

COMMUNITY DEVELOPMENT DEPARTMENT NEWSLETTER

What is being done to address housing in Ukiah?

In 2017, responding to the City Council's urgent request for solutions, Community Development Department (CDD) staff designed and presented the City of Ukiah's first Housing Strategy. Adopted unanimously by the City Council, the Strategy involved a two-pronged approach to stimulate the Ukiah housing market and increase the supply of both affordable and middle-income housing. The City Council also approved the creation of a new Housing Division, a Housing Trust Fund, and a reorganization of the Community Development Department towards cross-training staff to increase efficiencies.

As these efforts were being implemented, City staff learned from discussions with developers and realtors that the permit processing timeline was a major barrier to housing development. To tackle this barrier, over the course of approximately five years (2019-2024), the Community Development Department absorbed additional development-related services such as Fire Prevention (fire district plan check) and Business Licensing. The Department stood up a new Grants Management Division, which secured funding for both affordable housing development and for the purchase and implementation of an electronic permitting system. The Department also stood up a new Climate Adaptation and Resilience Division to integrate climate mitigation and adaptation strategies into housing policy.

In 2019, CDD staff, with extensive public input and engagement, prepared a new Housing Plan. The 2019-2027 Ukiah Housing Element incorporated the Housing Strategy and early work in housing policy and set out new programs and zoning code amendments to facilitate the development of new middle income housing. The department also applied for and secured funding for the purchase and implementation of a new electronic permitting software system.



Ukiah Senior Apartments, funded through a \$5 million State HOME Grant Awarded to the City in 2018

This is Part 1 of a 3-Part series on CDD's approach to addressing the housing challenge in Ukiah. Check back in April for Part 2!

Division Updates and Highlights

Housing Services Division:

The Housing Services Division has some exciting updates to share! The City is currently managing an active First-Time Homebuyer (FTHB) program that helps lower-income households purchase their first home within Ukiah city limits. This program expands access to homeownership and supports long-term neighborhood stability.

For more information, visit the Housing Services webpage, email housing@cityofukiah.com, or call (707) 463-6708.

In addition, the Division is conducting a Housing Conditions Survey focused on lower-income census tract block groups throughout Ukiah. This effort addresses a critical need to better understand and improve housing conditions for low- and moderate-income residents. Department staff are collecting and analyzing the data, which will be summarized in a report aligned with priority categories identified in the City's 2019–2027 Housing Element.

Business License Services:

During the last quarter, the Business Licenses Division issued and renewed close to 200 licenses! From brick-and-mortar shops to online businesses, each new license helps Ukiah continue to grow, innovate, and thrive, bringing new products, services, and opportunities to the community.

Getting a business license has never been easier. With our new permitting software, the process is intuitive and user-friendly. Whether you're starting a brick-and-mortar shop or an e-commerce business, your license process won't be one of your headaches! Ready to start your business in Ukiah? Apply [here!](#)

If you have any questions about applying or renewing your business license, contact us at bldivision@cityofukiah.com or call (707) 467-5786.

Grants Management:

The Grants Management Division continues to advance several major projects that support transportation improvements and community connectivity throughout Ukiah. Current projects being managed or supported include:

• Sustainable Communities Grant – East Perkins Corridor

This planning effort will evaluate existing transportation conditions, incorporate community input, and identify priorities to improve circulation, safety, and pedestrian and bicycle access along the East Perkins corridor.

• Local Partnership Program (LPP) Competitive Grant – Central Ukiah Circulation Improvement Project

Working in partnership with Public Works, staff prepared a successful grant application for this project. The total project cost is \$5,838,412, with \$2,438,412 awarded through the LPP Competitive Grant Program.

• Ukiah Streetscape Project, Phase III

The City secured a technical assistance grant to support reapplication efforts for Phase III of the Streetscape Project. Planned improvements include roadway rehabilitation, landscaped medians, sidewalks, enhanced pedestrian crossings, and bike lanes. Applications are due in June 2026.

The City of Ukiah has reached a major milestone on the Ukiah Gigabit Fiber Project. The Grants Management Division successfully issued a Request for Proposals, selected a project partner, and finalized a 35-year Public-Private Partnership (PPP) Agreement, which was approved and executed in August 2025.

This project will:

- Design and construct a 23-mile, City-owned fiber optic network
- Provide no-cost internet service at 14 City facilities
- Ensure long-term operation and maintenance of the network through the PPP

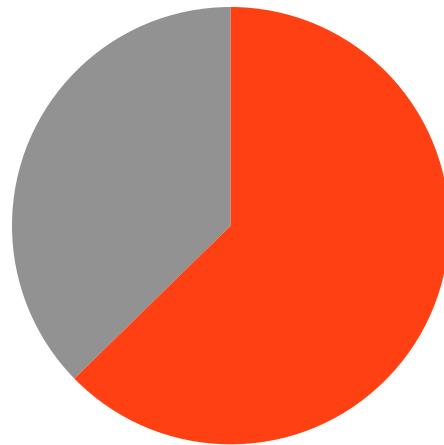
The project is funded by a CPUC Federal Funding Account Last-Mile Grant, which also includes \$1.7 million for utility pole replacements, a critical infrastructure upgrade that supports network reliability and safety.

Construction is scheduled to begin in early 2026, positioning Ukiah for expanded digital connectivity, improved municipal services, and long-term community benefit.

Fire Prevention:

Planning a project in 2026? Make sure to be using the 2025 codes! Effective January 1, 2026, the City of Ukiah has entered a new Fire Code cycle. The 2025 Fire Codes, adopted by City Council on September 17, 2025, are now in effect. Staying current with fire codes is essential to protecting people and property. All projects submitted on or after January 1, 2026, will be reviewed under the 2025 Fire Codes.

Fire Prevention completed 89 Annual State Fire Marshal (ASFM) and fire construction inspections this quarter, a steady pace that keeps the City on track to finish all Annual State Fire Marshal Inspections this year. These inspections are essential to ensuring that buildings remain fire-safe and that occupants have the best possible chance of escape in an emergency.



Fire Inspections Performed

- 89 ASFM
- 53 Fire Construction

What are Annual State Fire Marshal Inspections?

These are state mandated inspections conducted by authorized Fire Prevention staff to identify and reduce potential life-safety hazards.

Annual inspections help to:

- Identify hazards that could put people or property at risk
- Evaluate fire systems to ensure they are functioning properly
- Ensure compliance with current fire codes
- Document findings for accountability and follow-up

Ultimately, prevention is key in fire safety, these inspections play a vital role in protecting our community.

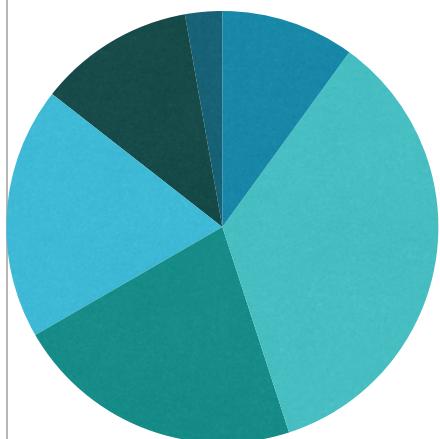
Building Division:

Just like the Fire Prevention Division, the Building codes are now under the 2025 code cycle. When preparing your submissions, be sure to reference the updated codes and follow the latest requirements.

Building Division has been busy reviewing a wide variety of projects this past quarter. As inspections slow during the winter months, many submissions for spring and summer construction are coming in for plan review. Some projects currently under review include the Habit Burger & Grill remodel at 105 Pomeroy St, replacing the old Denny's. This project will transform the building into an upgraded, accessible space for our city and county residents. Redwood Credit Union is also wrapping up construction at their new location off Perkins St, a more convenient, modern addition to our community.

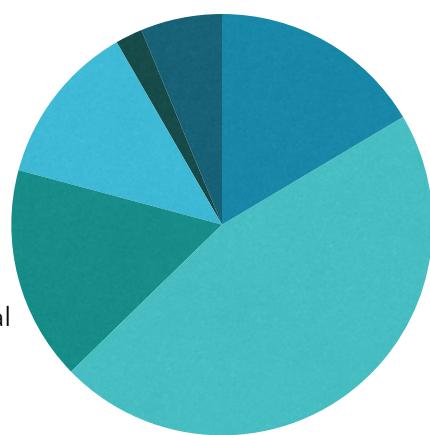
As always, the City is proud to offer rapid review services for smaller residential projects, including window replacements, bathroom remodels, and kitchen updates. To schedule an appointment, email buildingdivision@cityofukiah.com. Appointments are available Tuesdays and Thursdays from 8:30–10:30 a.m.

Building and Fire Codes keep our community safe and up to date. New codes reflect the latest safety standards, technology, and best practices. These codes help to prevent accidents, protect property, and save lives. Every update makes buildings smarter, stronger, and safer.



Permits issued

- 18 Commercial
- 63 Residential
- 39 Electrical
- 34 Mechanical
- 21 Plumbing
- 5 Other



Inspections performed

- 79 Commercial
- 222 Residential
- 79 Electrical
- 60 Mechanical
- 10 Plumbing
- 30 Solar

Code Enforcement:

Code Enforcement Division is back to full staff! This means code complaints can now be handled more quickly. To submit a complaint, simply log into our online portal, or for questions, email cdivision@cityofukiah.com or call (707) 467-5718.

The Vacant and Abandoned Property Ordinance is in full swing. Property owners of vacant or abandoned buildings must register their properties and complete annual inspections through the City's online portal. To learn more or register, visit the [portal](#) or check out the [ordinance online](#).

Climate Adaptation and Resilience:

The City's Climate Adaptation and Resilience Division is excited to announce its first Urban Forestry Manager, who will begin their impactful work in early 2026. This role will help the City plant over 700 trees in support of greenhouse gas reduction and urban canopy goals. Two additional forestry positions will be recruited in 2026 to further expand this effort, an exciting next chapter for the division.

From the previous quarter, the division also completed its Urban Heat Mapping Campaign in Q3 and is now developing public-facing maps. These maps will help residents, property owners, and small businesses better understand local risks from extreme heat, flooding, and wildfire, enabling smarter planning and preparedness. Stay tuned for the next newsletter!

Planning Division: New Projects!

In October 2024, the Northern Circle Indian Housing Authority (NCIHA) purchased a 2.57-acre lot at 420 Cooper Lane to develop the 'Ukiah Elders Village'. In December, the Ukiah City Council approved the demolition of an existing structure, clearing the way for pre-development work.

This project will provide housing and care for elder tribal members, prioritizing individuals from five Mendocino County tribes: Hopland, Manchester-Point Arena, Redwood Valley Little River, Sherwood Valley, and Guidiville Rancheria.

The proposed project includes 15 accessible, two-bedroom single-family units, each about 1,400 square feet, arranged primarily in duplexes along a looped driveway in a 'Cottage Court' style development. This development will offer safe, accessible, and community-focused housing for elders while helping the City make productive use of underutilized land.



Community Development Team:

Top Row: Jim Robbins, Andrea Trincado, Isabelle Grieve, Matt Keizer, Tom Hoover and Waylon Hockemier

Bottom Row: Blake Adams, Jesse Davis, Craig Schlatter, Katherine Schaefers, Mariam Garcia and Liz Frausto

