

WHAT'S DEVELOPING IN THE COMMUNITY NEWSLETTER

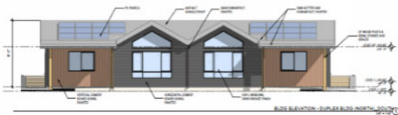
Feature Story: How is the Department addressing housing in Ukiah?

Within the last approximately seven years of implementation of the 2017 Housing Strategy, the most housing units have been built in the City's history. One of the newest projects, a market-rate tribal housing project (Pinoleville Pomo Nation), is being built on an underutilized piece of land located directly along a section of the Great Redwood Trail. City staff are also excited about an affordable tribal housing project (Northern Circle Indian Housing Authority), Elder Village, which proposes a unique and communal housing approach for residents (see pic below). Mendocino College is planning a new student housing project, the first in nearly 20 years, in the downtown, and in March 2025, DANCO celebrated the grand opening of Acorn Valley Plaza, a 74-unit affordable housing project built with funding from the Ukiah Housing Trust Fund on land that had sat vacant for more than a decade.

The City's whole-city approach has also made meaningful impacts in permit processing streamlining, reducing the timeline for multifamily housing projects from approximately 12 months to approximately two months. 100% of implementation programs in the Housing Element have been completed! In 2023, the City also became the first rural Northern California city to be awarded the ProHousing designation from the California Department of Housing and Community Development.

Since the beginning, the City's housing approach has been driven by demand from the community, not State legislation or the State's Regional Housing Needs Allocation (RHNA). Ukiah's "whole-city" approach shows how a combination of city council leadership, community input, collaboration with regional and local partners, relationship building, and thoughtful, intentional implementation of realistic incentive-based solutions can achieve a community's goal of creating more housing.

Objective Design and Development - 420 Cooper Lane



"Elder Village" – 420 Cooper Lane
Northern Circle Indian Housing Authority

This is Part 2 of a 3-Part series on the City's approach to addressing the housing challenge in Ukiah. Check back in July for Part 3, the final part of this series, and a look at what we'll be up to next!

72-Unit Acorn Valley Apartments (DANCO)



Division Updates and Highlights

Housing Services

Housing Services Division staff are excited to share that the City has submitted a grant application to the Home Investment Partnership (HOME) Program for the rehabilitation of a 64-unit affordable housing property owned by DANCO, Summercreek Village Apartments, on East Gobbi Street. If funded, up to \$5 million would be used for new roofing, renovation of the pool, energy efficiency upgrades, parking lot repairs, and more.

Additionally, Division staff are nearing completion of a Community Development Block Grant (CDBG) funded Housing Conditions Survey. The survey, which involved “windshield” inspections of over 3,000 units of housing in Ukiah, will be used to address where future housing rehabilitation funds should be targeted to improve housing conditions.

Grants Management

The Grants Management Division has been preparing a CDBG application to submit to the California Department of Housing and Community Development in response to the 2025 Notice of Funding Availability (NOFA) of \$27 million in federal funding. The application details were presented to and approved by the Ukiah City Council on February 2, 2026, and will include the following program and project:

- 1) City of Ukiah Business Assistance Program (with Façade Improvement Program) for up to \$1.5 million.
- 2) Orchard Manor Apartments Multi-Unit Residential Rehabilitation Project (owned/managed by Rural Communities Housing Development Corporation) for up to \$2.1 million.

Additionally, Division staff continue to advance construction of the [Ukiah Gigabit Fiber Project](#), building a 23-mile fiber optic (broadband internet) network in the Ukiah city limits and providing fiber connectivity to at least 14 City facilities.

Planning

The Planning Division is currently implementing programs within the 2040 General Plan, as well as progressing major permit applications. Click the links below for more information on what staff has been working on!

- [Downtown Zoning Code General Plan Amendments and Rezones](#)
- [Off-Street Parking Reform](#)
- [MCHC Urgent Care Building SDP Approval](#)

Did you know the Planning Division releases monthly reports on the status of discretionary projects in planning review? Click on “Planning” above and scroll to the bottom of the webpage for Current Planning Reports.

Climate Adaptation and Resilience

The Department welcomed a new team member, Aaron Yang, on January 5, 2026! Aaron is the City’s new Urban Forest Manager and will coordinate the implementation of the Climate Resilient Forest three-year grant program.

Aaron initiated one-on-one meetings with key local partners to better understand the existing urban forestry landscape in Ukiah, including past efforts, current conditions, and future visioning opportunities. A broader partner group meeting is anticipated in April 2026 to continue building coordination and collaboration. The Division also expects to launch a new webpage with more details.

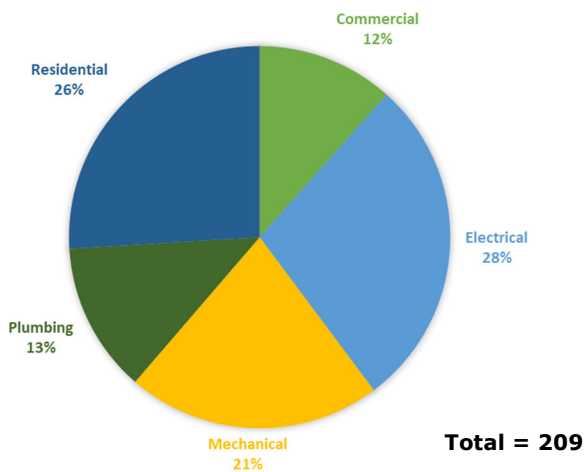
Permit Activity January - March

Business Licenses

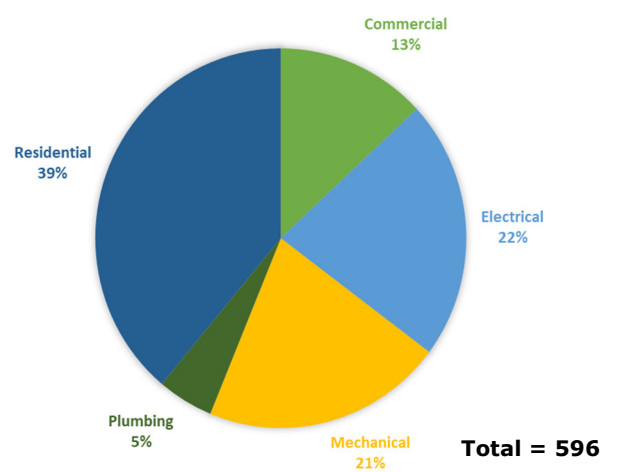
Renewed and/or newly issued licenses for the quarter = 634

Building Services

BUILDING PERMITS ISSUED, BY TYPE

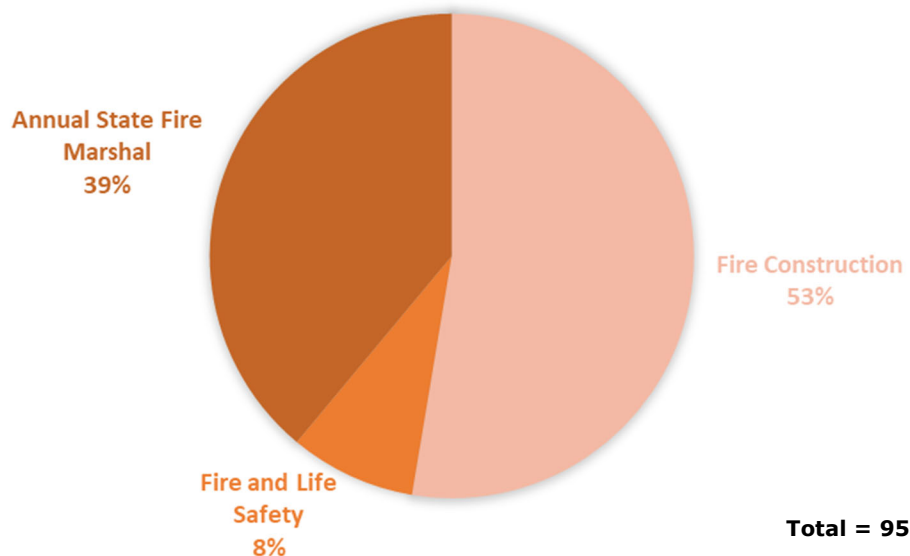


BUILDING INSPECTIONS, BY TYPE



Fire Prevention Division

FIRE PREVENTION INSPECTIONS, BY TYPE





COMMUNITY DEVELOPMENT DEPARTMENT

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Phone: (707) 463-6202

Office Hours: Monday – Friday, 8:00 a.m. to noon and 1:00 p.m. to 5:00 p.m.

Website: www.cityofukiah.com/community-development



Every division relies on the others. Together, our team achieves goals and milestones that no single division could accomplish alone.