realistically could accommodate one SFD. Due to need for housing and citywide build-out, expected to be developed within planning period.
25	00211432	670 N State St	Vacant	C1	C	0.31	13,503	9	22	Mod/Above-Mod	None	Undeveloped, surrounded by residential development. Realistically could accommodate up to 9 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
26	00214611	528 N State St	Vacant	C1	C	0.31	13,815	9	22	Mod/Above-Mod	None	Undeveloped, surrounded by residential development. Realistically could accommodate up to 9 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
27	00230153	638 S State St	Vacant	C1	C	0.26	11,325	3	7	Mod/Above-Mod	C	Undeveloped but given lot limitations and setbacks only 4,550 sf could be realistically developed, setting maximum capacity at 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
28	00204047	None Assigned. On Low Gap Rd in between N State St & Mazzoni St	Vacant	C2	C	0.21	9,147	6	15	Mod/Above-Mod	None	Undeveloped, narrow lot sets realistic development capacity at up to 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
29	00228110*	190 Cleveland Ln	Vacant	C2	C	0.19	8,403	6	15	Mod/Above-Mod	None	Undeveloped. Existing lot limitations sets realistic development capacity at not more than 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
30	00313065	1137 S Dora St	Vacant	CN	C	0.41	17,859	6	15	Mod/Above-Mod	D; None	Undeveloped; but existing lot size limitations and setbacks removes 300 sf and zoning limits density. Realistic development capacity is not more than 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
31	00226307	None Assigned. Corner of W Clay St & S Oak St	Vacant	GU	C	0.10	3,257	2	5	Mod/Above-Mod	C	Undeveloped; surrounded by commercial development. Zoning allows up to 28 du/acre but lot and setback limitations limit realistic development capacity to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
32	00350014	None Assigned. Access from Helen Ave and Foothill Ct	Vacant	R1	LDR	7.56	329,313	12	30	Mod/Above-Mod	Slope	Existing slope constraints allow for 299,000 sf (6 ac) of lot to be developed. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre setting realistic development capacity at 12 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
33	00104002** *	None Assigned. Access off of W Stanley St	Vacant	R1H	LDR	36.97	1,610,413	2	5	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with a 5 acre lot; 2 units are possible on this parcel and are expected to be developed within the planning period given need for housing and citywide build-out.
34	00104065** *	500 Lookout Drive	Vacant	R1H	LDR	6.29	273,992	2	5	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 2 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
35	00104082** *	360 S Highland Ave	Vacant	R1H	LDR	29.63	1,290,682	12	30	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 12 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
36	00104084** *	None Assigned.	Vacant	R1H	LDR	10.08	439,084	4	10	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General

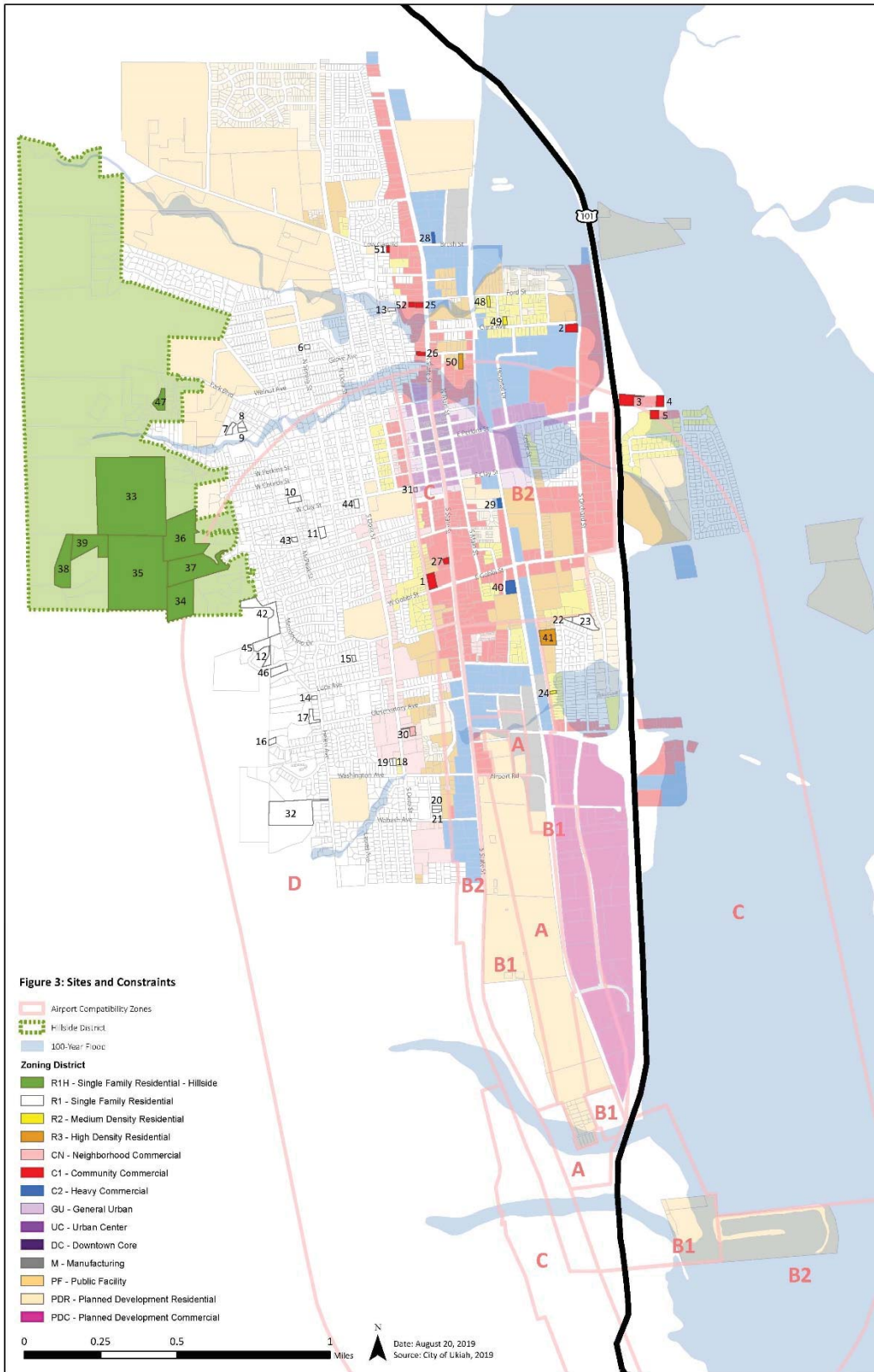
Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
		Access from Highland Ave										Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 4 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
37	00104088** *	None Assigned. Access from Highland Ave	Vacant	R1H	LDR	8.45	368,081	4	10	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 4 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
38	00104092	335 Janix Dr	Vacant	R1H	LDR	4.77	207,781	8	20	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre; a maximum of 8 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
39	00104093** *	335 Janix Dr	Vacant	R1H	LDR	4.86	211,701	2	5	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 2 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
Moderate/Above-Moderate Vacant Parcels Subtotal						115.43	5,000,718	124	308			
Very-Low/Low Underutilized Parcels												

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
40	00304079; 00304077*; 00304078*;	210 E Gobbi St	Underutilized	C1;C2	C	2.4	22,098	36	90	Very-Low/Low	B2	<p>Underutilized; existing community garden on-site. Application for \$500,000 in Ukiah Housing Trust Fund received in 2018 for 40 low income housing units but due to airport constraints, realistic development potential is 36 units. This site consists of three parcels suitable for development. Two of the parcels, 00304077 and 00304078, were listed in the prior planning period. The third parcel, 00304079, was not listed. However, realistically all three parcels will be developed at one time and this will also maximize development potential on the site. Program 2h to allow by right housing development on these parcels has been added.</p> <p>Due to need for housing and citywide build-out, expected to be developed within planning period.</p>
41	00357407**	817 Waugh Ln	Underutilized	R3	HDR	1.66	72,309	24	60	Very-Low/Low	C	<p>Underutilized with existing SFD and minor outbuildings. Existing topographical and lot limitations, plus airport constraints, set realistic development capacity at up to 24 units. Due to need for housing and citywide build-out, expected to be developed within planning period.</p>
Very-Low/Low Underutilized Parcels Subtotal						4.06	94,407	60	150			
Mod/Above-Mod Underutilized Parcels												
42	00104061	None Assigned. Parcel off of Hillview Ave	Underutilized	R1	LDR	3.23	140,698	14	35	Mod/Above-Mod	D; None	<p>Partially developed with residential and/or commercial. Due to existing lot limitations, approximately 30% of the lot has been removed for potential development capacity. Lot area for development is expected to be 87,000 sf and would accommodate up to 14 units. Due to need for housing and citywide build-out, expected to be developed within planning period.</p>
43	00125129	438 Mcpeak St	Underutilized	R1	LDR	0.18	7,840	1	2	Mod/Above-Mod	D; None	<p>Partially developed with residential and/or commercial. Existing lot limitations and development set future realistic development capacity at 1 unit. Due to need for housing and citywide build-out, expected to be developed within planning period.</p>

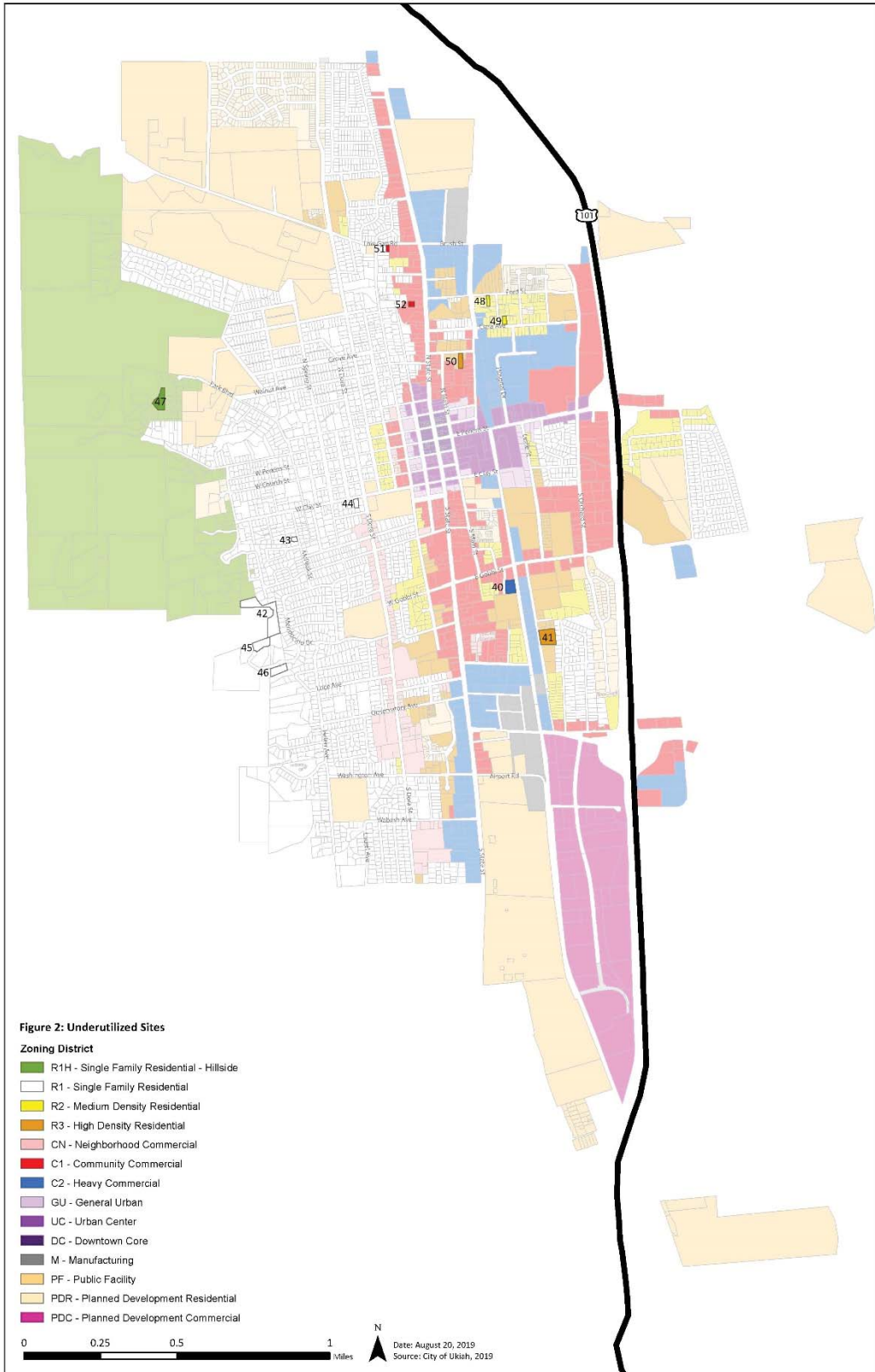
Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
44	00126618	611 W Clay St	Underutilized	R1	LDR	0.29	12,632	2	5	Mod/Above-Mod	D; None	Partially developed with residential and/or commercial. Given existing development on site, realistic development capacity is 1 SFD and 1 ADU (2 units). Due to need for housing and citywide build-out, expected to be developed within planning period.
45	00142034	275 Mendocino Pl	Underutilized	R1	LDR	0.98	42,688	6	15	Mod/Above-Mod	D; Slope	Partially developed with residential and/or commercial. Given existing topographical, development, and lot limitations including slope constraints, realistic development capacity anticipated at no more than 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
46	00142041	145 Mendocino Pl	Underutilized	R1	LDR	0.84	36,590	5	12	Mod/Above-Mod	D; Slope	Partially developed with residential and/or commercial. Given existing topographical, development, and lot limitations including slope constraints, realistic development capacity anticipated at no more than 5 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
47	00113052	1217 W Standley Ave	Underutilized	R1H	LDR	1.18	51,400	1	2.5	Mod/Above-Mod	Slope	Partially developed with residential and/or commercial. Given existing development on site plus slope limitations, realistic development capacity is 1 SFD and 1 ADU (2 units). Due to need for housing and citywide build-out, expected to be developed within planning period.
48	00212404	217 Ford St	Underutilized	R2	MDR	0.22	9,583	3	7	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus topographical limitations, realistic development capacity is no more than 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
49	00213309	308 Clara Ave	Underutilized	R2	MDR	0.22	9,582	3	7	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus topographical limitations, realistic development capacity is no more than 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
50	00215305	221 Norton St	Underutilized	R3	HDR	0.46	20,037	2	5	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus slope limitations, realistic development capacity is 1 SFD and 1 ADU (2 units). Due to need for housing and citywide build-out, expected to be developed within planning period.
51	00208004	170 Low Gap Rd	Underutilized	C1	C	0.17	7,405	4	10	Mod/Above-Mod	None	Partially developed with residential and/or commercial but parcel is largely undeveloped/vacant. Realistic development capacity is up to 4 units and expected to be developed within the planning period.
52	00211436	678 N State St	Underutilized	C1	C	0.22	9,583	1	2	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus lot limitations, realistic development capacity is 1 unit. Due to need for housing and citywide build-out, expected to be developed within planning period.
Moderate/Above-Moderate Underutilized Parcels Subtotal						7.77	197,757	41	100.5			
Very-Low/Low Vacant Parcels Subtotal						3.89	169,446	101	251			
Moderate/Above-Moderate Vacant Parcels Subtotal						115.43	5,000,718	124	308			
Very-Low/Low Underutilized Parcels Subtotal						4.06	94,407	60	150			
Moderate/Above-Moderate Underutilized Parcels Subtotal						7.77	197,757	41	100.5			
Totals Very-Low/Low Vacant + Underutilized Parcels						7.95	263,853	161	401			
Totals Moderate/Above-Moderate Vacant + Underutilized Parcels						123.2	5,19,8475	165	408.5			
<p>LEGEND: Zoning: R1- Single Family Residential; R1h-Single Family Residential, Hillside Combining District; R-2- Medium Family Residential; R-3- High Density Residential; C1- Community Commercial; CN-Neighborhood Commercial; C2-Heavy Commercial; GU-General Urban; DC- Downtown Core; UC-Urban Center. General Plan: LDR- Low Density Residential; MDR- Medium Density Residential; HDR- High Density Residential; C-Commercial. Constraints (Airport Influence Zones): B2-Extended Approach/Departure Zone; C-Common Traffic Pattern; D-Other Airport Environs. *= Identified in both 2009-2014 and 2014-2019 HE cycles ** = Neither of these sites were identified in the prior planning period. ***= R1H regulations require a 5 acre lot for parcels with 30-50% slopes. NOTE: All parcels have access to infrastructure and utilities unless otherwise noted</p>												

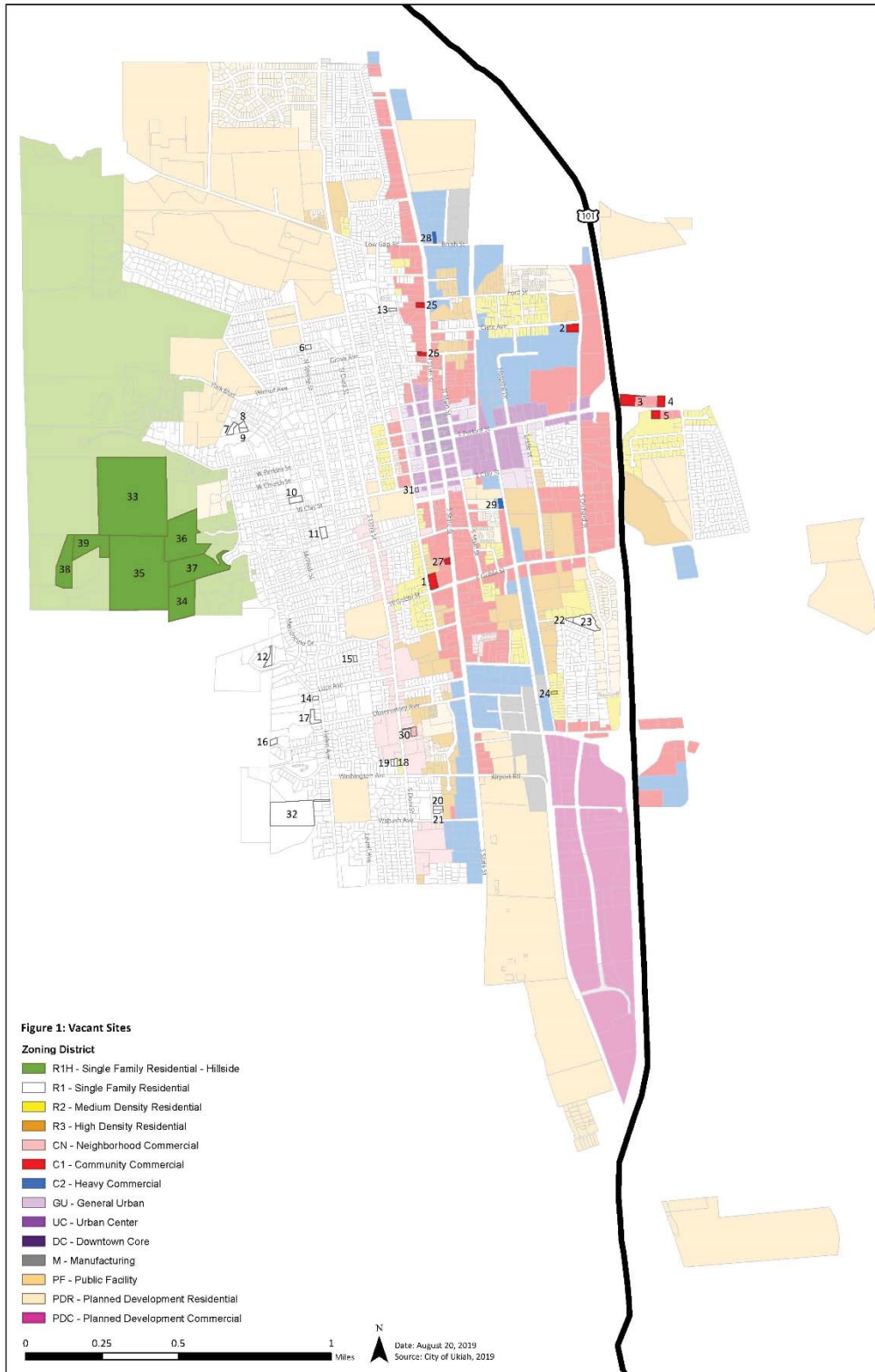
VACANT AND UNDERUTILIZED SITES AND CONSTRAINTS



VACANT SITES



UNDERUTILIZED SITES



APPENDIX F
SAFE NEIGHBORHOODS BY DESIGN STANDARDS



Safe Neighborhoods by Design



Crime Prevention Through Environmental Design Assessment Tools

Crime Prevention Through Environmental Design (CPTED)

is a proactive technique in which the proper design and effective use of the built environment can lead to a reduction in the fear of and incidents of crime and an improvement in the quality of life.

CPTED Principal	What to look for?
<p>Natural Surveillance</p> <p>Seeing into and out of a place is fundamental to safety. Natural surveillance allows site users the ability to see and be seen. The ability to see well should be a feature of the normal, everyday use of a space.</p>	<ul style="list-style-type: none"> • Is the front entrance visible from the street and driveway? • Are there windows on all sides of the building to allow for full view of the property? • Is landscaping maintained to allow for visibility to the street? • Are there blind corners or recessed areas with limited visibility? • Is there natural surveillance of gathering areas and youth hang out spaces? • Do fence and gate design allow for visibility? • Are indoor activity and congregation areas oriented to allow for visibility to the outdoors? • Are there clear views of street parking, driveways, and garages?
<p>Natural Access Control</p> <p>Strategies that guide people to and through a site and clarify which parts of the site they are encouraged to use. Access control must match the designation for the space. For example, a park will have less access control than a private residence.</p>	<ul style="list-style-type: none"> • Do walkways, porches, and other features direct visitors to entrances and away from private areas? • Do trees, trashcans, and other features allow for easy access to the 2nd story via windows or balconies? If so, what changes can be made to prevent access? • Do entrances have at least at 180 view, including through the peep hole? • Are door locks located a minimum of 40 inches from adjacent windows? • Do all doors, windows, and garages have appropriate locks?
<p>Territorial Reinforcement</p> <p>A site should clearly announce what it is designed to do. Defining a space through recognizable patterns and features that reflect the encouraged use helps to reveal unwanted or abnormal activity.</p>	<ul style="list-style-type: none"> • Are property boundaries clearly marked with hedges, low or see-through gates or fences, and/or signage? • Are transitional zones between public, semi-public, and private areas clearly defined? • Are there conflicting uses of the space? • Is the property address visible from the street, non-reflective material, and clearly lit at night? • Is the mailbox or delivery area clearly marked and as close as possible to the front of the building and visible from adjacent buildings?

Crime Prevention Through Environmental Design Assessment Tools

CPTED Principal	What to look for?
<p>Maintenance and Management</p> <p>Once the proper image is created, it must be kept up in order to show pride of ownership. The more pride of ownership that is projected, the less likely the area is to attract criminal activities and vandalism. If not kept up, those activities appear to be acceptable there.</p>	<ul style="list-style-type: none"> • Are buildings painted and in good condition? • Is there evidence of graffiti or vandalism and in what locations? • Is there visible litter or dumping around? Are there signs indicating who to report this to? • Is landscaping maintained to no higher than 3 ft. in height and tree canopies no lower than 7 ft.? • Are there old and non-working automobiles, boats, trailers, or other vehicles on the street or in the front yard? • Are landscaping species appropriate for the site? • Does the site feel cared for? Does it convey a sense of active ownership?
<p>Lighting</p> <p>Lighting is an important element in any place. Good lighting will help people feel more comfortable with their surroundings. It should provide clear paths for movement and highlight entryways without creating harsh effects or shadowy hiding places.</p>	<ul style="list-style-type: none"> • Is lighting on only when it is needed? • Are lighting fixtures appropriately designed, placed, and oriented towards vulnerable areas and activity spaces? • Are lighting fixtures shielded and directed downwards? • Is lighting uniform, does it evenly illuminate the desired area without causing glare? • Is there light pollution, is there too much light for the given space or purpose of the site? • Are lighting fixtures protected from vandalism? • Are there any broken lights and are there signs indicating who to report them to? • Do trees or signage block lighting? • Are pedestrian areas illuminated? • Are you able to accurately identify an approaching individual? • Does lighting illuminate signage, address markings, and gathering areas?
<p>Incompatible Uses</p> <p>Land and site use types, diversity, and adjacencies have the ability to influence opportunities for crime. Incompatible land uses should be identified and efforts should be taken to mitigate any negative impacts when possible.</p>	<ul style="list-style-type: none"> • Are there incompatible activities located next to one another? • Are there signs of competing uses and users and signs conflict between them? For example, a common incompatible land use example is the presence of liquor stores in residential neighborhoods or near schools. • Is street furniture- trashcans, benches, bike parking, newsstands, lighting-appropriately placed so as not to block pedestrian access?
<p>Movement Predictors</p> <p>Many elements or design features in our communities influence the direction or route that pedestrians and cyclists commonly use when traveling. In some cases, such as an alley or pedestrian tunnel, these routes physically define the path and do not provide alternative routes. In other cases, the direction is defined more loosely using signage or other wayfinding elements.</p>	<ul style="list-style-type: none"> • Does the area feel isolated? • How far away is the nearest person to ask for help? • Is it easy to predict when people will be around and where they will come from? • Is it easy to predict the intended pedestrian route? • Are there signs of makeshift or informal routes? • How easy is it to exit the area undetected? • Can you predict what is at the end of the route, walkway, path? • Do you feel safe waiting in the area for public transportation or other activities?

Crime Prevention Through Environmental Design Assessment Tools

CPTED Principal	What to look for?
<p style="text-align: center;">Capacity</p> <p>All neighborhoods and communities have a threshold for supporting particular uses or activities. Once a use exceeds that threshold, it can result in negative activities. For example, a single bar or liquor store may function within a neighborhood without any issues. But several bars or liquor stores may begin to have negative impact.</p>	<ul style="list-style-type: none"> • Is there a mix of land uses? • Who are the current users of the site? • Are there signs of conflicting activities? • Are activities appropriately distributed throughout the site? • Are spaces and sites appropriately sized for encouraged activities? • What are the main and dominant uses of the site? Are they intended uses? • Is there spillover of activities from one space to another and what is the result?
<p style="text-align: center;">Activity Support</p> <p>It takes an active and engaged community to achieve safe places. Connecting people to each other, to the place, and developing positive norms helps to increase safety. Underutilized locations can be inviting to negative activity.</p>	<ul style="list-style-type: none"> • How much and what type of activity is in the area, during the day and night? • Do activity levels provide for passive surveillance? Especially of vulnerable users or areas such as children and tot lots? • Are land uses and activities reflective of community needs and priorities? • Are there new and creative opportunities to engage community members and encourage pedestrian activity?
<p style="text-align: center;">Social Cohesion</p> <p>Supportive relationships and interactions between all users of a place will maintain a sense of community and safety. Urban design can enhance the opportunity for positive social cohesion by providing well-designed and carefully located spaces where this can occur such as comfortable and inviting streets, community gardens, bus stops and community centers.</p>	<ul style="list-style-type: none"> • How do users of the site interact? Does this convey a sense of safety? • Are there natural opportunities for positive social interaction? • Are there well-designed and carefully located spaces for social interaction-benches, gazebos, walking paths, community spaces? • Are there formal and informal social programs and is the community aware of them? • Are there community gathering spaces such as parks, plazas, parklets, walking paths, multi-use buildings and areas, and cultural, music, art, and sporting event spaces designed to bring community members together?
<p style="text-align: center;">Community Connectivity</p> <p>Neighborhoods and corridors should be both socially and physically connected to the greater community. Any given place should not exist in isolation from its surroundings but should instead mesh with the rest of the city.</p>	<ul style="list-style-type: none"> • Are there places in the community you want to access but cannot access by walking, biking, or transit? • Are there opportunities for physical connections between land uses, neighborhoods, and buildings through roadways, pedestrian bridges and paths, bike facilities, and other infrastructure? • How might these physical connections impact safety and crime? • Are adjacent land uses connected or do they exist in isolation, for example a school community with residential area? • Are there opportunities for share-use spaces and programs?
<p style="text-align: center;">Community Culture</p> <p>The cultural expression of a place instills a sense of pride and ownership in the community. This may include the arts, music, sports or other local cultural events designed to bring people together and enhance social cohesion.</p>	<ul style="list-style-type: none"> • Are there safe and accessible community gathering spaces, i.e. multi-purpose spaces, sports facilities, art and music spaces, memorials, murals, parks, plazas, parklets? • How are they being used? Do activities represent the community? • Do physical features express a “sense of place”? • Is there a clear branding theme throughout the site through colors, physical features, lighting, landscaping? • Do community memorials, public murals, posters, colors, and the design of buildings, signage, street furniture, and lighting work together to convene a community identity and culture?

APPENDIX G
REVIEW OF 2014-2019 HOUSING ELEMENT ACCOMPLISHMENTS

Review of 2014-2019 Housing Element Accomplishments

The table below summarizes the City's progress in implementing the housing programs outlined in the 2014-2019 Housing Element. This includes reviewing progress made in implementing programs included in the adopted element, and evaluating their effectiveness and continued appropriateness for the City.

Program	Objective	Progress and Continued Appropriateness
H-1.a- Develop and implement a residential rehabilitation program with an emphasis on improving safety, comfort and energy efficiency.	Promote rehabilitation.	<p>The City had started a residential rehabilitation program with CDBG PI funds, but due to the City having an open economic development grant and current CDBG PI expenditure requirements, all the PI was spent on open grant activities. The City may pursue funding for a rehabilitation program in 2020.</p> <p>Continued Appropriateness: Given the City's age of housing stock, it is important to continue rehabilitation efforts. Pursuit of funding through CDBG and HOME for rehabilitation is listed as a program in the 2019-2027 Housing Element.</p>
H-1.b Work with the City Public Utility Department to potentially expand the City's Energy Efficiency Public Benefits Fund.	Energy efficiency improvements.	<p>Completed.</p> <p>Continued Appropriateness: Energy efficiency improvements continue to be important, especially in lower income households. This program will continue as a part of the 2019-2027 Housing Element.</p>
H-1.c Provide informational materials to the public regarding sustainable and green building materials.	Educate public on sustainability and green building.	<p>Completed, through creation of the Green Building Information Center at the Ukiah Civic Center.</p> <p>Continued Appropriateness: This program was completed, but a modified version will be retained in the updated Housing Element to keep the materials updated and relevant.</p>
H-1.d Consider measures that would preserve/conservate existing mobile home parks, such as a mobile home rehabilitation program, conversion to ownership program, infrastructure improvement incentives, rent stabilization, etc.	Preserve mobile home parks.	<p>A rent stabilization ordinance was adopted by the City Council in 2011.</p> <p>Continued Appropriateness: Preservation of existing mobile homes continues to be a priority for the City. This program has been revised for the 2019-2027 Housing Element to focus only on mobile home park preservation efforts.</p>

Program	Objective	Progress and Continued Appropriateness
H-1.e Develop an At-Risk Units Program.	Maintain existing affordable housing stock.	<p>Not completed due to lack of funding for preservation efforts.</p> <p>Continued Appropriateness: In 2017, new funding was made available by the City through creation of the Ukiah Housing Trust Fund (UHTF). The UHTF may be a funding mechanism for preservation efforts related to at-risk units. This has been continued as a program in the 2019-2027 Housing Element.</p>
H-1.f Work closely with the Ukiah Police Department and local apartment complex managers to keep housing safe. Consider funding mechanisms for increasing public safety.	Encourage safe housing.	<p>Completed. The Ukiah Police Department (UPD) reviews and makes recommendations on projects through the Crime Prevention through Environmental Design (CPTED) standards.</p> <p>Continued Appropriateness: CPTED standards are regularly reviewed and updated by the UPD. This program will be continued in the 2019-2027 Housing Element.</p>
H-1.g Refer all proposed General Plan amendments to the appropriate military offices for review and comment. Revise the planning permit application form to include this step of referral.	Improve project referral process.	<p>This program was not completed.</p> <p>Continued Appropriateness: This program will continue to be important and has been prioritized in the 2019-2027 Housing Element.</p>
H-2.a Provide copies of the inventory of vacant and underdeveloped land for public distribution.	Educate the public.	<p>Completed.</p> <p>Continued Appropriateness: Copies of the annually updated inventory will be made available on the City's website and at the public counter. This will be retained as a program for 2019-2027.</p>
H-2.b Work with public transit providers and developers to encourage housing development located close to public transit facilities.	Provide education on benefits of locating housing near public transit facilities.	<p>Educational materials not completed.</p> <p>Continued Appropriateness: Given the focus of the City's General Plan on infill residential development and the location of existing vacant and underutilized parcels, housing development typically occurs within a half mile of public transit. This program has been removed for the 2019-2027 Housing Element.</p>

Program	Objective	Progress and Continued Appropriateness
H-2.c Provide reduced planning permit application fees for residential second dwelling units.	Encourage the development of second dwelling units.	Completed. Continued Appropriateness: In 2017, the City Council adopted an accessory dwelling unit (ADU) ordinance, making development of ADUs a ministerial by-right process in residential zoning districts. As this is an ordinance and part of the City's code, it has been removed for the 2019-2027 Housing Element. 8 ADUs were issued building permits in 2018.
H-2.d Review the zoning code and determine if any constraints to condominium developments and cooperative living projects exist, and if so, work to eliminate the constraints.	Encourage the development of condominium and cooperative living projects.	Community Development staff performed reviews in 2017 and 2018. One of the primary constraints is the lack of larger parcels to accommodate multi-unit housing projects. Continued Appropriateness: The City has added programs related to possible removal of constraints present in the zoning code, which is expected to address the issue. This has been removed as a program in the 2019-2027 Housing Element.
H-2.e As staff and resources permit, assist the Ukiah Homeless Services Planning Group in all ways possible.	Address and identify solutions to potential incompatibility issues.	Various City staff have assigned with this Planning Group, and the City now partners with and actively participates with the Mendocino County Continuum of Care. Continued Appropriateness: A revised version of this program will be in the 2019-2027 Housing Element, under Goal H-2.
H-2.f The zoning code shall be amended to allow homeless facilities without the requirement for a Use Permit in the Homeless Shelter Overlay Zone. The zoning code shall require a Site Development Permit and facility management plan, and reasonable site development standards for homeless facilities.	Support an adequate number or type of homeless facilities to support the homeless population.	Completed. The City adopted a Homeless Shelter Overlay Zone in 2015. In 2017, the City approved a Major Use Permit for a permanent homeless day resource center and temporary winter shelter, and in 2018 the winter shelter opened. To resolve any neighborhood compatibility issues with future homeless facilities, Community Development staff is currently working on an update to the Homeless Facilities definition in the zoning code. This is expected to be developed, with recommendations presented to Planning Commission and the City Council, in 2019-2020. Continued Appropriateness: This program has been revised to expand on the homeless facilities use and to be in line with transitional housing and emergency shelter legislation such as SB 2. The revised program is now in Goal H-2 of the Updated Housing Element.

Program	Objective	Progress and Continued Appropriateness
<p>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.</p>	<p>Retain the rental housing stock.</p>	<p>There have been no rental unit-to-condominium conversions proposed in the last six years. The rental vacancy rate has been between 1 and 2 percent for the same period.</p> <p>Continued Appropriateness: There does not seem to be a historical likelihood of rental unit to condominium conversions. However, there may be a growing likelihood of conversion of primary residences to short-term rentals. A program has been added to monitor this in Goal H-2.</p>
<p>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.</p>	<p>Retain total housing stock.</p>	<p>No conversions of single family homes to professional offices were approved in 2014-2018. Additionally, two offices were approved to be converted into two residential units in 2014-15.</p> <p>Continued Appropriateness: Until the amount of single family homes reaches an adequate level, this program could still be viable. However, it has been revised in Goal H-2 to monitor the conversion occurrence and define "sufficiently adequate."</p>
<p>H-2.i Adopt an Inclusionary Housing Ordinance by 2013 that requires below-market rate housing to be included as part of residential projects.</p>	<p>Increase the supply of affordable housing.</p>	<p>At the start of the 2014-2019 Housing Element planning cycle, there had been very few housing starts overall in the City of Ukiah for the past several years. This was especially the case for market-rate housing, which in Ukiah tends to be units with rents affordable to households in the "moderate" or "above moderate" income group. Studies have shown that when a lack of developer demand exists for housing development, adopting ordinances such as an inclusionary housing ordinance can have the unintended consequence of further restricting housing development.</p> <p>Noting this trend, the City instead has sought ways to incentivize the development of housing for all economic segments of the community. Through a proactive approach with local and regionally-based housing developers, staff in both the City Manager's Office and Community Development Department met with and engaged developers in pursuing housing development projects. In 2017, the City's Community Development Department shifted to a priority of the delivery of exceptional customer service, streamlining the building and planning permit process and improving responsiveness on building inspections.</p>

Program	Objective	Progress and Continued Appropriateness
		<p>Also in 2017, the City Council adopted a two-part housing strategy to address the need for housing in the community. The City's first Housing Trust Fund was created as a part of this strategy, and a NOFA was released in 2018. The initial funding allocation of \$500,000 was over-subscribed with three applications submitted for the maximum funding amount.</p> <p>As reported in the 2018 APR, the City's incentive-based programs appear to be working. 37 housing units affordable to households in the "very low-income" category were permitted in 2018, the most affordable units permitted in any single year within the past 10 years.</p> <p>Continued Appropriateness: Because of the City's success in utilizing innovative incentive-based approaches to produce affordable and market-rate housing, plus other tools available through recent legislation like SB 35 streamlining provisions, creation of an inclusionary housing ordinance has been removed as a program for the 2019-2027 Housing Element.</p>
H-2.j Adopt minimum standards for inclusionary housing units.	Increase the supply of affordable housing.	<p>See H-2.i above.</p> <p>Continued Appropriateness: Due to the reasons stated in H-2i above, this will be removed as a program for the 2019-2027 Housing Element.</p>
H-2.k Prepare a Nexus Study by 2014 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/pay impact fee.	Generate local source of affordable housing funds.	<p>The study was not completed but affordable housing funds were generated through the re-use of former redevelopment agency housing successor funds to create the Ukiah Housing Trust Fund. Through funding for housing trust funds in recent legislation, additional funds may be raised in the future.</p> <p>Continued Appropriateness: A program has been added for the City to pursue additional affordable housing funding to augment the Ukiah Housing Trust Fund and create a permanent local source of funding for affordable housing. H-2k has been removed as a program for the 2019-2027 Housing Element.</p>

Program	Objective	Progress and Continued Appropriateness
H-2.l Identify and meet with non-profit builders who specialize in building housing for extremely low-income households.	Develop partnerships with affordable housing developers.	<p>Completed, and ongoing. The City has been proactive in identifying and meeting with nonprofit developers specializing in building housing for extremely low-income households.</p> <p>Continued Appropriateness: This program will continue to be important and relevant and has been retained in the 2019-2027 Housing Element.</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.	Increase the supply of affordable housing.	<p>The City created a Housing Division in the Community Development Department as a part of its 2017 Housing Strategy. This Division has principally been tasked with developing and implementing programs for lower-income residents. The Division administers the Ukiah Housing Trust Fund and related programs.</p> <p>Continued Appropriateness: Designing a program for extremely low income households has been consolidated into a program in the 2019-2027 Housing Element that will seek out funding for the development of housing programs and projects to address the needs of extremely low- and very low-income households.</p>
H-2.n Amend the zoning ordinance to be consistent with Senate Bill 2.	Streamline transitional housing projects.	<p>Completed. In 2015, the City adopted a Homeless Shelter Overlay Zone through Ordinance 1161.</p> <p>Continued Appropriateness: This program has been completed and will be removed for the 2019-2027 Housing Element. However, because no transitional housing projects have located inside this Zone, a program has been added to seek additional improvements towards the streamlining of transitional and supportive housing projects and to more fully define emergency shelters (see Goal H-2).</p>
H-2.o Post sites inventory map and housing development in commercial zones on website and provide hard copies at the counter.	Provide education.	<p>Completed.</p> <p>Continued Appropriateness: This program is a duplicate of Program H-2a (which is being retained as a program) and will be removed for the 2019-2027 Housing Element.</p>

Program	Objective	Progress and Continued Appropriateness
H-2.p Conduct a roundtable meeting with non-profit housing sponsors and developers.	Provide opportunities for the creation of more affordable housing.	<p>The City did not host a roundtable meeting, but City staff did meet with multiple housing stakeholders, both for-profit and non-profit, to solicit input towards the development of its 2017 Housing Strategy. Additionally, as stated elsewhere in this report, the City has been proactive in engaging with housing sponsors and developers in discussions regarding creation of additional housing units.</p> <p>Continued Appropriateness: A program to continually engage with non-profit housing sponsors and developers has been retained for the 2019-2027 Housing Element. This program will be removed.</p>
H-2.q Update inventory of vacant and underutilized parcels.	Provide education to the public and potential developers.	<p>The inventory was updated in 2012, 2013, 2016-17, and 2019.</p> <p>Continued Appropriateness: Maintaining an updated inventory of vacant and underutilized parcels will be important for ensuring developers have the most recent information. This has been retained as a program for the 2019-2027 Housing Element.</p>
H-2.r Facilitate the consolidation of smaller multi-family parcels.	Provide opportunities for the creation of more affordable housing.	<p>The City publicized the inventory of underutilized sites and provided technical assistance to property owners and developers in support of lot consolidation. The City Council also adopted a residential density calculation ordinance for medium density residential (R-2) and mixed use parcels.</p> <p>Continued Appropriateness: The City has not yet explored creation of incentives for lot consolidations and will retain this portion of the program for the 2019-2027 Housing Element.</p>
H-2.s Pursue annexation of land that can accommodate single-family residential development.	Provide opportunities for the creation of more housing.	<p>The City is undertaking the update of its General Plan in 2019. Annexation efforts will be pursued in coordination with the updating of the Land Use Element.</p> <p>Continued Appropriateness: Because the City is mostly built-out, pursuit of annexation of land that is already zoned for residential will be important for continuing to accommodate the demand for housing citywide. This program has been consolidated into other programs that reflect this larger priority.</p>

Program	Objective	Progress and Continued Appropriateness
<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.</p>	<p>Support funding applications for special needs housing projects.</p>	<p>A project with 37 units of special needs rental housing was issued a building permit in 2018.</p> <p>Continued Appropriateness: Support of funding applications will continue to be appropriate and has been retained as a program for the 2019-2027 Housing Element.</p>
<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 process.</p>	<p>Increase housing opportunities for persons with disabilities.</p>	<p>The City continues to be supportive of increasing housing opportunities for persons with disabilities. The City's Building Division provides comments on ensuring housing developments are designed to include physical accessibility features.</p> <p>Continued Appropriateness: This program is ongoing and still appropriate. It remains in the updated Element.</p>
<p>H-3.c Review zoning code to remove regulatory constraints to special needs housing projects.</p>	<p>Eliminate regulatory constraints to special needs housing.</p>	<p>Preliminary work completed in 2011. No constraints have been identified. A project with 37 units of special needs rental housing was issued a building permit in 2018 (noted in Table A2).</p> <p>Continued Appropriateness: No known constraints exist. This program has been consolidated into a new program to remove constraints for special needs and lower-income housing projects (see Goal H-2).</p>
<p>H-3.d Continue to assist farmworker housing stakeholders through technical assistance.</p>	<p>Increase supply of farmworker housing.</p>	<p>City Housing and Planning Services Staff continued to actively participate in the Mendocino County Housing Action Team in 2018. Staff also continued to collaborate with farmworker housing stakeholders towards potential housing solutions.</p> <p>Continued Appropriateness: Because of the flexibility inherent throughout the City's zoning code related to housing for farmworkers and the relatively small size of the City's farmworker population, the housing needs of this group are addressed through its standard affordable housing strategies.</p>
<p>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.</p>	<p>Remove constraints to SRO housing.</p>	<p>This program was not completed in 2014-2019.</p> <p>Continued Appropriateness: This program is ongoing and still appropriate. It remains in the updated Element and has been</p>

		prioritized to be accomplished within the first two years (see Goal H-2).
H-4.a Refer housing discrimination complaints to appropriate State and local agencies.	Promote fair housing practices.	No complaints received in 2014-2019. Continued Appropriateness: This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-4).
H-4.b Develop and make available housing discrimination public information.	Promote fair housing practices.	Completed- Fair Housing literature is available at the City's public counter and website. Fair Housing logos are placed on the Housing Division's programs' flyers. Continued Appropriateness: This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-4).
H-5.a Apply the CEQA infill exemption and perform expedited review for affordable housing projects.	Provide education.	The City utilized the CEQA infill exemption for a 35-unit moderate-income housing development and a 31-unit low-income senior housing project. Continued Appropriateness: This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-3).
H-5.c Prepare and present green building/sustainable development incentive tool.	Provide opportunities for education and sustainable development.	Through incentive programs provided by the City's Electric Utility, design standards inherent in the City's Downtown Zoning Code and design guidelines, and updates to the CA building code, green building and sustainable development tools continue to be supported citywide. The City also currently provides density bonuses and adopted a residential density calculation ordinance. Continued Appropriateness: A modified version of this program will be retained for the 2019-2027 Housing Element, to explore flexible parking standards (see Goal H-1).
H-5.d Analyze zoning and building codes for removing impediments to green building.	Provide education and encourage green building.	Due to changes in the CA building code, many impediments to green building have been removed. The City completed further revisions to its handouts at the public counter in 2018. Continued Appropriateness: This program has been completed and will be removed for the updated Element.

Program	Objective	Progress and Continued Appropriateness
H-5.e Continue to administer solar and energy efficiency rebate programs.	Provide opportunities for energy efficient housing development and education.	<p>This program is currently in operation and available as funds are accessible. Additionally, the City has developed a rebate program for those affordable housing developers that achieve energy efficiency savings above Title 24 standards.</p> <p>Continued Appropriateness: This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-1).</p>
H-5.f Assist developers in incorporating green building practices.	Provide education and opportunities to increase green building practices.	<p>The Green Building Information Center was completed in Ukiah Civic Center.</p> <p>Continued Appropriateness: This program, which is very similar to H-1.c and H-5.g, has been completed and will be removed for the updated Element. However, Goal H-1 contains policies and programs supporting green building practices.</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.	Provide education about stormwater management for affordable housing developers.	<p>The Green Building Information Center was completed in the Ukiah Civic Center.</p> <p>Continued Appropriateness: This program, which is very similar to H-1.c and H-5.f, has been completed. However, Goal H-1 contains policies and programs supporting ongoing green building practices.</p>
H-5.h Stormwater management for multi-family housing development.	Provide education about stormwater management for affordable housing developers.	<p>The City adopted Low Impact Development (LID) standards to filter and slow stormwater runoff.</p> <p>Continued Appropriateness: This program has been revised to explore an offsite mitigation bank or other relief measure to ensure stormwater management is achieved without the loss of potential housing units (see Implementing Program 3c).</p>
H-5.i Promote use of renewable energy technologies in residential and mixed-use projects.	Develop housing that incorporates renewable energy and energy efficient design; and provide education to the public.	<p>The City has adopted the Cal-Green Building Code (Tier 1), which requires buildings to attain a higher level of efficiency.</p> <p>Continued Appropriateness: This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-1).</p>

Program	Objective	Progress and Continued Appropriateness
H-5.j Assist in creating residential neighborhoods with mixed housing densities, types and affordability.	Provide education to the community.	No opportunities have surfaced. Poised to implement. Continued Appropriateness: This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-3).
H-6.b Develop a housing resources webpage that may be used to facilitate the development and improvement of affordable housing.	Provide education to the community.	Completed. The City created a Housing Division in 2017, and a webpage for the Housing Division was established in 2018. Continued Appropriateness: This program has been modified to maintaining the webpage in the updated Element (see Goal H-5).
H-6.c Conduct periodic meetings with developers, non-profit housing development agencies, the Ukiah Police Department, and others to identify constraints to development of affordable housing and use the information gained to consider zoning code amendments.	Provide education.	This program is similar to other programs in the Housing Element and was completed in 2014-2019. Continued Appropriateness: This program has been consolidated into other similar programs and removed as a program for the 2019-2027 Housing Element.

APPENDIX H
2019-2027 HOUSING ELEMENT GOALS, POLICIES, AND IMPLEMENTING PROGRAMS

City of Ukiah 2019-2027 Housing Element Goals, Policies and Implementing Programs

Goal H-1	Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.			
Supporting Policies	Policy 1-1: Encourage the rehabilitation of existing residential units.			
	Policy 1-2: Promote the use of sustainable and/or renewable materials and energy technologies (such as solar and wind) in rehabilitated housing and new housing construction; and reduce greenhouse gas emissions.			
	Policy 1-3: Preserve at-risk housing units.			
	Policy 1-4: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.			
	Policy 1-5: Continue to implement effective crime prevention activities.			
Implementing Programs	Program	Responsibility	Funding	Schedule
	1a: Implement a residential rehabilitation program.	Community Development Department, Housing Services Division	CDBG, HOME, and/or other local, state or federal sources	Ongoing
	1b: Continue the City's Energy Efficiency Public Benefits Fund and renewable energy and energy efficiency rebate programs.	Electric Utility Department	Energy efficiency and renewable energy rebate program funds.	Ongoing
	1c: Support funding or other applications that would preserve/conserve existing mobile home parks.	Community Development Department, Housing Services Division	N/A	Ongoing
	1d: Continue providing informational materials to the public through the Green Building Information Center and at the public counter.	Community Development Department, Building Services Division	Departmental budget	Ongoing

Implementing Programs	Program	Responsibility	Funding	Schedule
	1e: Develop standards and design guidelines for residential development in the Medium Density Residential (R-2), High Density Residential (R-3), Community Commercial (C-1) and Heavy Commercial (C-2) zoning districts.	Community Development Department, Planning Services Division	General Funds and/or other funding if available	Establish guidelines by December 2020.
	1f: Develop an At-Risk Units Program.	Community Development Department, Housing Services Division	Ukiah Housing Trust Fund, CDBG, HOME, and/or other funding sources as available and as needed	Develop program by December 2020
	1g: Tenant education and assistance for tenants of at-risk projects.	Community Development Department, Housing Services Division	Departmental budget	Education and notification procedures by 6/30/20; implementation ongoing through 2027.

Goal H-2	Expand housing opportunities for all economic segments of the community, including special needs populations.			
Supporting Policies	Policy 2-1: Continue to allow placement of manufactured housing units on permanent foundations in residential zoning districts.			
	Policy 2-2: Encourage the development of a variety of different types of housing.			
	Policy 2-3: Ensure that adequate residentially designated land is available to accommodate the City's share of the Regional Housing Need. In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.			
	Policy 2-4: Pursue State and Federal funding for very low, low, and moderate income housing developments.			
	Policy 2-5: Facilitate the production of housing for all segments of the Ukiah population, including those with special needs.			
	Policy 2-6: Expand affordable housing opportunities for first time homebuyers.			
Implementing Programs	Program	Responsibility	Funding	Schedule
	2a: Update the inventory of vacant and underutilized parcels.	Community Development Department, Planning Services Division	Departmental budget	Updated annually, by June 30 of each year
	2b: Monitor the rate of conversion of primary residences to short-term rental units.	Community Development Department, Planning Services Division; City Council	General Funds	<ul style="list-style-type: none"> • Develop monitoring program by June 30, 2020. • Track conversion rate annually. • Report to Council annually. • Draft ordinance due June 30, 2025.
	2c: Monitor the conversion of single family residential homes to commercial uses.	Community Development Department, Planning Services Division	Departmental budget	Report to City Council by June 30, 2021.

Implementing Programs	Program	Responsibility	Funding	Schedule
	2d: Pursue additional funding sources to augment the Ukiah Housing Trust Fund, creating a permanent source of funding for affordable housing.	Community Development Department, Housing Services Division	Low and Moderate Income Housing Asset Fund; other funds as they become available	Ongoing
	2e: Continually engage with a variety of housing developers who specialize in providing housing to each economic segment of the community.	Community Development Department, Housing Services Division; City Manager's Office-Economic Development Section	Departmental budget	Ongoing outreach, occurring at least on a quarterly basis throughout 2027.

Implementing Programs	Program	Responsibility	Funding	Schedule
	<p>2f: Amend the zoning code as follows:</p> <ul style="list-style-type: none"> • Emergency Shelters. Amend the Zoning Code to redefine homeless facilities as emergency shelters, according to State Government Code. • Transitional/Supportive Housing. Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing in all zones that allow residential uses and supportive and transitional housing is to be only subject to those restrictions applicable to other residential dwellings of the same type in the same zone (note: this is not limited to residential zones). The City will amend the Zoning Code to specifically define transitional/supportive housing as defined in Government Code. • Single-Room Occupancy Housing- The City will amend the Zoning Code to allow Single-Room Occupancy (SRO) units in the medium density residential (R-2) and high density residential (R-3) zoning districts for the purpose of increasing the number of units affordable to extremely low, very low, and low-income persons. • Manufactured/Factory-built homes. The City will amend the Zoning Code to define and allow manufactured and factory-built homes in the same manner and use as all other types of residential dwellings in all zoning districts. 	<p>Community Development Department, Planning Services Division</p>	<p>Departmental budget</p>	<ul style="list-style-type: none"> • Draft Zoning Code amendments by December 30, 2020. • Secure adoption by June 30, 2021.

Implementing Programs	Program	Responsibility	Funding	Schedule
	2g: Facilitate the consolidation of smaller, multi-family parcels by providing technical assistance to property owners and developers in support of lot consolidation.	Community Development Department, Planning Services Division	Departmental budget	Present to Planning Commission and City Council, with recommendations, by June 30, 2026.
	2h: Ensure capacity of adequate sites for meeting RHNA by amending the Zoning Code as follows: <ul style="list-style-type: none"> - Update C1 and C2 Zones to allow by-right housing development, with objective design and development standards; - Update the R2 Zone to allow up to 15 dwelling units/acre - Update the CN Zone to increase residential density and allow similar housing types as those allowed in R2. - By-right housing program for select parcels. Specific to APNs 00304077, 00304078, and 00304079, rezone these parcels at the default density of 15 du/ac. Also rezone these parcels to allow residential use by-right for developments with at least 20% of the units affordable to lower income households. 	Community Development Department, Planning Services Division; Planning Commission; City Council.	Departmental budget	Develop objective design and development standards per schedule in Program 1e; pursue amendments to Zoning Code by June 30, 2021.

	2i: Proactively monitor residential capacity (no net loss).	Community Development Department, Planning Services Division	Departmental budget	Ongoing, with annual reports to HCD and City Council; develop and implement a project evaluation procedure pursuant to Government Code 65863 by June 30, 2021
	2j: First Time Homebuyer Assistance	Community Development Department, Housing Services Division	<ul style="list-style-type: none"> • CDBG • HOME • Low and Moderate Income Housing Assets Funds • CalHome • Other funding sources as available. 	Ongoing
	2k: Collaborate with local service providers on addressing homelessness.	City Manager's Office	N/A	Ongoing
	2l: Review existing City processes for compliance with AB 2162.	Community Development Department, Planning Services Division	Departmental budget	Complete review of City processes by June 30, 2020; revise zoning codes/processes by December 31, 2020.
	2m: Housing Units Replacement Program.	Community Development Department, Planning Services Division	Departmental budget	Implemented immediately and applied as applications on identified sites are received and processed.
	2n: Homeless Shelter Overlay District Evaluation.	Community Development Department, Planning Services Division	Departmental budget	Evaluation completed on bi-annual basis, with first report due to Planning Commission by 6/30/20. Recommendations may require future amendments to district.

Goal H-3	Remove governmental constraints to infill housing development.			
Supporting Policies	Policy 3-1: Improve building and planning permit processing for residential construction.			
	Policy 3-2: Encourage the use of density bonuses and provide other regulatory concessions to facilitate housing development.			
	Policy 3-3: Encourage the development of mixed residential and commercial uses in the commercial zoning districts where the viability of the commercial activities would not be adversely affected.			
Implementing Programs	Program	Responsibility	Funding	Schedule
	3a. Research, review and amend development standards in the zoning code for opportunities to maximize housing development.	Community Development Department, Planning Services Division; Planning Commission; City Council	Departmental budget	<ul style="list-style-type: none"> • Zoning Code amendments by June 30, 2020 • Adoption by December 31, 2020
	3b: Develop flexible parking policies for new residential development.	Community Development Department, Planning Services Division; Planning Commission; City Council	Departmental budget and other funding sources as available	Complete draft policy by June 30, 2020.
	3c: Explore other policies and regulations that facilitate new infill housing development.	Community Development Department, Planning Services Division; Planning Commission; City Council	Departmental budget	Complete draft report by June 30, 2026.
	3d: Facilitate improvements to permit processing to streamline housing development.	Community Development Department, Planning Services Division, Building Services Division	Departmental budget	Pre-application conferences ongoing; City processing procedures brochure developed by June 30, 2021.

Implementing Programs	Program	Responsibility	Funding	Schedule
	3e: Continue to apply the CEQA infill exemption to streamline environmental review.	Community Development Department, Planning Services Division	Departmental budget	Ongoing
	3f: Review Site Development Permit and Use Permit Processes.	Community Development Department, Planning Services Division	Departmental budget	Report due to City Council by 12/31/20; process and/or code improvements to be implemented immediately thereafter.

Goal H-4	Promote well-planned and designed housing opportunities and projects for all persons, regardless of race, gender, age, sexual orientation, marital status, or national origin.			
Supporting Policies	Policy 4-1: Promote fair housing practices in the sale or rental of housing with regard to race, color, national origin, ancestry, religion, disability/medical conditions, sex, age, marital status, familial status, source of income, sexual orientation/gender identify, or any other arbitrary factors.			
	Policy 4-2: Promote and facilitate community awareness of the City of Ukiah's goals, tools, available resources and programs for lower income households.			
Implementing Programs	Program	Responsibility	Funding	Schedule
	4a: Continue to collaborate with the Ukiah Police Department and property owners and managers to keep housing safe.	Community Development Department, Planning Services Division, Building Services Division; and Ukiah Police Department	General funds	Ongoing
	4b: Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD).	Community Development Department, Housing Services Division	Departmental budget	Ongoing
	4c: Develop project referral procedural for referral of all proposed General Plan amendments to the appropriate military office for review and comment.	Community Development Department, Planning Services Division	Departmental budget	Ongoing

Goal H-5	Provide support for future housing needs.			
Supporting Policies	Policy 5-1: Pursue annexation efforts that lead to an orderly expansion of growth, where services are adequate for future residential development.			
	Policy 5-2: Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies.			
	Policy 5-3: Assume a leadership role in the development of all types of housing in the community.			
Implementing Programs	Program	Responsibility	Funding	Schedule
	5a: Maintain a housing resources webpage.	Community Development Department, Housing Services Division	Departmental budget	Ongoing
	5b: Complete the update of the 2020 Sphere of Influence, Municipal Service Review, and Ukiah 2040 General Plan.	Community Development Department, Planning Services Division	Departmental budget, other funding as available	<ul style="list-style-type: none"> • 2020- Sphere of Influence and Municipal Service Review • 2021 Ukiah 2040 General Plan.
	5c: Work collaboratively with stakeholder jurisdictions to lessen or remove development constraints, and update the housing plan accordingly.	Community Development Department, in conjunction with stakeholder jurisdictions.	Departmental budget, other funding as available	Ongoing, at least on an annual basis.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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December 5, 2019

Sage Sangiacomo, City Manager
City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

Dear Sage Sangiacomo:

RE: City of Ukiah's 6th Cycle (2019-2027) Adopted Housing Element

Thank you for submitting Ukiah's Housing Element adopted October 23, 2019 and received for review on October 28, 2019. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted Housing Element in full compliance with state Housing Element law (Article 10.6 of the Government Code). The adopted element was found to be substantially the same as the revised draft Housing Element that HCD's June 22, 2019 review determined met statutory requirements.

For your information, some General Plan element updates are triggered by Housing Element adoption. HCD reminds the City of Ukiah to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider Housing Element compliance as an eligibility or ranking criteria. For example, CalTrans Senate Bill (SB) 1 Sustainable Communities grants; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program; and the SB 2 Planning Grants as well as ongoing SB 2 funding consider Housing Element compliance and/or annual reporting requirements pursuant to Gov. Code section 65400. With Housing Element compliance, City of Ukiah meets the Housing Element requirements for these funding sources.

HCD appreciates the hard work and dedication Craig Schlatter, Community Development Director, provided throughout the course of the Housing Element review. HCD wishes the City of Ukiah success in implementing its Housing Element and looks forward to following its progress through the General Plan annual progress reports pursuant to Gov. Code section 65400. If HCD can provide assistance in implementing the Housing Element, please contact Sohab Mehmood, of our staff, at (916) 263-1968.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is written in a cursive, flowing style with some loops and flourishes.

Shannan West
Land Use & Planning Manager