Housing Element Update 2027-2035







Community Workshop
October 29, 2026

City of Ukiah

Workshop Agenda

- 5:30 PM Welcome and Introductions
- 5:45 PM Housing Element Presentation and Questions
- 6:15 PM Exercise #1: Where should 1,500 housing units be built?
- 6:45 PM Exercise #2: What are your ideas for how the City can facilitate construction of 1,500 new housing units?
- 7:00 PM Collective sharing of ideas
- 7:30 PM Conclusion

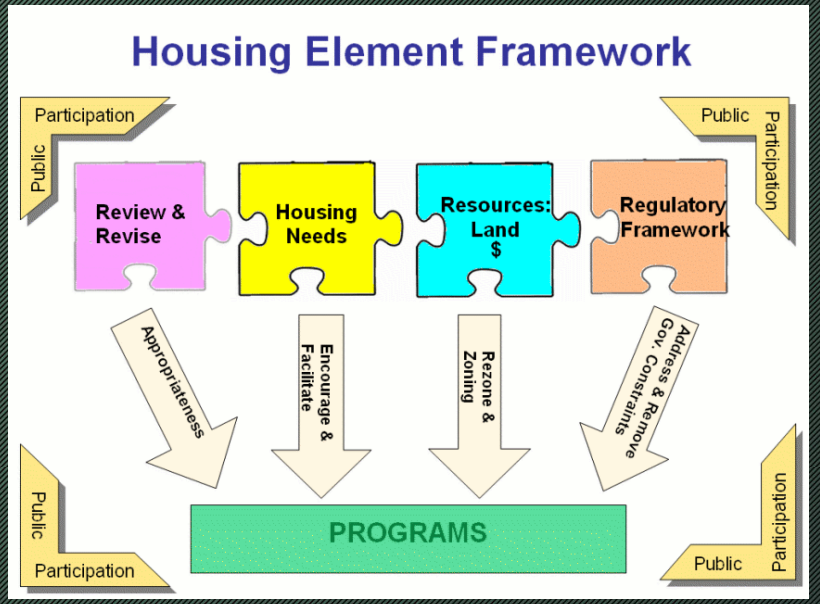
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1 | Housing Element Update Overview

What is a Housing Element?

- Plan to meet the existing and projected housing needs of all economic segments of the community
- One of eight mandated General Plan Elements
- Analyzes different housing market conditions:
  - Existing and projected housing needs
  - Adequacy of site inventory for new housing
  - Constraints
- Sets program implementation goals and policies
- Must be updated every 5 or 8 years
- Requires review/certification by California Department of Housing and Community Development (HCD)
- HCD sets schedule for Housing Element updates
  - 7th cycle = 8-year planning cycle
  - August 15, 2027 – August 15, 2035



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2019-27 vs. 2027-35: What has Changed?

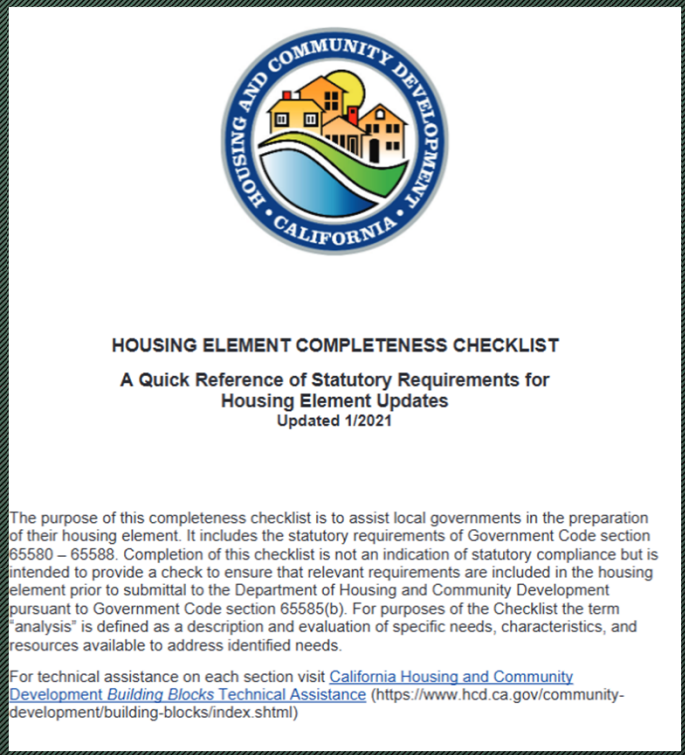
1. More state housing bills were passed, so there are many more state requirements to meet and incorporate into the Element

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2. New mandatory HCD review timelines

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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)

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2 | Regional Housing Needs Allocation (RHNA)

- State law requires HCD to determine total regional housing needs
- Mendocino Council of Governments (MCOG) works with Mendocino County jurisdictions to allocate number of units per jurisdiction
- City of Ukiah assigned its share of housing units for 2027-2035 planning period



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City of Ukiah RHNA by Income Category 2027-2035 (7th Housing Element Cycle)

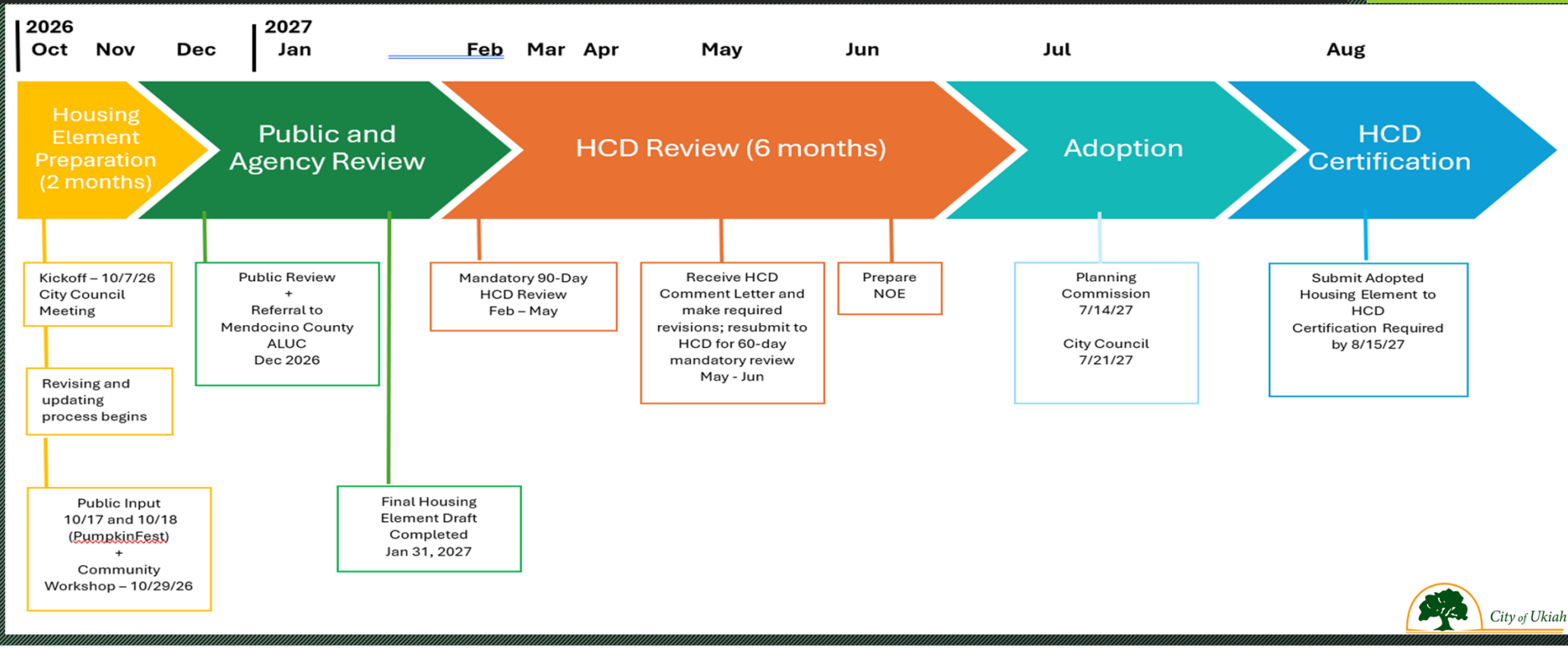
Acutely Low (<15% AMHI)	Extremely Low (15-30% AMHI)	Very Low (30-50% AMHI)	Low (50-80% AMHI)	Moderate (80-120% AMHI)	Above Moderate (>120% AMHI)	Total
218*	207	120	291	145	519	1,500

AMHI = Area Median Household Income

*Highest of all jurisdictions in Mendocino County

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3 | Update Schedule





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

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4 | 2019-2027 Housing Element Status and Accomplishments

- ✓RHNA housing production goals met/exceeded
- ✓City of Ukiah is one of handful of cities in full compliance with SB 35 requirements and not subject to “streamlined ministerial approval.”
- ✓City of Ukiah a State-designated *Pro-Housing* city
- ✓All Housing Element implementation programs accomplished!

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Ongoing Programs and Incentives

- Ukiah Housing Trust Fund
  - Low and Mod Income Housing Assets Fund
  - CDBG
  - HOME
  - Other
- Density Bonus
- Fee Deferrals
- Utility rebates for affordable housing designed to achieve efficiency > Title 24 energy standards

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What happens if we don't comply?

If our Housing Element is deemed out of compliance at any time...



Builder's Remedy proposal in Menlo Park for 458' tall building (typical height maximum: 40')

Loss of local control – Builder's Remedy for projects with affordable housing

Legal suits and attorney fees

Financial penalties – Courts can fine jurisdictions up to $100,000/month (with additional penalties for nonpayment)

Court could appoint an agent to ensure jurisdictions come into compliance

Loss of grant funding

Shorter rezone timelines

TOWN OF TRUCKEE

5 | Overview of Workshop

- Participate in discussions and provide your input and ideas
  - Different opinions and perspectives are encouraged
  - Be respectful of your fellow community members
- Add new goals/implementation tasks, if needed
  - Keep in mind 3 guidelines for adding a goal or task:
    1. Is it realistic?
    2. Is it accessible?
    3. Is it implementable?
- Provide other ideas and input

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Community Discussion Questions

Question / Exercise #1

How should the City of Ukiah accommodate its assigned 1,500 housing units? Where should the new units be built?

(Use Maps)

Question / Exercise #2 and #3

What do you feel are the specific housing needs of the City of Ukiah?

What do you believe are the constraints or barriers to providing housing in the City, and what can the City do to address those constraints?

Question 4

For the current City Housing Element implementation programs and policies:

- Which should be kept and/or revised?
- Which should be eliminated or consolidated?
- What new goal(s) should be added for 2027-2035?

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Collective Sharing Out

Conclusion

Questions and comments?

Thank You!

Community Development Department
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