Housing Element Update 2027-35 Planning Cycle

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

Element Kickoff Presentation

What has changed?

1. More state housing bills were passed, so there are many more state requirements to meet and incorporate into the Element

2. New mandatory HCD review timelines

3. More State Control / less local control

HOUSING ELEMENT COMPLETENESS CHECKLIST

A Quick Reference of Statutory Requirements for Housing Element Updates
Updated 1/2021

The purpose of this completeness checklist is to assist local governments in the preparation of their housing element. It includes the statutory requirements of Government Code section 65580 – 65588. Completion of this checklist is not an indication of statutory compliance but is intended to provide a check to ensure that relevant requirements are included in the housing element prior to submittal to the Department of Housing and Community Development pursuant to Government Code section 65585(b). For purposes of the Checklist the term "analysis" is defined as a description and evaluation of specific needs, characteristics, and resources available to address identified needs.

For technical assistance on each section visit California Housing and Community Development *Building Blocks* Technical Assistance (https://www.hcd.ca.gov/community-development/building-blocks/index.shtml)

List of State HE Bills adopted since 2019

2019-20: AB 130, SB 131

2021: SB 786

2022: AB 1308, SB 79

2023: AB 712, SB 1003

2024: AB 130 (updated), SB 131 (expansion)

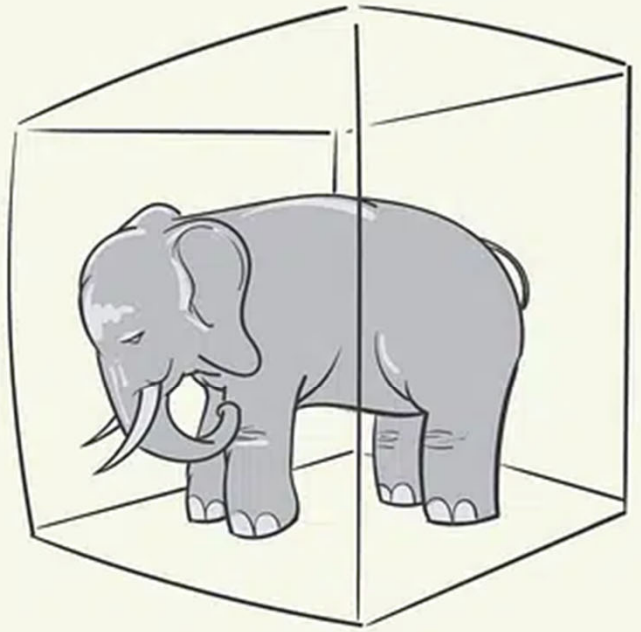
2025: SB 786 (expansion), AB 1308, SB 79 (expansion), AB 712 (expansion), SB 1003 (expansion)

2014-2019 = 45 units

2019-2027 = 239 units

2027-2035

1,500 units



RHNA

~~ELEPHANT~~ IN THE ROOM

What has stayed the same?

- Community Development Department staff preparing update in-house.
- Multiple opportunities for City Council, Planning Commission, other boards and commissions, stakeholders, and community to provide input and comments.
  - Tonight's kickoff meeting
  - Planning Commission regular meeting of October 14
  - PumpkinFest Interactive Housing Element Update table, October 17 and 18
  - Community Workshop – conference center – October 29, 5:30-7:30 pm
  - Airport Land Use Commission hearing (tentatively, Jan 2027)
- Eight-year planning cycle, 2027-2035
- Intention to further streamline the element, setting realistic and implementable goals



Housing Element Update 2027-2035

October 6, 2026

Housing Element Update 2027-2035 The City of Ukiah is embarking on a required update of its Housing Element! Section 65302(c)...

Read More



Housing Element Update 2027-2035

The City of Ukiah is embarking on a required update of its Housing Element!

Section 65302(c) of the California Government Code requires that the City of Ukiah adopt a Housing Element as part of the General Plan to analyze issues of housing availability, affordability, and needs within the community. In addition, the Housing Element seeks to set goals, policies, programs and implementation strategies to address those issues. As part of the update process, the City will be seeking input and ideas from the community on the following types of housing issues:

- The State Department of Housing and Community Development (HCD), in coordination with the Mendocino Council of Governments, has assigned the City of Ukiah a regional housing allocation of 1,500, which means the City must plan for and facilitate the construction of 1,500 new housing units by 2035.
  - Where should these units be constructed? Should zoning and/or density limitations be changed to facilitate construction?
- How should the goals, policies, and implementation tasks of the Housing Element be updated such that they are realistic, accessible, and responsive to the housing needs in the community?

Community Participation

Community participation is a vital part of developing the Housing Element, and it is important we hear from local residents and interested agencies on these issues. The Housing Element Team of the Community Development Department is providing three opportunities to receive in-person input on the development of the Housing Element. Information regarding the dates, times, and location of these opportunities is below:

Interactive Booth at PumpkinFest

Saturday, October 17, 2026, from 10 a.m. to 3 p.m. -and-
Sunday, October 18, 2026, from 10 a.m. to 2 p.m.

Community Workshop

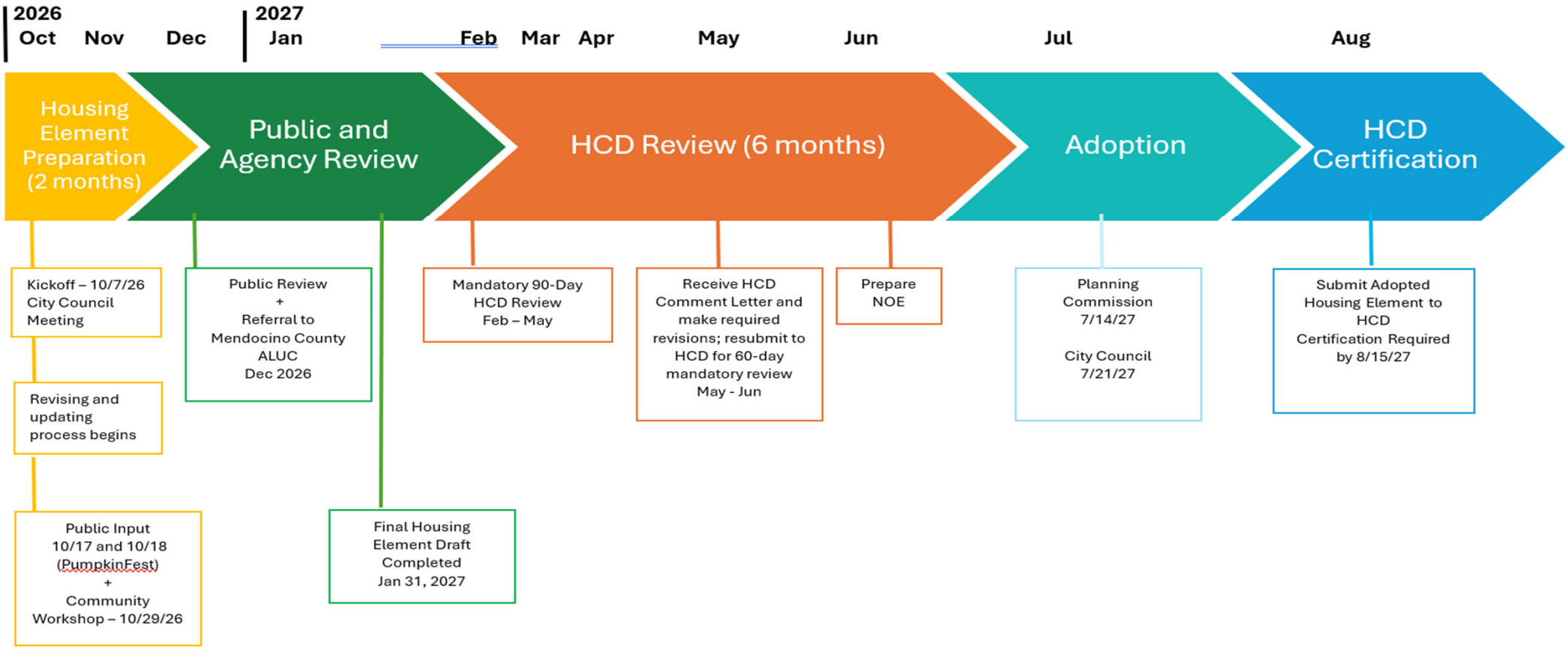
Thursday, October 29, 2026, from 5:30 to 7:30 p.m.
Ukiah Valley Conference Center, Chenin Blanc Room
200 S School St Ukiah, CA 95482

Contact Us

If you wish to make written comments regarding the Housing Element Update, please email the Planning Division of the Community Development Department at: planningdivision@cityofukiah.com, or submit by mail to:

City of Ukiah Planning Division
Attn: Housing Element
300 Seminary Ave
Ukiah, CA 95482

Work Plan


2026
Oct
Nov
Dec
2027
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Housing Element Preparation (2 months)
Public and Agency Review
HCD Review (6 months)
Adoption
HCD Certification
Kickoff – 10/7/26 City Council Meeting
Revising and updating process begins
Public Input 10/17 and 10/18 (PumpkinFest) + Community Workshop – 10/29/26
Public Review + Referral to Mendocino County ALUC Dec 2026
Final Housing Element Draft Completed Jan 31, 2027
Mandatory 90-Day HCD Review Feb – May
Receive HCD Comment Letter and make required revisions; resubmit to HCD for 60-day mandatory review May - Jun
Prepare NOE
Planning Commission 7/14/27
City Council 7/21/27
Submit Adopted Housing Element to HCD Certification Required by 8/15/27

What happens if a city does not adopt a housing element or the housing element is not in compliance with state law?

The penalties for non-compliance have increased in scope and severity over the past few legislative cycles, and they currently include:

1. Limited access to state funding, including transportation funding for local roadway maintenance and capital improvement projects.
2. Court imposed fines of up to $600,000 per month. The statute also allows the state to collect these fines by withholding state funding due to the city.
3. Lawsuits: When community's housing element is found to be out of compliance, its General Plan is at risk of being deemed inadequate and therefore invalid, opening the possibility for lawsuits.

Consequences of lawsuits

- Court mandated compliance
- Court suspension of local control on building matters, freezing the community's ability to issue building permits, zoning changes, etc.
- Court approval of housing developments on behalf of the community Attorney fees associated with the lawsuit

Over the past 20 years, cities and counties throughout the Bay Area (including Corte Madera, Pittsburg, Pleasanton, Alameda, Benicia, Fremont, Rohnert Park, Menlo Park, Napa County, and Santa Rosa) have faced legal challenges to the adequacy of their housing elements. In virtually every case, the city settled by amending their housing element and/or zoning ordinance to accommodate more housing and paid the plaintiffs' attorneys fees. Each of these cases were filed prior to the most recent amendments to the state housing law which make it exceedingly more difficult for cities to win such cases.

(Town of Fairfax website)