



## Special Meeting **AGENDA**

**Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482**

**October 23, 2019 - 6:00 PM**

---

**1. ROLL CALL AND PLEDGE OF ALLEGIANCE**

**2. AUDIENCE COMMENTS ON NON-AGENDA ITEMS**

The City Council welcomes input from the audience. If there is a matter of business on the agenda that you are interested in, you may address the Council when this matter is considered. If you wish to speak on a matter that is not on this agenda, you may do so at this time. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments in which the subject is not listed on the agenda.

**3. PUBLIC HEARINGS (6:00 P.M.)**

- 3.a. Approval of Community Development Director Determination that the Proposed General Plan Amendment Qualifies for a CEQA Exemption, and Consideration and Possible Adoption of a Resolution and Findings Adopting an Amendment to the Land Use Element of the City of Ukiah 1995 General Plan, Incorporating the Senate Bill 244 Analysis Related to Disadvantaged Unincorporated Communities.

***Recommended Action: 1) Approve Community Development Director Determination (Attachment 4) that the proposed General Plan Amendment qualifies for a CEQA exemption; and 2) adopt a resolution and findings (Attachment 5) adopting an amendment to the Land Use Element of the 1995 General Plan to incorporate the SB 244 analysis regarding Disadvantaged Unincorporated Communities.***

Attachments:

1. SB 244 bill text
2. City of Ukiah SB 244 Analysis
3. 2019-01 PC Reso - Adopt Amendment to Land Use Element of 1995 General Plan
4. SB244 GPA NOE draft
5. City Council Resolution + Findings- GPA 2019-01

- 3.b. Consideration and Possible Adoption of a Resolution Approving an Initial Study/Negative Declaration and Proposed Amendments to the City of Ukiah General Plan Chapter 14, Housing Element (2019-2027 Housing Element Update)

***Recommended Action: Adopt a resolution approving the Final Initial Study/Negative Declaration, finding that the project will not have a significant impact on the environment, and approving proposed amendments to the City of Ukiah General Plan Chapter 14, 2019-2027 Housing Element Update.***

Attachments:

1. 2019-08-14 Planning Commission 12a Staff Report - Housing Element
2. ALUCDraftMinutes 8-15-19
3. City of Ukiah 2019-2027 HEU- ISND Response to Comments
4. City of Ukiah 2019-2027 HEU- Final ISND 10-11-19
5. City of Ukiah Draft 2019-2027 Housing Element Update
6. Resolution- City of Ukiah Final ISND and 2019-2027 HEU adoption
7. City of Ukiah 2019-2027 HEU- ISND draft findings
8. City of Ukiah 2019-2027 Housing Element Update Findings

#### **4. ADJOURNMENT**

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection at the front counter at the Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482, during normal business hours, Monday through Friday, 8:00 am to 5:00 pm.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

Dated this DAY WITH TH, ST, ND, or RD day of MONTH, YEAR  
Kristine Lawler, City Clerk



## AGENDA SUMMARY REPORT

**SUBJECT:** Approval of Community Development Director Determination that the Proposed General Plan Amendment Qualifies for a CEQA Exemption, and Consideration and Possible Adoption of a Resolution and Findings Adopting an Amendment to the Land Use Element of the City of Ukiah 1995 General Plan, Incorporating the Senate Bill 244 Analysis Related to Disadvantaged Unincorporated Communities.

**DEPARTMENT:** Community  
Development

**PREPARED BY:** Craig Schlatter, Community Development  
Director

**ATTACHMENTS:**

1. SB 244 bill text
2. City of Ukiah SB 244 Analysis
3. 2019-01 PC Reso - Adopt Amendment to Land Use Element of 1995 General Plan
4. SB244 GPA NOE draft
5. City Council Resolution + Findings- GPA 2019-01

**Summary:** City Council will consider approving the Community Development Director's Determination that the proposed General Plan Amendment qualifies for a CEQA exemption. Council will also consider and possibly adopt a resolution and related findings adopting an amendment to the Land Use Element of the 1995 City of Ukiah General Plan to incorporate the Senate Bill 244 analysis regarding Disadvantaged Unincorporated Communities.

**Background:** Senate Bill (SB) 244 (Attachment 1) was approved by Governor Brown in October 2011 and requires cities to identify and describe disadvantaged unincorporated communities inside or near city boundaries. Codified in Government Code Section 65302.10, a Disadvantaged Unincorporated Community (DUC) is defined as a fringe, island, or legacy community that 1) contains 10 or more dwelling units in close proximity to one another; 2) is within a city's sphere of influence, is an island of unincorporated territory that is surrounded or substantially surrounded by one or more cities, or is geographically isolated and has existed for more than 50 years; and 3) has a median household income that is 80 percent or less than the statewide median household income.

SB 244 directs that on or before the date of adoption of the next housing element, the general plan land use element must be updated as necessary to identify and describe each DUC (fringe community, legacy community, and/or island community) that exists within unincorporated areas of the county or in spheres of influence (SOI) of each city; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection needs; and identify financial funding alternatives for the extension of services to any identified communities.

Utilizing the services of the City's advanced planning specialists, Staff completed the SB 244 analysis (Attachment 2). The City's SB 244 analysis identified 11 DUCs outside the city limits but within the City's SOI. All DUCs were analyzed with regards to water, wastewater, stormwater drainage, and structural fire protection needs.

At their meeting on October 9, 2019, the Planning Commission adopted a resolution (Attachment 3) recommending that the City Council adopt an amendment to the Land Use Element of the 1995 City of Ukiah General Plan incorporating the SB 244 analysis related to DUCs.

**Discussion:** As a part of consideration of the proposed amendment to the Land Use Element of the 1995 City of Ukiah General Plan, the Community Development Director is required to make- and he has made- a determination as to the required level of environmental review required by the California Environmental Quality Act ("CEQA"). The Community Development Director has determined that the proposed Land Use Element amendment is exempt from environmental review under CEQA Guidelines, Section 15306 as an information collection activity (see the Director's draft CEQA Exemption Determination, Attachment 4).

In addition, the proposed General Plan Land Use Element amendment is exempt from environmental review under CEQA as a special situation under Guidelines Section 15183. It does not propose infrastructure projects or improvements, nor does it propose amendments to the Land Use Map or land use policies. The General Plan Amendment does not propose a change in density, nor growth within the City limits or sphere of influence and would be consistent with the City's 1995 General Plan. There are no project-specific effects that are peculiar to the text amendment.

Staff recommends that Council approve the Community Development Director Determination that the proposed General Plan Amendment qualifies for a CEQA exemption. Staff also recommends that Council adopt a resolution and findings in Attachment 5, adopting an amendment to the Land Use Element of the City of Ukiah 1995 General Plan incorporating the SB 244 analysis related to Disadvantaged Unincorporated Communities.

---

**Recommended Action:** 1) Approve Community Development Director Determination (Attachment 4) that the proposed General Plan Amendment qualifies for a CEQA exemption; and 2) adopt a resolution and findings (Attachment 5) adopting an amendment to the Land Use Element of the 1995 General Plan to incorporate the SB 244 analysis regarding Disadvantaged Unincorporated Communities.

---

**BUDGET AMENDMENT REQUIRED:** N/A

---

**CURRENT BUDGET AMOUNT:** N/A

---

**PROPOSED BUDGET AMOUNT:** N/A

---

**FINANCING SOURCE:** N/A

---

**PREVIOUS CONTRACT/PURCHASE ORDER NO.:** N/A

---

**COORDINATED WITH:** N/A

---

Approved:

  
Sage Sangiacomo, City Manager




[Home](#)
[Bill Information](#)
[California Law](#)
[Publications](#)
[Other Resources](#)
[My Subscriptions](#)
[My Favorites](#)

**SB-244 Local government: land use: general plan: disadvantaged unincorporated communities.** (2011-2012)

SHARE THIS:



## Senate Bill No. 244

### CHAPTER 513

An act to amend Sections 56375, 56425, and 56430 of, and to add Sections 53082.5, 56033.5, and 65302.10 to, the Government Code, and to add Section 13481.7 to the Water Code, relating to local government.

[ Approved by Governor October 07, 2011. Filed with Secretary of State October 07, 2011. ]

### LEGISLATIVE COUNSEL'S DIGEST

SB 244, Wolk. Local government: land use: general plan: disadvantaged unincorporated communities.

(1) The Planning and Zoning Law requires a city or county to adopt a comprehensive, long-term general plan for the physical development of the city or county and of any land outside its boundaries that bears relation to its planning. That law also requires the general plan to contain specified mandatory elements, including a housing element for the preservation, improvement, and development of the community's housing.

This bill would require, on or before the next adoption of its housing element, a city or county to review and update the land use element of its general plan to include an analysis of the presence of island, fringe, or legacy unincorporated communities, as defined, and would require the updated general plan to include specified information. This bill would also require the city or county planning agency, after the initial revision and update of the general plan, to review, and if necessary amend, the general plan to update the information, goals, and program of action relating to these communities therein. By adding to the duties of city and county officials, this bill would impose a state-mandated local program.

(2) The Cortese-Knox-Hertzberg Act of 2000 requires a local agency formation commission to develop and determine the sphere of influence of each local governmental agency within the county and to enact policies designed to promote the logical and orderly development of areas within the sphere, and requires the commission, in preparing and updating spheres of influence to conduct a service review of the municipal services provided in the county or other area designated by the commission, and to prepare a written statement of its determinations with respect to the growth and population projections for the affected area, the present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies, financial ability of agencies to provide services, status of, and opportunities for, shared facilities, accountability for community service needs, including governmental structure, and operational efficiencies, as specified.

This bill would also require the agency to include in its written statement a determination with respect to the location and characteristics and the present and planned capacity of public facilities and adequacy of public services, including sewers, water, and structural fire protection needs or deficiencies, of any disadvantaged unincorporated communities within or adjacent to the sphere of influence, thereby imposing a state-mandated local program. The bill would also require a commission, upon the review and update of a sphere of influence on

or after July 1, 2012, to include in the review or update of each sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection to include the present and probable need for public facilities and services of disadvantaged unincorporated communities within or adjacent to the sphere of influence, and would authorize the agency to assess the feasibility of governmental reorganization of particular agencies, as specified.

(3) Existing law generally grants various powers to cities, counties, and certain special districts, including the power to issue bonds and incur indebtedness for certain purposes and subject to certain restrictions.

Existing law continuously appropriates state and federal funds in the State Water Pollution Control Revolving Fund to the State Water Resources Control Board for loans and other financial assistance for the construction of publicly owned treatment works and other related purposes, to a municipality, intermunicipal agency, interstate agency, or state agency in accordance with the federal Clean Water Act and the Porter-Cologne Water Quality Control Act.

This bill would authorize those public agencies, including counties, cities, and special districts, subject to applicable constitutional restrictions, to borrow money and incur indebtedness for purposes of the State Water Pollution Control Revolving Fund.

(4) This bill would incorporate changes to Sections 56375 and 56430 of the Government Code proposed by this bill and AB 54, to be operative if both bills are enacted and become operative as specified.

(5) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

## THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

### **SECTION 1.** (a) The Legislature finds and declares all of the following:

(1) Hundreds of disadvantaged unincorporated communities, commonly referred to as "colonias," exist in California. There are more than 200 of these communities in the San Joaquin Valley alone. Many of these communities are geographically isolated islands, surrounded by the city limits of large and medium-sized cities.

(2) Conditions within these disadvantaged unincorporated communities evidence a distinct lack of public and private investment that threatens the health and safety of the residents of these communities and fosters economic, social, and educational inequality. Many of these communities lack basic infrastructure, including, but not limited to, streets, sidewalks, storm drainage, clean drinking water, and adequate sewer service.

(3) The Clean Water State Revolving Fund, the Safe Drinking Water State Revolving Fund, and the Community Development Block Grant are robust and continuous sources of funding for drinking water, wastewater, and other basic infrastructure.

(b) It is the intent of the Legislature to encourage investment in these communities and address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities.

### **SEC. 2.** Section 53082.5 is added to the Government Code, to read:

**53082.5.** Subject to all applicable constitutional restrictions, a county, a city, or a special district that provides, or intends to provide, wastewater treatment facilities or services may borrow money and incur indebtedness pursuant to Chapter 6.5 (commencing with Section 13475) of Division 7 of the Water Code.

### **SEC. 3.** Section 56033.5 is added to the Government Code, to read:

**56033.5.** "Disadvantaged unincorporated community" means inhabited territory, as defined by Section 56046, or as determined by commission policy, that constitutes all or a portion of a "disadvantaged community" as defined by Section 79505.5 of the Water Code.

### **SEC. 4.** Section 56375 of the Government Code is amended to read:

**56375.** The commission shall have all of the following powers and duties subject to any limitations upon its jurisdiction set forth in this part:

(a) (1) To review and approve with or without amendment, wholly, partially, or conditionally, or disapprove proposals for changes of organization or reorganization, consistent with written policies, procedures, and guidelines adopted by the commission.

(2) The commission may initiate proposals by resolution of application for any of the following:

(A) The consolidation of a district, as defined in Section 56036.

(B) The dissolution of a district.

(C) A merger.

(D) The establishment of a subsidiary district.

(E) The formation of a new district or districts.

(F) A reorganization that includes any of the changes specified in subparagraph (A), (B), (C), (D), or (E).

(3) A commission may initiate a proposal described in paragraph (2) only if that change of organization or reorganization is consistent with a recommendation or conclusion of a study prepared pursuant to Section 56378, 56425, or 56430, and the commission makes the determinations specified in subdivision (b) of Section 56881.

(4) A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:

(A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city.

(B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city.

(C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3.

(5) As a condition to the annexation of an area that is surrounded, or substantially surrounded, by the city to which the annexation is proposed, the commission may require, where consistent with the purposes of this division, that the annexation include the entire island of surrounded, or substantially surrounded, territory.

(6) A commission shall not impose any conditions that would directly regulate land use density or intensity, property development, or subdivision requirements.

(7) The decision of the commission with regard to a proposal to annex territory to a city shall be based upon the general plan and rezoning of the city. When the development purposes are not made known to the annexing city, the annexation shall be reviewed on the basis of the adopted plans and policies of the annexing city or county. A commission shall require, as a condition to annexation, that a city prezone the territory to be annexed or present evidence satisfactory to the commission that the existing development entitlements on the territory are vested or are already at build-out, and are consistent with the city's general plan. However, the commission shall not specify how, or in what manner, the territory shall be zoned.

(8) (A) Except for those changes of organization or reorganization authorized under Section 56375.3, and except as provided by subparagraph (B), a commission shall not approve an annexation to a city of any territory greater than 10 acres, or as determined by commission policy, where there exists a disadvantaged unincorporated community that is contiguous to the area of proposed annexation, unless an application to annex the disadvantaged unincorporated community to the subject city has been filed with the executive officer.

(B) An application to annex a contiguous disadvantaged community shall not be required if either of the following apply:

(i) A prior application for annexation of the same disadvantaged community has been made in the preceding five years.

(ii) The commission finds, based upon written evidence, that a majority of the residents within the affected territory are opposed to annexation.

(b) With regard to a proposal for annexation or detachment of territory to, or from, a city or district or with regard to a proposal for reorganization that includes annexation or detachment, to determine whether territory proposed for annexation or detachment, as described in its resolution approving the annexation, detachment, or reorganization, is inhabited or uninhabited.

(c) With regard to a proposal for consolidation of two or more cities or districts, to determine which city or district shall be the consolidated successor city or district.

(d) To approve the annexation of unincorporated, noncontiguous territory, subject to the limitations of Section 56742, located in the same county as that in which the city is located, and that is owned by a city and used for municipal purposes and to authorize the annexation of the territory without notice and hearing.

(e) To approve the annexation of unincorporated territory consistent with the planned and probable use of the property based upon the review of general plan and rezoning designations. No subsequent change may be made to the general plan for the annexed territory or zoning that is not in conformance to the rezoning designations for a period of two years after the completion of the annexation, unless the legislative body for the city makes a finding at a public hearing that a substantial change has occurred in circumstances that necessitate a departure from the rezoning in the application to the commission.

(f) With respect to the incorporation of a new city or the formation of a new special district, to determine the number of registered voters residing within the proposed city or special district or, for a landowner-voter special district, the number of owners of land and the assessed value of their land within the territory proposed to be included in the new special district. The number of registered voters shall be calculated as of the time of the last report of voter registration by the county elections official to the Secretary of State prior to the date the first signature was affixed to the petition. The executive officer shall notify the petitioners of the number of registered voters resulting from this calculation. The assessed value of the land within the territory proposed to be included in a new landowner-voter special district shall be calculated as shown on the last equalized assessment roll.

(g) To adopt written procedures for the evaluation of proposals, including written definitions consistent with existing state law. The commission may adopt standards for any of the factors enumerated in Section 56668. Any standards adopted by the commission shall be written.

(h) To adopt standards and procedures for the evaluation of service plans submitted pursuant to Section 56653 and the initiation of a change of organization or reorganization pursuant to subdivision (a).

(i) To make and enforce regulations for the orderly and fair conduct of hearings by the commission.

(j) To incur usual and necessary expenses for the accomplishment of its functions.

(k) To appoint and assign staff personnel and to employ or contract for professional or consulting services to carry out and effect the functions of the commission.

(l) To review the boundaries of the territory involved in any proposal with respect to the definiteness and certainty of those boundaries, the nonconformance of proposed boundaries with lines of assessment or ownership, and other similar matters affecting the proposed boundaries.

(m) To waive the restrictions of Section 56744 if it finds that the application of the restrictions would be detrimental to the orderly development of the community and that the area that would be enclosed by the annexation or incorporation is so located that it cannot reasonably be annexed to another city or incorporated as a new city.

(n) To waive the application of Section 22613 of the Streets and Highways Code if it finds the application would deprive an area of a service needed to ensure the health, safety, or welfare of the residents of the area and if it finds that the waiver would not affect the ability of a city to provide any service. However, within 60 days of the inclusion of the territory within the city, the legislative body may adopt a resolution nullifying the waiver.

(o) If the proposal includes the incorporation of a city, as defined in Section 56043, or the formation of a district, as defined in Section 2215 of the Revenue and Taxation Code, the commission shall determine the property tax revenue to be exchanged by the affected local agencies pursuant to Section 56810.

(p) To authorize a city or district to provide new or extended services outside its jurisdictional boundaries pursuant to Section 56133.

(q) To enter into an agreement with the commission for an adjoining county for the purpose of determining procedures for the consideration of proposals that may affect the adjoining county or where the jurisdiction of an affected agency crosses the boundary of the adjoining county.

**SEC. 4.5.** Section 56375 of the Government Code is amended to read:

**56375.** The commission shall have all of the following powers and duties subject to any limitations upon its jurisdiction set forth in this part:

(a) (1) To review and approve with or without amendment, wholly, partially, or conditionally, or disapprove proposals for changes of organization or reorganization, consistent with written policies, procedures, and guidelines adopted by the commission.

(2) The commission may initiate proposals by resolution of application for any of the following:

(A) The consolidation of a district, as defined in Section 56036.

(B) The dissolution of a district.

(C) A merger.

(D) The establishment of a subsidiary district.

(E) The formation of a new district or districts.

(F) A reorganization that includes any of the changes specified in subparagraph (A), (B), (C), (D), or (E).

(3) A commission may initiate a proposal described in paragraph (2) only if that change of organization or reorganization is consistent with a recommendation or conclusion of a study prepared pursuant to Section 56378, 56425, or 56430, and the commission makes the determinations specified in subdivision (b) of Section 56881.

(4) A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:

(A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city.

(B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city.

(C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3.

(5) As a condition to the annexation of an area that is surrounded, or substantially surrounded, by the city to which the annexation is proposed, the commission may require, where consistent with the purposes of this division, that the annexation include the entire island of surrounded, or substantially surrounded, territory.

(6) A commission shall not impose any conditions that would directly regulate land use density or intensity, property development, or subdivision requirements.

(7) The decision of the commission with regard to a proposal to annex territory to a city shall be based upon the general plan and rezoning of the city. When the development purposes are not made known to the annexing city, the annexation shall be reviewed on the basis of the adopted plans and policies of the annexing city or county. A commission shall require, as a condition to annexation, that a city prezone the territory to be annexed or present evidence satisfactory to the commission that the existing development entitlements on the territory are vested or are already at build-out, and are consistent with the city's general plan. However, the commission shall not specify how, or in what manner, the territory shall be rezoned.

(8) (A) Except for those changes of organization or reorganization authorized under Section 56375.3, and except as provided by subparagraph (B), a commission shall not approve an annexation to a city of any territory greater than 10 acres, or as determined by commission policy, where there exists a disadvantaged unincorporated community that is contiguous to the area of proposed annexation, unless an application to annex the disadvantaged unincorporated community to the subject city has been filed with the executive officer.

(B) An application to annex a contiguous disadvantaged community shall not be required if either of the following apply:

(i) A prior application for annexation of the same disadvantaged community has been made in the preceding five years.

(ii) The commission finds, based upon written evidence, that a majority of the residents within the affected territory are opposed to annexation.

(b) With regard to a proposal for annexation or detachment of territory to, or from, a city or district or with regard to a proposal for reorganization that includes annexation or detachment, to determine whether territory proposed for annexation or detachment, as described in its resolution approving the annexation, detachment, or reorganization, is inhabited or uninhabited.

(c) With regard to a proposal for consolidation of two or more cities or districts, to determine which city or district shall be the consolidated successor city or district.

(d) To approve the annexation of unincorporated, noncontiguous territory, subject to the limitations of Section 56742, located in the same county as that in which the city is located, and that is owned by a city and used for municipal purposes and to authorize the annexation of the territory without notice and hearing.

(e) To approve the annexation of unincorporated territory consistent with the planned and probable use of the property based upon the review of general plan and rezoning designations. No subsequent change may be made to the general plan for the annexed territory or zoning that is not in conformance to the rezoning designations for a period of two years after the completion of the annexation, unless the legislative body for the city makes a finding at a public hearing that a substantial change has occurred in circumstances that necessitate a departure from the rezoning in the application to the commission.

(f) With respect to the incorporation of a new city or the formation of a new special district, to determine the number of registered voters residing within the proposed city or special district or, for a landowner-voter special district, the number of owners of land and the assessed value of their land within the territory proposed to be included in the new special district. The number of registered voters shall be calculated as of the time of the last report of voter registration by the county elections official to the Secretary of State prior to the date the first signature was affixed to the petition. The executive officer shall notify the petitioners of the number of registered voters resulting from this calculation. The assessed value of the land within the territory proposed to be included in a new landowner-voter special district shall be calculated as shown on the last equalized assessment roll.

(g) To adopt written procedures for the evaluation of proposals, including written definitions consistent with existing state law. The commission may adopt standards for any of the factors enumerated in Section 56668. Any standards adopted by the commission shall be written.

(h) To adopt standards and procedures for the evaluation of service plans submitted pursuant to Section 56653 and the initiation of a change of organization or reorganization pursuant to subdivision (a).

(i) To make and enforce regulations for the orderly and fair conduct of hearings by the commission.

(j) To incur usual and necessary expenses for the accomplishment of its functions.

(k) To appoint and assign staff personnel and to employ or contract for professional or consulting services to carry out and effect the functions of the commission.

(l) To review the boundaries of the territory involved in any proposal with respect to the definiteness and certainty of those boundaries, the nonconformance of proposed boundaries with lines of assessment or ownership, and other similar matters affecting the proposed boundaries.

(m) To waive the restrictions of Section 56744 if it finds that the application of the restrictions would be detrimental to the orderly development of the community and that the area that would be enclosed by the



annexation or incorporation is so located that it cannot reasonably be annexed to another city or incorporated as a new city.

(n) To waive the application of Section 22613 of the Streets and Highways Code if it finds the application would deprive an area of a service needed to ensure the health, safety, or welfare of the residents of the area and if it finds that the waiver would not affect the ability of a city to provide any service. However, within 60 days of the inclusion of the territory within the city, the legislative body may adopt a resolution nullifying the waiver.

(o) If the proposal includes the incorporation of a city, as defined in Section 56043, or the formation of a district, as defined in Section 2215 of the Revenue and Taxation Code, the commission shall determine the property tax revenue to be exchanged by the affected local agencies pursuant to Section 56810.

(p) To authorize a city or district to provide new or extended services outside its jurisdictional boundaries pursuant to Section 56133.

(q) To enter into an agreement with the commission for an adjoining county for the purpose of determining procedures for the consideration of proposals that may affect the adjoining county or where the jurisdiction of an affected agency crosses the boundary of the adjoining county.

(r) To approve with or without amendment, wholly, partially, or conditionally, or disapprove pursuant to this section the annexation of territory served by a mutual water company formed pursuant to Part 7 (commencing with Section 14300) of Division 3 of Title 1 of the Corporations Code that operates a public water system to a city or special district. Any annexation approved in accordance with this subdivision shall be subject to the state and federal constitutional prohibitions against the taking of private property without the payment of just compensation. This subdivision shall not impair the authority of a public agency or public utility to exercise eminent domain authority.

**SEC. 5.** Section 56425 of the Government Code is amended to read:

**56425.** (a) In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies to advantageously provide for the present and future needs of the county and its communities, the commission shall develop and determine the sphere of influence of each local governmental agency within the county and enact policies designed to promote the logical and orderly development of areas within the sphere.

(b) Prior to a city submitting an application to the commission to update its sphere of influence, representatives from the city and representatives from the county shall meet to discuss the proposed new boundaries of the sphere and explore methods to reach agreement on development standards and planning and zoning requirements within the sphere to ensure that development within the sphere occurs in a manner that reflects the concerns of the affected city and is accomplished in a manner that promotes the logical and orderly development of areas within the sphere. If an agreement is reached between the city and county, the city shall forward the agreement in writing to the commission, along with the application to update the sphere of influence. The commission shall consider and adopt a sphere of influence for the city consistent with the policies adopted by the commission pursuant to this section, and the commission shall give great weight to the agreement to the extent that it is consistent with commission policies in its final determination of the city sphere.

(c) If the commission's final determination is consistent with the agreement reached between the city and county pursuant to subdivision (b), the agreement shall be adopted by both the city and county after a noticed public hearing. Once the agreement has been adopted by the affected local agencies and their respective general plans reflect that agreement, then any development approved by the county within the sphere shall be consistent with the terms of that agreement.

(d) If no agreement is reached pursuant to subdivision (b), the application may be submitted to the commission and the commission shall consider a sphere of influence for the city consistent with the policies adopted by the commission pursuant to this section.

(e) In determining the sphere of influence of each local agency, the commission shall consider and prepare a written statement of its determinations with respect to each of the following:

(1) The present and planned land uses in the area, including agricultural and open-space lands.

(2) The present and probable need for public facilities and services in the area.

(3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

(4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

(5) For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

(f) Upon determination of a sphere of influence, the commission shall adopt that sphere.

(g) On or before January 1, 2008, and every five years thereafter, the commission shall, as necessary, review and update each sphere of influence.

(h) In determining a sphere of influence, the commission may assess the feasibility of governmental reorganization of particular agencies and recommend reorganization of those agencies when reorganization is found to be feasible and if reorganization will further the goals of orderly development and efficient and affordable service delivery. The commission shall make all reasonable efforts to ensure wide public dissemination of the recommendations.

(i) When adopting, amending, or updating a sphere of influence for a special district, the commission shall do all of the following:

(1) Require existing districts to file written statements with the commission specifying the functions or classes of services provided by those districts.

(2) Establish the nature, location, and extent of any functions or classes of services provided by existing districts.

**SEC. 6.** Section 56430 of the Government Code is amended to read:

**56430.** (a) In order to prepare and to update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission. The commission shall include in the area designated for service review the county, the region, the subregion, or any other geographic area as is appropriate for an analysis of the service or services to be reviewed, and shall prepare a written statement of its determinations with respect to each of the following:

(1) Growth and population projections for the affected area.

(2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

(3) Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

(4) Financial ability of agencies to provide services.

(5) Status of, and opportunities for, shared facilities.

(6) Accountability for community service needs, including governmental structure and operational efficiencies.

(7) Any other matter related to effective or efficient service delivery, as required by commission policy.

(b) In conducting a service review, the commission shall comprehensively review all of the agencies that provide the identified service or services within the designated geographic area. The commission may assess various alternatives for improving efficiency and affordability of infrastructure and service delivery within and contiguous to the sphere of influence, including, but not limited to, the consolidation of governmental agencies.

(c) The commission shall conduct a service review before, or in conjunction with, but no later than the time it is considering an action to establish a sphere of influence in accordance with Section 56425 or Section 56426.5 or to update a sphere of influence pursuant to Section 56425.



**SEC. 6.5.** Section 56430 of the Government Code is amended to read:

**56430.** (a) In order to prepare and to update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission. The commission shall include in the area designated for service review the county, the region, the subregion, or any other geographic area as is appropriate for an analysis of the service or services to be reviewed, and shall prepare a written statement of its determinations with respect to each of the following:

- (1) Growth and population projections for the affected area.
  - (2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.
  - (3) Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
  - (4) Financial ability of agencies to provide services.
  - (5) Status of, and opportunities for, shared facilities.
  - (6) Accountability for community service needs, including governmental structure and operational efficiencies.
  - (7) Any other matter related to effective or efficient service delivery, as required by commission policy.
- (b) In conducting a service review, the commission shall comprehensively review all of the agencies that provide the identified service or services within the designated geographic area. The commission may assess various alternatives for improving efficiency and affordability of infrastructure and service delivery within and contiguous to the sphere of influence, including, but not limited to, the consolidation of governmental agencies.
- (c) In conducting a service review, the commission may include a review of whether the agencies under review, including any public water system as defined in Section 116275, are in compliance with the California Safe Drinking Water Act (Chapter 4 (commencing with Section 116270) of Part 12 of Division 104 of the Health and Safety Code). A public water system may satisfy any request for information as to compliance with that act by submission of the consumer confidence or water quality report prepared by the public water system as provided by Section 116470 of the Health and Safety Code.
- (d) The commission may request information, as part of a service review under this section, from identified public or private entities that provide wholesale or retail supply of drinking water, including mutual water companies formed pursuant to Part 7 (commencing with Section 14300) of Division 3 of Title 1 of the Corporations Code, and private utilities, as defined in Section 1502 of the Public Utilities Code.
- (e) The commission shall conduct a service review before, or in conjunction with, but no later than the time it is considering an action to establish a sphere of influence in accordance with Section 56425 or 56426.5 or to update a sphere of influence pursuant to Section 56425.

**SEC. 7.** Section 65302.10 is added to the Government Code, to read:

**65302.10.** (a) As used in this section, the following terms shall have the following meanings:

- (1) "Community" means an inhabited area within a city or county that is comprised of no less than 10 dwellings adjacent or in close proximity to one another.
- (2) "Disadvantaged unincorporated community" means a fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income.
- (3) "Unincorporated fringe community" means any inhabited and unincorporated territory that is within a city's sphere of influence.
- (4) "Unincorporated island community" means any inhabited and unincorporated territory that is surrounded or substantially surrounded by one or more cities or by one or more cities and a county boundary or the Pacific Ocean.

(5) "Unincorporated legacy community" means a geographically isolated community that is inhabited and has existed for at least 50 years.

(b) On or before the due date for the next adoption of its housing element pursuant to Section 65588, each city or county shall review and update the land use element of its general plan to include all of the following:

(1) In the case of a city, an identification of each unincorporated island or fringe community within the city's sphere of influence. In the case of a county, an identification of each legacy community within the boundaries of the county, but not including any area within the sphere of influence of any city. This identification shall include a description of the community and a map designating its location.

(2) For each identified community, an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies.

(3) An analysis, based on then existing available data, of benefit assessment districts or other financing alternatives that could make the extension of services to identified communities financially feasible.

(c) On or before the due date for each subsequent revision of its housing element pursuant to Section 65588, each city and county shall review, and if necessary amend, its general plan to update the analysis required by this section.

**SEC. 8.** Section 13481.7 is added to the Water Code, to read:

**13481.7.** Subject to all applicable constitutional restrictions, a municipality may borrow money and incur indebtedness pursuant to this chapter.

**SEC. 9.** Section 4.5 of this bill incorporates amendments to Section 56375 of the Government Code proposed by both this bill and Assembly Bill 54. It shall only become operative if (1) both bills are enacted and become effective on or before January 1, 2012, (2) each bill amends Section 56375 of the Government Code, and (3) this bill is enacted after Assembly Bill 54, in which case Section 4 of this bill shall not become operative.

**SEC. 10.** Section 6.5 of this bill incorporates amendments to Section 56430 of the Government Code proposed by both this bill and Assembly Bill 54. It shall only become operative if (1) both bills are enacted and become effective on or before January 1, 2012, (2) each bill amends Section 56430 of the Government Code, and (3) this bill is enacted after Assembly Bill 54, in which case Section 6 of this bill shall not become operative.

**SEC. 11.** No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.



## DISADVANTAGED UNINCORPORATED COMMUNITIES

### INTRODUCTION

Senate Bill 244 (SB 244) requires cities to identify and describe disadvantaged unincorporated communities (DUCs) inside or near its boundaries. The purpose of this legislation is to begin to address the lack of access to basic community infrastructure, such as sidewalks, clean drinking water, and adequate waste processing in unincorporated communities. This lack of investment threatens health and safety, and results in further economic, social, and educational inequality. SB 244 requires cities and counties to include DUCs in long-range planning to produce a more efficient delivery system of services and infrastructure. One of the core aims of SB 244 is to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficiencies.

This paper is organized into the following sections:

|                                          |    |
|------------------------------------------|----|
| Introduction .....                       | 1  |
| DUC Identification Methodology .....     | 4  |
| Communities Identified .....             | 7  |
| Infrastructure Deficiency Analysis ..... | 10 |
| Key Terms .....                          | 33 |
| References .....                         | 34 |

Based on the requirements of SB 244, this analysis includes an assessment of infrastructure, covering water, wastewater, storm drainage, and structural fire protection facilities and services; infrastructure needs or deficiencies for each of the identified DUCs; and potential funding mechanisms that could resolve any identified infrastructure deficiencies. SB 244 defines a DUC as a fringe, island, or legacy community that meets the following criteria:

- Contains 10 or more dwelling units in close proximity to one another;
- Is either within a city sphere of influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
- Has a median household income that is 80 percent or less than the statewide median household income (MHI).

SB 244 distinguishes three types of DUCs based on the following definitions:

- **“Island community”** means any inhabited and unincorporated territory that is surrounded or substantially surrounded by one or more cities or by one or more cities and a county boundary or the Pacific Ocean.
- **“Fringe community”** means any inhabited and unincorporated territory that is within a city’s sphere of influence.
- **“Legacy community”** means a geographically isolated community that is inhabited and has existed for at least 50 years.

As demonstrated in the following sections, all of the DUCs identified in this analysis match the definition of a fringe community.

Table 1 summarizes the findings from this DUC analysis, which is described in depth in the following sections. As shown in the table, there are no infrastructure deficiencies for water, wastewater, or stormwater drainage in Ukiah DUCs. However, based on information from the Ukiah Valley Fire Authority (UVFA), the identified DUCs have structural fire protection deficiencies due to the water infrastructure for fire connection in these areas: the majority of the fire connections in the identified DUCs are standpipes or wharf hydrants, which do not produce the normal fire flows of a standard hydrant.

| <b>TABLE 1</b><br><b>INFRASTRUCTURE IN DISADVANTAGED UNINCORPORATED COMMUNITIES</b><br><b>UKIAH</b><br><b>2019</b>                                                                                                                                                                                                                                                                                  |        |            |                     |                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------|---------------------|----------------------------|
| DUC Identifier                                                                                                                                                                                                                                                                                                                                                                                      | Water* | Wastewater | Stormwater Drainage | Structural Fire Protection |
| <b>South of the City of Ukiah City Limits</b>                                                                                                                                                                                                                                                                                                                                                       |        |            |                     |                            |
| DUC #1                                                                                                                                                                                                                                                                                                                                                                                              | ■      | ■          | ■                   | □                          |
| DUC #2                                                                                                                                                                                                                                                                                                                                                                                              | ■      | ■          | ■                   | □                          |
| DUC #3                                                                                                                                                                                                                                                                                                                                                                                              | ■      | ■          | ■                   | □                          |
| DUC #4                                                                                                                                                                                                                                                                                                                                                                                              | ■      | ■          | ■                   | □                          |
| DUC #5                                                                                                                                                                                                                                                                                                                                                                                              | ■      | ■          | ■                   | □                          |
| <b>North of the City of Ukiah City Limits</b>                                                                                                                                                                                                                                                                                                                                                       |        |            |                     |                            |
| DUC #6                                                                                                                                                                                                                                                                                                                                                                                              | ■      | ■          | ■                   | □                          |
| DUC #7                                                                                                                                                                                                                                                                                                                                                                                              | ■      | ■          | ■                   | □                          |
| DUC #8                                                                                                                                                                                                                                                                                                                                                                                              | ■      | ■          | ■                   | □                          |
| DUC #9                                                                                                                                                                                                                                                                                                                                                                                              | ■      | ■          | ■                   | □                          |
| DUC #10                                                                                                                                                                                                                                                                                                                                                                                             | ■      | ■          | ■                   | □                          |
| DUC #11                                                                                                                                                                                                                                                                                                                                                                                             | ■      | ■          | ■                   | □                          |
| <b>KEY:</b><br>■ No Deficiencies<br>□ Deficient<br>*Although the most recent data available indicates overall water capacity may be sufficient in these areas, the existing water infrastructure does not provide adequate water access for fire suppression protection in any of the identified DUCs. For this reason, all identified DUCs have fire suppression and safety services deficiencies. |        |            |                     |                            |

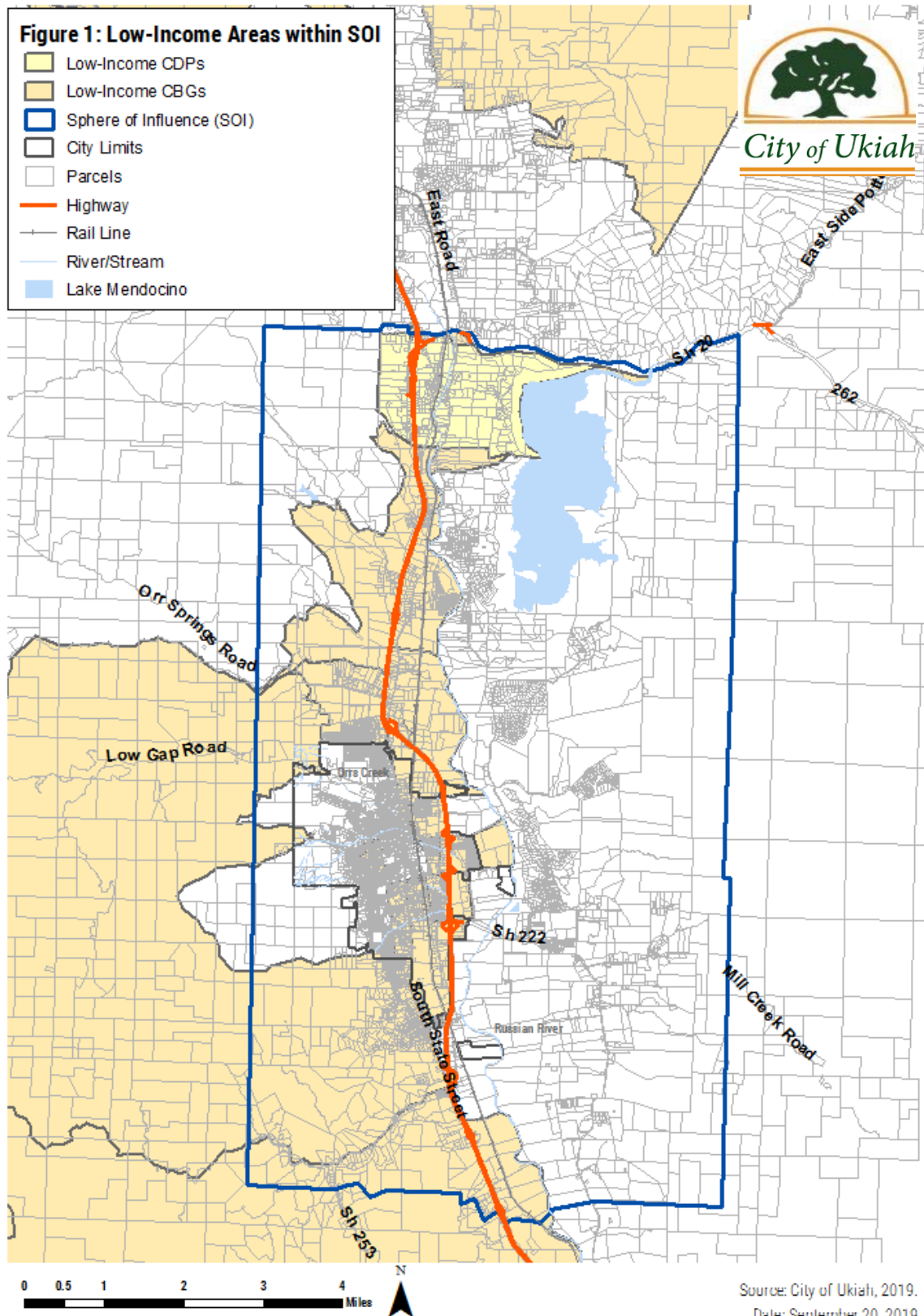
## DUC IDENTIFICATION METHODOLOGY

---

While SB 244 describes the general characteristics of DUCs, it does not provide specific guidance on how to identify them. To assist local governments in addressing the requirements of SB 244, the Governor's Office of Planning and Research (OPR) published a technical advisory memo in February 2013 titled: Senate Bill 244: Land Use, General Plans, and Disadvantaged Communities. The memo recommends data sources for identifying income status and mapping resources for identifying "communities" as defined by SB 244. Based on the guidance provided by OPR, the City identified DUCs in the Ukiah area by following the steps described below.

### STEP 1. LOW-INCOME STATUS

- First, the City identified unincorporated areas between the City limits and SOI that had a MHI that was 80 percent or less than the statewide MHI. This was done by looking at Census Block Groups (CBGs) and Census Designated Places (CDPs) that met the low-income threshold using income data from the 2013-2017 American Community Survey (ACS). From 2013-2017, the statewide MHI was \$67,169, which set the low-income threshold of 80 percent or less than the statewide average, was \$53,735. Figure 1 shows the areas that had MHI at or below \$53,735.





## **STEP 2. RESIDENTIAL PROXIMITY**

- Next, within the areas identified as having a MHI of \$53,735 or less, the City identified groupings of dwelling units that were in close proximity to each other and that were also similar in form to the density of residential areas typically located in suburban and urban communities. This was done using satellite imagery from Google Earth to locate areas with more than 10 dwellings in close proximity to each other.

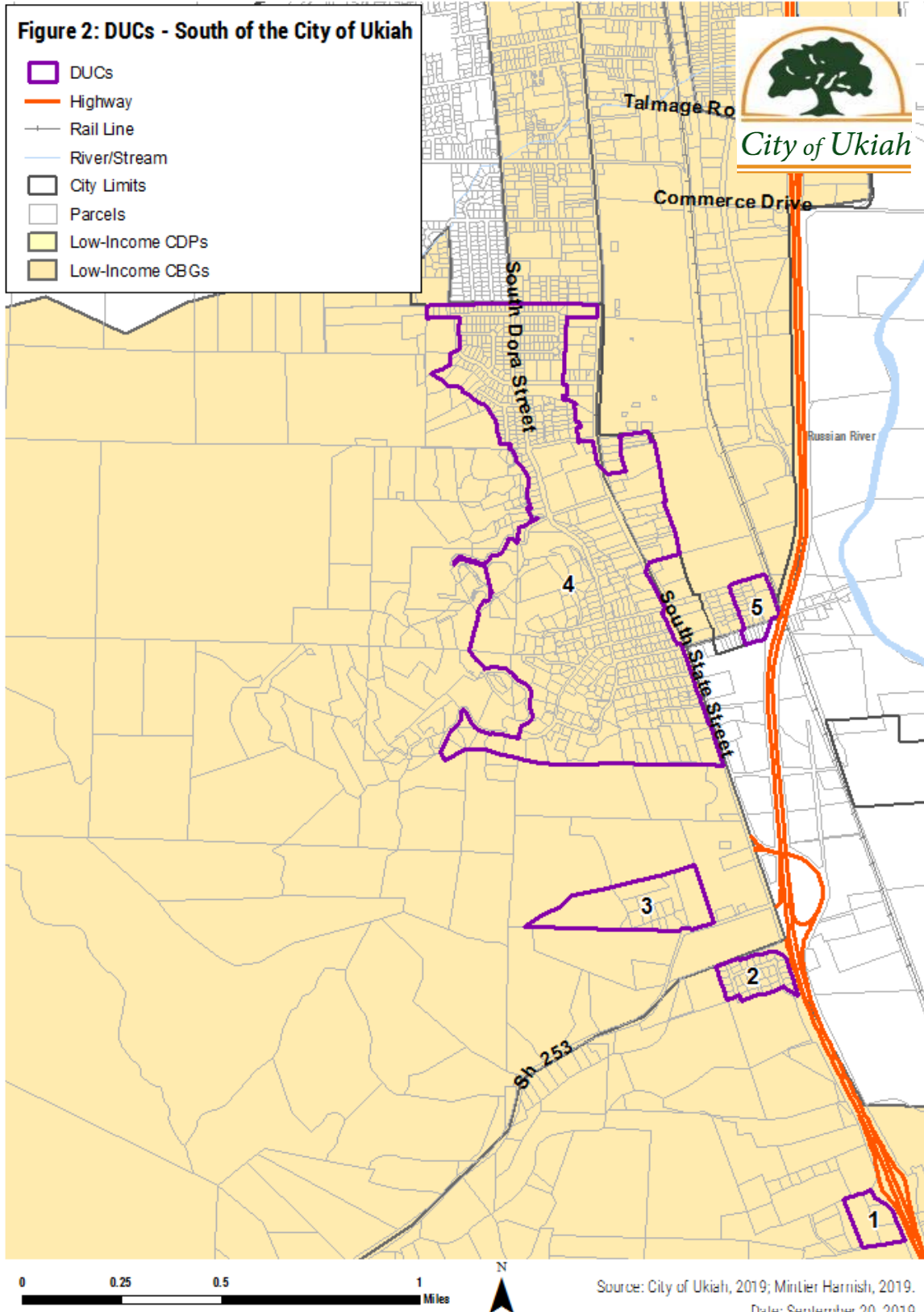
## **STEP 3. GROUND TRUTHING**

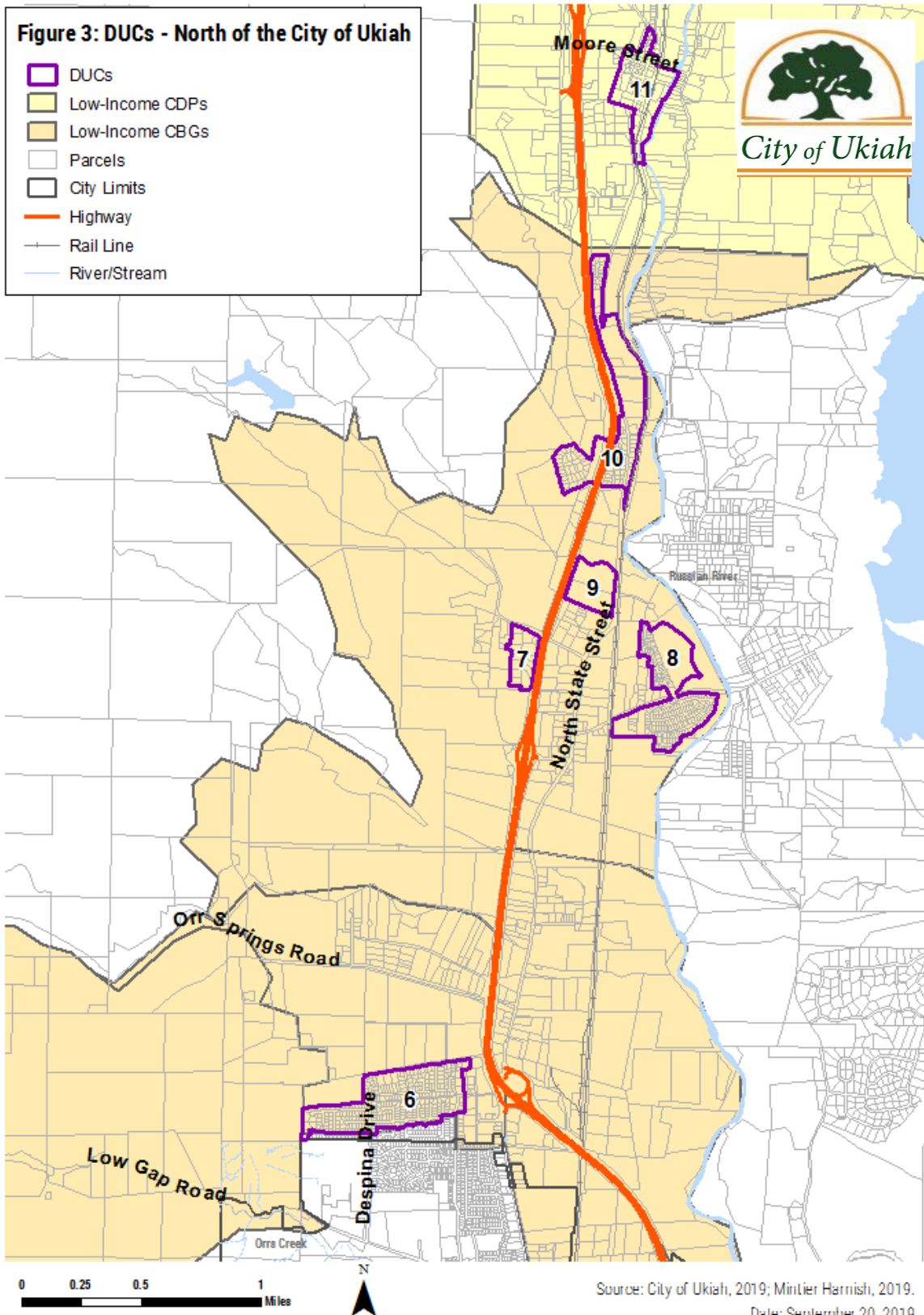
- After identifying potential DUCs based on the thresholds described in SB 244 and the most recent data available, the City reviewed the identified communities to confirm they matched the intent of the SB 244 analysis and that the digital data sources used match current realities. City staff concluded that the 11 DUCs identified through the above process were valid and appropriate as defined under State law.

## COMMUNITIES IDENTIFIED

The DUCs that the City identified are “Fringe Communities,” as defined by SB 244. Table 2 lists the DUCs in the Ukiah SOI by size (in acres), the approximate number of dwelling units for each DUC, and the number of parcels in each community. Figure 2 shows the DUCs that are south of city limits, and Figure 3 shows the DUCs north of city limits.

| <b>TABLE 2</b><br><b>IDENTIFIED DISADVANTAGED UNINCORPORATED COMMUNITIES</b><br><b>UKIAH</b><br><b>2019</b> |                             |                                                  |                     |
|-------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------------------------------|---------------------|
| <b>DUC Identifier</b>                                                                                       | <b>DUC Size<br/>(acres)</b> | <b># of Dwelling<br/>Units<br/>(approximate)</b> | <b># of Parcels</b> |
| <b>South of the City of Ukiah City Limits</b>                                                               |                             |                                                  |                     |
| DUC #1                                                                                                      | 8.4                         | 15                                               | 4                   |
| DUC #2                                                                                                      | 8.8                         | 30                                               | 32                  |
| DUC #3                                                                                                      | 29.0                        | 15                                               | 16                  |
| DUC #4                                                                                                      | 255.0                       | 680                                              | 578                 |
| DUC #5                                                                                                      | 8.5                         | 25                                               | 26                  |
| <b>North of the City of Ukiah City Limits</b>                                                               |                             |                                                  |                     |
| DUC #6                                                                                                      | 66.1                        | 330                                              | 295                 |
| DUC #7                                                                                                      | 16.7                        | 25                                               | 17                  |
| DUC #8                                                                                                      | 59.7                        | 270                                              | 213                 |
| DUC #9                                                                                                      | 22.9                        | 150                                              | 2                   |
| DUC #10                                                                                                     | 72.0                        | 200                                              | 108                 |
| DUC #11                                                                                                     | 32.7                        | 35                                               | 61                  |
| <b>TOTAL</b>                                                                                                | <b>579.8</b>                | <b>1,775</b>                                     | <b>1,352</b>        |





## INFRASTRUCTURE DEFICIENCY ANALYSIS

---

SB 244 requires an analysis of infrastructure services for each DUC. This section first provides an overview of service providers in the Ukiah SOI that provide infrastructure facilities or services in the DUCs. The subsequent section describes the services provided by each provider within each DUC consistent with the requirements of SB 244.

### OVERVIEW OF SERVICE PROVIDERS WITHIN THE UKIAH SOI

SB 244 calls for “an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies” for all identified DUCs. Within the Ukiah SOI, public water and wastewater services are provided by special districts. Where public water and wastewater services are not provided, onsite systems (e.g., private wells and septic systems) are used. Private wells and septic systems were not evaluated in this report. The following is an overview of how services are provided within the DUCs in the Ukiah area.

#### **WATER**

Potable water service within DUCs in Ukiah SOI is provided primarily by special districts, although several DUCs are reliant on individual wells. Special districts that provide water services include:

- Calpella County Water District (DUC #11)
- Mendocino County Russian River Flood Control and Water Conservation Improvement District (DUCs #1, #2, #3, #5, #6, #7, #8, #9, #10, and #11)
- Millview County Water District (DUCs #6, #7, #8, #9, and #10)
- Willow County Water District (DUCs #1, #2, #3, and #5, and approximately 95 percent of DUC #4)

A small portion (approximately 5 percent of the total area) of DUC #4 relies on private wells.

#### **WASTEWATER**

Wastewater collection and treatment services are provided to DUCs in the Ukiah SOI through a combination of onsite septic systems (both individual septic and community septic systems) and special districts. Special districts that provide wastewater services include:

- Calpella County Water District (DUC #11)
- Millview County Water District (DUC #8)
- Ukiah Valley Sanitation District (DUCs #2, #3, #4, #5, and #6)

DUCs #1 and #7, #9, #10 rely on septic tanks.

#### **STORMWATER DRAINAGE**

Nearly half of the Ukiah DUCs are provided with stormwater drainage services by Mendocino County (County). The other DUCs rely on roadside ditches to collect stormwater runoff. Services are provided as the following:

- Mendocino County (DUCs #4, #6, #10, and #11)

- DUCs #1, #2, #3, #5, #7, #8, and #9 rely on roadside ditches.

**STRUCTURAL FIRE PROTECTION**

Fire protection services within the Ukiah SOI are provided by Ukiah Valley Fire Authority and the Redwood Valley-Calpella Fire District. The Ukiah Valley Fire Authority (UVFA) jointly manages, equips, maintains and operates all-risk fire, emergency medical and rescue services to the City and Fire District. Services are provided as the following:

- Redwood Valley-Calpella Fire District (DUC #11)
- Ukiah Valley Fire Authority (DUCs #1, #2, #3, #4, #5, #6, #7, #8, #9, and #10)



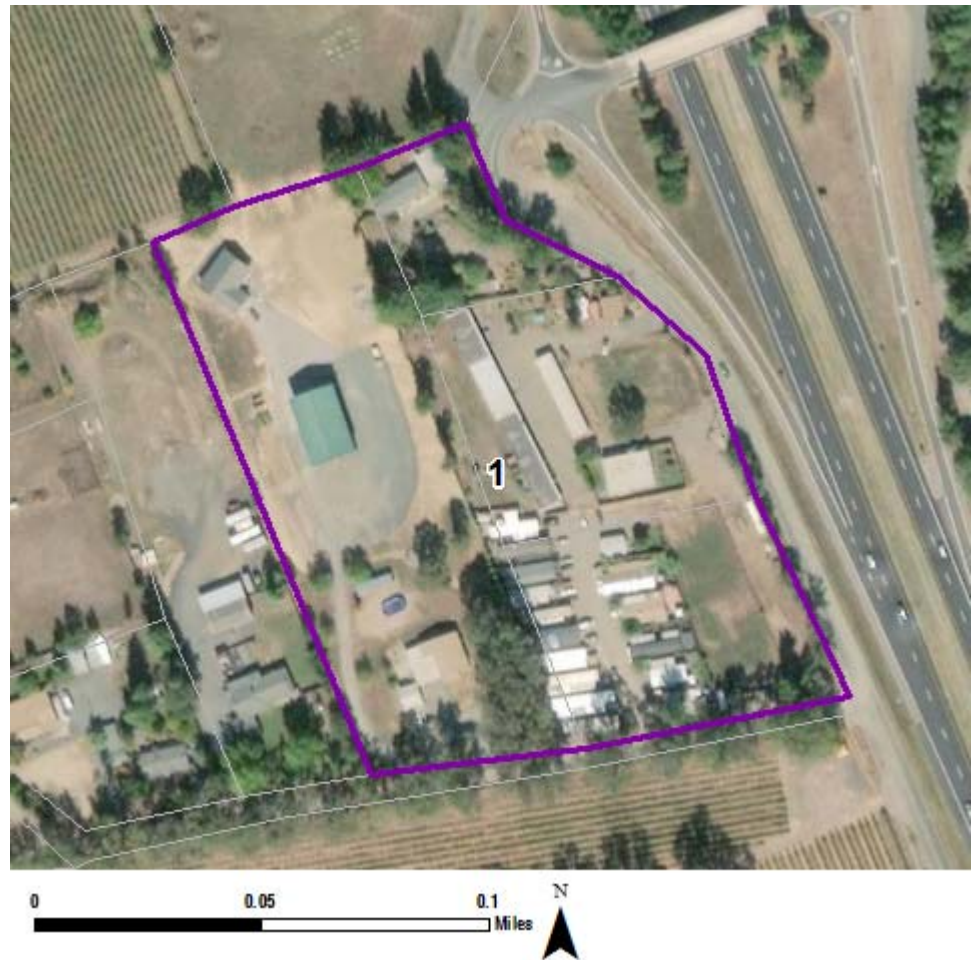
## DUC SERVICE PROFILES

For each of the 11 identified DUCs in the Ukiah SOI, the City consulted with the Mendocino Local Agency Formation Commission (LAFCo) and researched available data and reports to determine how water, wastewater, stormwater drainage, and structural fire protection services are provided. The Mendocino LAFCo information was derived primarily from published Municipal Service Reviews (MSRs) and SOI update reports. The following are analyses of how each DUC is being served.

### DUC #1

DUC #1 is located at the northwest corner of Burke Hill Road and Bisby Avenue, west of Redwood Highway. This area includes 4 parcels totaling approximately 8 acres, with approximately 15 mobile homes. This area is commonly known as Ukiah Mobile Estates.

**Water** – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provide raw water for irrigation and to municipal water purveyors within this area.



The Willow County Water District (WCWD) receives water from the RRFC, then treats and distributes the water to this area. During a normal year, the WCWD distributes approximately 1,200 acre-feet of water per year for domestic and landscape and agricultural irrigation uses. Water usage is about 20 percent residential and 80 percent commercial/industrial. The WCWD maintains a storage capacity of 1.348 million gallons in nine storage tanks strategically located throughout the WCWD. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the WCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.



**Wastewater** – There is no community wastewater system in place for this community. Septic tanks are used by residents for wastewater disposal. Because no data has been recently presented suggesting the septic capacity is not sufficient for this community, there appear to be no wastewater deficiencies in this community.

**Stormwater Drainage** – Storm drainage capture and transport is limited since there is no community storm drain system in place for this community. In lieu of a storm drain system, there are roadside ditches that are used to manage and transport stormwater runoff for the area. The use of roadside ditches have led to less ponding and localized flooding, but during large rain events, localized flooding and ponding may still occur. Based on the availability of stormwater runoff capture and transport through roadside ditches, there appear to be no stormwater drainage deficiencies in this community.

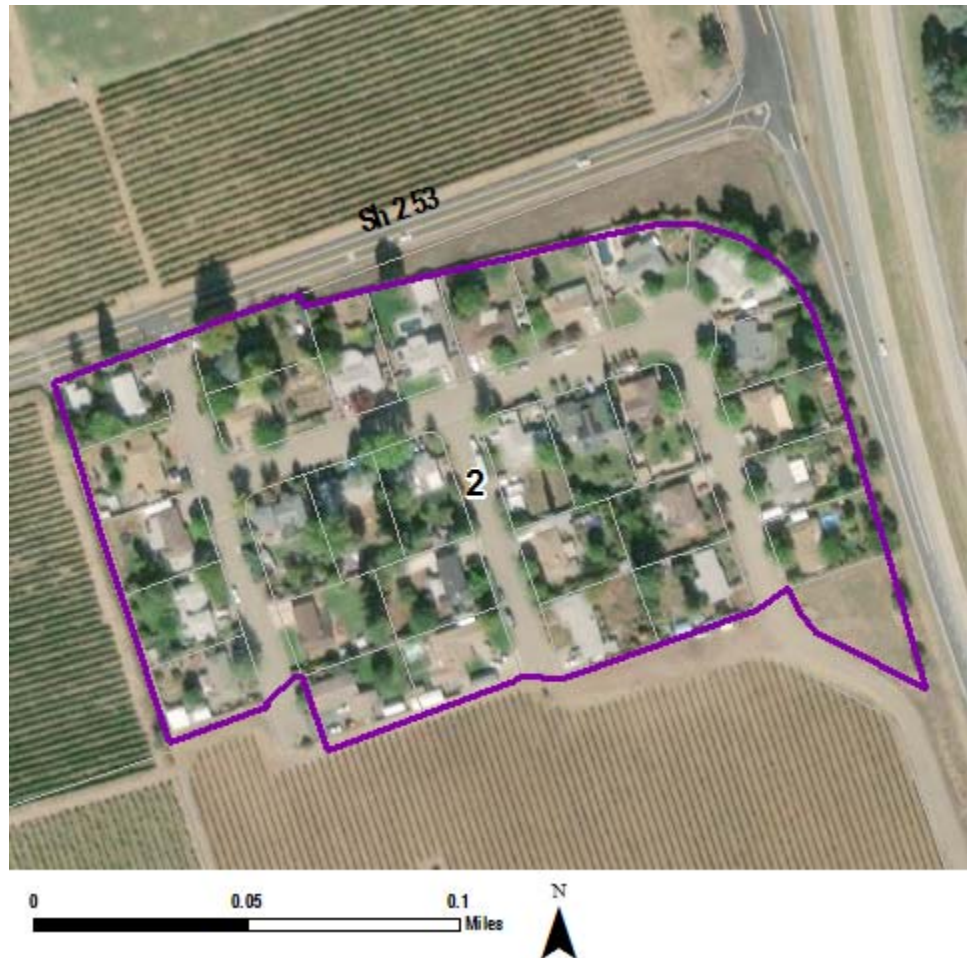
**Structural Fire Protection** – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, and tenant changes that are within its service area and require a building permit. UVFA Station 1 (South Station), located at 1500 S. State Street, is the closest station to DUC #1. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season, CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational, can assist UVFA during large fire incidents.

Water infrastructure for fire connections is inadequate in this area (there are no fire hydrants), limiting availability to adequate fire suppression systems. In lieu of an adequate fire suppression system and existing water serving infrastructure, all UVFA fire trucks are required to carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

## DUC #2

DUC #2 is located at the southwest corner of Boonville Road (Highway 253) and South State Street, west of Redwood Highway. This area includes 32 parcels totaling nearly 9 acres, with approximately 30 single-family homes.

**Water** – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area.



The Willow County Water District (WCWD) receives water from the RRFC, then treats and distributes the water to this area. During a normal year, the WCWD distributes approximately 1,200 acre-feet of water per year for domestic and irrigation uses. Water usage is about 20 percent residential and 80 percent commercial/industrial. The WCWD maintains a storage capacity of 1.348 million gallons in nine storage tanks strategically located throughout the WCWD. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the WCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

**Wastewater** – The Ukiah Valley Sanitation District (UVSD) provides wastewater service to this community. The City owns the collection system and a Wastewater Treatment Plant (WWTP), while the UVSD owns the collection system within its jurisdictional boundaries. The UVSD contracts via a Participation Agreement to the City of Ukiah for use of the City-owned WWTP and for maintenance of its collection system. Based on the most recent data available from the Ukiah Valley Sanitation District and Mendocino LAFCo, there do not appear to be wastewater deficiencies in this community.

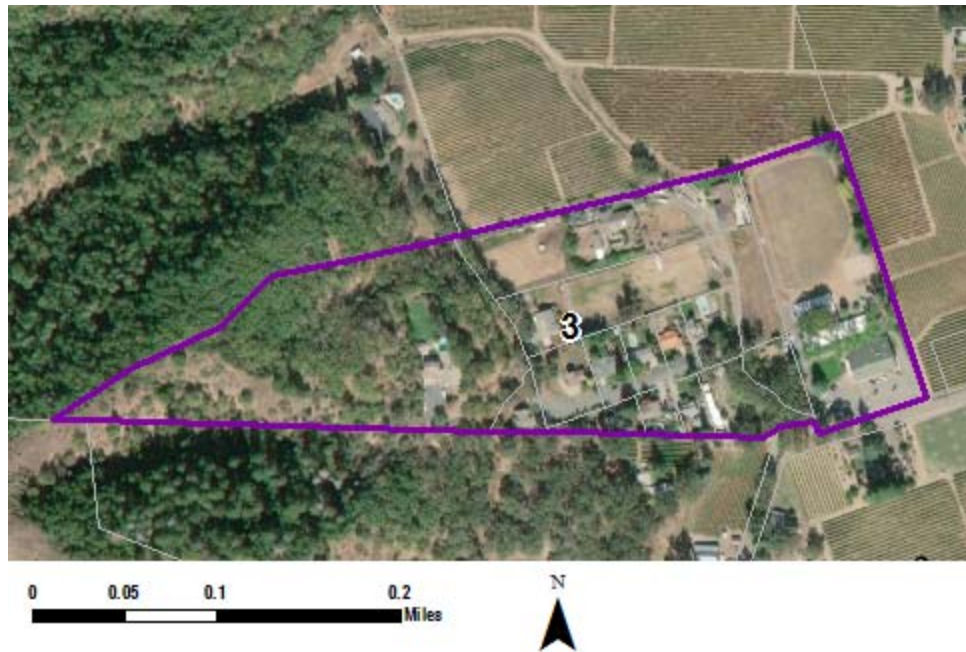
**Stormwater Drainage** – Storm drainage capture and transport is limited since there is no community storm drain system in place for this community. In lieu of a storm drain system, there are roadside ditches which are used to manage and transport stormwater runoff for the area. The use of roadside ditches have led to less ponding and localized flooding, but during large rain events, localized flooding and ponding may still occur. Based on the availability of stormwater runoff capture and transport through roadside ditches, there do not appear to be stormwater drainage deficiencies in this community.

**Structural Fire Protection** – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 1 (South Station), located at 1500 S. State Street, is the closest station to DUC #2. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational can assist UVFA during large fire incidents.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

### DUC #3

DUC #3 is located north of Zaina Lane and South Stipp Lane, west of Redwood Highway, near Stipp Ranch. This area includes 16 parcels totaling approximately 29 acres with approximately 15 homes.



**Water** – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area.

The Willow County Water District (WCWD) receives water from the RRFC, then treats and distributes the water to this area. During a normal year, the WCWD distributes approximately 1,200 acre-feet of water per year for domestic and irrigation uses. Water usage is about 20 percent residential and 80 percent commercial/industrial. The WCWD maintains a storage capacity of 1.348 million gallons in nine storage tanks strategically located throughout the WCWD. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the WCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

**Wastewater** – The Ukiah Valley Sanitation District (UVSD) provides wastewater service to this community. The City owns the collection system and a Wastewater Treatment Plant (WWTP), while the UVSD owns the collection system within its jurisdictional boundaries. The UVSD contracts via a Participation Agreement to the City of Ukiah for use of the City-owned WWTP and for maintenance of its collection system. Based on the most recent data available from the Ukiah Valley Sanitation District and Mendocino LAFCo, there do not appear to be wastewater deficiencies in this community.

**Stormwater Drainage** – Storm drainage capture and transport is limited since there is no community storm drain system in place for this community. In lieu of a storm drain system, there are roadside ditches which are used to manage and transport stormwater runoff for the area. The use of roadside ditches have led to less ponding and localized flooding, but during large rain events, localized flooding and ponding may still occur. Based on the availability of stormwater runoff capture and transport through roadside ditches, there do not appear to be stormwater drainage deficiencies in this community.

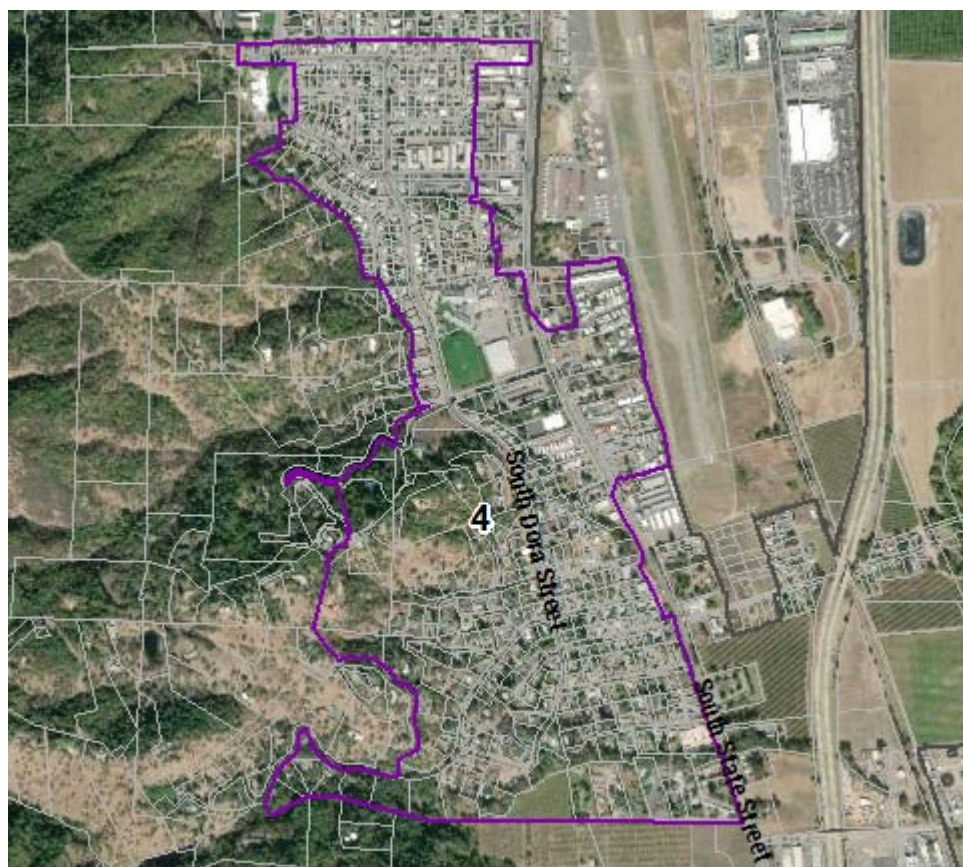


**Structural Fire Protection** – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 1 (South Station), located at 1500 S. State Street, is the closest station to DUC #3. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational can assist UVFA during large fire incidents.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

#### DUC #4

DUC #4 is located adjacent to the southwestern part of the city limits. This area spans from Jefferson Lane to the north and Gobalet Lane to the south and includes 578 parcels totaling 255 acres with approximately 680 single-family and multifamily (i.e., apartments, townhomes) homes.



**Water** – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area. DUC #4 is served by both a

water district and private wells. Approximately 95 percent of the area is served by the Willow County Water District (WCWD), while the remaining 5 percent, located on the far southwest point of the community, rely on individual wells.

The Willow County Water District (WCWD) receives water from the RRFC, then treats and distributes the water to most of DUC #4. During a normal year, the WCWD distributes approximately 1,200 acre-feet of water per year for domestic and irrigation uses. Water usage is about 20 percent residential and 80 percent commercial/industrial. The WCWD maintains a storage capacity of 1.348 million gallons in nine storage tanks strategically located throughout the WCWD. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the WCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

**Wastewater** – The Ukiah Valley Sanitation District provides wastewater service to this community. The City owns the collection system and a Wastewater Treatment Plant (WWTP), while the UVSD owns the collection system within its jurisdictional boundaries. The UVSD contracts via a Participation Agreement to the City of Ukiah for use of the City-owned WWTP and for maintenance of its collection system. Based on the most recent data available from the Ukiah Valley Sanitation District and Mendocino LAFCo, there do not appear to be wastewater deficiencies in this community.

**Stormwater Drainage** – The County manages a storm drain collection system for this community. Based on data from the most recent MSR, for this area does not appear to have infrastructure deficiencies related to stormwater drainage.

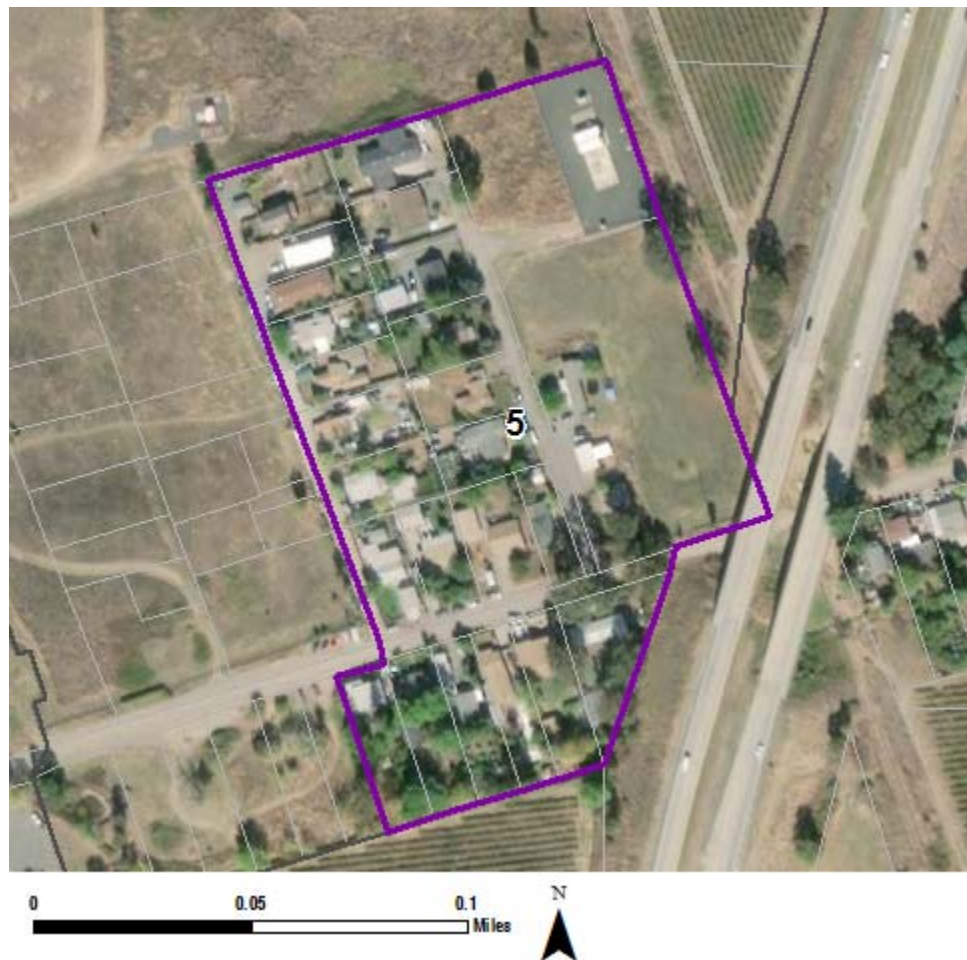
**Structural Fire Protection** – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 1 (South Station), located at 1500 S. State Street, is the closest station to DUC #4. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational can assist UVFA during large fire incidents.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

## DUC #5

DUC #5 is located adjacent to the southern part of the city limits along Pomo Lane and Townsend Lane to the north of Norgard Lane. This area includes 26 parcels totaling nearly 9 acres with approximately 25 single-family homes.

**Water** – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area.



The Willow County Water District (WCWD) receives water from the RRFC, then treats and distributes the water to this area. During a normal year, the WCWD distributes approximately 1,200 acre-feet of water per year for domestic and irrigation uses. Water usage is about 20 percent residential and 80 percent commercial/industrial. The WCWD maintains a storage capacity of 1.348 million gallons in nine storage tanks strategically located throughout the WCWD. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the WCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

**Wastewater** – The Ukiah Valley Sanitation District provides wastewater service to this community. The City owns the collection system and a Wastewater Treatment Plant (WWTP), while the UVSD owns the collection system within its jurisdictional boundaries. The UVSD contracts via a Participation Agreement to the City of Ukiah for use of the City-owned WWTP and for maintenance of its collection system. Based on the most recent data available from the Ukiah Valley Sanitation District and Mendocino LAFCo, there do not appear to be wastewater deficiencies in this community.



**Stormwater Drainage** – Storm drainage capture and transport is limited since there is no community storm drain system in place for this community. In lieu of a storm drain system, there are roadside ditches which are used to manage and transport stormwater runoff for the area. The use of roadside ditches have led to less ponding and localized flooding, but during large rain events, localized flooding and ponding may still occur. Based on the availability of stormwater runoff capture and transport through roadside ditches, there do not appear to be stormwater drainage deficiencies in this community.

**Structural Fire Protection** – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 1 (South Station), located at 1500 S. State Street, is the closest station to DUC #5. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational can assist UVFA during large fire incidents.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

## DUC #6

DUC #6 is located between the northern part of the city limits to Lovers Lane, to the west of Millview Road and Kuki Road. This area includes 295 parcels spanning approximately 66 acres with approximately 330 single-family and multifamily (i.e., apartments) homes.



**Water** – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area.

The Millview County Water District (MCWD) receives water from the RRFC, then treats and distributes the water to this area. During a normal year, the MCWD distributes approximately 1,460 acre-feet of water per year. Water usage is approximately 75 percent for residential purposes, while commercial uses account for approximately 15 percent and the remaining 10 percent for industrial and miscellaneous purposes. The MCWD has a storage capacity of 3.24 million gallons. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the MCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

**Wastewater** – The Ukiah Valley Sanitation District provides wastewater service to this community. The City owns the collection system and a Wastewater Treatment Plant (WWTP), while the UVSD owns the collection system within its jurisdictional boundaries. The UVSD contracts via a Participation Agreement to the City of Ukiah for use of the City-owned WWTP and for maintenance of its collection system. Based on the most recent data available from the Ukiah Valley Sanitation District and Mendocino LAFCo, there do not appear to be wastewater deficiencies in this community.

**Stormwater Drainage** – The County manages a storm drain collection system for this community. Based on data from the most recent MSR, for this area does not appear to have infrastructure deficiencies related to stormwater drainage.

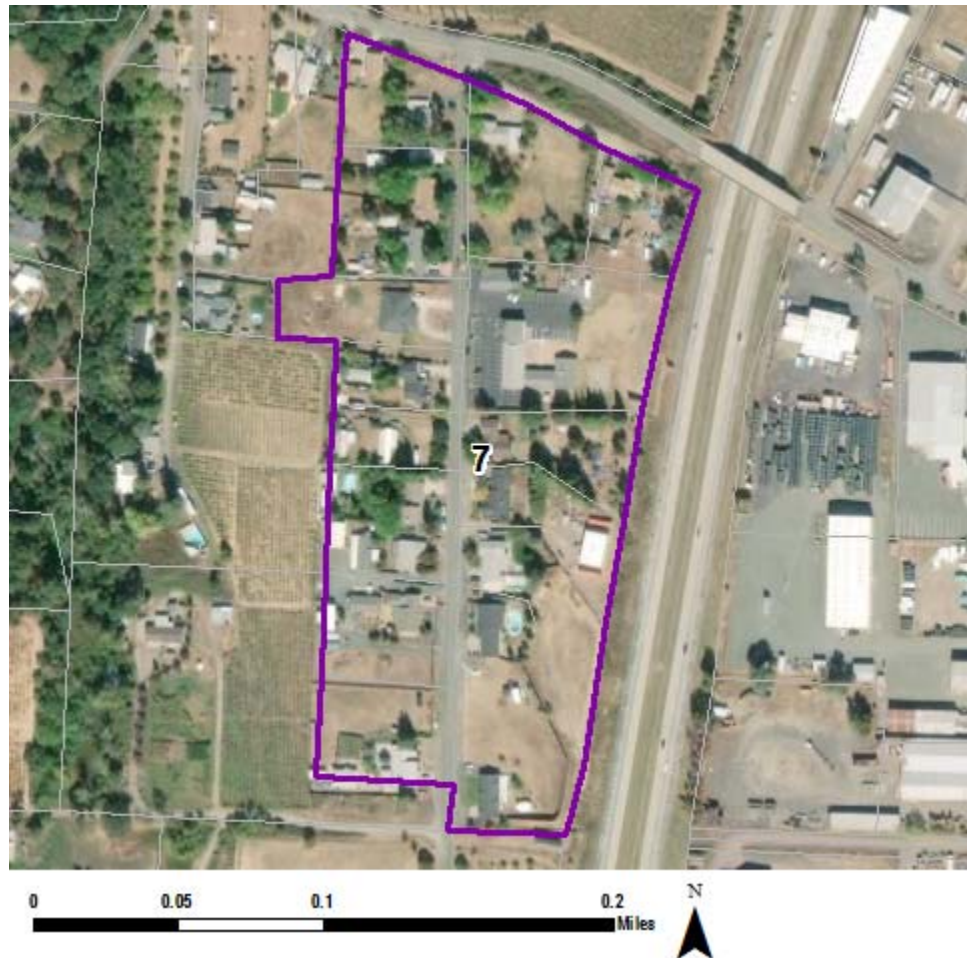
**Structural Fire Protection** – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 2 (North Station), located at 1800 N. State Street, is the closest station to DUC #6. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational can assist UVFA during large fire incidents.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

## DUC #7

DUC #7 is located between Parducci Road to the north, Redwood Highway to the east, Ben Road to the south, and Aldo Lane to the west. This area includes 17 parcels spanning nearly 17 acres with approximately 25 single-family homes.

**Water** – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area.



The Millview County Water District (MCWD) receives water from the RRFC, then treats and distributes the water to this area. During a normal year, the MCWD distributes approximately 1,460 acre-feet of water per year. Water usage is approximately 75 percent for residential purposes, while commercial uses account for approximately 15 percent and the remaining 10 percent for industrial and miscellaneous purposes. The MCWD has a storage capacity of 3.24 million gallons. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the MCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

**Wastewater** – There is no community wastewater system in place for this community. Septic tanks are used by residents for wastewater disposal. Because no data has been recently presented suggesting the septic capacity is not sufficient for this community, there appear to be no wastewater deficiencies in this community.

**Stormwater Drainage** – Storm drainage capture and transport is limited since there is no community storm drain system in place for this community. In lieu of a storm drain system, there are roadside ditches which are used to manage and transport stormwater runoff for the area. The use of roadside ditches have led to less ponding and localized flooding, but during large rain events, localized flooding and ponding may still occur. Based on the availability of

stormwater runoff capture and transport through roadside ditches, there do not appear to be stormwater drainage deficiencies in this community.

**Structural Fire Protection** – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 2 (North Station), located at 1800 N. State Street, is the closest station to DUC #7. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational can assist UVFA during large fire incidents.

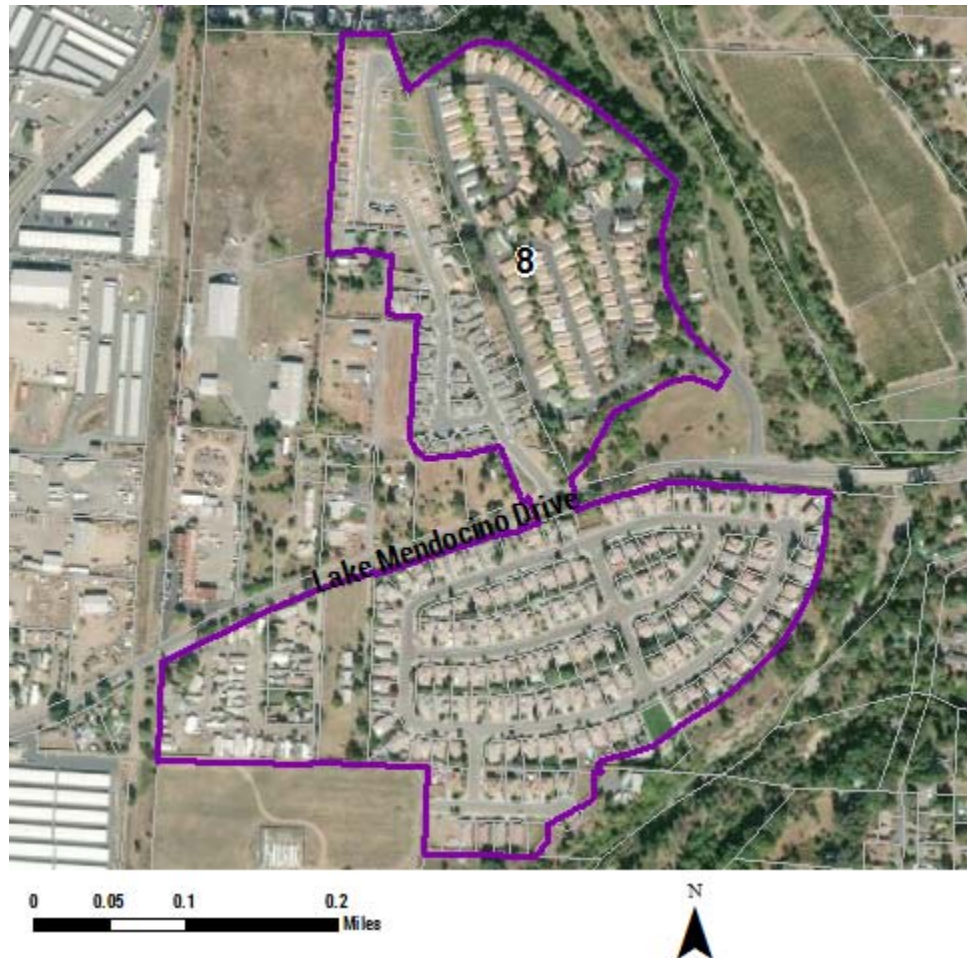
The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.



## DUC #8

DUC #8 is located between Estrella Court and Malaga Court to the north, the Russian River to the east, Riverview Drive to the south, and Redwood Highway to the west. This area includes 213 parcels spanning nearly 60 acres with approximately 270 single-family and mobile homes.

**Water** – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area.



The Millview County Water District (MCWD) receives water from the RRFC, then treats and distributes the water to this area. During a normal year, the MCWD distributes approximately 1,460 acre-feet of water per year. Water usage is approximately 75 percent for residential purposes, while commercial uses account for approximately 15 percent and the remaining 10 percent for industrial and miscellaneous purposes. The MCWD has a storage capacity of 3.24 million gallons. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the MCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

**Wastewater** – There is no community wastewater system in place for this community. Septic tanks are used by residents for wastewater disposal. Because no data has been recently presented suggesting the septic capacity is not sufficient for this community, there appear to be no wastewater deficiencies in this community.

**Stormwater Drainage** – The County manages a storm drain collection system for this community. Based on data from the most recent MSR, for this area does not appear to have infrastructure deficiencies related to stormwater drainage.

**Structural Fire Protection** – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 2 (North Station), located at 1800 N. State Street, is the closest station to DUC #8. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational can assist UVFA during large fire incidents.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.



## DUC #9

DUC #9 is located between York Creek to the north, N. State Street to the east, 3<sup>rd</sup> Street to the south, and Redwood Highway to the west. This area covers 2 parcels spanning nearly 23 acres with approximately 150 mobile homes.

**Water** – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area.



The Millview County Water District (MCWD) receives water from the RRFC, then treats and distributes the water to this area. During a normal year, the MCWD distributes approximately 1,460 acre-feet of water per year. Water usage is approximately 75 percent for residential purposes, while commercial uses account for approximately 15 percent and the remaining 10 percent for industrial and miscellaneous purposes. The MCWD has a storage capacity of 3.24 million gallons. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the MCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

**Wastewater** – There is no community wastewater system in place for this community. Septic tanks are used by residents for wastewater disposal. Because no data has been recently presented suggesting the septic capacity is not sufficient for this community, there appear to be no wastewater deficiencies in this community.

**Stormwater Drainage** – Storm drainage capture and transport is limited since there is no community storm drain system in place for this community. In lieu of a storm drain system, there are roadside ditches which are used to manage and transport stormwater runoff for the area. The use of roadside ditches have led to less ponding and localized flooding, but during large rain events, localized flooding and ponding may still occur. Based on the availability of

stormwater runoff capture and transport through roadside ditches, there do not appear to be stormwater drainage deficiencies in this community.

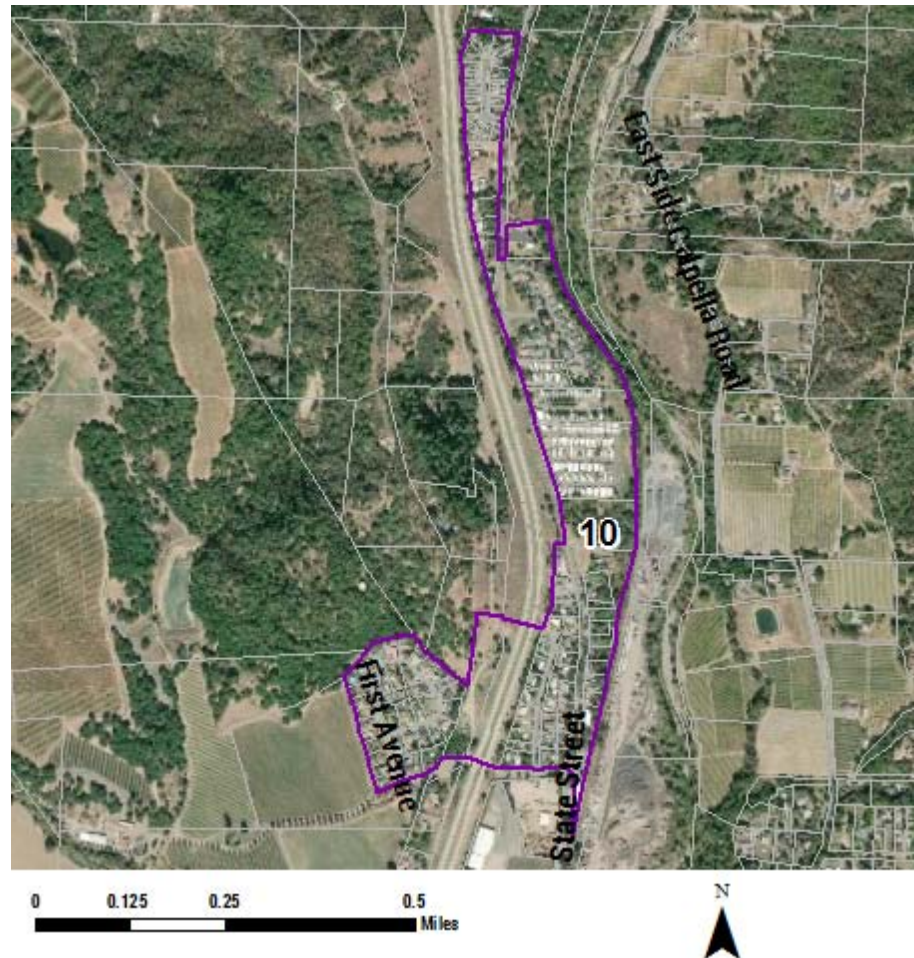
**Structural Fire Protection** – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 2 (North Station), located at 1800 N. State Street, is the closest station to DUC #9. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational can assist UVFA during large fire incidents.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

## DUC #10

DUC #10 includes a community west of Redwood Highway that is around 1<sup>st</sup> Avenue, and residences along N. State Street to the east of Redwood Highway that span from Agnes Lane to the north, Russian River to the east, and Pomo Lane to the south. This area covers 108 parcels spanning approximately 72 acres with approximately 200 single- family and mobile homes.

**Water** – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area.



The Millview County Water District (MCWD) receives water from the RRFC, then treats and distributes the water to this area. During a normal year, the MCWD distributes approximately 1,460 acre-feet of water per year. Water usage is approximately 75 percent for residential purposes, while commercial uses account for approximately 15 percent and the remaining 10 percent for industrial and miscellaneous purposes. The MCWD has a storage capacity of 3.24 million gallons. Based on data contained in the 2013 Ukiah Valley Special Districts MSR, the MCWD would have sufficient capacity to meet anticipated demand- and consequently, it does not appear there are water deficiencies.

**Wastewater** – There is no community wastewater system in place for this community. Septic tanks are used by residents for wastewater disposal. Because no data has been recently presented suggesting the septic capacity is not sufficient for this community, there appear to be no wastewater deficiencies in this community.

**Stormwater Drainage** – The County manages a storm drain collection system for this community. Based on data from the most recent MSR, for this area does not appear to have infrastructure deficiencies related to stormwater drainage.



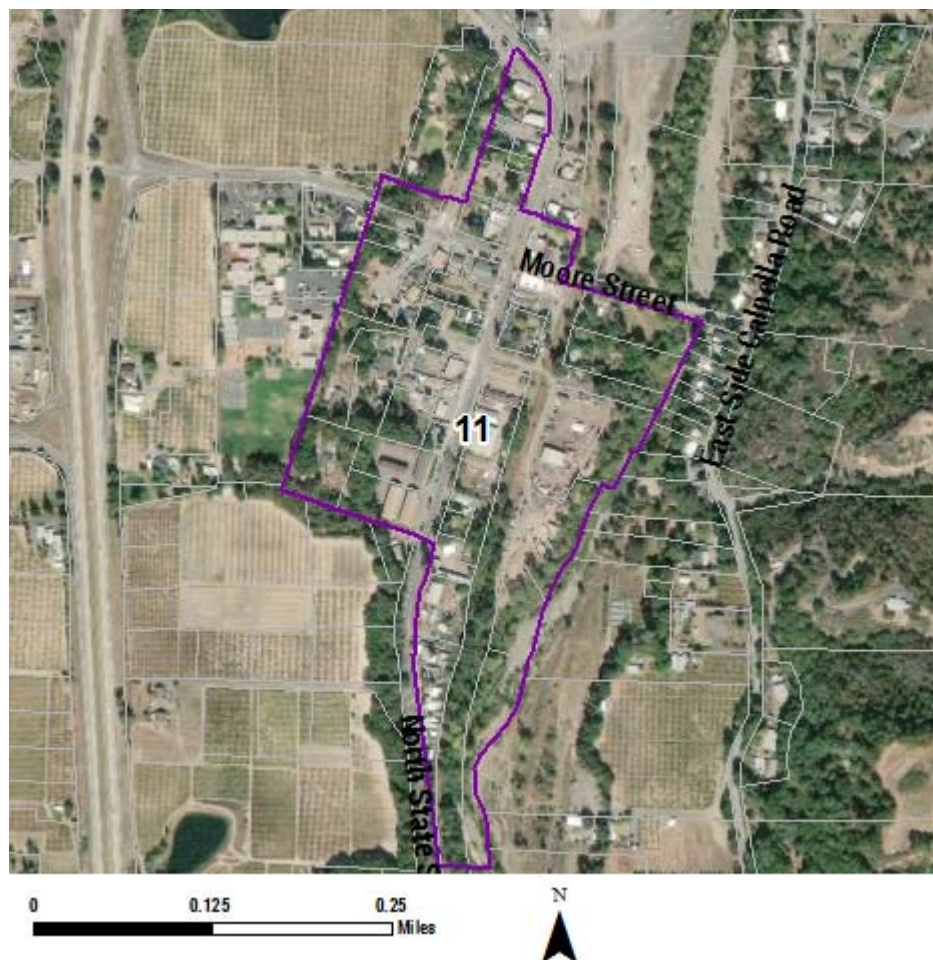
**Structural Fire Protection** – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 2 (North Station), located at 1800 N. State Street, is the closest station to DUC #10. This station is staffed full time, 24 hours a day, seven days a week, 365 days a year. During peak fire season CalFire operates CalFire Station Ukiah, part of the Mendocino Unit, located at 2690 N. State Street. This station is not staffed full-time, but when operational can assist UVFA during large fire incidents.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.

#### DUC #11

DUC #11 is the center of Calpella and includes residences along N. State Street that span from the intersection of N. State Street and 3<sup>rd</sup> Street to the north, Russian River to the east, and portions of Moore Street and Hopkins Street. This area includes 61 parcels spanning nearly 33 acres with approximately 35 single-family homes.

**Water** – The Mendocino County Russian River Flood Control and Water Conservation Improvement District (RRFC) provides raw water for irrigation and to municipal water purveyors within this area.



The Calpella County Water District receives water from the RRFC, then treats and distributes the water to this area. Based on the 2013 Ukiah Valley Special Districts Municipal Service Review (MSR), the water infrastructure capacity is sufficient, but the District overall lacks additional water capacity. The lack of water supply leads to a potential of meeting future demands without purchasing water from other sources. There are no reported changes since the 2013 MSR.

**Wastewater** –The Calpella County Water District serves over 100 sewer connections and operates a wastewater treatment plant. The capacity of the plant was increased to 80,000 gpd. In 2007, the average daily flow rate was estimated at 32,000 gallons. The CCWD has additional treatment capacity and can accommodate up to 1,000 residents, which is about 300 more than the current population within the CCWD service area. Based on the most recent data available from the CCWD and Mendocino LAFCo, there do not appear to be wastewater deficiencies in this community.

**Stormwater Drainage** – The County manages a storm drain collection system for this community. Based on data from the most recent MSR, for this area does not appear to have infrastructure deficiencies related to stormwater drainage.

**Structural Fire Protection** – The Redwood Valley-Calpella Fire District (RVCFD) provides structural fire protection, wildland fire protection, emergency medical services, rescue, hazardous materials response, and fire prevention for Calpella. The District is dispatched by CALFire. RVCFD operates one fire station in Redwood Valley at 8481 East Road in Redwood Valley. Within Calpella and the outlying area, The District relies on its 2,000-gallon water tender, agricultural irrigation ponds, and cisterns constructed by property owners as part of a residential building permit. In 2016, water supply for firefighting in the outlying areas is considered “marginally adequate,” especially during time of drought. RVCFD is exploring other means to augment its existing water supplies, either through mutual aid tanker support from other fire agencies; or through acquisition of additional water tenders. The core of capital improvement needs for RVCFD are generally planned in the budget and are underway, which includes a 10-year program to replace its vehicles.

The area has access to fire hydrants. However, the majority of fire connections are standpipes or wharf hydrants, which do not produce the fire flows of a standard hydrant. The fire connections are sufficient for small isolated fires, but for major fires, UVFA must use water tenders. All fire trucks also carry water onboard for fire suppression. Based on these water infrastructure issues, there are fire protection service deficiencies in this community.



## POTENTIAL INFRASTRUCTURE FUNDING SOURCES

There are Federal and State programs that could potentially help address existing deficiencies identified in the communities discussed above. Table 3 provides a brief summary of programs that could provide funding to address infrastructure deficiencies in DUCs.

| TABLE 3<br>POTENTIAL INFRASTRUCTURE FUNDING SOURCES |                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Program Name                                        | Agency                                                        | Program Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Community Development Block Grants (CDBG)           | United States Housing and Urban Development Department (HUD)  | These grants can fund the construction of projects such as water and sewer facilities, street maintenance, as well as other public work projects.                                                                                                                                                                                                                                                                                                                                               |
| Community Facilities Direct Loan and Grant Program  | United States Department of Agriculture and Rural Development | This program provides funding to develop essential community facilities in rural areas.                                                                                                                                                                                                                                                                                                                                                                                                         |
| Impact Fees                                         | Local Governments                                             | Development Impact Fees can be imposed for new development, in order to acquire funding to construct capital facilities. Applying development impact fees to projects does have substantial limitations under The Mitigation Fee Act, sections 66000.                                                                                                                                                                                                                                           |
| Taxation                                            | Local Governments and Public Agencies                         | In 1982 the California State Legislature enacted the Community Facilities Act, commonly referred to as Mello-Roos. This act authorized local jurisdictions to establish community facility districts, which would directly serve as another funding mechanism for financing public work projects, and even public services. This method of revenue generation potentially could be used to finance projects that will make the necessary improvements to the deficiencies in these communities. |
| Clean Water State Revolving Fund (CWSRF)            | The State Water Resources Control Board                       | CWSRF provides financial assistance for a wide range of water infrastructure projects. It is a partnership between the US EPA and states governments. States have the flexibility to fund a range of projects that address their highest priority water quality needs. Using a combination of federal and state funds, CWSRF provides loans to eligible recipients to construct municipal wastewater facilities and decentralized wastewater treatment systems, among other projects.           |
| Emergency Community Water Assistance Grants         | United States Department of Agriculture Rural Development     | This program helps eligible communities prepare for, or recover from, an emergency that threatens the availability of safe, reliable drinking water for households and businesses.                                                                                                                                                                                                                                                                                                              |
| Safe Drinking Water State Revolving Fund            | California Department of Public Health                        | The Drinking Water State Revolving Fund (DWRSF) program assists public water systems in financing the cost of drinking water infrastructure projects needed to achieve or maintain compliance with Safe Drinking Water Act (SDWA) requirements.                                                                                                                                                                                                                                                 |

**TABLE 3**  
**POTENTIAL INFRASTRUCTURE FUNDING SOURCES**

| <b>Program Name</b>                                             | <b>Agency</b>                            | <b>Program Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bonds                                                           | Local Governments                        | <p>Bonding is a funding mechanism that can be used specifically to fund large infrastructure projects in disadvantaged communities. There are three bond types: revenue bonds, lease revenue bonds, and obligations bonds.</p> <ul style="list-style-type: none"> <li>Revenue bonds are typically ensured by the project that is being constructed. A common revenue bond infrastructure project would be a water treatment facility. Once the bond is paid, the facility operation and ownership is turned over to the jurisdiction.</li> <li>Lease revenue bonds are secured by either a non-profit or privately financed group, that constructs the infrastructure project, then leases the completed facility back to the jurisdiction, until the costs of the bond have been paid for. Once the bond is paid, the facility operation and ownership is turned over to the jurisdiction.</li> <li>General obligation bonds are issued for the improvement and enhancement of real property. Local governments have the ability to raise property taxes in order to cover the costs of the bond and infrastructure project. Unlike the previous two types of bonding methods, the general obligation bond, does require voter approval.</li> </ul> |
| Household and Small Water System Drought Assistance Program     | State Water Resources Control Board      | The State Water Resources Control Board authorized \$5 million to assist individual households and small water systems to address drought-related drinking water emergencies. Funding is available as low interest loans and/or grant based on recipient's income and affordability.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Integrated Regional Water Management                            | California Department of Water Resources | The IRWM Grant Programs include funding for planning, community involvement, implementation, and companion grant programs that support sustainable groundwater planning and water-energy programs and projects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Proposition 84                                                  | State Water Resources Control Board      | The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act (Prop 84) provides funding for capital costs on projects addressing excessive stormwater runoff, including projects related to the collection of stormwater, and treatment of water to reduce contamination.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| State Water Quality Control Fund: Cleanup and Abatement Account | State Water Resources Control Board      | The Cleanup and Abatement Account (CAA) was created to provide public agencies with grants for the cleanup or abatement of pollution when there are no viable responsible parties available to undertake the work. Eligible entities include public agencies, as well as certain not-for-profit organizations and tribal governments that serve a disadvantaged community and that have the authority to clean up or abate the effects of a waste.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

## KEY TERMS

---

**Community.** An inhabited area within a city or county that is comprised of no less than 10 dwelling units adjacent or in close proximity to one another.

**Disadvantaged Unincorporated Community (DUC).** A fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income.

**Island Community.** Any inhabited and unincorporated territory that is surrounded or substantially surrounded by one or more cities or by one or more cities and a county boundary or the Pacific Ocean.

**Fringe Community.** Any inhabited and unincorporated territory that is within a city sphere of influence.

**Legacy Community.** A geographically isolated community that is inhabited and has existed for at least 50 years.

**Local Agency Formation Commission (LAFCo).** The commission designated by the State Legislature within each county to provide for the orderly growth and development within said county, including the review and evaluation of proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each LAFCo is empowered to approve, disapprove, or conditionally approve such proposals.

**Municipal Service Review (MSR).** A comprehensive study designed to better inform LAFCo, local agencies, and the community examining the provision of municipal services for the area.

**Sphere of Influence (SOI).** A plan for the probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCo).



# 2040 GENERAL PLAN

---

## REFERENCES

---

### REPORTS

Alex, Ken. Technical Advisory, Senate Bill 244: Land Use, General Plans, and Disadvantaged Communities. Prepared for the Office of Planning and Research for the State of California, February 2, 2013.

Mendocino LAFCo. Final Municipal Service Review, City of Ukiah. Adopted September 4, 2012.

Mendocino LAFCo. Multi-District Fire Protection Services. Approved on April 4, 2016.

Mendocino LAFCo. Ukiah Valley Special Districts Municipal Service Review. Adopted May 6, 2013.

Mendocino LAFCo. Russian River Flood Control and Water Conservation Improvement District Municipal Service Review and Sphere of Influence Update – FINAL. Adopted May 1, 2017.

### WEBSITES

Mendocino County. <http://www.co.mendocino.ca.us>. September 2019.

Mendocino LAFCo. <http://mendolafco.org>. September 2019.

Ukiah Valley Sanitation District. [www.uvsd.org](http://www.uvsd.org). September 2019.

### DATA

U.S. Census Bureau. 2013-2017 American Community Survey (ACS) data.

**RESOLUTION NO. 2019-01****RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UKIAH  
RECOMMENDING THAT THE CITY COUNCIL ADOPT AN AMENDMENT TO  
THE LAND USE ELEMENT OF THE 1995 GENERAL PLAN TO INCORPORATE  
THE SENATE BILL 244 ANALYSIS REGARDING DISADVANTAGED  
UNINCORPORATED COMMUNITIES**


---

**WHEREAS**, Government Code Section 65300 requires each legislative body and planning agency to prepare and adopt a comprehensive, long-term general plan for the physical development of the city; and

**WHEREAS**, the City of Ukiah 1995 General Plan was adopted on December 6, 1995; and

**WHEREAS**, Senate Bill (SB) 244, codified in Government Code Section 65302.10, requires that on or before the next revision of a city or county housing element, and each revision thereafter, a city or county to review and update its general plan, as necessary to address the presence of Disadvantaged Unincorporated Communities, as defined, inside or near its boundaries, and would require the updated general plan to include specified information; and

**WHEREAS**, the City of Ukiah completed this analysis, the "City of Ukiah SB 244 Analysis," on September 27, 2019 and made a copy available to the public; and

**WHEREAS**, the City has prepared an amendment to the Land Use Element of the 1995 General Plan in compliance with Government Code Section 65302.10 by insertion of the City of Ukiah SB 244 Analysis into the Land Use Element as "Appendix A;" and

**WHEREAS**, under California Environmental Quality Act (CEQA) Guidelines §15306 and §15183 the proposed General Plan Land Use Element amendment is exempt from environmental review because the proposed amendment consists exclusively of data collection and does not propose amendments to the Land Use Map or land use policies, nor does it propose a change in density, or growth within the City limits or sphere of influence, and it can be seen with certainty that there is not a possibility that the activity may have a significant effect on the environment.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Ukiah:

1. For the above stated reasons, and the reasons set forth in the staff report, the proposed General Plan Land Use Element amendment is exempt from CEQA under Guidelines Sections 15306 and 15183.



2. Recommends that the City Council adopt the General Plan Land Use Element Amendment, #2019-01.

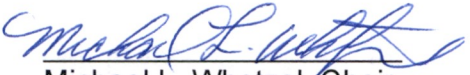
**PASSED AND ADOPTED** on this 9<sup>th</sup> day of October, 2019, by the following roll call vote:

AYES: Commissioners Sanders, Hilliker, Christensen, and Chair Whetzel

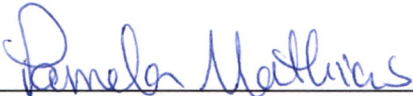
NOES: None

ABSENT: None

ABSTAIN: Commissioner Van Antwerp

  
Michael L. Whetzel, Chair

ATTEST:

  
Pamela Mathias, Recording Secretary



## NOTICE OF CEQA EXEMPTION

TO: ☐ **Office of Planning and Research**  
**1400 Tenth Street, Room 121**  
**Sacramento, CA 95814**

FROM: **City of Ukiah**  
**300 Seminary Avenue**  
**Ukiah, CA 95482**

X **County Clerk**  
**County of Mendocino**  
**Courthouse**

**PROJECT TITLE:**

General Plan Amendment to incorporate Senate Bill 244 Disadvantaged Unincorporated Communities Analysis

**PROJECT LOCATION:**

The SB 244 analysis includes lands within the City of Ukiah limits in its entirety, as well as the City's Sphere of Influence

**DESCRIPTION OF PROJECT:**

The General Plan Amendment includes informational text related to the SB 244 analysis that will be incorporated into the City's General Plan Land Use Element as background information, in accordance with SB 244

**PUBLIC AGENCY APPROVING PROJECT:**

City of Ukiah City Council

**DATE OF APPROVAL:**

October 23, 2019

**NAME OF PROJECT APPLICANT:**

City of Ukiah

**CEQA EXEMPTION STATUS:**

- ☒ **Other:** Article 19, Section 15183 Projects Consistent with a Community Plan or Zoning; and Article 5, Section 15061, Review for Exemption
- ☐ **Ministerial**
- ☐ **Declared Emergency**
- ☐ **Categorical Exemption:**
- ☐ **Statutory Exemption Section**

**REASONS WHY PROJECT IS EXEMPT:**

In accordance with 14 CCR ("Guidelines") Section 15061, the Director of Community Development has reviewed the proposed amendments to the City's General Plan Land Use Element intended to comply



with SB 244, codified at Government Code Section 65302.10, which requires the General Plan Land Use Element to be updated, if necessary, prior to the adoption of an updated General Plan Housing Element. The updated Land Use Element must include an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies in Disadvantaged Unincorporated Communities as therein defined.

The proposed Land Use Element update is categorically exempt from environmental review under the California Environmental Quality Act ("CEQA") by Guidelines §15306 as an information collection activity. It consists exclusively of data collection and does not result in a serious or major disturbance to an environmental resource. The data has been collected and reported in the updated Land Use Element strictly for information gathering purposes.

In addition, it is exempt from environmental review under CEQA as a special situation under Guidelines Section 15183. It does not propose infrastructure projects or improvements, nor does it propose amendments to the Land Use Map or land use policies. In addition, the General Plan Amendment does not propose a change in density, nor growth within the City limits or Sphere of Influence and would be consistent with the City's 1995 General Plan. There are no project-specific effects that are peculiar to the text amendment. Lastly, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, or any foreseeable cumulative impacts.

**Lead Agency Contact Person** Craig Schlatter, Director of Community Development  
**Phone Number** (707) 463-6219  
**Email** cschlatter@cityofukiah.com

This is to certify that the record of project approval is available to the General Public at:

**Community Development Department, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482**

|                                    |                  |                                      |
|------------------------------------|------------------|--------------------------------------|
|                                    | October 24, 2019 | Director of Community<br>Development |
| _____<br>Signature (Public Agency) | _____<br>(Date)  | _____<br>(Title)                     |

**RESOLUTION NO. 2019-\_\_****RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING THE LAND USE ELEMENT OF THE UKIAH GENERAL PLAN TO INCORPORATE THE SB 244 ANALYSIS RELATED TO DISADVANTAGED UNINCORPORATED COMMUNITIES**


---

**WHEREAS**, Government Code Section 65300 requires each legislative body and planning agency to prepare and adopt a comprehensive, long-term general plan for the physical development of the city; and

**WHEREAS**, the City of Ukiah General Plan was adopted on December 6, 1995; and

**WHEREAS**, Senate Bill (SB) 244, codified in Government Code Section 65302.10, requires that on or before the next revision of a city or county housing element, and each revision thereafter, a city or county to review and update its general plan, as necessary to address the presence of Disadvantaged Unincorporated Communities, as defined, within its sphere of influence or outside but surrounded by City territory, and would require the updated general plan to include specified information; and

**WHEREAS**, on September 27, 2019, the City of Ukiah completed this analysis, entitled, "City of Ukiah SB 244 Analysis," and made a copy available to the public; and

**WHEREAS**, the City has prepared an amendment to the Land Use Element of the Ukiah General Plan in compliance with Government Code Section 65302.10 by insertion of the City of Ukiah SB 244 Analysis into the Land Use Element as "Appendix A;" and

**WHEREAS**, under California Environmental Quality Act (CEQA) Guidelines §15306 and §15183 the proposed General Plan Land Use Element amendment is exempt from environmental review because the proposed amendment consists exclusively of data collection and does not propose amendments to the Land Use Map or land use policies, nor does it propose a change in density, or growth within the City limits or sphere of influence, and it can be seen with certainty that there is not a possibility that the activity may have a significant effect on the environment; and

**WHEREAS**, the Planning Commission considered the matter on October 9, 2019, and found that the proposed General Plan Amendment supported the purpose of SB 244, and is consistent with the Ukiah General Plan; and

**WHEREAS**, it is deemed in the interest of orderly development and important to the protection of health, safety, and general welfare of the residents to amend the Ukiah General Plan by incorporating the SB 244 Analysis into the Land Use Element of the General Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Ukiah as follows:

The Land Use Element of the Ukiah General Plan is hereby amended to incorporate "City of Ukiah SB 244 Analysis," dated September 27, 2019, as "Appendix A" of the Ukiah General Plan, based on the Findings in Attachment 1.

**PASSED AND ADOPTED** on this 23rd day of October, 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Maureen Mulheren, Mayor

ATTEST:

---

Kristine Lawler, City Clerk



## **ATTACHMENT 1**

### **FINDINGS**

#### **GENERAL PLAN AMENDMENT #2019-01**

#### **AMENDING THE LAND USE ELEMENT OF THE UKIAH GENERAL PLAN TO INCORPORATE AS APPENDIX A THE “CITY OF UKIAH SB 244 ANALYSIS” RELATED TO DISADVANTAGED UNINCORPORATED COMMUNITIES**

The following findings are supported by and based upon information contained in the Staff Report, General Plan, other supporting documentation, and the public record:

1. The proposed amendment is deemed to be in the public interest.
2. The proposed General Plan Amendment is consistent and compatible with the General Plan.
3. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.
4. The proposed Amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).



## AGENDA SUMMARY REPORT

**SUBJECT:** Consideration and Possible Adoption of a Resolution Approving an Initial Study/Negative Declaration and Proposed Amendments to the City of Ukiah General Plan Chapter 14, Housing Element (2019-2027 Housing Element Update)

**DEPARTMENT:** Community  
Development

**PREPARED BY:** Craig Schlatter, Community Development  
Director

**ATTACHMENTS:**

1. 2019-08-14 Planning Commission 12a Staff Report - Housing Element
2. ALUCDraftMinutes 8-15-19
3. City of Ukiah 2019-2027 HEU- ISND Response to Comments
4. City of Ukiah 2019-2027 HEU- Final ISND 10-11-19
5. City of Ukiah Draft 2019-2027 Housing Element Update
6. Resolution- City of Ukiah Final ISND and 2019-2027 HEU adoption
7. City of Ukiah 2019-2027 HEU- ISND draft findings
8. City of Ukiah 2019-2027 Housing Element Update Findings

**Summary:** City Council will consider and possibly adopt a resolution approving an Initial Study/Negative Declaration and proposed amendments to the City of Ukiah General Plan Chapter 14, Housing Element (2019-2027 Housing Element Update).

**Background:** Pursuant to Article 10.6 of the California Government Code, commencing with Section 65583, Staff has prepared a draft Housing Element Update for consideration of adoption by the City Council. The draft 2019-2027 Housing Element Update was prepared by Staff in the Planning Division of the Community Development Department, with assistance and collaboration from the Department's Building and Housing Divisions and the California Department of Housing and Community Development (HCD), along with input from the public and housing stakeholders. The Housing Element examines Ukiah's current housing needs and projects future housing needs. It also outlines Goals, Policies, and Implementing Programs to encourage the production of housing and to meet the identified housing needs throughout Ukiah.

All California cities and counties must adopt a General Plan, and all General Plans are to contain a Housing Element. While cities and counties review and revise all or individual elements of their General Plan regularly to ensure documents remain up to date and relevant, California Law is more prescriptive in regards to the updating of the Housing Element. Starting with this planning cycle, HCD has determined that all Mendocino County jurisdictions be on an eight year update cycle. The City last adopted an updated Housing Element on June 1, 2016, which was certified by HCD as meeting the minimum requirements of State Housing Element Law later that same year. Per Government Code §65583 (e) (3), the City of Ukiah Housing Element is due to HCD for review prior to August 15, 2019. The City submitted its first review draft to HCD on May 23, 2019. Also per Government Code, specifically related to requirements from SB 375, the City Council must adopt the updated Housing Element within 120 days of August 15, 2019, or no later than December 14, 2019.

The Planning Commission considered the item at their regular meeting of August 14, 2019 and unanimously recommended the following actions: 1) that the City Council, after reviewing and considering the proposed Negative Declaration, approve the proposed Negative Declaration, finding that the approval reflects that the project will not have a significant impact on the environment; and 2) that the City Council approve the proposed amendments to the City of Ukiah General Plan Chapter 14, 2019-2027 Housing Element Update, after the vacant and underutilized sites inventory is further analyzed by Staff to reflect slope considerations in the R1H zoning district. See Attachment 1 for a copy of the Staff Report for the August 14, 2019 Planning Commission Housing Element Update recommendation.

Pursuant to Section 1.3.2 of the Mendocino County Airport Comprehensive Land Use Plan (ACLUP) and Public Utilities Code Section 21676 (b), the City submitted the draft 2019-2027 Housing Element Update to the Mendocino County Airport Land Use Commission on July 17, 2019, for a determination of the draft Housing Element Update's consistency with the ACLUP. At their meeting on August 15, 2019, the Mendocino County ALUC unanimously determined the City's 2019-2027 Housing Element Update was consistent with the ACLUP (see Attachment 2).

Newer State requirements outlined in Senate Bill (SB) 244 require that on or before the date of adoption of the City's updated Housing Element, the City was to conduct an analysis identifying Disadvantaged Unincorporated Communities, and if necessary amend the Land Use Element of the General Plan to incorporate this analysis. The Planning Commission, at their regular meeting on October 9, 2019 unanimously recommended (by a 4-0 vote, with one abstention from the Planning Commission's new Commissioner attending her first meeting), that the City's SB 244 Analysis be added as Appendix A to the Land Use Element of the Ukiah General Plan.

**Discussion:** The public review period for the draft Initial Study/Negative Declaration (IS/ND) was from Tuesday, July 23, 2019 through Monday, August 26, 2019. During the IS/ND review period, one comment was received via letter from the Mendocino County Farm Bureau. This letter, plus Staff's response to the comments within the letter, are contained in Attachment 3.

Since the Planning Commission's recommendation on August 14, 2019, Staff has made minor non-substantive corrections to address additional verbal comments from HCD, as well as revising the potential number of vacant and underutilized housing units in the R1H zoning district downward to reflect slope considerations within that district. The final IS/ND for the City's 2019-2027 Housing Element Update is in Attachment 4.

Accordingly, all regulatory requirements have been addressed and the City's 2019-2027 Housing Element Update (Attachment 5) is recommended for City Council adoption.

Staff recommends the following:

1. City Council adopts the resolution in Attachment 6 approving the Final Initial Study/Negative Declaration and proposed amendments to the City of Ukiah General Plan Chapter 14, Housing Element (2019-2027 Housing Element Update); and
2. City Council adopts the findings in Attachment 7 for the Final Initial Study/Negative Declaration and findings in Attachment 8 for the proposed amendments to the City of Ukiah General Plan Chapter 14, Housing Element (2019-2027 Housing Element Update).

---

**Recommended Action:** Adopt a resolution approving the Final Initial Study/Negative Declaration, finding that

the project will not have a significant impact on the environment, and approving proposed amendments to the City of Ukiah General Plan Chapter 14, 2019-2027 Housing Element Update.

---

**BUDGET AMENDMENT REQUIRED:** N/A

---

**CURRENT BUDGET AMOUNT:** N/A

---

**PROPOSED BUDGET AMOUNT:** N/A

---

**FINANCING SOURCE:** N/A

---

**PREVIOUS CONTRACT/PURCHASE ORDER NO.:** N/A

---

**COORDINATED WITH:** Michelle Irace, Planning Manager, David Rapport, City Attorney

---

Approved:

  
Sage Sangiacomo, City Manager



**AGENDA ITEM NO. 12A**  
Planning Division  
300 Seminary Ave.  
Ukiah, CA 95482

## **CITY OF UKIAH PLANNING COMMISSION STAFF REPORT**

**APPLICANT:** City of Ukiah

**HEARING DATE:** August 14, 2019

---

**PROJECT SUMMARY:** Recommendation to the City Council for approval of an Initial Study/Negative Declaration and proposed amendments to the City of Ukiah General Plan Chapter 14, Housing Element (2019-2027 Housing Element Update).

**PROJECT LOCATION:** Incorporated area of the City of Ukiah

**PROJECT PLANNER:** Craig Schlatter, Director of Community Development

---

### **ATTACHMENTS:**

1. Draft Initial Study/Negative Declaration
2. Draft 2019-2027 Housing Element Update
3. July 22, 2019 HCD Review Letter

### **RECOMMENDATIONS:**

1. Recommend that the City Council, after reviewing and considering the proposed Negative Declaration, approve the proposed Negative Declaration, finding that the approval reflects that the project will not have a significant impact on the environment.
  2. Recommend that the City Council approve the proposed amendments to the City of Ukiah General Plan Chapter 14, 2019-2027 Housing Element Update.
- 

### **BACKGROUND:**

Pursuant to Article 10.6 of the California Government Code, commencing with Section 65583, Staff has prepared a draft Housing Element Update for consideration by the Planning Commission and the City Council (Attachment 2). The draft 2019-2027 Housing Element Update was prepared by Staff in the Planning Division of the Community Development Department, with assistance and collaboration from the Building and Housing Divisions and the California Department of Housing and Community Development (HCD), along with input by the public. The Housing Element examines Ukiah's current housing needs and projects future housing needs. It also outlines



Goals, Policies, and Implementing Programs to encourage the production of housing and to meet the identified housing needs throughout Ukiah.

All California cities and counties must adopt a General Plan, and all General Plans are to contain a Housing Element. While cities and counties review and revise all or individual elements of their General Plan regularly to ensure documents remain up to date and relevant, California Law is more prescriptive in regards to the updating of the Housing Element. Starting with this planning cycle, the State Department of Housing and Community Development (HCD) has determined that all Mendocino County jurisdictions be on an eight year update cycle. The City last adopted an updated Housing Element on June 1, 2016, which was certified by HCD as meeting the minimum requirements of State Housing Element Law later that same year. Per Government Code §65583 (e) (3), the City of Ukiah Housing Element is due to HCD for review and certification prior to August 15, 2019. The City submitted its first review draft to HCD on May 23, 2019. Also per Government Code, specifically related to requirements from SB 375, the City Council must adopt the updated Housing Element within 120 days of August 15, 2019.

California Government Code is also specific as to what issues the Housing Element must address, including the following:

1. An assessment of existing and projected housing needs and an inventory of resources relevant to the meeting of these needs. The assessment is to be based on housing, land use, population, demographic, and employment trends;
2. An evaluation of the results from the housing programs implemented during the previous (2014-2019) planning period (as a result of the previous Housing Element);
3. An analysis of housing opportunities within the City, including an inventory of sites with appropriate zoning densities and infrastructure to accommodate the housing needs for groups of all household income levels.
4. An analysis, and where appropriate and legally possible, removal of governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all household income levels and housing for persons with disabilities; and
5. A statement of the City's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

---

## **DISCUSSION:**

The 2019-2027 Housing Element represents a significant update to the previous (2014-2019) Housing Element. New requirements brought about by policy changes at the State through the 2017 Housing Bills package have necessitated substantive changes to the Housing Element in both format and content. The Housing Element was also changed to reflect input from the public and arrive at a plan that was realistic, accessible, and implementable. Information is provided below that summarizes the changes to individual sections of the updated Housing Element.

### **Summary of Updates**

The updated Housing Element was reorganized and reformatted to be as accessible as possible. The updated Housing Element moves away from the question/answer style in the previous three Housing Elements and instead separates key data and information into seven distinct Sections. The updated Housing Element also more closely follows the organizational format outlined on HCD's Housing Elements "Building Blocks" webpage. A new cover page, with pictures of residential housing units in Ukiah, was added. Also added were new appendices.

### ***Section 1: Introduction***

Of all the Sections in the updated Housing Element, Section 1 retains the most content from the 2014-2019 Housing Element. However, a new section describing public participation and community outreach was added to the Introduction Section and the community engagement experience was described in much greater detail than previous Housing Elements. Two new appendices, Appendix A and Appendix B, were added to complement information contained in the public participation section.

### ***Section 2: Housing Needs Assessment***

Table 2.1- Housing Needs Assessment At-a-Glance, updated with new information and reformatted for better readability, was one of a few tables in the previous Housing Element describing housing needs. To both meet new requirements under State Housing Element Law and more clearly define existing housing needs, Staff significantly expanded data collection efforts related to Section 2, reporting information on population and economic demographics, household characteristics, housing affordability, special needs populations, housing stock characteristics, and assisted affordable housing units. New sections describing resources available to meet the housing needs, as well as analyses related to the suitability of existing resources to fulfill housing needs were also added.

### ***Section 3: Projected Housing Needs***

Section 3 outlines projected housing needs, primarily describing the City's "fair share" of the Regional Housing Needs Allocation (RHNA) but also adding an expanded section on housing needs for extremely low-income households. Section C- Housing Production Since 2014 is similar to a section from the 2014-2019 Housing Element. As demonstrated in Table 3.2, the RHNA housing unit production goals for the 2019-2027 represent an over 200% increase compared to the 2014-2019 planning cycle.

### ***Section 4: Sites Inventory and Analysis***

Section 4 is a new section that significantly expands upon Sites Inventories and Analyses conducted in past Housing Elements. The new section is a reflection of the requirements in current State Housing Element Law, as well as input and suggestions from the public. The sites inventory also provides an analysis of the realistic development potential for each site, in accordance with new requirements in Government Code 65583.

A summary of findings in Table 4.4 depicts that there is adequate capacity to meet RHNA housing production goals for the next planning cycle. For improved accessibility to this data, a new stand-alone appendix of the Vacant and Underutilized Inventory, plus associated maps, was created (Appendix E).

### ***Section 5: Housing Constraints and Opportunities***

As with other sections in the 2019-2027 Housing Element this section has been expanded significantly to encompass new State requirements, including the section Opportunities for Energy Conservation, which also incorporates comments received from the public. Because the State requires the City design programs and/or provide analysis for mitigating all identified constraints, new programs have been added (see Section 7) where applicable.

### ***Section 6: Quantified Objectives***

Section 6 fulfills another requirement under State Housing Element Law. The City must estimate its targets for new construction, rehabilitation, and conservation/preservation. Table 6.1 lists these goals for the 2019-2027 planning period. There were several comments from the public related to financial assistance for property maintenance and improvements, including improvements that make current housing stock more sustainable, green, and energy efficient, and the targets in Table 6.1 reflect more of a focus on this effort. Staff has also added a program in Section 7.

### ***Section 7: Housing Plan***

One consistent theme from engagement and discussions with members of the public was that the City's plan for addressing housing was difficult to locate and identify. Because of this input, Staff developed Section 7 as a separate section to describe all the City's housing goals, policies, and implementing programs (a summarized version of these goals, policies, and implementing programs can be found in a new appendix- Appendix H). Staff also added the City Department responsible for implementation of the Program, the funding source identified for the activity, and deadlines of when the Program was to be accomplished. Implementation objectives from the City's 2017 Housing Strategy were merged into the Housing Plan, and additional Programs were added based on input received from the public and HCD. The goals and policies were also re-designed based on public input, and Table 6.2 shows a comparison of the 2014-2019 and 2019-2027 Housing Goals.

Whereas the majority of the Housing Element is data collection, reporting, and analysis, the housing plan represents the community's plan for housing in the future. Public participation is thus key to having a relevant housing plan, and Section 7 is representative of public comments and input received during the two community workshops and since the start of the Update process.

### ***Review by Mendocino County Airport Land Use Commission***

Pursuant to Section 1.3.2 of the Mendocino County Airport Comprehensive Land Use Plan (ACLUP) and Public Utilities Code Section 21676 (b), the City submitted the draft 2019-2027 Housing Element Update to the Mendocino County Airport Land Use Commission (ALUC) on July 17, 2019 for a determination of consistency with the ACLUP. City Staff received a receipt from

the County of Mendocino that same day, acknowledging this request had been received. City Staff requested the item be heard at the ALUC's next meeting, August 1, 2019. County Planning and Building Services staff have confirmed the review for the ALUC's August 15 meeting.

Per Section 1.4.1 of the ACLUP, "all projects should be referred to the Commission at the earliest reasonable point in time" and "[a]t the local government's discretion, submittal of a project for Airport Land Use Commission review can be done before, after, or concurrently with review by the local planning commission or other local advisory bodies." Under 1.4.4 of the ACLUP and Section 21676 (d) of Public Utilities Code, the ALUC must respond to a local agency's request for a consistency determination on a project within 60 days of referral. If the ALUC fails to make the determination within that period, "the proposed action shall be deemed consistent with the Airport Land Use Compatibility Plan."

### ***HCD Review***

City Staff submitted a first draft of the 2019-2027 Housing Element on Thursday, May 23, 2019. HCD acknowledged receipt of the draft Element on May 28. Under statute, HCD had 60 days to review and provide comments and findings on the draft Housing Element. In a series of phone conversations and email correspondence between City Staff and HCD staff, below is a summary of the revisions requested by HCD:

- Add tables and data more fully describing housing stock characteristics and special needs populations. Include analysis of constraints for housing people with disabilities and add programs addressing and possibly removing constraints.
- Add analysis of replacement vs. preservation costs for assisted affordable housing units. Also add analysis for typical development costs for single and multi-family housing.
- Re-analyze sites inventory for "units that can be realistically accommodated," constraints to future development of the sites, and identification of nonvacant sites in previous housing elements in accordance with new State law; add programs to address inadequacies. Include description of densities typically built for zones in the inventory.
- Strengthen current no-net loss program to be more proactive.
- Add programs to update definitions of transitional and supportive housing and emergency shelters; also add program for further evaluation of homeless shelter overlay zone in accordance with new State law (AB 2162).
- Add description and programs for mobile homes/manufactured homes/factory-built housing.
- Provide full description of City's use permit and site development permit processes; add programs to streamline these processes.
- Add more analysis on Airport Land Use Compatibility Plan.
- Additional revisions to new and existing programs proposed in Section 7.
- New program required (SB 2) that transitional and supportive housing allowed in all zones that allow residential uses, subject only to restrictions applicable to other residential dwellings.
- New program (GC Section 65915 (c) (3)) that in order to mitigate the loss of affordable housing units, the City must require new housing developments to replace all affordable housing units identified in sites inventory that were previously lost.

HCD staff commended the City for the work done in improving the Housing Element so that it is realistic, implementable, and reflective of public input. HCD staff also wanted to note that HCD released a map on best practices in housing across a variety of categories and highlighted Ukiah for the work done on the housing trust fund as a best practice (see below link):

<http://cahcd.maps.arcgis.com/apps/MapSeries/index.html?appid=c0b0f1f398774e9c805ef0ebcf4ebd45>

### ***Importance of Housing Element Certification***

Housing elements have been mandatory portions of local general plans in California since 1969. The State's Housing Element Law recognizes that in order for the private sector to adequately address housing needs and demand, local governments must adopt land use plans and regulatory tools that provide opportunities for, and do not unduly constrain, housing development. As discussed in this staff report, State Law requires jurisdictions to have a certified Housing Element. When a jurisdiction's Housing Element is found to be out of compliance, its general plan is at risk of being deemed inadequate, and therefore invalid. Because there must be findings of general plan consistency in most planning and development decisions, a local government may run the risk of approving projects based on a noncompliant General Plan; therefore creating the potential for being sued when making land use decisions.

In addition to the risk of lawsuits, not having a certified Housing Element could make the City ineligible for several housing, community development and infrastructure funding programs that include Housing Element compliance as a rating and ranking or threshold requirement. A certified Housing Element is a major factor in determining the initial eligibility of several of the state and federal grant and loan programs that the City has historically applied for and that the City anticipates applying for in the future.

---

### **ENVIRONMENTAL REVIEW:**

The Planning Division prepared a draft Initial Study and Negative Declaration (Attachment 1) for the proposed project. The Initial Study is being made available for a public review period of 35 days (July 23, 2019 to August 26, 2019). The Initial Study did not identify any significant impacts to the environment with this project given that the proposed 2019-2027 Housing Element update is strictly a policy document, intended to guide the City in meeting the City's projected housing needs over the next eight years. The document does contain Goals, Policies and Implementing Programs aimed at accommodating 239 units by 2027, yet the Element itself does not provide any entitlements for the construction of these units. All future housing development projects, the production of which would assist in meeting the City's housing development objectives, would be considered projects under the California Environmental Quality Act and would require site/project-specific environmental review at the time of project submittal.

---



**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Environmental Action: Recommend that the City Council, after reviewing and considering the proposed Negative Declaration, approve the proposed Negative Declaration, finding that the approval reflects that the project will not have a significant impact on the environment.
2. Project Action: Recommend that the City Council approve the proposed amendments to the City of Ukiah General Plan Chapter 14, 2019-2027 Housing Element Update.



## MENDOCINO COUNTY AIRPORT LAND USE COMMISSION

**MINUTES FOR THE MEETING HELD ON:** August 15, 2019

**LOCATION:** Mendocino County Board of Supervisors Chambers  
501 Low Gap Road, Room 1070  
Ukiah, California 95482

**COMMISSIONERS PRESENT:** Albright, Crane, Nelson, Swithenbank, Wiedemann

**COMMISSIONERS ABSENT:** Beckler, Jacobszoon

**PLANNING & BLDG SVC STAFF PRESENT:** Jesse Davis, Senior Planner  
Keith Gronendyke, Planner III  
Caitlin Schafer, Staff Assistant III

**OTHER DEPARTMENTS:** Matthew Kiedrowski, County Counsel

### 1. Roll Call.

The meeting was called to order at 2:21 p.m. Roll call was established by the Clerk.

### 2. Determination of Legal Notice.

The Clerk advised the Commission that all items had been properly noticed.

### 3. Matters from the Public.

None.

### 4. Regular Calendar.

**4a. CASE#:** ALUC 2019-0001

**DATE FILED:** 7/17/2019

**OWNER/APPLICANT:** CITY OF UKIAH

**REQUEST:** Per Section 1.3.2(a) of the Mendocino County Airport Comprehensive Land Use Plan ("ACLUP"), the City of Ukiah's draft Housing Element is to be referred to the Mendocino County Airport Land Use Commission for determination of consistency prior to approval.

**LOCATION:** The Housing Element includes the City of Ukiah limits in its entirety.

**SUPERVISORIAL DISTRICT:** 2

**STAFF PLANNER:** KEITH GRONENDYKE

Mr. Jesse Davis, Senior Planner, noted that staff has carefully reviewed the project and found it to be consistent with the Airport Comprehensive Land Use Plan (ACLUP). He deferred to the City of Ukiah to present more detailed information to the Commission.

Mr. Craig Schlatter, Community Development Director for the City of Ukiah, shared that County staff adequately described the project. He provided clarification related to the memo written by Planning and Building Services staff. He stated that the zones listed in the memo were left out due to the fact that there are no constraints or limitations to development and therefore not required by the State to be included in the Housing Element.

Chair Crane inquired whether the changing of nomenclature within the upcoming ACLUP would hinder the City in obtaining State approval of their Housing Element Update.

Mr. Schlatter stated that he did not feel it would be a hindrance.

Chair Crane asked about the anticipated timeline for approval of the City's Housing Element Update.

Mr. Schlatter noted that if the Airport Land Use Commission found it consistent, the plan would then be submitted to the Ukiah City Council on September 4, 2019.

Commissioner Wiedemann inquired about the location of pages D1 through D3 that were listed in item three of the staff memo.

Mr. Keith Gronendyke, Planner III, shared that the pages refer to the Airport Comprehensive Land Use Plan.

Chair Crane noted that the tables referred to were in the City's report

Mr. Schlatter discussed the information could be found on pages thirty-nine and forty of the City of Ukiah's Housing Element Update. He also noted housing element updates are required to follow a specific timeline by Government Code 65583 and for the City of Ukiah the cycle was eight years. He shared that if the update was not adopted by 120 days after the current planning cycle that the City would have to update the Housing Element every 4 years. He added that the State determined the update to be consistent with current housing element laws.

Upon motion by Commissioner Nelson, seconded by Commissioner Albright and carried by the following roll call vote of (5-0), IT IS ORDERED: That the Airport Land Use Commission adopt the finding determining the amendments proposed to the City of Ukiah General Plan, Chapter 14, 2019-2027 Housing Element Update, are consistent with the Mendocino County Airport Comprehensive Land Use Plan.

AYES: Albright, Crane, Nelson, Swithenbank, Wiedemann

NOES: None

ABSENT: Beckler, Jacobszoon

#### **5. Matters from Staff.**

Mr. Davis shared that the Mendocino County Housing Element would be brought before the Commission in the upcoming months.

#### **7. Matters from Commission.**

Chair Crane shared that the update to the ACLUP was underway and that several technical advisory meetings had taken place.

#### **8. Adjournment**

Upon motion by Commissioner Nelson, seconded by Chair Crane, and unanimously carried with a voice vote of (5-0), IT IS ORDERED that the Airport Land Use Commission hearing adjourn at 2:36 p.m.

## Response to Comments Received on the 2019-2017 Housing Element Update Initial Study/Negative Declaration

In accordance with the California Environmental Quality Act, the Draft Initial Study/Negative Declaration was circulated for public review for 35 days on July 23, 2019 through August 26, 2019. One comment from the Mendocino County Farm Bureau (Bureau) was received on August 26. The Bureau's summarized comments and City responses are provided below.

The City received a letter from the State Clearinghouse on September 3, 2019 stating that no comments were received as a result of the Initial Study/Negative Declaration being distributed to other agencies.

### **Mendocino County Farm Bureau (Bureau) Comments**

Comment (Agriculture and Forestry resources): The Bureau states although there are no agriculturally zoned districts within the City limits, if the City's Sphere of Influence is expanded in the future and project sites identified in the City's Housing Element are developed, impacts to agriculture and forestry resources may occur and should be considered. Specifically, the Bureau states that impacts to farmland should be reviewed; the Agriculture Zoning Overlay District should be further developed; and the City should adopt a "Right to Farm" ordinance similar to Mendocino County's.

*Response: The City understands the importance of protecting agriculture and forestry resources. The 2019-2027 Housing Element only identifies vacant and underutilized sites that could accommodate housing currently located within the City limits, which do not include these resources. However, if the City expands the Sphere of Influence to incorporate agriculture and forestry lands in the future, the City will consider all impacts to those lands including the actions suggested by the Bureau. Additionally, all development would be reviewed and analyzed for impacts to agriculture and forestry resources on a project-by-project level basis.*

Comment (Biological Resources and Hydrology/Water Quality): The Bureau expresses concern regarding impacts to water quality and adjacent agricultural properties from trash, debris and hazardous materials being transported downstream in creeks within the City limits. The Bureau states that future development needs to consider these impacts.

*Response: The 2019-2027 Housing Element Update is a policy document that identifies suitable lands for future housing development. However, it does not propose development. All future development will be analyzed on a project level basis and will be subject to stormwater management regulations and construction best management practices to reduce impacts to water resources, biological resources and potential hazardous materials.*

Comment (Wildfire): The Bureau expresses concern regarding wildfire hazards to western Ukiah. Specifically, the Bureau states that all future development in the Hillside Zoning District should be carefully analyzed for impacts associated with wildfire.

*Response: The City takes wildfire risks seriously. As the Bureau mentioned, the Western Hills Fuel Break was constructed and will be maintained in an effort to reduce wildfire risks to western Ukiah. In addition, all development within the Hillside Zoning District will be subject to review by on a project level basis. All development will be required to meet applicable fire life safety and building codes.*



# Mendocino County Farm Bureau

303-C Talmage Road • Ukiah, CA. 95482 • (707) 462-6664 • Fax (707) 462-6681 • Email: [admin@mendofb.org](mailto:admin@mendofb.org)  
Affiliated with the California Farm Bureau Federation and the American Farm Bureau Federation

Received Aug 26, 2019  
via email

August 27, 2019

City of Ukiah Community Development Department  
C/O Michelle Irace  
300 Seminary Ave.  
Ukiah, CA 95482

*RE: IS/ND for the City of Ukiah 2019-2027 Housing Element Update*

Dear Ms. Irace,

The Mendocino County Farm Bureau (MCFB) is a non-governmental, non-profit, voluntary membership, advocacy group whose purpose is to protect and promote agricultural interests throughout the county and to find solutions to the problems facing agricultural businesses and the rural community. MCFB would like to submit the following comments on the IS/ND for the City of Ukiah 2019-2027 housing element update.

## **P. 6 General Comments**

*The regional housing need allocation (RHNA) for Ukiah has been identified as 239 housing units over the next 8 years.*

*The 2019-2027 Housing Element identifies lands to accommodate up to 496 new residential units. However, the Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. However, all development potentially identified within the Housing Element would be in residential or commercial zoning districts where housing development is already generally allowed or permitted by the zoning code and General Plan. All future development would be analyzed on a project level basis for consistency with land use policies; all development would be subject to discretionary and environmental review, and both individual and cumulative impacts will be considered at that time.*

MCFB appreciates the City of Ukiah proposing to work to maintain future housing development projects in residential or commercial zoning districts. This being said, MCFB would like to make sure that lands in agricultural production being considered for future incorporation and agricultural lands adjoining city property are protected.

MCFB understands the need to meet housing needs, however with the potential construction of 200+ units within eight years, there needs to continue to be priorities places on projects that infill the existing footprint of the City and prevent urban sprawl as much as possible. A number of the draft housing element goals speak to improving the use of infill and this is appreciated.

## **P. 13 Agriculture and Forestry Resources**

***Environmental Setting:** There are no zoning districts within the City limits for Agriculture or Timber Preserve. While there is an overlay for agriculture in the zoning ordinance, it is not applied over any parcel within the City limits. There are a small number of City parcels which have current agricultural use, such as existing vineyards. However, they are ongoing non-conforming uses within nonagricultural zoning districts. Further, none of the parcels currently supporting agriculture are within active Williamson Act agreements.*

***Discussion: (a) – (e) No impact.** Adoption and implementation of the Housing Element would not conflict with or cause the rezoning of forest land, timberland, or timberland zoned timberland. The Element does not involve any other changes in the existing environment which, due to their location or nature, could*





# Mendocino County Farm Bureau

303-C Talmage Road • Ukiah, CA. 95482 • (707) 462-6664 • Fax (707) 462-6681 • Email: [admin@mendofb.org](mailto:admin@mendofb.org)  
Affiliated with the California Farm Bureau Federation and the American Farm Bureau Federation

*result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. No impact would occur.*

MCFB would like to ensure that all properties in agricultural production, within or adjoining the City boundaries, are protected. As mentioned above, the IS/ND discussion points (a)-(e) for agriculture and forestry resources find NO IMPACT. However, within the timeline of the next eight years that this document covers, there may be proposed or adopted changes to the City sphere of influence. If the city is looking to incorporate existing lands in active agricultural production or adjoining agricultural production, there would most likely be impacts to existing farmland and possible conversion.

If changes to the City limit boundaries were to occur and housing projects under this IS/ND were incorporated, the following will need to be considered:

- The environmental review of impacts to existing farmland, potential farmland conversion and lands under Williamson Act contracts.
- The further development of the agricultural overlay zoning designation within the City.
- The adoption of a "Right to Farm" ordinance similar to Mendocino County Code Chapter 10A.13.

## **P. 16 Biological Resources**

**Environmental Setting:** *One of the greatest natural assets in the Ukiah Valley is the interconnected system of waterways and riparian areas that comprise the Russian River system. The river and its tributaries support a diversity of riparian plant communities and provide habitat corridors for wildlife and fish. The City's three main creeks, Orrs, Gibson and Doolin, provide sheltered corridors that allow wildlife to move between habitats and open space areas.*

MCFB agrees that the Ukiah Valley has a great natural asset with the Russian River watershed. One ongoing issue that agricultural properties contend with that adjoin the City limits and connected tributaries or drainages that originate within the City is the flow of trash, debris and other waste. During the onset of the rainy season, the amount of trash and related materials that ends up on agricultural properties primarily on the east side of Highway 101 is exorbitant. These property owners then have to deal with the cleanup or mitigation to keep the debris from clogging the drainage system and from being further distributed throughout their properties.

All of this water ultimately drains to the Russian River. MCFB feels that the City needs to consider this first flush trash issue as related to the impact of water quality, fisheries species, etc. in the context of this document. It is understood that a number of efforts are undertaken in relation to storm water regulations, but any future development needs to consider these impacts as well as the impacts to adjoining properties. This issue is also relevant to the discussion of impacts related to the transport of hazards and hazardous materials (p.23) from motor oil and other materials that wash from urban areas.

## **P.27 Hydrology and Water Quality**

**Discussion: (a-c) Less than significant impact.** *The Housing Element would not cause the violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The Element will not cause the alteration of the existing drainage pattern of the area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or create or*



# Mendocino County Farm Bureau

303-C Talmage Road • Ukiah, CA. 95482 • (707) 462-6664 • Fax (707) 462-6681 • Email: [admin@mendocfb.org](mailto:admin@mendocfb.org)  
Affiliated with the California Farm Bureau Federation and the American Farm Bureau Federation

*contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Further, the Housing Element does not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.*

See comments above regarding water quality concerns and related impacts.

## ***P.34-35 Wildfire***

***Discussion: (a-d) Less than Significant.*** *The Housing Element itself would not result in significant impacts from wildfire. Future potential housing development within the western hills which consists of steep, densely vegetated lands, could expose persons to increase fire risks. However, each development would be analyzed on a project level basis through the discretionary review process, as all development within the western hills (Hillside Zoning District) requires a Use Permit with Planning Commission approval. Development would be required to comply with all fire life safety regulations which would reduce risks associated with wildfire. In addition, the fuel break that was constructed is intended to further reduce the risk of wildfire for the community. Impacts related to wildfire from the Housing Element would be less than significant*

From the wildfire experiences that were seen in Mendocino County in 2017 and 2018, there is a heightened awareness with future fire prevention. The recent fire line and fuels reduction project in the western hills area is a start, but the City needs to continue to work with the county, property owners and other agencies to maintain these efforts. Without continued maintenance, the fuel break will not be a resource during a fire event.

Historical fire experiences have shown how fires have wreaked havoc on the west side of Ukiah. It is hard to know the extent of the impact a wildfire would have on the residents and adjoining resource properties within the west side today. Let's hope we never find out. However, the City needs to continue to fully vet any proposed housing projects within the Hillside Zoning District especially for concerns related to fire safety and prevention.

MCFB appreciates the opportunity to provide comment on the IS/ND for the City of Ukiah 2019-2027 housing element update. If there are any questions, please feel free to contact the MCFB office.

Sincerely,

George Hollister  
MCFB President

CC: Mendocino County Department of Agriculture, Jim Donnelly  
Mendocino County Board of Supervisors, Chair Carre Brown



Gavin Newsom  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Kate Gordon  
Director

RECEIVED

SEP 03 2019

CITY OF UKIAH  
COMMUNITY DEVELOPMENT

August 27, 2019

Michelle Irace  
Ukiah, City of  
300 Seminary Avenue  
2019079078  
Ukiah, CA 95482

Subject: City of Ukiah Housing Element  
SCH#: 2019079078

Dear Michelle Irace

The State Clearinghouse submitted the above named NEG to selected state agencies for review. The review period closed on 8/26/2019, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act, <https://ceqanet.opr.ca.gov/2019079078/2>.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** CITY OF UKIAH HOUSING ELEMENT**Lead Agency:** CITY OF UKIAH**Contact Person:** MICHELLE IRACE**Mailing Address:** 300 SEMINARY AVENUE**Phone:** 707.463.6207**City:** UKIAH**Zip:** 95482**County:** MENDOCINO**Project Location:** County: MENDOCINO City/Nearest Community: UKIAH**Cross Streets:** N/A **Zip Code:** 95482**Longitude/Latitude (degrees, minutes and seconds):** \_\_\_\_° \_\_\_\_' \_\_\_\_" N / \_\_\_\_° \_\_\_\_' \_\_\_\_" W **Total Acres:** \_\_\_\_\_**Assessor's Parcel No.:** VARIOUS**Section:** \_\_\_\_\_ **Twp.:** \_\_\_\_\_ **Range:** \_\_\_\_\_ **Base:** MDM**Within 2 Miles:** State Hwy #: 101**Waterways:** RUSSIAN RIVER**Airports:** UKIAH MUNICIPAL**Railways:** N/A**Schools:** VARIOUS**Document Type:**

**CEQA:** ☐ NOP ☐ Draft EIR **NEPA:** ☐ NOI **Other:** ☐ Joint Document  
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document  
☒ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: \_\_\_\_\_  
☐ Mit Neg Dec ☐ Other: \_\_\_\_\_ ☐ FONSI

**Local Action Type:**

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation  
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment  
☒ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit  
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: HOUSING ELEMENT

**Development Type:**

☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_ ☐ Transportation: Type \_\_\_\_\_  
☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Mining: Mineral \_\_\_\_\_  
☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Educational: \_\_\_\_\_ ☐ Hazardous Waste: Type \_\_\_\_\_  
☐ Recreational: \_\_\_\_\_ ☐ Other: N/A NO DEVELOPMENT  
☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☐ Vegetation  
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality  
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater  
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian  
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement  
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use  
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects  
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

N/A-CITY WIDE HOUSING ELEMENT

**Project Description:** (please use a separate page if necessary)

SEE ATTACHED

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010



## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

|                                                                         |                                                                                                        |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                                               |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                                          |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                                             |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                                           |
| <input checked="" type="checkbox"/> Caltrans District # 1               | <input type="checkbox"/> Public Utilities Commission                                                   |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # 1                                                  |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                                              |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of                               |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                                     |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy                           |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                                                 |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                                                |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                                                        |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                                                     |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                                          |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                                           |
| <input checked="" type="checkbox"/> Fish & Game Region # 1              | <input type="checkbox"/> Tahoe Regional Planning Agency                                                |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of                                       |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                                                |
| <input type="checkbox"/> General Services, Department of                | <input checked="" type="checkbox"/> Other: Tribes, local stakeholders and responsible/trustee agencies |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____                                                                  |
| <input checked="" type="checkbox"/> Housing & Community Development     |                                                                                                        |
| <input checked="" type="checkbox"/> Native American Heritage Commission |                                                                                                        |

### Local Public Review Period (to be filled in by lead agency)

Starting Date Tues July 23, 2019 Ending Date Monday August 26, 2019

### Lead Agency (Complete if applicable):

|                        |                                        |
|------------------------|----------------------------------------|
| Consulting Firm: _____ | Applicant: <u>CITY OF UKIAH</u>        |
| Address: _____         | Address: <u>300 SEMINARY AVENUE</u>    |
| City/State/Zip: _____  | City/State/Zip: <u>UKIAH, CA 95482</u> |
| Contact: _____         | Phone: <u>707.463.6207</u>             |
| Phone: _____           |                                        |

Signature of Lead Agency Representative:  Date: 7/22/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



## II. PROJECT DESCRIPTION

---

### 1. Project Location

The 2019-2027 Housing Element Update ("Housing Element" or "Project") encompasses all areas within the boundaries of the City of Ukiah.

### 2. Environmental Setting

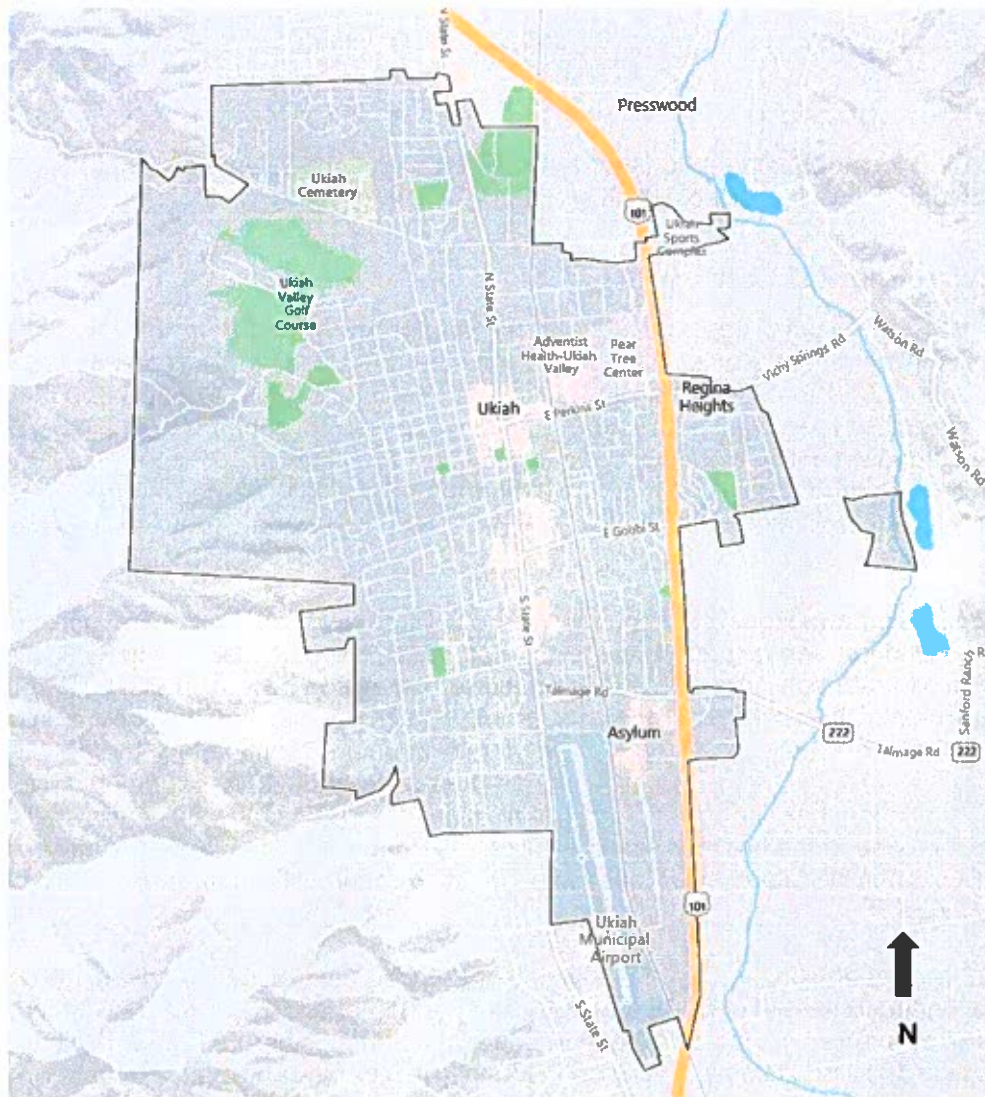
The Ukiah Valley is located approximately 30 miles east and inland from the Pacific Ocean. It runs north-south for about 9 miles, with a maximum width of about 3 miles. With an average elevation of about 630 feet, the hills surrounding the Valley range up to about 3,000 feet. The Russian River enters the Valley at the north end and runs south along the Valley floor. 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 (see **Figure 1, Location Map**). Incorporated in 1876, Ukiah is the largest city and county seat in Mendocino County.

**Current Population and Housing.** 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. 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. Projections from the California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile show this trend continuing.

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. California Department of Finance housing estimates in January 2018 show the majority (55 %) 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. 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.

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, and deployment of other programmatic strategies. The result has been entitlement or construction of 145 new housing units between 2014-2018.

**FIGURE 1. LOCATION MAP**



### **3. Background**

The project is to update the Housing Element of City of Ukiah as required by Government Code Section 65583. The Housing Element is a comprehensive statement by the City describing the housing needs of Ukiah and how the City plans, policies, action items and regulations facilitate the development, improvement and preservation of housing for all economic segments of the community. 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 (HCD) certified the City's Housing Element later that same year. In accordance with State Housing Element Law, the Housing Element has been updated for the 2019-2027 Planning Cycle.

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 RHNA for Ukiah has been identified as 239 housing units over the next eight years. One of the primary purposes of the Housing Element is to demonstrate the City's ability to accommodate residential development to meet the housing allocation.

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.

The 2019-2027 Housing Element identifies lands to accommodate up to 496 new residential units. However, the Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. However, all development potentially identified within the Housing Element would be in residential or commercial zoning districts where housing development is already generally allowed or permitted by the zoning code and General Plan. All future development would be analyzed on a project level basis for consistency with land use policies; all development would be subject to discretionary and environmental review, and both individual and cumulative impacts will be considered at that time.

#### **4. 2019-2027 Planning Cycle Housing Plan and Goals**

The Housing Plan within the Housing Element Update 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.

The Draft 2019-2027 Housing Element includes the following goals to be implemented. This Initial Study / Negative Declaration (IS/ND) evaluates the foreseeable impacts of these goals (and subsequent policies and implementing programs). A list of all draft goals, policies and implementing programs can be found in Attachment A of the IS/ND.

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

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

**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:** Provide support for future housing needs.

**City of Ukiah  
Notice of Intent and Public Hearing to  
Adopt a Negative Declaration  
for 2019-2027 Housing Element Update**

**NOTICE IS HEREBY GIVEN** that an Initial Study/Negative Declaration (IS/ND) under the California Environmental Quality Act has been prepared and is available for public review on the proposed 2019-2027 Housing Element Update, described below.

**PROJECT DESCRIPTION:** The 2019-2027 Housing Element of the Ukiah General Plan is mandated by State law, and federal requirements, to address the long-term development of housing in the City of Ukiah. The purpose of the Housing Element is to identify and analyze existing and projected housing needs. The Housing Element also provides a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing for all economic groups.

The Housing Element is subject to CEQA. No specific projects or development is proposed as part of the Housing Element; it is strictly a planning and policy document.

**PROJECT LOCATION:** The Housing Element includes the City of Ukiah limits in its entirety.

**PROJECT IMPACTS:** The IS/ND prepared for the project has determined that the proposed project will have a less than significant impact on the environment. The project is not located on a listed hazardous waste disposal site compiled pursuant to Government Code Section 65962.5.

**REVIEW PERIOD:** The public review period for the IS/MND is from Tuesday July 23, 2019 through Monday August 26, 2019 at 5:00 p.m. The IS/MND is available for review at the City of Ukiah Community Development Department (address provided below) or online at <https://www.cityofukiah.com/projects/housing-element-update/>. Comments may be submitted via email to [mirace@cityofukiah.com](mailto:mirace@cityofukiah.com), submitted in person, or mailed to the Community Development Department, ATTN: Michelle Irace, at the address below.

**HEARING DATE/TIME:** Wednesday August 14, 2019 at 6:00 p.m. in the City Council Chambers, 300 Seminary Ave. The City of Ukiah Planning Commission will conduct a public hearing on recommendations by the Planning Commission to the Ukiah City Council regarding approval by the City Council of (1) a proposed Initial Study and Negative Declaration for and (2) the update of the City of Ukiah General Plan Housing Element for the 2019-2027 planning cycle. More information, including the pertinent documents may be found online at <http://www.cityofukiah.com/meetings/>, or may be obtained from the Department of Community Development at the Ukiah Civic Center.

**FOR MORE INFORMATION:** All interested parties may contact Michelle Irace, Planning Manager, at 463-6207 or [mirace@cityofukiah.com](mailto:mirace@cityofukiah.com); or, visit the Community Development Department, located at 300 Seminary Avenue, Ukiah, CA 95482. Office hours: 8:00 am to 12:00 p.m. and 1:00 p.m. to 5:00 pm, Monday through Friday.





California Environmental Quality Act

**FINAL INITIAL STUDY AND  
NEGATIVE DECLARATION  
FOR  
2019-2027 HOUSING ELEMENT**

*Prepared by:*

**City of Ukiah  
Community Development Department  
300 Seminary Avenue, Ukiah, CA 95482**

SCH No. 2019079078

Draft Prepared: July 22, 2019  
Final Prepared: October 11, 2019  
Final Adopted: XXXX

## Table of Contents

|                                                           |          |
|-----------------------------------------------------------|----------|
| <b>I. PROJECT INFORMATION</b>                             | <b>1</b> |
| <b>II. PROJECT DESCRIPTION</b>                            | <b>2</b> |
| 1. <i>Project Location</i>                                | 2        |
| 2. <i>Environmental Setting</i>                           | 2        |
| 3. <i>Background</i>                                      | 3        |
| 4. <i>2019-2027 Planning Cycle Housing Plan and Goals</i> | 4        |
| <b>III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED</b>    | <b>5</b> |
| <b>V. EVALUATION OF ENVIRONMENTAL IMPACTS</b>             | <b>8</b> |
| 1. <i>Aesthetics</i>                                      | 8        |
| 2. <i>Agriculture and Forestry Resources</i>              | 10       |
| 3. <i>Air Quality</i>                                     | 11       |
| 4. <i>Biological Resources</i>                            | 13       |
| 5. <i>Cultural Resources</i>                              | 15       |
| 6. <i>Energy</i>                                          | 16       |
| 7. <i>Geology and Soils</i>                               | 18       |
| 8. <i>Greenhouse Gas Emissions</i>                        | 19       |
| 9. <i>Hazards and Hazardous Materials</i>                 | 20       |
| 10. <i>Hydrology and Water Quality</i>                    | 23       |
| 11. <i>Land Use and Planning</i>                          | 24       |
| 12. <i>Mineral Resources</i>                              | 25       |
| 13. <i>Noise</i>                                          | 26       |
| 14. <i>Population and Housing</i>                         | 27       |
| 15. <i>Public Services</i>                                | 28       |
| 16. <i>Recreation</i>                                     | 29       |
| 17. <i>Transportation</i>                                 | 30       |
| 18. <i>Tribal Cultural Resources</i>                      | 31       |
| 19. <i>Utilities and Service Systems</i>                  | 33       |
| 20. <i>Wildfire</i>                                       | 34       |
| 21. <i>Mandatory Findings of Significance</i>             | 35       |
| <b>VIII. REFERENCES</b>                                   | <b>1</b> |

## ATTACHMENTS

- A. 2019-2027 Draft Housing Element Goals, Policies and Implementing Programs

## I. PROJECT INFORMATION

---

**Project Title:**

City of Ukiah 2019-2027 Housing Element Update

**Lead Agency Address and Phone Number:**

City of Ukiah  
300 Seminary Avenue  
Ukiah, California 95482  
(707) 463-6200

**CEQA Contact Person and Phone Number:**

Michelle Irace, Planning Manager  
City of Ukiah Community Development Department  
(707) 463-6207

**Project Location:**

The project location is the area located within the entire City of Ukiah limits.

**Project Summary:**

The 2019-2027 Housing Element of the Ukiah General Plan is mandated by State law, and federal requirements, to address the long-term development of housing in the City of Ukiah. The purpose of the Housing Element is to identify and analyze existing and projected housing needs. The Housing Element also provides a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing for all economic groups.

The Housing Element is subject to CEQA. No specific projects or development is proposed as part of the Housing Element; it is strictly a planning and policy document.

**General Plan Designation:**

Various

**Zoning District:**

Various

**Other Public Agencies Requiring Approval:** Although the 2019-2027 Housing Element does not require other public agency approvals, before it can be adopted as a General Plan Amendment by the City Council, the California Department of Housing and Community Development (HCD), per Government Code Section 65585, is required to review the document and make findings to determine whether the draft amendments to the Housing Element substantially comply with. Division 1, Chapter 3, Article 10.6 of the Cal. Government Code.

## II. PROJECT DESCRIPTION

---

### 1. Project Location

The 2019-2027 Housing Element Update (“Housing Element” or “Project”) encompasses all areas within the boundaries of the City of Ukiah.

### 2. Environmental Setting

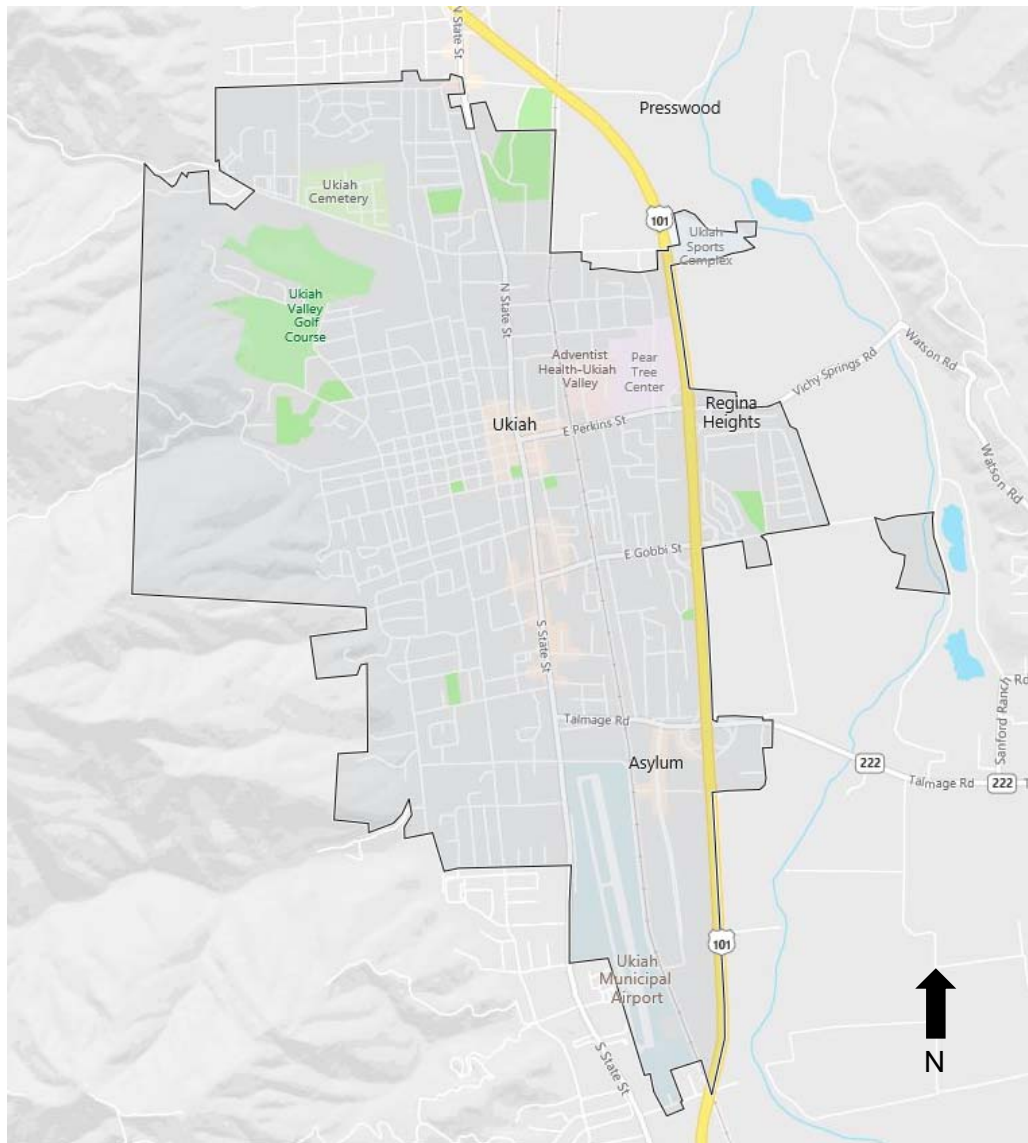
The Ukiah Valley is located approximately 30 miles east and inland from the Pacific Ocean. It runs north-south for about 9 miles, with a maximum width of about 3 miles. With an average elevation of about 630 feet, the hills surrounding the Valley range up to about 3,000 feet. The Russian River enters the Valley at the north end and runs south along the Valley floor. 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 (see **Figure 1, Location Map**). Incorporated in 1876, Ukiah is the largest city and county seat in Mendocino County.

**Current Population and Housing.** 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. 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. Projections from the California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile show this trend continuing.

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. California Department of Finance housing estimates in January 2018 show the majority (55 %) 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. 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.

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, and deployment of other programmatic strategies. The result has been entitlement or construction of 145 new housing units between 2014-2018.

**FIGURE 1. LOCATION MAP**



### **3. Background**

The project is to update the Housing Element of City of Ukiah as required by Government Code Section 65583. The Housing Element is a comprehensive statement by the City describing the housing needs of Ukiah and how the City plans, policies, action items and regulations facilitate the development, improvement and preservation of housing for all economic segments of the community. 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 (HCD) certified the City's Housing Element later that same year. In accordance with State Housing Element Law, the Housing Element has been updated for the 2019-2027 Planning Cycle.



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 RHNA for Ukiah has been identified as 239 housing units over the next eight years. One of the primary purposes of the Housing Element is to demonstrate the City's ability to accommodate residential development to meet the housing allocation.

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.

The 2019-2027 Housing Element identifies lands to accommodate up to 326 new residential units. However, the Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. However, all development potentially identified within the Housing Element would be in residential or commercial zoning districts where housing development is already generally allowed or permitted by the zoning code and General Plan. All future development would be analyzed on a project level basis for consistency with land use policies; all development would be subject to discretionary and environmental review, and both individual and cumulative impacts will be considered at that time.

#### **4. 2019-2027 Planning Cycle Housing Plan and Goals**

The Housing Plan within the Housing Element Update 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.

The Draft 2019-2027 Housing Element includes the following goals to be implemented. This Initial Study / Negative Declaration (IS/ND) evaluates the foreseeable impacts of these goals (and subsequent policies and implementing programs). A list of all draft goals, policies and implementing programs can be found in **Attachment A**.

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

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

**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:** Provide support for future housing needs.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

---

**Purpose of the Initial Environmental Study:** This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Project, as proposed, would have a significant impact upon the environment.

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |                                                    |                                                           |                                                             |
|----------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics                | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources      | <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology / Soils           | <input type="checkbox"/> Greenhouse Gas Emissions         | <input type="checkbox"/> Hazards & Hazardous Materials      |
| <input type="checkbox"/> Hydrology/Water Quality   | <input type="checkbox"/> Land Use / Planning              | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                     | <input type="checkbox"/> Population / Housing             | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                | <input type="checkbox"/> Transportation                   | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire                         | <input type="checkbox"/> Mandatory Findings of Significance |

#### Summary of Findings:

The Housing Element Update is a policy document designed to facilitate the development of housing in order to meet current and anticipated population growth; and includes policies to allow for reduced development standards and increased residential density. The Housing Element must demonstrate the availability of appropriately zoned land needed to meet the Regional Housing Needs Allocation (RHNA) (Government Code Sections 65582(a)(3)) and 65582.2(a)). The purpose and scope of the Housing Element is to ensure that sufficient sites are available and that existing constraints are reduced or removed in order to encourage housing production to meet the expected need during the 2019-2027 Planning Cycle.

As described in the Draft Housing Element Update for the 2019-2027 Planning Cycle, the City has adequate land available with appropriate zoning to allow the City to meet its RHNA allocation. While the Housing Element contains a list of vacant and underutilized parcels with information pertaining to development potential, at this time, the intensity, location, size and timing of future development is unknown. All development potentially identified within the Housing Element would be in residential or commercial zoning districts where housing development is already generally allowed or permitted by the zoning code and General Plan. Future development could result in an increase in density and population, which could result in the need for additional services and infrastructure. Development could also result in impacts to the physical environment depending on location, intensity, and other siting factors. However, the Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. All future development would be analyzed on a project level basis for consistency with land use policies; and would be subject to discretionary and environmental review of their individual and cumulative environmental impacts, as applicable.

The few specific policies requiring currently knowable changes to zoning districts represent minor changes to existing allowed dwelling unit densities. (E.g. increasing density in R-2 districts from 14 to 15 units/acre and increasing density in C-N to match R-2 district (Goal H-2, Implementing Programs 2.f, 2.h). Other proposed amendments to zoning districts are expressly subject to research and study before they are identified or implemented. (Goal H-3.). There are many possible scenarios and outcomes of proposed zoning amendments and all amendments will be subject to public review and City Council approval. Until that research and study is complete, there are no specific changes subject to meaningful environmental assessment.

Based upon the analysis contained within this Initial Study/Negative Declaration, all potential impacts resulting from the Housing Element would be less than significant or no impact.

## IV. DETERMINATION

---

On the basis of the initial evaluation that follows:

  X   I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

       I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

       I find that the proposed Project MAY have a significant effect on the environment. An ENVIRONMENTAL IMPACT REPORT is required.

       I find that the proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

       I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.



\_\_\_\_\_  
Signature

\_\_\_\_\_  
October 11, 2019

\_\_\_\_\_  
Date

Michelle Irace, Planning Manager  
Planning & Community Development Department  
City of Ukiah  
[mirace@cityofukiah.com](mailto:mirace@cityofukiah.com)

## V. EVALUATION OF ENVIRONMENTAL IMPACTS

The purpose of this Initial Study/Negative Declaration (ISMND) is to provide an analysis of the potential environmental consequences as a result of the proposed Project. The environmental evaluation relied on the following categories of impacts, noted as column headings in the IS checklist, in accordance with CEQA Guidelines Appendix G.

**“Potentially Significant Impact”** is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

**Less Than Significant With Mitigation Incorporated”** applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.”

**“Less Than Significant Impact”** applies where the Project would not result in a significant effect (i.e., the Project impact would be less than significant without the need to incorporate mitigation).

**“No Impact”** applies where the Project would not result in any impact in the category or the category does not apply. This may be because the impact category does not apply to the proposed Project (for instance, the Project Site is not within a surface fault rupture hazard zone), or because of other project-specific factors.

### 1. Aesthetics

| <b>AESTHETICS.</b> Would the project:                                                                                                                                                                                                                                                                                                                                      | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista?                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?                                                                                                                                                                                                                   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                                                                                                                                                                                                                                      | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** Aesthetic impacts would be significant if the Project resulted in the obstruction of any scenic vista open to the public, damage to significant scenic resources within a designated



State scenic highway, substantial degradation to the existing visual character or quality of the site and its surroundings from public views, or generate new sources of light or glare that would adversely affect day or nighttime views in the area, including that which would directly illuminate or reflect upon adjacent property or could be directly seen by motorists or persons residing, working or otherwise situated within sight of the Project.

**Environmental Setting:** The City of Ukiah is located within the Ukiah Valley, and scenic resources include not only the natural environment, but the built environment as well. The most notable scenic resource in the City limits is the western hills. Views of expansive hillsides within the County jurisdiction also surround the City. Some areas are densely forested with evergreen trees, while others are relatively open in comparison, dominated by mature oak trees set amid scrub and grasslands. Water in the form of creeks, streams, and rivers is often a prominent feature in the landscape as well. Protecting the natural scenic features has been a priority for the City. In addition, preservation of the rural character of the City's local neighborhoods and commercial districts remains a priority.

**Discussion/Determination: (a-d) Less than significant impact.** The Housing Element itself would not have a substantial adverse effect on a scenic vista, substantially damage scenic resources such as trees, rock outcroppings, or historic buildings within a scenic highway; not substantially degrade the existing visual character or quality of the site and its surroundings; nor create significant sources of light and glare.

Implementation and buildout of the Housing Element would add new residential structures in the City of Ukiah. The Housing Element accommodates the Department of Housing and Community Development (HCD) Regional Housing Needs Allocation (RHNA) numbers which plan for an additional 239 housing units over the next eight years. The Housing Element identifies lands to accommodate up to 326 new residential units. However, the Housing Element does not propose development of these units and does not identify or entitle actual construction and/or future development projects. Future housing projects have the potential to impact scenic vistas depending on location, height, siting, design, proximity to scenic resources, etc. However, future housing development will require appropriate environmental review and impacts to aesthetics associated with those projects will be considered at that time. Future development will be subject to zoning, subdivision and related ordinances, regulating height, setbacks, and density, as well other development standards, established to preserve the rural character aesthetic so valued in the City.

For the above reasons, impacts associated with aesthetics from the Housing Element would be less than significant.

## 2. Agriculture and Forestry Resources

| <b>AGRICULTURE AND FORESTRY RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. |                                |                                       |                              |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|------------------------------|-------------------------------------|
| Would the project:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact                           |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Significance Criteria:** The proposed Project would have a potentially significant impact on agricultural resources if it would convert prime farmland to a non-agricultural use, conflict with a Williamson Act contract, or disrupt a viable and locally important agricultural use. The Project would have a potentially significant impact on forestry resources if it would result in the loss, rezoning or conversion of forestland to a non-forest use.

**Environmental Setting:** There are no zoning districts within the City limits for Agriculture or Timber Preserve. While there is an overlay for agriculture in the zoning ordinance, it is not applied over any parcel within the City limits. There are a small number of City parcels which have current agricultural use, such as existing vineyards. However, they are ongoing non-conforming uses within non-agricultural zoning districts. Further, none of the parcels currently supporting agriculture are within active Williamson Act agreements.

**Discussion: (a) – (e) No impact.** Adoption and implementation of the Housing Element would not conflict with or cause the rezoning of forest land, timberland, or timberland zoned timberland. The Element does not involve any other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. No impact would occur.

### 3. Air Quality

| <b>AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. |                                |                                       |                                     |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| Would the project:                                                                                                                                                                                                      | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
| a) Conflict with or obstruct implementation of the applicable air quality plan?                                                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?                       | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations?                                                                                                                                                  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?                                                                                                       | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The proposed Project would have a significant impact to air quality if it would conflict with an air quality plan, result in a cumulatively considerable net increase of a criteria pollutants for which the Mendocino County Air Quality Management District (MCAQMD) has non-attainment, expose sensitive receptors to substantial concentrations of air pollutants, or result in emissions that create objectionable odors or otherwise adversely affect a substantial number of people.

**Environmental Setting:** The City of Ukiah is located within the North Coast Air Basin (NCAB), which is under the jurisdiction of the Mendocino County Air Quality Management District (MCAQMD). The area's climate is considered Mediterranean, with warm, dry summers and cooler, wet winters. Summer high temperatures average in the 90's with high temperatures on very warm days exceeding 105 degrees. Summer low temperatures range between 50-60 degrees. Winter high temperatures generally range in the 50's and 60's. The average annual temperature is 58 degrees. Winter cold-air inversions are common in the valley from November to February.

Prevailing winds are generally from the north. Prevailing strong summer winds come from the northwest; however, winds can come from the south and east under certain short-lived conditions. In early autumn, strong, dry offshore winds may occur for several days in a row, which may cause air pollution created in the Sacramento Valley, Santa Rosa Plain, or even San Francisco Bay Area to move into the Ukiah Valley.

The MCAQMD, which includes Ukiah, is designated as non-attainment for the State Standard for airborne particulate matter less than 10 microns in size (PM<sup>10</sup>). Particulate matter (PM) has significant documented health effects. The California Clean Air Act requires that any district that does not meet the PM<sup>10</sup> standard make continuing progress to attain the standard at the earliest practicable date. The primary sources of PM<sup>10</sup> are wood combustion emissions, fugitive dust from construction projects, automobile emissions and industry. Non-attainment of PM<sup>10</sup> is most likely to occur during inversions in the winter.

Regulation 1 of the MCAQMD contains three rules related to the control of fugitive dust:

- Rule 1-400(a) prohibits activities that "cause injury, detriment, nuisance or annoyance to a considerable number of persons...or which endanger the...health or safety of...the public..."
- Rule 1-430(a) prohibits activities which "...may allow unnecessary amounts of particulate matter to become airborne..."
- Rule 1-430(b) requires that "...reasonable precautions shall be taken to prevent particulate matter from becoming airborne..."

The MCAQMD provides the following significance thresholds for construction emissions within the NCAB:

1. 54 pounds per day of ROG □(reactive organic gas)
2. 54 pounds per day of NOx □(oxides of nitrogen as nitrogen dioxide)
3. 82 pounds per day of PM<sup>10</sup> (particulate matter less than 10 microns in size)
4. 54 pounds per day of PM<sup>2.5</sup>□(airborne particulate matter with a diameter of 2.5 microns or less)
5. Best Management Practices for Fugitive Dust – PM<sup>10</sup> and PM<sup>2.5</sup>

**Discussion: (a-d) Less than significant impact.** The Housing Element will not conflict with or obstruct implementation of the applicable air quality plan, nor will the Housing Element violate any air quality standard or contribute substantially to an existing or projected air quality violation. The Housing Element will not expose sensitive receptors to substantial concentrations of pollutants, nor would it result in a cumulatively considerable net increase in criteria pollutants for which the region is in non-attainment.

The Housing Element includes policies and implementing actions that are designed to facilitate the development of housing to meet the current and future housing needs. These implementing actions may result in the construction of additional housing within the City that may result in additional pollutants and a cumulative increase in criteria pollutants. Each project that involves the construction of housing units or substantial rehabilitation will be subject to project-specific environmental review. At such time, determination will be made as to whether that project will result in potentially significant impacts to air quality. MCAQMD has established attainment criteria for pollutants and any increase in criteria emissions must address this issue. Future development must remain in attainment for criteria pollutants and any impacts from increased emissions from the City of Ukiah. Thus, impacts to air quality from the Housing Element would be less than significant.

#### 4. Biological Resources

| BIOLOGICAL RESOURCES. Would the project:                                                                                                                                                                                                                                                                             | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?                                                               | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?                                                                                   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?                                                                                                                                                                                  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?                                                                                                                                 | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Significance Criteria:** Project impacts upon biological resources would be significant if any of the following resulted: substantial direct or indirect effect on any species identified as a candidate, sensitive, or special status species in local/regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) or any species protected under provisions of the Migratory Bird treaty Act (e.g. burrowing owls); substantial effect upon riparian habitat or other sensitive natural communities identified in local/regional plans, policies, or regulations or by the agencies listed above; substantial effect (e.g., fill, removal, hydrologic interruption) upon state or federally protected wetlands; substantially interfere with movement of native resident or migratory wildlife species or with established native resident or migratory wildlife corridors; conflict with any local policies/ordinances that protect biological resources or conflict with a habitat conservation plan.

**Environmental Setting:** One of the greatest natural assets in the Ukiah Valley is the interconnected system of waterways and riparian areas that comprise the Russian River system. The river and its tributaries support a diversity of riparian plant communities and provide habitat corridors for wildlife and fish. The City's three main creeks, Orrs, Gibson and Doolin, provide sheltered corridors that allow wildlife to move between habitats and open space areas.

According to the Ukiah Valley Area Plan,

*“The tree and shrub community which commonly grows along the Russian River and its tributaries is referred to as the riparian woodland or riparian forest. The tree canopy is commonly composed of cottonwood, alder, willow and valley oak, and naturally occurs with an associated shrub layer containing box elder, button willow, blackberry, wild rose, wild grape and coyote bush. This provides necessary shade, keeping water temperatures low and improving the valuable fish habitat. Riparian plants growing in the floodplain enhance soil retention and flood flow attenuation. The vegetative buffer also helps to stabilize riverbanks and maintain water quality by providing a sediment filtering zone to minimize runoff impurities. This plant community also provides essential habitat for numerous birds, mammals, amphibians and reptiles.”*

According to the National Wetlands Inventory, Orrs Creek, Gibson Creek, Doolin Creek, one nameless tributary and a buffered area within a developed commercial parcel, are the listed wetland and riparian areas within the City limits.

Database queries of CDFW’s California Natural Diversity Database (CNDDDB) and the California Native Plant Society’s (CNPS) Electronic Inventory of the City limits and its immediate surroundings identify the following seven special-status plant species: Baker’s meadowfoam (*Limnanthes bakeri*), Baker’s navarretia (*Navarretia leucocephala bakeri*), Burke’s goldfields (*Lasthenia burkei*), Mendocino bush-mallow (*Malacothamnus mendocinensis*), North Coast semaphore grass (*Pleuropogon hooverianus*), Raiche’s Manzanita (*Arctostaphylos stanfordiana*), and Toren’s grimmia (*Grimmia torenii*).

The creeks and bordering riparian areas, as well as the largely undeveloped western hillside region have the potential to support nesting birds, Steelhead trout (*Oncorhynchus mykiss*), Foothill yellow-legged frog (*Rana boylei*), Red-bellied newt (*Taricha rivularis*) and Western pond turtle (*Emys marmorata*). In addition, Chinook salmon (*Oncorhynchus tshawytscha*), Russian River tule perch (*Hysterocarpus traskii traskii*), Pacific lamprey (*Lampraea tridentata*), and Western pearlshell mussel (*Margaritifera falcata*) potentially occur in the nearby Russian River.

Along the eastern Ukiah Valley wall, outside of City limits, the CNDDDB identified 35 animals, including birds, bats, mammals, rodents, amphibians, reptiles, fish and insects, included on the following species status lists:

- Federal listed or threatened or endangered animals or species of concern (FT, FE, FSC)
- California State listed or rare, threatened or endangered animals or species of concern (SR, ST, SE, SP, SSC)
- Board of Forestry Sensitive (BFS)
- California Department of Fish and Wildlife (CDFW) Status animals: Fully Protected, Species of Special Concern and Watch List (FP, SSC, WL)

**Discussion: (a-d) Less than significant impact.** The Housing Element will not adversely affect species identified as candidate, sensitive or special status by state and federal agencies of the species existing within the City. The Housing Element will not adversely affect riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations or by the CDFW or USFWS and on federally protected US waters as defined by Section 404 of the Clean Water Act. The Housing Element will not directly interfere with native resident or migratory fish.



The Housing Element projects an increase in City population over the course of the Planning Cycle. Small, vacant parcels surrounded by urban development offer little wildlife habitat value. Larger parcels, contiguous parcels, and parcels located in the western hills or adjacent to City creeks and Russian River tributaries do provide habitat for flora and fauna species. Development on these parcels has the potential to reduce wildlife habitat and impact biological resources. Additionally, development in open spaces can impair the movement and health of wildlife communities. However, at this time, location, intensity and timing of specific housing development is not known. Development and associated impacts to biological resources would be analyzed on a project level basis. Impacts to biological resources from the Housing Element would be less than significant.

**(e-f) No impact.** The Housing Element does not conflict with any local policies or ordinances related to the protection of biological resources, nor does it conflict with any adopted local, regional or state natural community or habitat conservation plans.

## 5. Cultural Resources

| <b>CULTURAL RESOURCES.</b> Would the project:                                                                 | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|---------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries?                       | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The proposed Project would significantly impact cultural resources if the significance of a historical or archaeological resource were substantially changed, or if human remains were disturbed.

**Environmental Setting:** The Ukiah Township lies in a valley of the Russian River, bounded on the north by Calpella Township, on the east by Lake County, on the south by Sanel Township, and on the west by Anderson Township. The City of Ukiah serves as the Mendocino County Seat, a designation it has had since 1859. The name Ukiah is a corruption of the Indian word YO-KIA or YO-KAYO, which signified “deep valley”. The area was part of a Mexican land grant given to Cayetano Juarez. (Architectural and Historical Resources Inventory Report). According to both the Smithsonian’s Volume Eight and Samuel Barrett’s 1908 Ethnogeography of the Pomo and their Neighbors, the City of Ukiah is within the territory of the Northern Pomo. The Pomo, like other Native Californians, practiced a seasonal round. Permanent villages were often established in areas with access to staple foods, often times along eco-tones (transitions between varying environments), with access to good water, and generally flat land. (Environmental Science Associates, 2013). Areas that are most typically culturally sensitive include those adjacent to streams, springs, and mid-slope benches above watercourses because Native Americans and settlers favored easy access to potable water.

The City of Ukiah was first settled in 1856 by Samuel Lowry. Initially incorporated into Sonoma County, an independent Mendocino County government was established in 1859 with Ukiah as the chosen county seat. Logging, cattle, and agricultural ventures contributed to the early settlement and growth

of Ukiah throughout the remainder of the 19<sup>th</sup> century and early 20<sup>th</sup> century. 1889 is the date recorded for the first arrival of the train to Ukiah, quickly resulting in increased settlement of the City and its environs.

The late 19<sup>th</sup> century saw slow growth in the community, with a slight decline after the turn of the century. The 1906 earthquake damaged a number of Ukiah buildings, particularly in the commercial core, and considerable re-building and remodeling activity occurred after that time. The City appears to have prospered in the following years, through the early 1920's. The City contains a number of Colonial Revival and Craftsman style derivations, popular during this era, that reflect the community's prosperity. An Historical and Architectural Survey Update was last prepared for the City by P.S. Preservation Services in 1999. The survey identified 23 properties with historic importance within the City limits. City Ordinance No. 838 was passed by the city in 1983, requiring that prior to the demolition of any building over 50 years old, the approval of the City Council must be obtained. The ordinance is a positive preservation tool, allowing some review and public input opportunity regarding the potential loss of historically significant buildings.

**Discussion: (a-d) Less than significant impact.** The Housing Element will not have a direct adverse impact on cultural resources including historical or archaeological resources, or human remains. The Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. Future housing projects will be subject to the City's General Plan policies, Zoning Ordinance, and environmental review as required by CEQA. Future housing development may potentially disturb cultural and historic resources, but development will be analyzed on an individual basis.

For the above reasons, impacts to cultural resources associated with the Housing Element would be less than significant.

## 6. Energy

| <b>ENERGY.</b> Would the project:                                                                                                                                                 | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?                                                                                     | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The proposed Project would significantly impact energy if construction of the Project would result in wasteful, inefficient or unnecessary consumption of energy resources or if the Project would conflict with a state or local plan for renewable energy or energy efficiency.

**Environmental Setting:** The City of Ukiah's Electric Utility Department provides the following services to community consumers:

- High voltage construction & maintenance
- Procurement of wholesale power

- Planning and operation of the City's electric distribution system
- Planning and advanced engineering for services
- Custom design services
- Maintenance and operation of Ukiah's street lighting system
- Operation and maintenance of the Lake Mendocino Hydroelectric Plant

A solar rebate program for residents and business owners has been conducted in the past and is currently under revision. This program has encouraged local consumers to increasingly rely on renewable resources for their direct power needs.

Current building codes require energy efficiency systems to be included in their plans for permit review. These building codes are regularly updated, statewide.

**Discussion: (a-b) Less than significant impact.** The Housing Element will not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, nor will it conflict or obstruct a state or local plan for renewable energy or energy efficiency.

The Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. Future housing projects will be analyzed on a project level basis subject to the City's building and safety codes. Impacts related to energy resources from the Housing Element would be less than significant.

## 7. Geology and Soils

| GEOLOGY AND SOILS. Would the project:                                                                                                                                                                                                                                                  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:                                                                                                                                                         |                                |                                       |                                     |                          |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking?                                                                                                                                                                                                                                                     | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?                                                                                                                                                                                                                           | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides?                                                                                                                                                                                                                                                                        | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?                                                                                                                                                                                                                          | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?                                                     | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?                                                                                                                    | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?                                                                                                   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?                                                                                                                                                                                | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The proposed Project would result in a significant impact to geological or soil resources if it exposed people or structures to seismic risk; ruptured a known fault; produced strong seismic ground shaking, ground failure, liquefaction, landslides or substantial soil erosion; is located on expansive soil or unstable ground, or would create unstable ground; or destroyed a unique paleontological resource or geologic feature.

**Environmental Setting:** The Ukiah Valley is part of an active seismic region that contains the Maacama Fault, which traverses the valley in a generally northwest-southeast direction east of the Project area. Based on California Geological Survey maps, lands within the City of Ukiah are not located within the Alquist Priolo Fault Zone, or in a landslide or liquefaction zone.

According to the Background Report for the County of Mendocino General Plan Update (P.M.C., 2003), the City of Ukiah is outside of known areas of historic faults, Holocene Fault, Late Quaternary Fault and the Alquist-Priolo Earthquake Fault Zone. It is also removed from the known areas of active

and dormant landslide reports. Slope instability hazards are not a concern, with the exception of the Hillside Zoning District along the western City limits.

**Discussion: (a-f) Less than significant impact.** The Housing Element will not increase exposure of people and structures to seismic hazards, including rupture of a fault, strong seismic shaking, seismic-related ground failure, or landslides. The Housing Element will also not result in substantial soil erosion or topsoil loss, locate structures on unstable geological units or units that may become unstable, or on expansive soils. The Housing Element is a policy document that does not identify specific projects that expose people or structures to the above hazards.

Future development that may occur as a result of implementation of the Housing Element may require grading and development on steep slopes, as well as expansion of infrastructure that could have impacts associated with erosion, the loss of topsoil and landslides if not properly designed. However, new development will be required to adhere to City policies related to grading and development. Specifically, all development within the Hillside Zoning District requires a Site Development Permit and Geotechnical Reports, Grading Plans, Hydrology Reports, etc. For the above reasons, impacts to geology from the Housing Element would be less than significant.

## 8. Greenhouse Gas Emissions

| GREENHOUSE GAS EMISSIONS. Would the project:                                                                                     | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The proposed Project would significantly impact greenhouse gas (GHG) emissions if it were to generate substantial GHG emissions exceeding the CEQA thresholds of significance adopted by the Mendocino County Air Quality Management District (MCAQMD) or conflict with an adopted plan, policy or regulation intended to reduce greenhouse gas emissions.

**Environmental Setting:** Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change.

Carbon dioxide (CO<sub>2</sub>) is the most important anthropogenic GHG because it comprises the majority of total GHG emissions emitted per year and it is very long-lived in the atmosphere. Typically, when evaluating GHG emissions they are expressed as carbon dioxide equivalents, or CO<sub>2</sub>e, which is a means of weighting the global warming potential (GWP) of the different gases relative to the global warming effect of CO<sub>2</sub>, which has a GWP value of one. In the United States, CO<sub>2</sub> emissions account

for about 85 percent of the CO<sub>2</sub>e emissions, followed by methane at about eight percent, and nitrous oxide at about five percent.

**Thresholds:** The MCAQMD adopted Air Quality CEQA thresholds of significance for use in determining whether GHG emissions generated by a project are considered significant. Thresholds are provided for both construction-related and operational-related activities. For GHGs resulting from projects that are not stationary sources, there is no construction related threshold. The operational threshold is either 1,100 metric tons per year (MT/yr) of CO<sub>2</sub>e, or 4.6 MT CO<sub>2</sub>e/SP/yr (residents + employees). The annual emissions threshold of 1,100 MT of CO<sub>2</sub>e per year applies best to development projects, as Mendocino County does not have a qualified GHG reduction plan and the Project is not a high-density project whose impacts would be more appropriately quantified by a service population threshold to reflect the per-person emission efficiency. The Association of Environmental Professionals (AEP) white paper, *Beyond Newhall and 2020*, recommends methodologies for specific types of projects and horizon years based on meeting AB 32 targets.

**Discussion: (a – b) Less than significant impact.** The Housing Element Update will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. While the Element facilitates housing development, it does not propose new development; therefore, the Element will not increase GHG emissions. Future development facilitated by the Housing Element will be reviewed on a project by project basis to analyze GHG emissions and will be required to follow all building codes and policies including those intended to reduce emissions.

Based on the above, impacts relating to GHG emissions from the Housing Element would be less than significant.

## 9. Hazards and Hazardous Materials

| HAZARDS AND HAZARDOUS MATERIALS. Would the project:                                                                                                                                                                            | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?                                                                                        | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?                                                                | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |



| <b>HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:                                                                                                                                                                                                                          | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?                                                                                                                                                           | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?                                                                                                                                             | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The Project would result in significant hazards or hazardous materials impacts if it exposed people to hazardous materials or placed them into hazardous situations; if it released hazardous materials or emissions into the environment or within 0.25 miles of a school; if it is located on a listed hazardous materials site; if it would create a hazard due to its proximity to a public airport or private airstrip; if it would create excessive noise for people in the area; if it would interfere with an emergency response or evacuation plan; or if it would expose people or structures to significant risks due to wildland fire.

**Environmental Setting:** Potential hazards that could exist in Ukiah include earthquakes, floods, wildland fires, landslides, extreme weather, exposure to hazardous materials, etc. The Ukiah Municipal Airport is located within the City limits and presents its own potential for hazards.

Various commercial and industrial activities within the City use and/or store hazardous materials for their operations. Businesses that require the storage of hazardous materials must submit a Hazardous Material Business Plan to the Mendocino County Division of Environmental Health.

**Discussion: (a-c) Less than significant impact.** The Housing Element will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, nor will it create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Further, the Housing Element will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Future development and rehabilitation of housing in the City is not anticipated to result in significant hazards, as residential uses do not typically involve the transportation, use or disposal of hazardous materials, nor do they cause significant hazardous emissions. Rehabilitation of existing housing in the City that was constructed prior to the Federal and State regulations banning or reducing asbestos and lead-based paint in residential construction have the potential to release materials hazardous to public and/or environment. However, all future development would be analyzed on a project-by-project basis to ensure proper disposal of hazardous materials. Impacts would be less than significant.

**(d) No impact.** The California Environmental Protection Agency (CALEPA) and the California Department of Toxic Substance Control (DTSC) is responsible for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks and other sites where hazardous materials have been detected.

The Housing Element does not provide for residences to be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or environment. Future development would be evaluated on a case-by-case basis to further ensure safe locational development. No impact would occur.

**(e) Less than significant impact.** The Mendocino County Airport Comprehensive Land Use Plan (ACLUP), identifies areas with potential hazards and impacts to persons using or working within the Airport Master Plan area. The Housing Element does not provide for residences to be located in areas designated as having high risk. In addition, all development would be required to be compatible with the Ukiah Municipal Airport Master Plan and Mendocino County Airport Land Use Compatibility Plan. Impacts would be less than significant.

**(f-g) Less than significant impact.** The Housing Element creates no physical barriers to emergency evacuation and would not otherwise interfere with an emergency evacuation plan. The Housing Element would also not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. See Section 20, Wildfire, for more information. Impacts would be less than significant.

For the reasons discussed above, the Housing Element would not result in significant impacts related to hazards and hazardous materials.

## 10. Hydrology and Water Quality

| <b>HYDROLOGY AND WATER QUALITY:</b> Would the project:                                                                                                                                                                 | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?                                                                             | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?                                  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| i) result in a substantial erosion or siltation on- or off-site;                                                                                                                                                       | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;                                                                                             | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or                             | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?                                                                                                                    | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?                                                                                                | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Significance Criteria:** The Project would significantly impact hydrology and water quality if it violated water quality standards or waste discharge requirements or substantially degraded surface or groundwater quality; substantially decreased groundwater supplies or impeded sustainable groundwater management; altered drainage patterns in a manner that would cause substantial on- or off-site erosion, polluted runoff or excessive runoff that caused flooding; impeded or redirected flood flows; risked a release of pollutants due to inundation if in a flood hazard, tsunami or seiche zone; or conflicted with a water quality plan or sustainable groundwater management plan.

**Environmental Setting:** Average rainfall in Ukiah is slightly less than 35 inches. Most of the precipitation falls during the winter. Rainfall is often from brief, intense storms, which move in from the northwest. Virtually no rainfall occurs during the summer months.

The City area includes the Russian River Hydrologic Unit, Upper Russian River Hydrologic Area, Ukiah Hydrologic Subarea. The Russian River is on the State Water Resources Control Board's (SWRCB) 303(d) list of impaired water bodies for water temperature and sedimentation/siltation. Sediment impairments in tributaries led to listing the entire Russian River Watershed for sediment. The Russian River provides habitat for Chinook salmon and steelhead trout, which are listed as threatened species under the federal Endangered Species Act. High temperature levels may be a source of impairment of cold water fisheries in the watershed.

The City of Ukiah is not located within a tsunami hazard zone.

**Discussion: (a-c) Less than significant impact.** The Housing Element would not cause the violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The Element will not cause the alteration of the existing drainage pattern of the area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Further, the Housing Element does not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

The Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. Future housing projects will be subject to the City's development standards, building and safety codes, including review of storm water management practices, where applicable. Impacts to water quality, ground water and alterations of water courses from the Housing Element would be less than significant.

**(d) No impact.** The City is not located in a tsunami or seiche zone. No impact.

**(e) Less than significant impact.** The Housing Element is a programmatic planning document that, will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

## 11. Land Use and Planning

| LAND USE AND PLANNING. Would the project:                                                                                                                                              | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Physically divide an established community?                                                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The Project would significantly impact land use if it physically divided an established community or conflicted with a land use plan, policy or regulation intended to avoid or mitigate an environmental impact, such as the general plan or zoning code.

**Environmental Setting:** The City of Ukiah includes approximately 4.72 square miles. It serves as the County Seat of Mendocino, as well as its commercial hub. Predominant land uses in the City include single family residential, multi-family residential, and commercial uses ranging from local commercial to service commercial, as well manufacturing, industrial and public facilities.

The City's first General Plan was adopted in 1974, and was last updated in 2016, with adoption of the previous Housing Element. The General Plan serves as a blueprint for future development and growth

of the community. The City is currently in the process of completing a General Plan Update that will map out the vision for community development through 2040.

Zoning and land use are governed by the City's Zoning Ordinance, as outlined in Division 9, Chapter 2 of the Ukiah City Code. The purpose of the Ukiah Zoning Code (last amended in 2019) is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, peace, comfort and general welfare. Housing development of varying intensity is allowed in all zoning districts of the Ukiah Zoning Code with the exception of the Manufacturing and Industrial Zoning Districts.

**Discussion: (a–b) Less than significant impact.** Physical division of an existing community would typically be associated with construction of a new highway, railroad, park or other linear feature. The Housing Element does not propose any such features and will not result in the physical division of any established community.

As described in the Draft Housing Element Update for the 2019-2027 Planning Cycle, the City has adequate land available with appropriate zoning to allow the City to meet its RHNA allocation. While the Housing Element contains a list of vacant and underutilized parcels with information pertaining to development potential, at this time, the intensity, location, size and timing of future development is unknown. All development potentially identified within the Housing Element would be in residential or commercial zoning districts where housing development is already generally allowed or permitted by the zoning code and General Plan. The Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. All future development would be analyzed on a project level basis for consistency with land use policies; and would be subject to discretionary and environmental review of their individual and cumulative environmental impacts, as applicable.

The few specific policies requiring currently knowable changes to zoning districts represent minor changes to existing allowed dwelling unit densities. (E.g. increasing density in R-2 districts from 14 to 15 units/acre and increasing density in C-N to match R-2 district (Goal H-2, Implementing Programs 2.f, 2.h). Other proposed amendments to zoning districts are expressly subject to research and study before they are identified or implemented. (Goal H-3.). There are many possible scenarios and outcomes of proposed zoning amendments and all amendments will be subject to public review and City Council approval. Until that research and study is complete, there are no specific changes subject to meaningful environmental assessment.

Impacts related to land use from the Housing Element would be less than significant.

## 12. Mineral Resources

| MINERAL RESOURCES. Would the project:                                                                                                                                 | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|------------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Significance Criteria:** Impacts to mineral resources would be considered significant if the proposed Project were to result in the loss of a known mineral resource that has value to the region and state or is otherwise locally important as designated on a local land use plan.

**Environmental Setting:** The most predominant of the minerals found in Mendocino County are aggregate resource minerals, primarily sand and gravel, found along many rivers and streams. The Ford Gravel Bars are located in Ukiah, along the Russian River.

**Discussion: (a-b) No impact.** The Housing Element would not result in the loss of availability of a known mineral resource. Future development encouraged by the Housing Element would be subject to the areas currently identified for residential and commercial development. These sites do not include mineral resources. No impact would occur.

### 13. Noise

| <b>NOISE.</b> Would the project result in:                                                                                                                                                                                                                                                               | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?                                                        | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive ground borne vibration or ground borne noise levels?                                                                                                                                                                                                                          | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The Project would have a significant impact if it temporarily or permanently exceeded local noise standards in the vicinity of the Project, generated excessive ground borne noise or vibration; or would expose people residing or working in the area to excessive noise levels from public airports or private airstrips.

**Environmental Setting:** The Ukiah City Code contains a Noise Ordinance (Division 7, Chapter 1, Article 6) that establishes maximum exterior noise level standards that apply to specific zoning districts within the City of Ukiah. Land uses exceeding these standards are considered to be significant.

| <b>Zoning Districts</b> | <b>Time Period</b> | <b>Noise Level Standards (dBA)</b> |
|-------------------------|--------------------|------------------------------------|
| R1 and R2               | 10:00 PM - 7:00 AM | 40                                 |
|                         | 7:00 PM - 10:00 PM | 45                                 |
|                         | 7:00 AM-7:00 PM    | 50                                 |
| R3                      | 10:00 PM - 7:00 AM | 45                                 |
|                         | 7:00 AM - 10:00 PM | 50                                 |
| Commercial              | 10:00 PM - 7:00 AM | 60                                 |
|                         | 7:00 AM - 10:00 PM | 65                                 |



**Discussion: (a-c) Less than significant impact.** The Housing Element will not expose persons to or generate noise levels in excess of standards established in the General Plan or Noise Ordinance, will not expose persons to or generate excessive ground borne vibration or ground borne noise levels. The Housing Element would also not expose people residing or working in the area of the airport to excessive noise levels.

The Housing Element includes policies and implementing actions that are designed to facilitate the development of housing to meet the current and future housing needs. These implementing actions may result in the construction of additional housing within the City that may result in an increase in noise during construction. Each project that involves the construction of housing units or substantial rehabilitation will be subject to project-specific environmental review. At such time, determination will be made as to whether that project will result in potentially significant impacts to noise. Thus, impacts to noise from the Housing Element would be less than significant.

## 14. Population and Housing

| POPULATION AND HOUSING. Would the project:                                                                                                                                                                          | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?                                                                                     | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The proposed Project would result in significant impacts to the local population or housing stock if it directly or indirectly induced substantial unplanned population growth or displaced a substantial number of people or housing such that the construction of replacement housing would be required.

**Environmental Setting:** The City of Ukiah comprises of approximately 4.72 square miles. According to the California Department of Finance, population of the City of Ukiah in January 2018 was estimated at 16,226 persons. 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. 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. Projections from the California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile show this trend continuing.

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. The City of Ukiah's RHNA has been identified as accommodating 239 additional units within the 2019-2027 Planning Cycle.

**Discussion: (a) – (b) Less than significant impact.** While the Housing Element is designed to facilitate the development of housing in order to meet anticipated population growth and includes policies to allow for greater residential density, adoption of the Housing Element itself is not expected to induce growth. The Housing Element must demonstrate the availability of appropriately zoned land needed to meet the Regional Housing Needs Allocation (RHNA) (Government Code Sections 65582(a)(3) and 65582.2(a)). The purpose and scope of the Housing Element is to ensure that sufficient sites are available and that existing constraints are reduced or removed in order to encourage housing production to meet the expected need during the 2019-2027 Planning Cycle.

As described in the Draft Housing Element Update for the 2019-2027 Planning Cycle, the City has adequate land available with appropriate zoning to allow the City to meet its RHNA allocation. The Update does not propose development of these units but identifies actions to remove governmental constraints associated with unit development and includes policies that would promote development of housing. The Housing Element is a policy document and does not identify or entitle actual construction and/or future development projects. Future housing projects will require appropriate environmental review and impacts of those projects will be considered at that time. Therefore, impacts associated with population growth resulting from the Housing Element would be less than significant.

The Housing Element Update includes policies and implementation measures that focus, in part, on revitalization and rehabilitation of existing housing in an effort to reduce the necessity to disrupt existing residents and communities. Rehabilitation efforts, as prescribed in the implementation measures and policies of the Housing Element Update, are not expected to result in the displacement of substantial numbers of persons or housing units. Impacts associated with displacement of people and housing would be less than significant.

## 15. Public Services

| <b>PUBLIC SERVICES.</b> Would the project:                                                                                                                                                                                                                                                                                                                                                                | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: |                                |                                       |                                     |                          |
| Fire protection?                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Police protection?                                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| <b>PUBLIC SERVICES.</b> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|--------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| Schools?                                   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Parks?                                     | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other public facilities?                   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The Project would result in a significant impact to public services if it resulted in a requirement for increased or expanded public service facilities or staffing, including fire or police protection, schools and parks.

**Environmental Setting:** Police protection services for the entire City limits is provided by the Ukiah Police Department, while fire protection services are provided by the Ukiah Valley Fire Authority. The provider for the public school system is Ukiah Unified School District. There are also several other private and charter schools serving residents within the City of Ukiah. As mentioned below in Section 16, Recreation, there are 13 City parks, a municipal golf course, and a skate park managed by the City of Ukiah, as well as other recreational facilities in the area.

**Discussion: (a) Less than significant impact.** The Housing Element itself would not create the need for additional police or fire protection, parks, schools, or other public facilities. Housing development that may result from implementation of the Housing Element could result in additional populations and the need for additional public services. However, at this time, location, intensity and timing of specific housing development is not known. Development and associated impacts to public services would be analyzed on a project level basis. Impacts to public services from the Housing Element would be less than significant.

## 16. Recreation

| <b>RECREATION.</b>                                                                                                                                                                                             | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** Impacts to recreation would be significant if the Project resulted in increased use of existing parks or recreational facilities to the extent that substantial deterioration was accelerated or if the Project involved the development or expansion of recreational facilities that would have an adverse effect on the physical environment.

**Environmental Setting:** The Ukiah Valley offers a wide variety of recreational opportunities. These include more than 13 City parks, a municipal golf course, and a skate park managed by the City of Ukiah; two regional parks managed by the County; Cow Mountain Recreation Area managed by the Bureau of Land Management; and Lake Mendocino managed by the US Army Corps of Engineers. In addition, there are approximately 30 miles of trails located throughout the Ukiah Valley.

**Discussion: (a) – (b) Less than significant impact.** The Housing Element itself would not result in impacts to recreation. However, implementing programs and actions identified in the Housing Element may result in development and an increase in population, which could in turn result in impacts to existing recreational facilities or the need for new facilities. However, at this time, location and intensity of specific housing development is not known. Development and associated impacts to recreation would be analyzed on a project level basis and housing development would be subject to paying park impact fees. Therefore, impacts to recreation from the Housing Element would be less than significant.

## 17. Transportation

| <b>TRANSPORTATION.</b> Would the project:                                                                                                                        | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?          | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b), Criteria for Analyzing Traffic Impacts?                                          | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in inadequate emergency access?                                                                                                                        | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** Impacts to transportation and traffic would be significant if the Project conflicted with a local plan, ordinance or policy addressing transit, roadway, bicycle and pedestrian facilities; conflicted with CEQA Guidelines Sec. 15064.3(b) which contains criteria for analyzing transportation impacts; substantially increased hazards due to geometric design features; or resulted in inadequate emergency access.

**Environmental Setting:** The City of Ukiah generally lies west of U.S. 101 between the U.S. 101/North State Street interchange, and the U.S. 101 / South State Street interchange. Three major interchanges along U.S. 101, Talmage Road, Gobbi Street, and Perkins Street (from south to north), provide access to southern and central Ukiah. The City of Ukiah is developed in a typical grid pattern with streets generally oriented north to south and east to west. Bicycle lanes are located throughout the City and public transit is provided by the Mendocino Transit Authority (MTA). Generally speaking, with the exception of a couple of busy intersections during commute hours, congestion within the City limits is minimal.

The following local plans address transportation within the City of Ukiah: 2017 Ukiah Bicycle and Pedestrian Master Plan, City of Ukiah Safe Routes to School Plan (2014), Mendocino County Rail

Trail Plan (2012), Ukiah Downtown Streetscape Improvement Plan (2009) and Ukiah General Plan (Circulation and Transportation Element amended in 2004).

**Discussion: (a-d) Less than significant impact.** The Housing Element itself would not result in impacts to transportation. However, implementing programs and actions identified in the Housing Element such as increasing density in some areas and encouraging mixed-use, second units, and multi-family development, may result in development that could have impacts to traffic and transportation systems. Construction of housing projects could temporarily generate additional vehicle trips resulting from work crew members traveling to and from project sites, and the delivery of materials. However, at this time, location and intensity of specific housing development is not known, but development and associated impacts to transportation would be analyzed on a project level basis and each development would be required to comply with all parking and access regulations outlined in the Ukiah City Code, California Building Code, and Fire Code.

Many of the sites identified for potential housing opportunities in the Housing Element are located in commercially zoned districts. The location of housing in commercial districts and more urbanized areas may lessen the need for parking as more persons are in closer proximity to jobs and public transportation. This may facilitate the use of public transportation and other alternative means of transit. The Housing Element does not propose any changes to emergency access. Proposed individual housing developments in the City are subject to review, including review by fire and police to determine adequate emergency access. Impacts associated with transportation from the Housing Element would be less than significant.

## 18. Tribal Cultural Resources

| <b>TRIBAL CULTURAL RESOURCES.</b> Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or                                                                                                                                                                                                                                | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.       | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** An impact to tribal cultural resources would be significant if the Project were to substantially reduce the significance of a tribal cultural resource, a listed or eligible historic resource, or a resource considered significant by a California Native American tribe. Assembly Bill (AB) 52 was signed into law on September 25, 2014, requiring lead agencies to evaluate a project's potential to impact tribal cultural resources and establishes a consultation process for California Native American Tribes as part of CEQA. Tribal cultural resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe" that are eligible

for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources. Lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” The consultation process must be completed before a CEQA document can be certified.

**Environmental Setting:** As discussed in Section 5, Cultural Resources, areas that are most typically culturally sensitive include those adjacent to streams, springs, and mid-slope benches above watercourses because Native Americans and settlers favored easy access to potable water.

Tribes known to be present within the Ukiah area include the following:

- Coyote Valley Band of Pomo Indians
- Guidiville Indian Rancheria of Pomo Indians
- Hopland Band of Pomo Indians
- Pinoleville Pomo Nation
- Potter Valley Rancheria
- Redwood Valley Little River Band of Pomo Indians
- Scotts Valley Band of Pomo Indians
- Yokayo Tribe, not federally recognized

**Discussion: (a) – (b) Less than significant impact.** The Housing Element would not have an impact on cultural resources itself. However, construction of potential developments may result in impacts to cultural resources, depending on location. Each project would be analyzed on a project level basis. If discovery were to occur during construction, common mitigation measures would require work to stop, and a qualified archaeologist to be hired to perform a site investigation and to develop a mitigation program if appropriate. In addition, the City will notify Tribes and request consultation for specific projects, as applicable under AB 52. Impacts to tribal cultural resources associated with the Housing Element would be less than significant.



## 19. Utilities and Service Systems

| UTILITIES AND SERVICE SYSTEMS. Would the project:                                                                                                                                                                                                                                    | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?                                                                                                                            | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?                                                   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?                                                                                              | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?                                                                                                                                                                   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** Impacts to utility and service systems would be significant if the Project resulted in the construction or expansion of utilities that could cause significant environmental effects; have insufficient water supplies available to the Project during normal to extremely dry years; resulted in inadequate capacity of the wastewater treatment plant; generated solid waste exceeding the capacity of local infrastructure or impairing the achievement of solid waste reduction goals; or failed to comply with any management and reduction statutes or regulations related to solid waste.

**Environmental Setting:** The majority of City properties are served by City water, sewer, electricity and trash collection; however, some properties in the western hills do not have access to City utilities. The Ukiah landfill, outside City limits on Vichy Springs Road, stopped receiving municipal solid waste in 2001 and the City is working on capping the landfill. No new waste generated will be processed through the landfill. Solid waste collected from future development would be delivered to the Ukiah Transfer Station, which is owned by the City of Ukiah and operated by Solid Wastes Systems, Inc.

**Discussion: (a-e) Less than significant impact.** The Housing Element itself would not result in any impacts to utilities and service systems. However, future housing development could result in the need for expanded infrastructure and utilities. At this time, location and intensity of specific housing development is not known but development and associated infrastructure would be analyzed on a project level basis to determine existing capacity and potential impacts. All development would be required to comply with all regulations pertaining to wastewater, solid waste, and other service systems. Impacts related to utilities and service systems from the Housing Element would be less than significant.

## 20. Wildfire

| <b>WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:                                                                                                                  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan?                                                                                                                                                                           | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?                                                        | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?                                                                            | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** Impacts to wildfire would be significant if the Project were located in or near a State Responsibility Area (SRA) or lands classified as very high fire hazard severity zones and substantially impaired an emergency response plan; exposed Project occupants to wildfire pollutants or uncontrolled spread of wildfire due to site conditions such as slope and prevailing winds; require the installation or maintenance of infrastructure that could exacerbate fire risk; or expose people or structures to significant risks as a result of post-fire runoff, slope instability or drainage changes.

**Environmental Setting:** With the exception of the land located on the westernmost boundaries of the City (within the Hillside Zoning District), lands within the City limits are developed with commercial, residential, and other uses that lack large areas of dense vegetation. All lands within the City are within the jurisdiction of the Ukiah Valley Fire Authority. Further west is undeveloped open space, and steep, densely vegetated areas interspersed with rural residential lots within County jurisdiction. None of the lands within the City of Ukiah are located within a California Department of Forestry (CalFire) State Responsibility Area (SRA). However County lands immediately west of the City are located within the SRA and are classified as having a “High” fire hazard severity.

A shaded fuel break was constructed (North to South) along the base of the western hills along the entire length of the City to reduce fuel loads and protect the community from wildfire risk in 2003. Maintenance was performed on the 100-ft wide, 2.6-mile fuel break in late 2018 and early 2019. The fuel break will continue to be maintained by CalFire.

**Discussion: (a-d) Less than Significant.** The Housing Element itself would not result in significant impacts from wildfire. Future potential housing development within the western hills which consists of steep, densely vegetated lands, could expose persons to increase fire risks. However, each development would be analyzed on a project level basis through the discretionary review process, as all development within the western hills (Hillside Zoning District) requires a Use Permit with Planning Commission approval. Development would be required to comply with all fire life safety regulations which would reduce risks associated with wildfire. In addition, the fuel break that was constructed is

intended to further reduce the risk of wildfire for the community. Impacts related to wildfire from the Housing Element would be less than significant.

## 21. Mandatory Findings of Significance

| MANDATORY FINDINGS OF SIGNIFICANCE.                                                                                                                                                                                                                                                                                                                                                                                                                                    | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?                                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Discussion:

- (a) Less than significant impact.** While the Housing Element is designed to facilitate the development of housing in order to meet anticipated population growth and includes policies to allow for greater residential density, the Housing Element itself is not expected to induce growth or environmental impacts. The Housing Element Update does not propose development of housing units but identifies actions to remove governmental constraints associated with unit development and includes policies that would promote development of housing. Future housing projects will require appropriate environmental review and impacts of those projects will be considered at that time.

Based on the findings and conclusions contained in the Initial Study, the Housing Element does not have the potential to impact any environmental resources. All impacts including those related to biological resources, were found to be less than significant; Mineral Resources and Agriculture and Forestry Resources were found to have no impact as a result of the Project.

- (b) Less than significant impact.** Cumulative impacts are generally considered in analyses of air quality, biological resources, cultural resources, noise, and traffic. As discussed throughout the Initial Study, the Housing Element would have less than significant impacts on these resources. Housing development that may result from implementation of the Housing Element could result in impacts to environmental resources that may be considered cumulatively considerable. However, at this time, location, intensity and timing of specific housing development is not known. All future housing development would be analyzed on a project level basis. Based on the findings and

conclusions contained in the Initial Study, cumulative impacts related to the Housing Element would be less than significant.

- (c) Less than significant impact.** Based on the findings and conclusions contained in the Initial Study, the proposed Project would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. All future housing development would be analyzed on a project level basis. Based on the findings and conclusions contained in the Initial Study, impacts to human beings' from the Housing Element would be less than significant.

## VIII. REFERENCES

---

1. Beyond Newhall and 2020: A field Guide to New CEQA Greenhouse Gas Thresholds and Climate Action Plan Targets for California. Association of Environmental Professionals. October 2016.
2. CalFire State Responsibility Area Viewer  
[http://www.fire.ca.gov/firepreventionfee/srviewer\\_launch](http://www.fire.ca.gov/firepreventionfee/srviewer_launch)
3. CalFire, California Fire Hazard Severity Zone Map Web Viewer.  
<http://egis.fire.ca.gov/FHSZ/>
4. California Department of Conservation. California Geological Survey. Earthquake Fault Map, Ukiah. Zones of Required Investigation.  
<http://gmw.conservation.ca.gov/SHP/EZRIM/Maps/UKIAH.PDF> .
5. California Department of Finance. American Community Survey.  
[http://www.dof.ca.gov/Reports/Demographic\\_Reports/American\\_Community\\_Survey](http://www.dof.ca.gov/Reports/Demographic_Reports/American_Community_Survey)
6. California Department of Toxic Substance Control. EnviroStor database  
<https://www.envirostor.dtsc.ca.gov/>
7. California Governor's Office of Planning and Research. Discussion Draft Technical Advisory: AB 52 and Tribal Cultural Resources in CEQA, May 2015.
8. California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile
9. Christopher Lloyd. Class III Cultural Resources Survey of the Ukiah Valley Trail Groups' Proposed Vichy Land-Fill Trails. September 16, 2017.
10. City of Ukiah General Plan. Amended 2016.
11. City of Ukiah Ukiah Bicycle and Pedestrian Master Plan. Prepared by Alta Planning + Design, W-Trans and Walk Bike Mendocino. August 2015.
12. City of Ukiah Zoning Ordinance. Amended 2019.
13. City of Ukiah. Draft Housing Element Update 2019-2027. Draft completed July 12, 2019.  
<http://www.cityofukiah.com/projects/housing-element-update/>
14. Environmental Science Associates (ESA). Costco Draft Environmental Impact Report. Prepared by ESA January, 2013.
15. Jacobszoon and Associates, Inc. Biological Assessment for the Vichy Hills Trails Project. September 25, 2018.
16. Landslide Inventory (Beta). California Department of Conservation. California Geological Survey. <https://maps.conservation.ca.gov/cgs/lsl/>
17. Lucy Macmillan. Biological Resources Assessment for 1364 Helen Avenue. Revised December 2018.
18. Mendocino County Air Quality Management District of the California North Coast Air Basin. Particulate Matter Attainment Plan. January 2005.

19. Mendocino County Air Quality Management District website.  
<http://www.co.mendocino.ca.us/aqmd/diesel-engine-information.html>.
20. Mendocino County Airport Land Use Commission. Mendocino County Airport Comprehensive Land Use Plan. Revised June 6, 1996.
21. Mendocino County Fire Hazard Severity Map. November 7, 2007.
22. Mendocino County Important Farmland Map, undated.
23. Mendocino County office of Education. Schools & Districts.  
<https://www.mcoe.us/schools-districts/>
24. Mendocino County Property Search (eTRAKiT).  
<http://etrakit.co.mendocino.ca.usetrakit3/Search/parcel.aspx>
25. Mendocino County Wildland-Urban Interface (WUI) Zones Map, undated.  
<https://www.mendocinocounty.org/home/showdocument?id=18425>
26. P.M.C. Background Report for the County of Mendocino General Plan Update. Prepared January 2003.
27. P.S. Preservation Services, 1999. Ukiah Historical and Architectural Survey Update. Prepared September, 1999.
28. State Water Resources Control Board. 2010 Integrated Report (Clean Water Act Section 303(d) List/305(b) Report). April 19, 2010.
29. State Water Resources Control Board. GeoTracker.  
<https://geotracker.waterboards.ca.gov>.
30. U.S. Department of Agriculture - Soil Conservation Service. Web Soil Survey.  
<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>
31. U.S. Department of Fish and Wildlife. Environmental Conservation Online System.  
<https://ecos.fws.gov/ecp0/reports/species-listed-by-state-report?state=CA&status=listed>

## ATTACHMENT A

### 2019-2027 DRAFT HOUSING ELEMENT GOALS, POLICIES AND IMPLEMENTING PROGRAMS

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. 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.

|                 |                                                                       |
|-----------------|-----------------------------------------------------------------------|
| <b>Goal H-3</b> | <b>Remove governmental constraints to infill housing development.</b> |
|-----------------|-----------------------------------------------------------------------|

***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.

|                 |                                                                                                                                                                                       |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Goal H-4</b> | <b>Promote well-planned and designed housing opportunities and projects for all persons, regardless of race, gender, age, sexual orientation, marital status, or national origin.</b> |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### ***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.

|                 |                                                  |
|-----------------|--------------------------------------------------|
| <b>Goal H-5</b> | <b>Provide support for future housing needs.</b> |
|-----------------|--------------------------------------------------|

***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.



# **Housing Element Update 2019-2027**

**Draft completed July 12, 2019**

**Adopted: Date TBD**

**Certified by HCD: Date TBD**

**Prepared by:**  
**City of Ukiah Community Development Department**  
**300 Seminary Ave. Ukiah, CA 95482**  
**[www.cityofukiah.com/community-development](http://www.cityofukiah.com/community-development)**

# 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)<br>Mendocino County: 5.2% (January 2019)<br>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 |
|----------------|------------|--------|----------------------|----------------------------|
| <b>1990</b>    | 14,599     |        |                      |                            |
| <b>2000</b>    | 15,497     | 901    | 6.2%                 | 0.6%                       |
| <b>2010</b>    | 16,042     | 575    | 3.7%                 | 0.4%                       |
| <b>Current</b> | 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             | %           |
| <b>Mendocino County</b>    | 58,407        | 59,171        | 764                | 1.3%        |
| <b>City of Fort Bragg</b>  | 6,814         | 7,251         | 437                | 6.4%        |
| <b>City of Lakeport</b>    | 4,820         | 4,758         | -62                | -1.3%       |
| <b>State of California</b> | 33,873,086    | 38,041,430    | 4,168,344          | 12.3%       |
| <b>City of Ukiah</b>       | <b>15,497</b> | <b>16,042</b> | <b>545</b>         | <b>3.5%</b> |

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           | %           |
| <b>Mendocino County</b>   | 59,598        | 59,985        | 387              | 0.1%        |
| <b>City of Fort Bragg</b> | 7,377         | 7,512         | 135              | 1.8%        |
| <b>City of Lakeport</b>   | 5,097         | 5,134         | 37               | 0.1%        |
| <b>City of Ukiah</b>      | <b>15,785</b> | <b>16,226</b> | <b>441</b>       | <b>2.8%</b> |

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) |
|----------------------|----------------|----------------|---------------------------|
| <b>Under 5 Years</b> | 7.0%           | 7.3%           | 6.1%                      |
| <b>5-14 Years</b>    | 14.8%          | 13.3%          | 12.1%                     |
| <b>15-24 Years</b>   | 14.3%          | 13.9%          | 11.9%                     |
| <b>25-34 Years</b>   | 13.9%          | 14.4%          | 12.1%                     |
| <b>35-44 Years</b>   | 14.2%          | 11.6%          | 11.7%                     |
| <b>45-54 Years</b>   | 13.3%          | 12.9%          | 14.2%                     |
| <b>55-64 Years</b>   | 8.3%           | 12.1%          | 16.4%                     |
| <b>65-74 Years</b>   | 6.0%           | 6.5%           | 8.6%                      |
| <b>75 and Over</b>   | 8.2%           | 8.0%           | 6.8%                      |
| <b>Median Age</b>    | 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 |       |
|---------------|---------------------------|-------|------------------------------|-------|
| <b>Male</b>   | 7,739                     | 48.1% | 43,983                       | 50.1% |
| <b>Female</b> | 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)**

| <b>Race</b>                              | <b>Percent (2000)</b> | <b>Percent (2010)</b> |
|------------------------------------------|-----------------------|-----------------------|
| <b>White</b>                             | 79.5                  | 72.1                  |
| <b>Hispanic</b>                          | 19.3                  | 27.7                  |
| <b>African American</b>                  | 1.0                   | 1.1                   |
| <b>American Indian and Alaska Native</b> | 3.8                   | 3.7                   |
| <b>Asian</b>                             | 1.7                   | 2.6                   |
| <b>Native Hawaiian/Pacific Islander</b>  | 0.1                   | 0.2                   |
| <b>Other</b>                             | 9.7                   | 14.8                  |
| <b>Two or More Races</b>                 | 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 |
| <b>2000</b> | 2.46                            | 2.47   | 2.47    | 2.93                | 2.79   | 2.87    |
| <b>2010</b> | 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) |
|------------------|---------------|---------------|----------------|----------------|
| <b>1 Person</b>  | 1,927         | 2,064         | 32.2           | 33.5           |
| <b>2 Persons</b> | 1,805         | 1,797         | 30.2           | 29.2           |
| <b>3 Persons</b> | 946           | 910           | 15.8           | 14.8           |
| <b>4 Persons</b> | 693           | 679           | 11.6           | 11.0           |
| <b>5 Persons</b> | 331           | 367           | 5.5            | 6.0            |
| <b>6 Persons</b> | 156           | 190           | 2.6            | 3.1            |
| <b>7 Persons</b> | 127           | 151           | 2.1            | 2.5            |
| <b>Totals</b>    | 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<br>4-Person<br>Area Median<br>Income:<br>\$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  |
|                                                                    | <b>Median Income</b>          | 45350                          | 51850 | 58300 | <b>64800</b> | 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%       |
| <b>Totals</b>                     | <b>6,060</b> | <b>100%</b> | <b>34,015</b>    | <b>100%</b> |

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     |
| <b>Total Households</b>       | <b>5,923</b> | <b>100%</b> | <b>34,182</b>    | <b>100%</b> |
| <b>Less than \$10,000</b>     | 459          | 7.7%        | 2,494            | 7.3%        |
| <b>\$10,000 to \$14,999</b>   | 493          | 8.3%        | 2,758            | 8.1%        |
| <b>\$15,000 to \$24,999</b>   | 810          | 13.7%       | 4,200            | 12.3%       |
| <b>\$25,000 to \$34,999</b>   | 765          | 12.9%       | 4,044            | 11.8%       |
| <b>\$35,000 to \$49,999</b>   | 797          | 13.5%       | 4,600            | 13.5%       |
| <b>\$50,000 to \$74,999</b>   | 1,014        | 17.1%       | 6,148            | 18.0%       |
| <b>\$75,000 to \$99,999</b>   | 507          | 8.6%        | 3,795            | 11.1%       |
| <b>\$100,000 to \$149,999</b> | 753          | 12.7%       | 3,826            | 11.2%       |
| <b>\$150,000 to \$199,999</b> | 129          | 2.2%        | 1,211            | 3.5%        |
| <b>\$200,000 or more</b>      | 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%        |
| <b>Total</b>                 | <b>3,565</b> | <b>2,495</b> | <b>6,066</b> |
| 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%        |
| <b>Total disabled persons</b>         | <b>14</b>                 | <b>2,209</b> | <b>1,943</b> | <b>4,166</b> |

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)**

|                  | <b>Total Households</b> | <b>Single-Parent Households</b> | <b>Percent Total Households</b> | <b>Percent Single-Parent Households</b> |
|------------------|-------------------------|---------------------------------|---------------------------------|-----------------------------------------|
| 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)**

|                  | <b>Female-headed Households with Children</b> |         | <b>Female-headed Households without Children</b> |         | <b>Female-headed Households under the Poverty Level</b> |         | <b>Total Families under the Poverty Level</b> |         |
|------------------|-----------------------------------------------|---------|--------------------------------------------------|---------|---------------------------------------------------------|---------|-----------------------------------------------|---------|
|                  | 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)**

| <b>150 Days or More</b>              |       |
|--------------------------------------|-------|
| <b>Farms</b>                         | 252   |
| <b>Workers</b>                       | 1,442 |
| <b>Farms with 10 or More Workers</b> |       |
| <b>Farms</b>                         | 44    |
| <b>Workers</b>                       | 929   |
| <b>Fewer than 150 Days</b>           |       |
| <b>Farms</b>                         | 407   |
| <b>Workers</b>                       | 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  $\pm 13.73$  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 ( $\pm 1$  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 disorder<sup>1</sup> 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**

---

<sup>1</sup> 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.

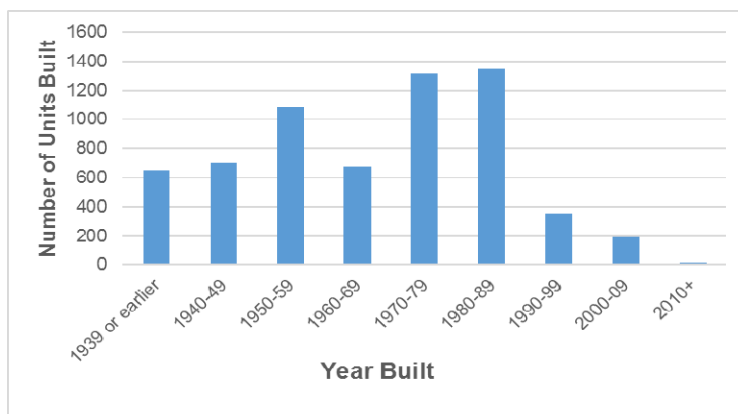
**TABLE 2.23  
HOUSING STOCK AGE**

| 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%       |
| <b>Total units</b> | <b>6,336</b>    | <b>100%</b> |

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        |
| <b>Total</b>   | <b>4,141</b> | <b>1,538</b> | <b>835</b>  | <b>58</b>   | <b>0</b>    | <b>6,572</b> |
| <b>Percent</b> | <b>63.0</b>  | <b>23.4</b>  | <b>12.7</b> | <b>0.9</b>  | <b>0.0</b>  | <b>100.0</b> |

*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 |
| <b>Ukiah</b>            |        |         |        |         |
| Owner-occupied          | 2,673  | 43.4%   | 2,642  | 43.1%   |
| Renter-occupied         | 3,485  | 56.6%   | 3,492  | 56.9%   |
| <b>Mendocino County</b> |        |         |        |         |
| 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**

| <b>Year Built</b>           | <b>2000</b> | <b>2010</b> | <b>2017</b> |
|-----------------------------|-------------|-------------|-------------|
| Rental vacancy rate         | 1.7%        | 3.7%        | 2.8%        |
| Owner vacancy rate          | 0.8%        | 2.6%        | 0.2%        |
| <b>Overall vacancy rate</b> | <b>2.5%</b> | <b>5.3%</b> | <b>3.0%</b> |

*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**

| <b>Jurisdiction</b> | <b>2017 Median Sale Price</b> | <b>2018 Median Sale Price</b> | <b>Percent Change in Median Sale Price</b> |
|---------------------|-------------------------------|-------------------------------|--------------------------------------------|
| 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**

| <b>City</b> | <b>Unit Type</b> | <b>2015</b> | <b>2016</b> | <b>2017</b> |
|-------------|------------------|-------------|-------------|-------------|
| 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**

| <b>Project Name and Address</b>                    | <b>Total Units</b> | <b>Assisted Units</b> | <b>Funding Source(s)</b> | <b>Earliest Date of Conversion</b> | <b># of Units at Risk</b> |
|----------------------------------------------------|--------------------|-----------------------|--------------------------|------------------------------------|---------------------------|
| Duane Hill Terrace<br>600 N Orchard Avenue         | 32                 | 32                    | CTCAC, HOME              | 2067                               | 0                         |
| McCarty Manor<br>741 Waugh Lane                    | 40                 | 40                    | USDA/RD, Sec. 8, LIHTC   | 2068                               | 0                         |
| Orchard Manor<br>610 Orchard Avenue                | 64                 | 63                    | USDA/RD, Sec. 8, LIHTC   | Perpetuity                         | 0                         |
| Orchard Village<br>548 Ford Street                 | 48                 | 47                    | USDA/RD, Sec. 8, LIHTC   | Perpetuity                         | 0                         |
| Creekside Village<br>751 Waugh Lane                | 44                 | 44                    | Sec. 8                   | 2027                               | 44                        |
| Jack Simpson<br>1051 North Bush Street             | 30                 | 30                    | Sec. 8                   | Perpetuity                         | 0                         |
| North Pine Street<br>148 Gibson Street             | 10                 | 10                    | Sec. 8                   | Perpetuity                         | 0                         |
| Walnut Village<br>1240 North Pine Street           | 48                 | 48                    | Sec. 8                   | 2027                               | 48                        |
| Gibson Court<br>148 Gibson Court                   | 17                 | 17                    | Sec. 8, HOME             | 2031                               | 0                         |
| Garden Court<br>875 S Orchard Avenue               | 10                 | 10                    | HOME                     | 2026                               | 10                        |
| Willow Terrace<br>237 East Gobbi Street            | 38                 | 38                    | LIHTC                    | 2074                               | 0                         |
| Holden Street<br>490 South Dora                    | 6                  | 6                     | Sec. 8                   | Perpetuity                         | 0                         |
| Summer Creek Village<br>755 Village Circle         | 64                 | 64                    | LIHTC, HOME, Sec. 8      | 06/28/2059                         | 0                         |
| Ukiah Green C/O PPMG<br>1120 Mulberry Street       | 38                 | 38                    | USDA                     | 2033                               | 0                         |
| Ukiah Green South C/O PPMG<br>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<br>1461 North Bush Street | 7          | 7          | Sec. 8                                                   | Perpetuity | 0          |
| Sun House Apartments<br>170 Cleveland Lane         | 42         | 41         | Sec. 8 VASH,<br>LIHTC, AHP,<br>County CDBG, City<br>UHTF | 2032       | 0          |
| <b>Total</b>                                       | <b>616</b> | <b>613</b> |                                                          |            | <b>102</b> |

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.<sup>2</sup> 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

---

<sup>2</sup> 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         |
| <b>Total</b>               | <b>239</b> |

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         |
| <b>2019-2027</b> | <b>86</b> | <b>72</b> | <b>49</b> | <b>32</b>      | <b>239</b> |

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<br>(2014-<br>2019) | 2014 | 2015 | 2016 | 2017 | 2018 | Total Units<br>to Date | Total<br>Remaining<br>RHNA<br>(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                                         |
| <b>Total Units</b>      | <b>45</b>               |      |      |      |      |      | <b>145</b>             | <b>0</b>                                  |

## 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            |
| <b>Downtown Zoning Code</b>                |                 |              |              |
| 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**

| <b>Zone</b> | <b>Location</b>                                            | <b>Maximum Residential Density</b> | <b>Maximum Persons Per Acre</b> | <b>Income Category</b> |
|-------------|------------------------------------------------------------|------------------------------------|---------------------------------|------------------------|
| 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                                                                                                                                                                                                                                                               |
|-----------------------------------------------|------------|--------------------------------------------|--------------|--------|--------------|-------------|----------------|-----------------------------------------|------------|---------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very-Low/Low Vacant Parcels</b>            |            |                                            |              |        |              |             |                |                                         |            |               |             |                                                                                                                                                                                                                                                                     |
| 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.                                                                       |
| <b>Very-Low/Low Vacant Parcels Subtotal</b>   |            |                                            |              |        |              | <b>3.89</b> | <b>169,446</b> | <b>101</b>                              | <b>251</b> |               |             |                                                                                                                                                                                                                                                                     |
| <b>Moderate/Above-Moderate Vacant Parcels</b> |            |                                            |              |        |              |             |                |                                         |            |               |             |                                                                                                                                                                                                                                                                     |
| 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**<br>* | 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**<br>* | 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**<br>* | 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**<br>* | 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**<br>* | 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**<br>*                       | 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.      |
| <b>Moderate/Above-Moderate Vacant Parcels Subtotal</b> |                                       |                |               |        |              | <b>115.43</b> | <b>5,000,718</b> | <b>124</b>                              | <b>308</b> |               |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Very-Low/Low Underutilized Parcels</b>              |                                       |                |               |        |              |               |                  |                                         |            |               |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 40                                                     | 00304079;<br>00304077*;<br>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 |

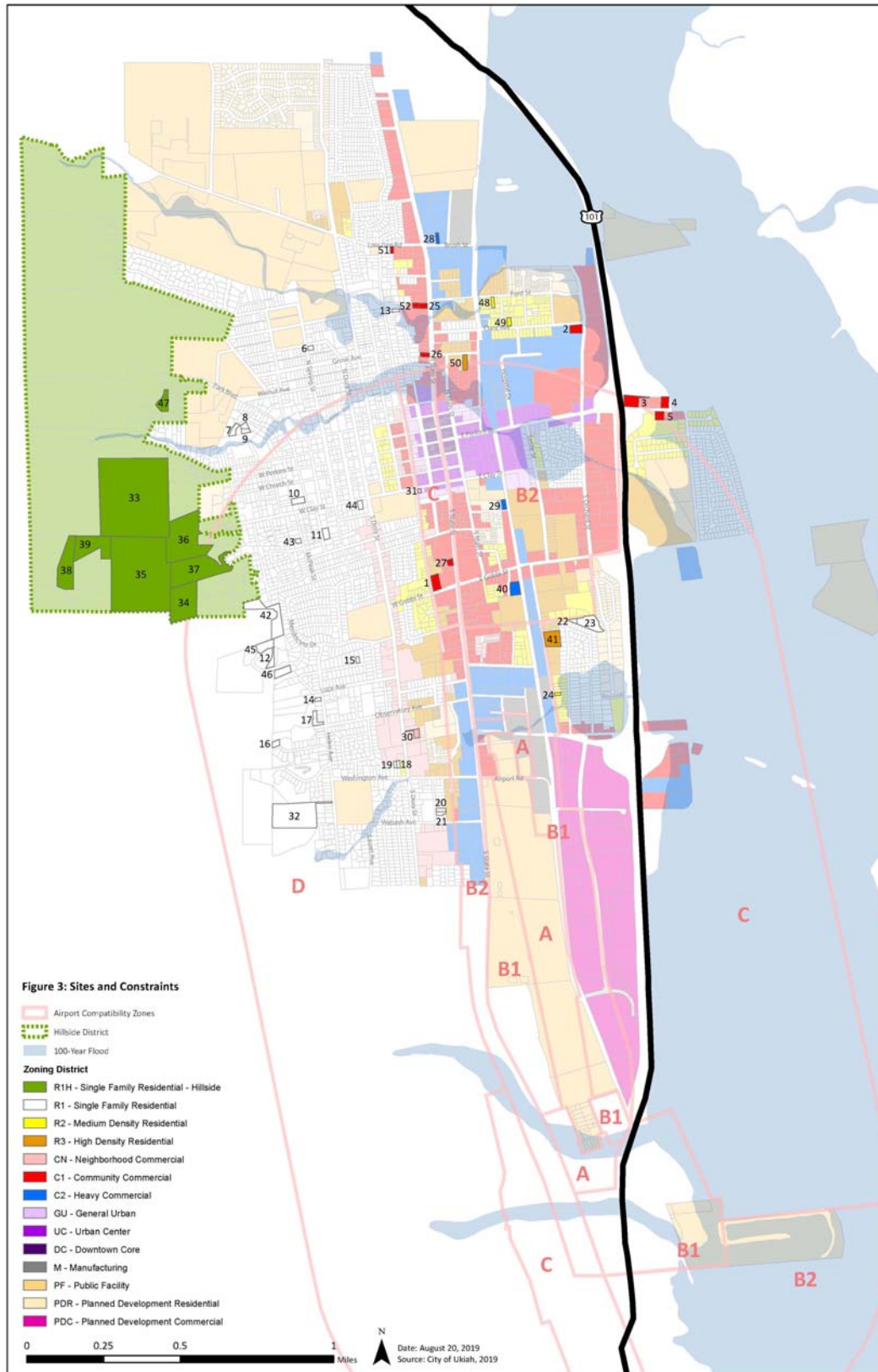
| Map ID                                             | APN        | Location                                  | Existing Use  | Zoning | General Plan | Acres       | Square feet   | Realistic Development Potential (units) | Population | Income Group  | Constraints | Notes                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------|------------|-------------------------------------------|---------------|--------|--------------|-------------|---------------|-----------------------------------------|------------|---------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                    |            |                                           |               |        |              |             |               |                                         |            |               |             | <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           | 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.                                                                                   |
| <b>Very-Low/Low Underutilized Parcels Subtotal</b> |            |                                           |               |        |              | <b>4.06</b> | <b>94,407</b> | <b>60</b>                               | <b>150</b> |               |             |                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Mod/Above-Mod Underutilized Parcels</b>         |            |                                           |               |        |              |             |               |                                         |            |               |             |                                                                                                                                                                                                                                                                                                                                                                        |
| 42                                                 | 00104061   | None Assigned. Parcel off of Hillview Ave | Underutilized | R1     | LDR          | 3.23        | 140, 698      | 14                                      | 35         | Mod/Above-Mod | D; None     | 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. |
| 43                                                 | 00125129   | 438 Mcpeak St                             | Underutilized | R1     | LDR          | 0.18        | 7,840         | 1                                       | 2          | Mod/Above-Mod | D; None     | 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.                                                                                                                 |

| 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                                                                                                                                                             |

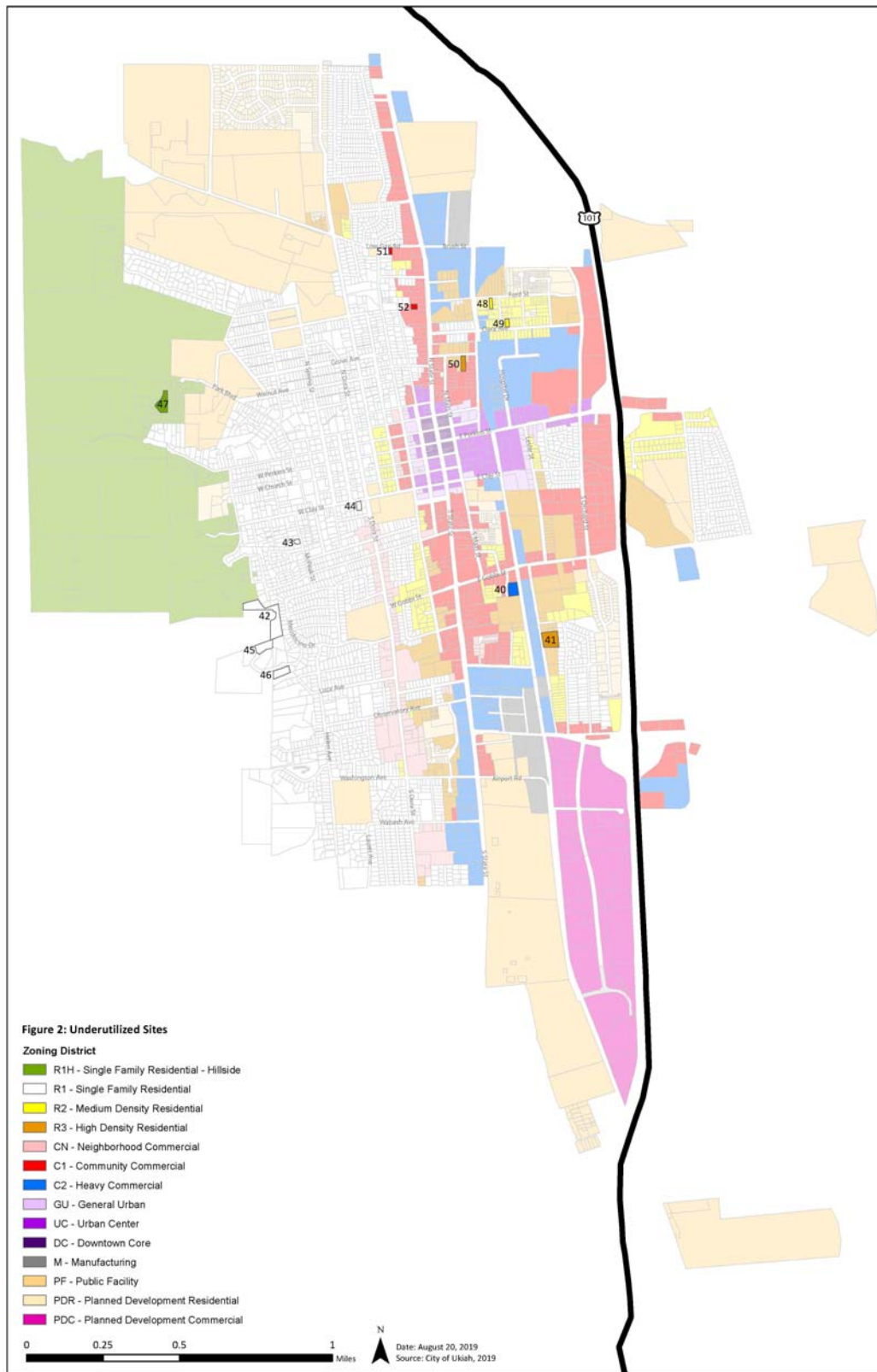
| Map ID | APN      | Location       | Existing Use  | Zoning | General Plan | Acres | Square feet | Realistic Development Potential (units) | Population | Income Group  | Constraints | Notes                                                                                                                                                                                                                                                                               |
|--------|----------|----------------|---------------|--------|--------------|-------|-------------|-----------------------------------------|------------|---------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |          |                |               |        |              |       |             |                                         |            |               |             | 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   | 197757      | 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      |              |             |       |
|                                                               |     | LEGEND:<br><b>Zoning:</b> 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.<br><b>General Plan:</b> LDR- Low Density Residential; MDR- Medium Density Residential; HDR- High Density Residential; C- Commercial.<br><b>Constraints</b> (Airport Influence Zones): B2-Extended Approach/Departure Zone; C-Common Traffic Pattern; D-Other Airport Environs.<br>*= Identified in both 2009-2014 and 2014-2019 HE cycles<br>** = Neither of these sites were identified in the prior planning period.<br>***= R1H regulations require a 5 acre lot for parcels with 30-50% slopes.<br>NOTE: All parcels have access to infrastructure and utilities unless otherwise noted |              |        |              |        |             |                                         |            |              |             |       |

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

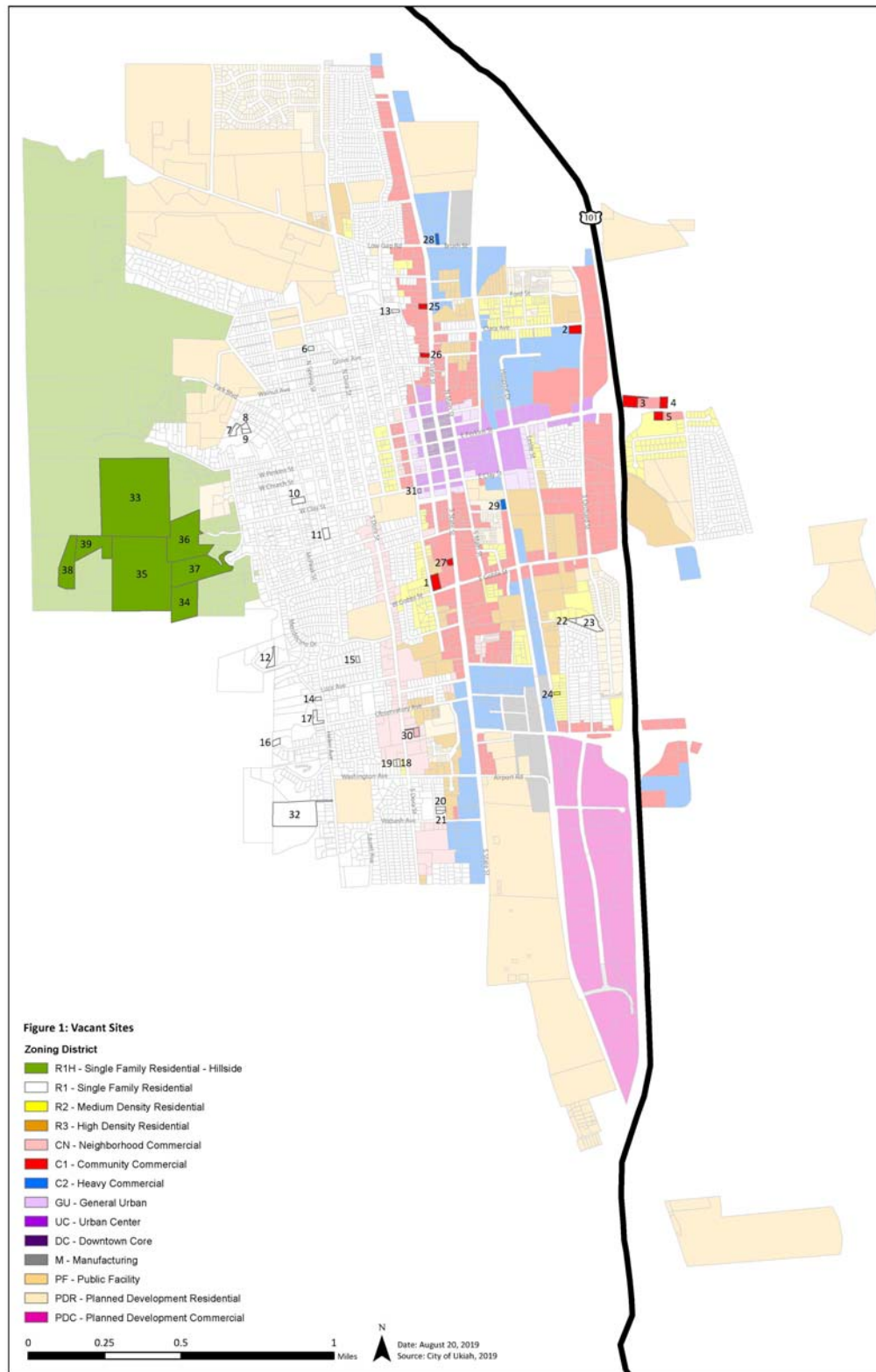


**FIGURE 4.2  
VACANT SITES**





**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>               |          | <i>158</i> |          | <i>81</i>      |
| <i>Existing Capacity</i>        |          | <i>161</i> |          | <i>165</i>     |
| <b>Housing Capacity Surplus</b> |          | <b>+3</b>  |          | <b>+84</b>     |
| <i>Population Capacity</i>      |          | <i>401</i> |          | <i>408</i>     |

### 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**

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

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

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



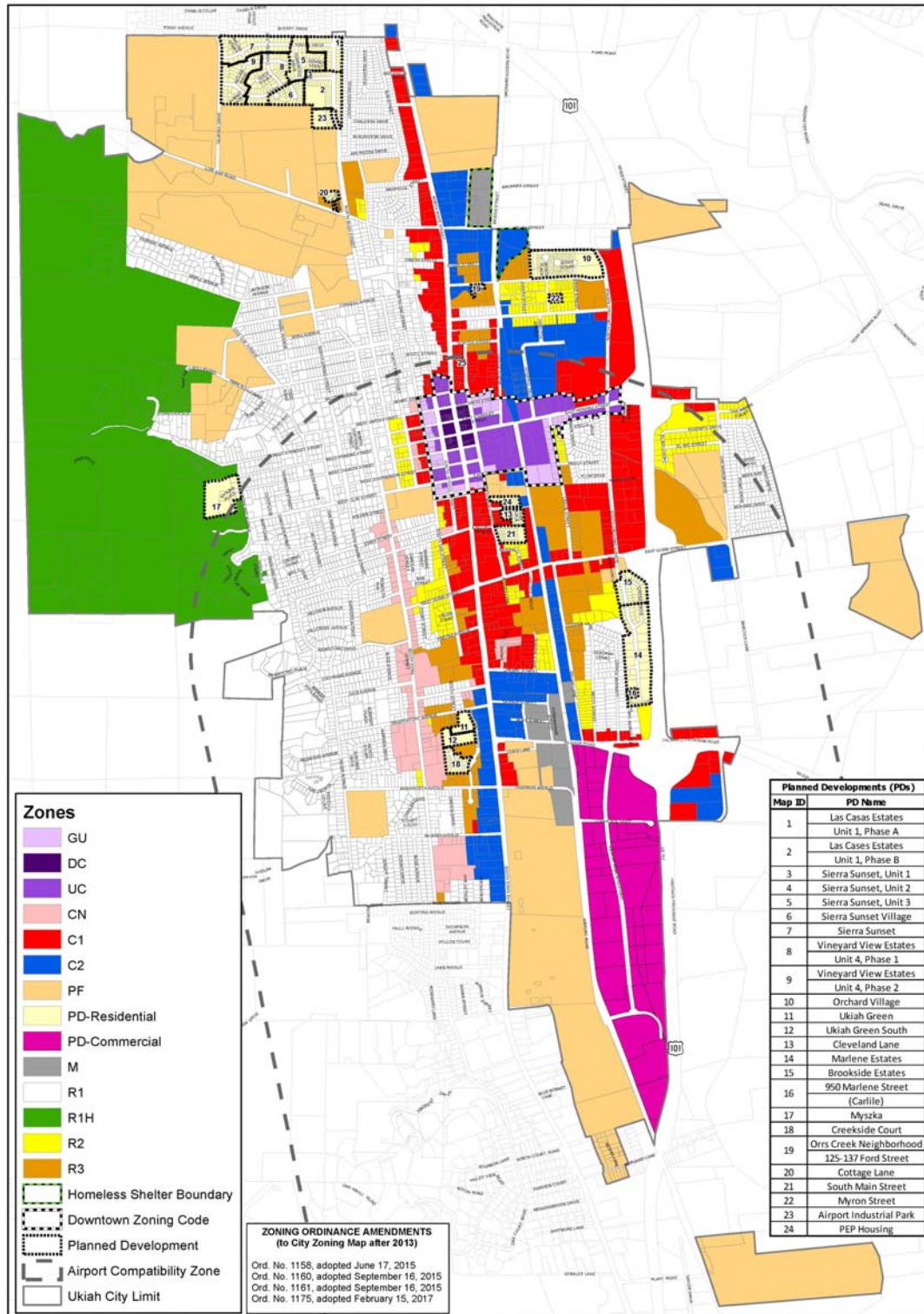
## Downtown Zoning Code

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 |
|------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|--------------------------|
| <b>RESIDENTIAL DENSITY (Also Subject to Airport Zone Restrictions)</b> |                                               |                                               |                                               |                          |
| Minimum                                                                | 10 units/acre                                 | 15 units/acre                                 | 15 units/acre                                 | Major Exception          |
| Maximum                                                                | 28 units/acre                                 | 28 units/acre                                 | 28 units/acre                                 | Major Exception          |
| <b>LOT STANDARDS (6) (Also Subject to Airport Zone Restrictions)</b>   |                                               |                                               |                                               |                          |
| 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          |
| <b>BUILDING SITING (SETBACKS)</b>                                      |                                               |                                               |                                               |                          |
| Front                                                                  | 0 ft. minimum<br>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<br>10 ft. maximum               | 0 ft. minimum<br>10 ft. maximum               | 0 ft. minimum<br>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          |
| <b>BUILDING HEIGHT</b>                                                 |                                               |                                               |                                               |                          |
| New building                                                           | 2 stories minimum<br>2 stories maximum<br>(8) | 2 stories minimum<br>3 stories maximum<br>(8) | 2 stories minimum<br>4 stories maximum<br>(8) | Major Exception          |
| <b>PARKING REQUIREMENTS</b>                                            |                                               |                                               |                                               |                          |
| 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**

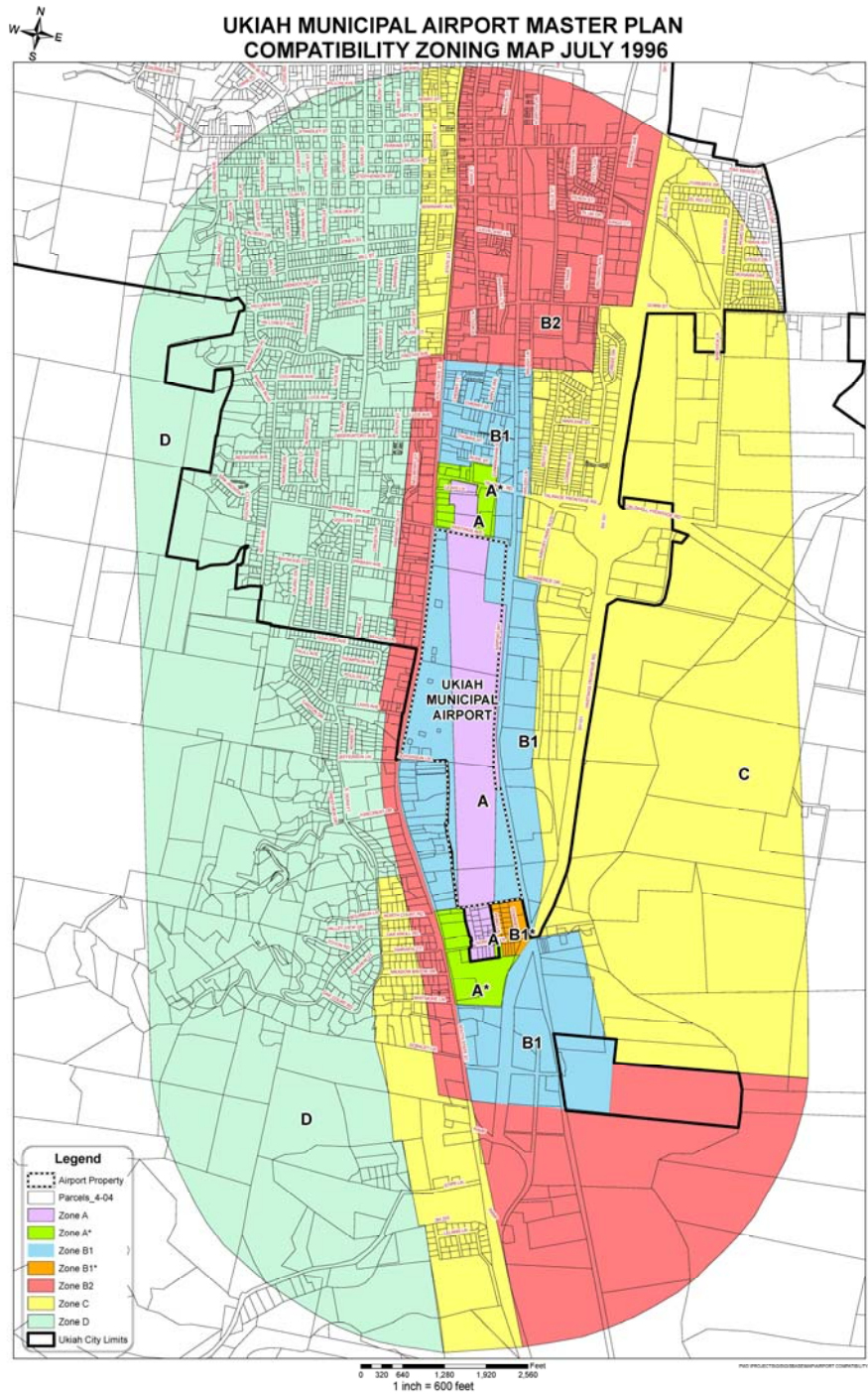
The Ukiah Municipal Airport is the largest airport in Mendocino County and provides an important regional service, both for public safety purposes and local economic development. Ensuring development that is compatible with existing airport environs is an essential function of the Mendocino County Airport 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



**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                                                  |
|-----------------------------------------|--------------------|------------------------------------------------------------------------------------|
| <b>Site Development Permit – Major</b>  | 100% cost recovery | Affordable Housing: 80% cost recovery;<br>Special Needs Housing: 60% cost recovery |
| <b>Site Development – Minor Level 1</b> | \$200              | No fee discount                                                                    |
| <b>Site Development – Minor Level 2</b> | \$600              | No fee discount                                                                    |
| <b>Use Permit Major</b>                 | 100% cost recovery | Affordable Housing: 80% cost recovery;<br>Special Needs Housing: 60% cost recovery |
| <b>Use Permit Minor</b>                 | \$600              | No fee discount                                                                    |
| <b>Variance Major</b>                   | 100% cost recovery | Affordable Housing: 80% cost recovery;<br>Special Needs Housing: 60% cost recovery |
| <b>Variance Minor Level 1</b>           | \$200              | No fee discount                                                                    |
| <b>Variance Minor Level 2</b>           | \$600              | No fee discount                                                                    |



|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                      |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subdivision Major</b>                 | 100% cost recovery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Affordable Housing: 80% cost recovery;<br>Special Needs Housing: 60% cost recovery                                                   |
| <b>Subdivision Minor</b>                 | \$900                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Affordable Housing: \$720<br>Special Needs Housing: \$540                                                                            |
| <b>Subdivision Exception</b>             | 100% cost recovery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Affordable Housing: 80% cost recovery;<br>Special Needs Housing: 60% cost recovery                                                   |
| <b>Boundary Line Adjustment</b>          | \$350                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Affordable Housing: \$260<br>Special Needs Housing: \$170                                                                            |
| <b>Lot Merger</b>                        | \$350                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No fee discount                                                                                                                      |
| <b>General Plan Amendment</b>            | 100% cost recovery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No fee discount                                                                                                                      |
| <b>Annexation</b>                        | 100% cost recovery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No fee discount                                                                                                                      |
| <b>Rezoning</b>                          | 100% cost recovery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No fee discount                                                                                                                      |
| <b>Rezoning Planned Unit Development</b> | 100% cost recovery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Affordable Housing: 80% cost recovery;<br>Special Needs Housing: 60% cost recovery                                                   |
| <b>Environmental Impact Report (EIR)</b> | Consultant cost plus 15% administration                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No fee discount                                                                                                                      |
| <b>Specific Plan/Master Plan Review</b>  | \$2,000-\$3,000 deposit; 100% cost recovery                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Affordable Housing: \$800 deposit; 100% cost recovery<br>Special Needs Housing: \$600 deposit; 100% cost recovery                    |
| <b>Development Impact Fees</b>           | <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**

| <b>Project Type</b>                        | <b>Typical Processing Time</b> | <b>Approving Body</b>                              | <b>Comments</b>                                                                                      |
|--------------------------------------------|--------------------------------|----------------------------------------------------|------------------------------------------------------------------------------------------------------|
| 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<br>Commercial Use<br>(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<br>Rezoning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4 to 6 months | Planning Commission<br>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.

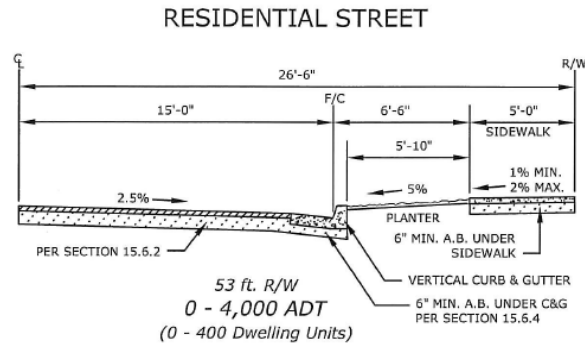
### ***Streets and Street Standards***

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.

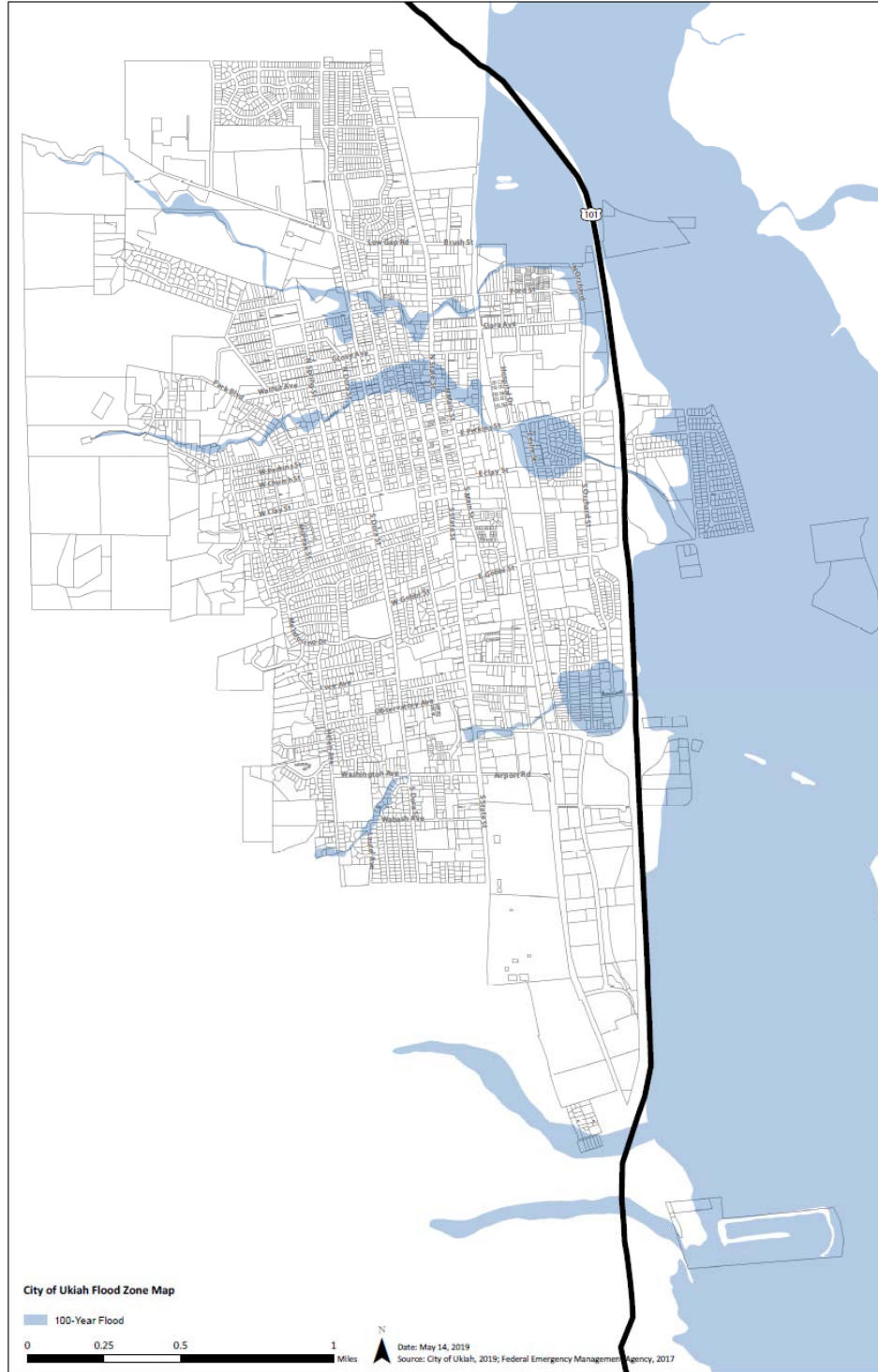
## **C. Environmental Constraints**

### **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/<br>Preservation | Total |
|------------------------------|-------------------|----------------|-------------------------------|-------|
| <b>Extremely Low Income</b>  | 43                | 5              | 20                            | 68    |
| <b>Very Low Income</b>       | 43                | 10             | 35                            | 88    |
| <b>Low Income</b>            | 72                | 10             | 40                            | 122   |
| <b>Moderate Income</b>       | 49                | 5              | 0                             | 54    |
| <b>Above Moderate Income</b> | 32                | 35             | 0                             | 67    |
| <b>Totals</b>                | 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**  
**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.

|                 |                                                                       |
|-----------------|-----------------------------------------------------------------------|
| <b>Goal H-3</b> | <b>Remove governmental constraints to infill housing development.</b> |
|-----------------|-----------------------------------------------------------------------|

***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.

|                 |                                                                                                                                                                                       |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Goal H-4</b> | <b>Promote well-planned and designed housing opportunities and projects for all persons, regardless of race, gender, age, sexual orientation, marital status, or national origin.</b> |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### ***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**

| <b>2014 – 2019 Housing Goals</b>                                                                                                                                                                                                                                                                                                                            | <b>2019 – 2027 Housing Goals</b>                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.</b>                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>• Many comments related to financial assistance for property maintenance and improvements.</li> <li>• Comment related to rent stabilization.</li> <li>• Implementation of CA Building Code comments regarding energy efficiency.</li> </ul>                                                                                                                                                                |
| <b>H-2: Provide housing for all economic segments of the community.</b>                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>• Providing adequate housing for undocumented immigrants and oversight on property owner to make sure housing is habitable.</li> <li>• Concern about young adults and college students finding housing.</li> <li>• Need for increased HUD housing options and assistance in connecting the HUD Benefit with housing appropriate for the recipient.</li> <li>• The need for tiny/moveable homes.</li> </ul> |
| <b>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.</b> | <ul style="list-style-type: none"> <li>• Add new types of housing projects to the allowed/permitted uses.</li> <li>• Encourage inclusionary housing projects over single-type special needs projects.</li> <li>• Financial assistance for infrastructure development (for new housing projects).</li> <li>• Supply free building plans for accessory dwelling units.</li> <li>• Increase efforts to address homelessness.</li> </ul>              |
| <b>H-4: Promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.</b>                                                                                                                                                                          | <ul style="list-style-type: none"> <li>• Need for tenant/owner educational workshops.</li> <li>• Financial assistance to deal with code enforcement actions.</li> <li>• Financial assistance to make current housing stock more sustainable, green, and efficient.</li> <li>• Need for mobile home repair/replacement assistance.</li> </ul>                                                                                                      |

|                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>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.</b>                                                                  | <ul style="list-style-type: none"> <li>• Regulations for green development in existing housing.</li> <li>• Develop solar facility to support municipal and individual usage.</li> <li>• Focus on rehabilitating existing housing stock with use of incentives.</li> <li>• Relaxing zoning codes and development standards to maximize development potential.</li> </ul> |
| <b>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> | <ul style="list-style-type: none"> <li>• Similar comments to those summarized for Goals H-2 and H-3.</li> </ul>                                                                                                                                                                                                                                                         |

#### 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.

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

|                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Enable composting toilets and gray water systems. (2)                                                                                                                          |
| Maintain housing stock by not allowing housing to become commercial.                                                                                                           |
| <b>H-2: Support housing opportunities for all economic segments of the community, regardless of race, gender, age, sexual orientation, marital status, or national origin.</b> |
| 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)                                                                                       |
| <b>H-3: Expand affordable housing opportunities for persons with special needs.</b>                                                                                            |
| 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)                                                                        |
| <b>H-4: Minimize governmental constraints for infill housing development.</b>                                                                                                  |
| 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.                                                                                                                           |
| <b>H-5: Use land effectively to meet housing needs and maintain existing housing stock.</b>                                                                                    |
| 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. |
| <b>H-6: Provide support for future housing needs.</b>                                                            |
| 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

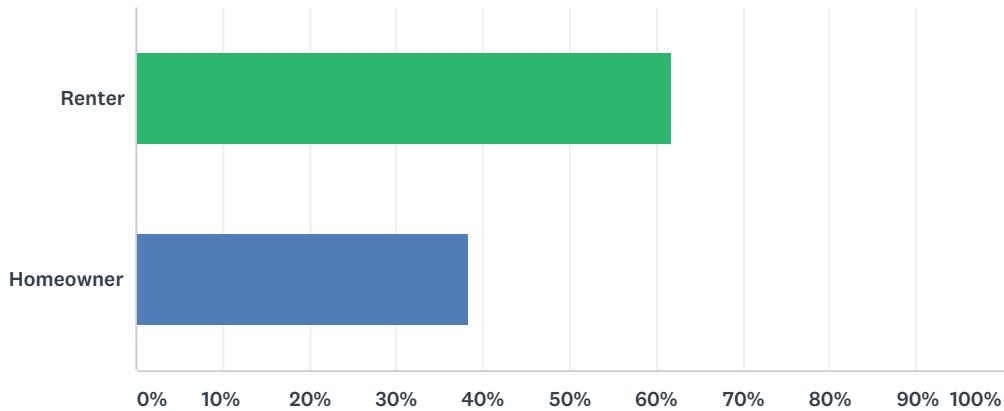
CA Department of Fish and Wildlife  
Caltrans  
Community Development Commission of Mendocino County  
Lake County/City Area Planning  
Mendocino Council of Governments  
Mendocino County Department of Social Services  
Mendocino County Executive Office  
Mendocino Board of Supervisors  
Mendocino County 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?

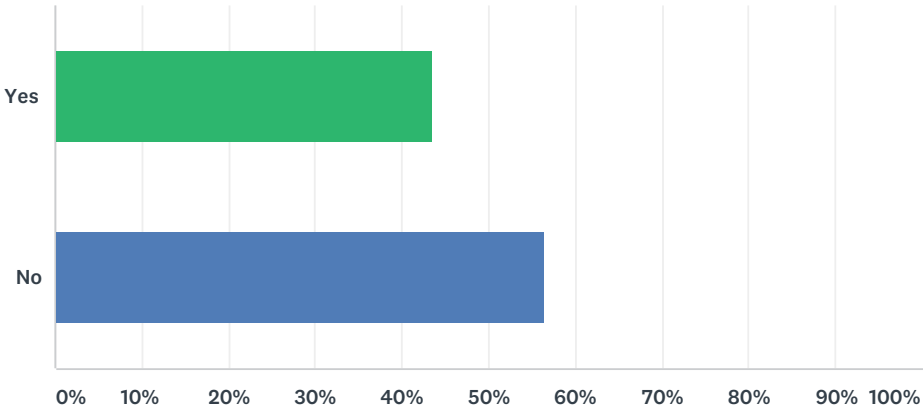
Answered: 383    Skipped: 1



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

Q2 Are you actively looking for housing?

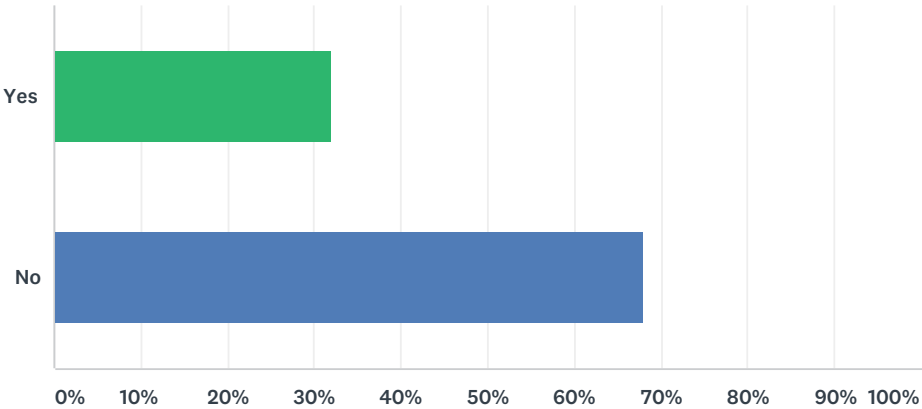
Answered: 384 Skipped: 0



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

Q3 Are you satisfied with your current housing options?

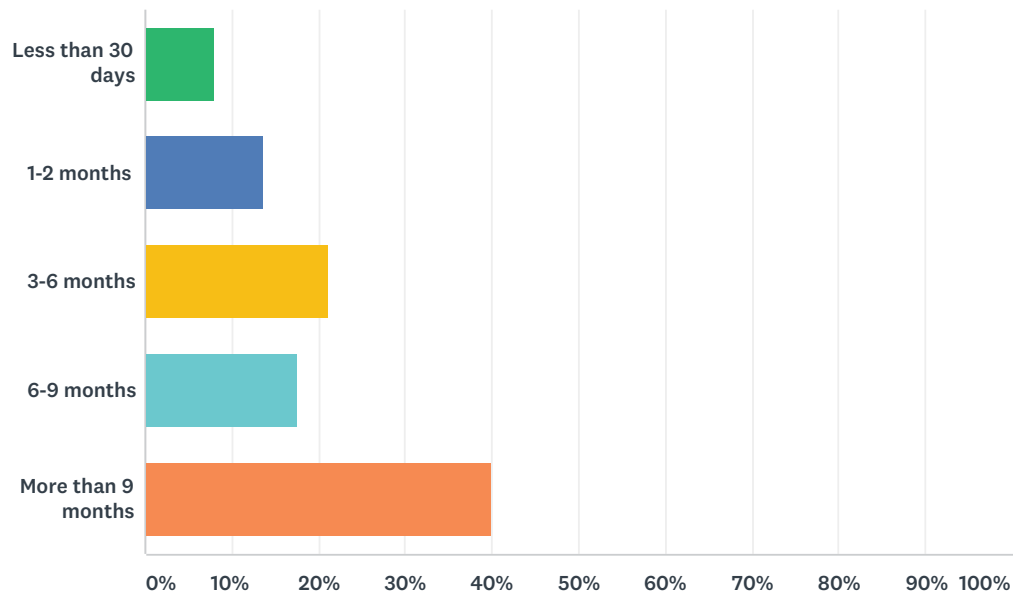
Answered: 382 Skipped: 2



| 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

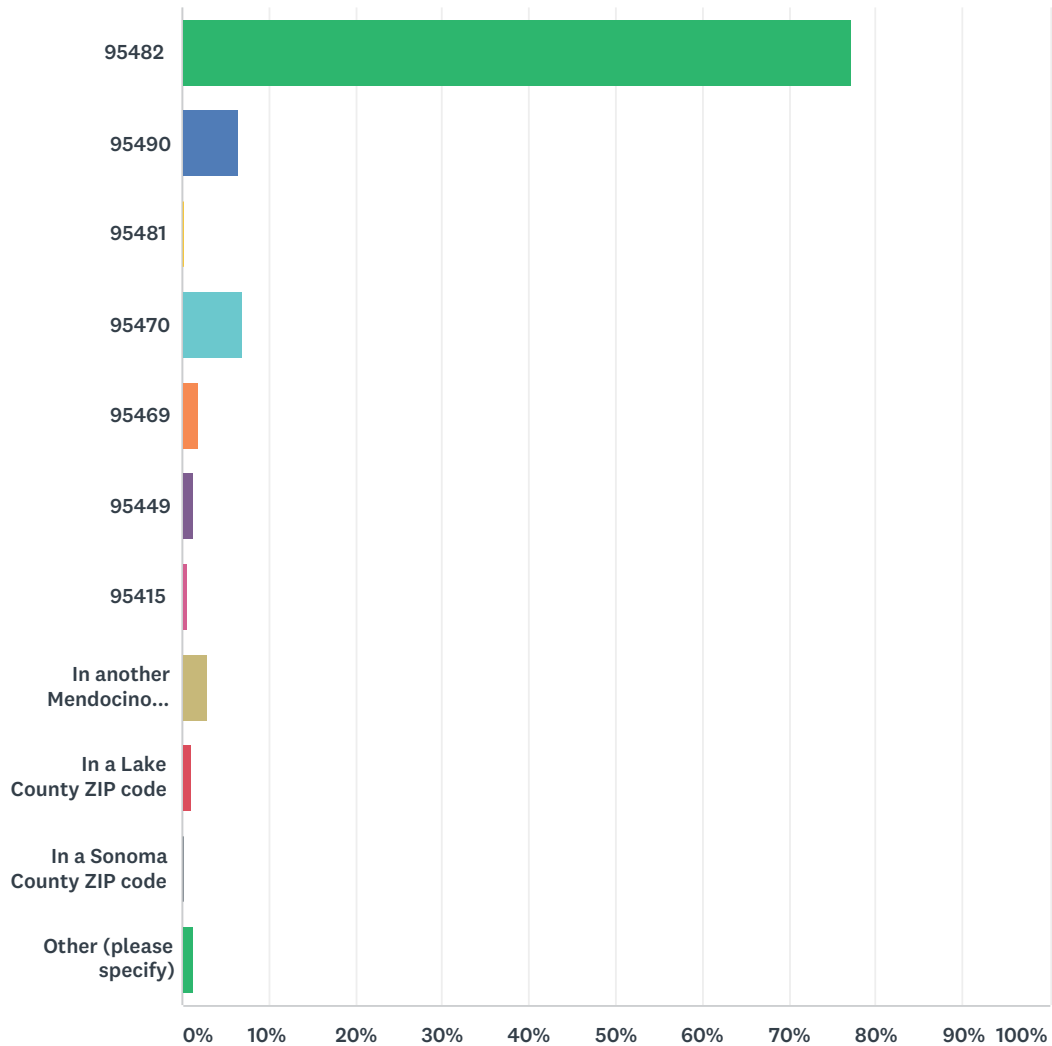


| ANSWER CHOICES     | RESPONSES |     |
|--------------------|-----------|-----|
| Less than 30 days  | 7.86%     | 22  |
| 1-2 months         | 13.57%    | 38  |
| 3-6 months         | 21.07%    | 59  |
| 6-9 months         | 17.50%    | 49  |
| More than 9 months | 40.00%    | 112 |
| TOTAL      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



## Q5 In what ZIP code is your residence located?

Answered: 382 Skipped: 2



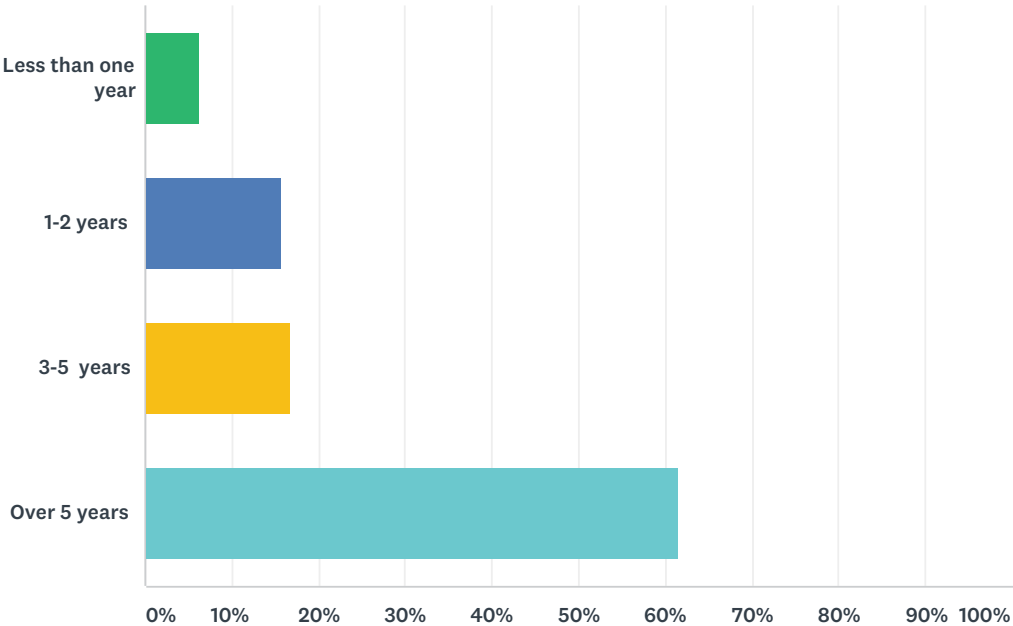
| ANSWER CHOICES                       | RESPONSES |     |
|--------------------------------------|-----------|-----|
| 95482                                | 77.23%    | 295 |
| 95490                                | 6.54%     | 25  |
| 95481                                | 0.26%     | 1   |
| 95470                                | 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?

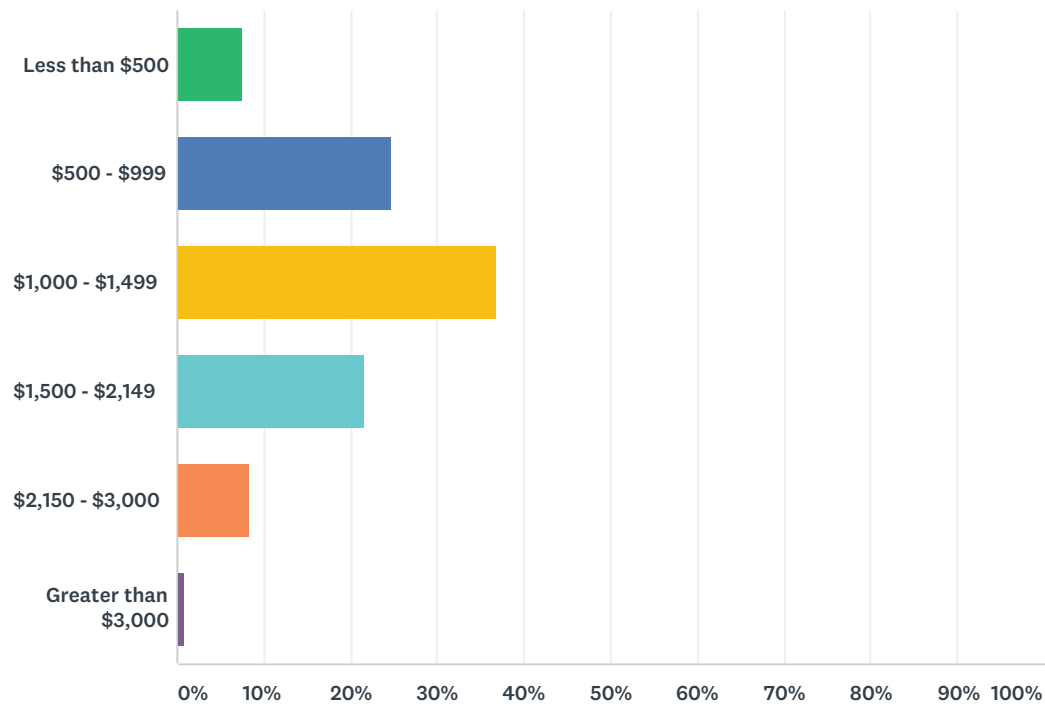
Answered: 384 Skipped: 0



| 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

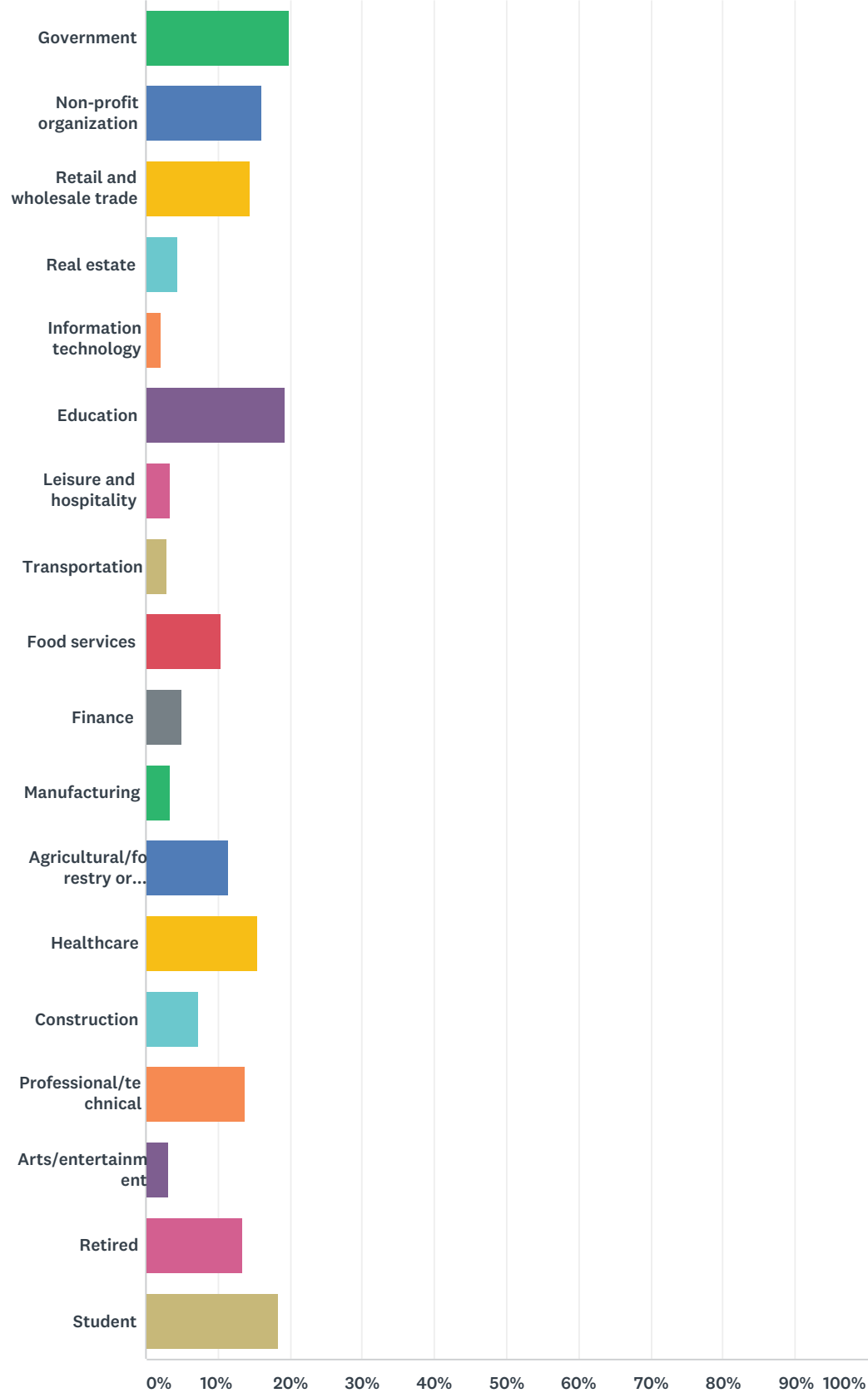


| ANSWER CHOICES       | RESPONSES |     |
|----------------------|-----------|-----|
| Less than \$500      | 7.63%     | 29  |
| \$500 - \$999        | 24.74%    | 94  |
| \$1,000 - \$1,499    | 36.84%    | 140 |
| \$1,500 - \$2,149    | 21.58%    | 82  |
| \$2,150 - \$3,000    | 8.42%     | 32  |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

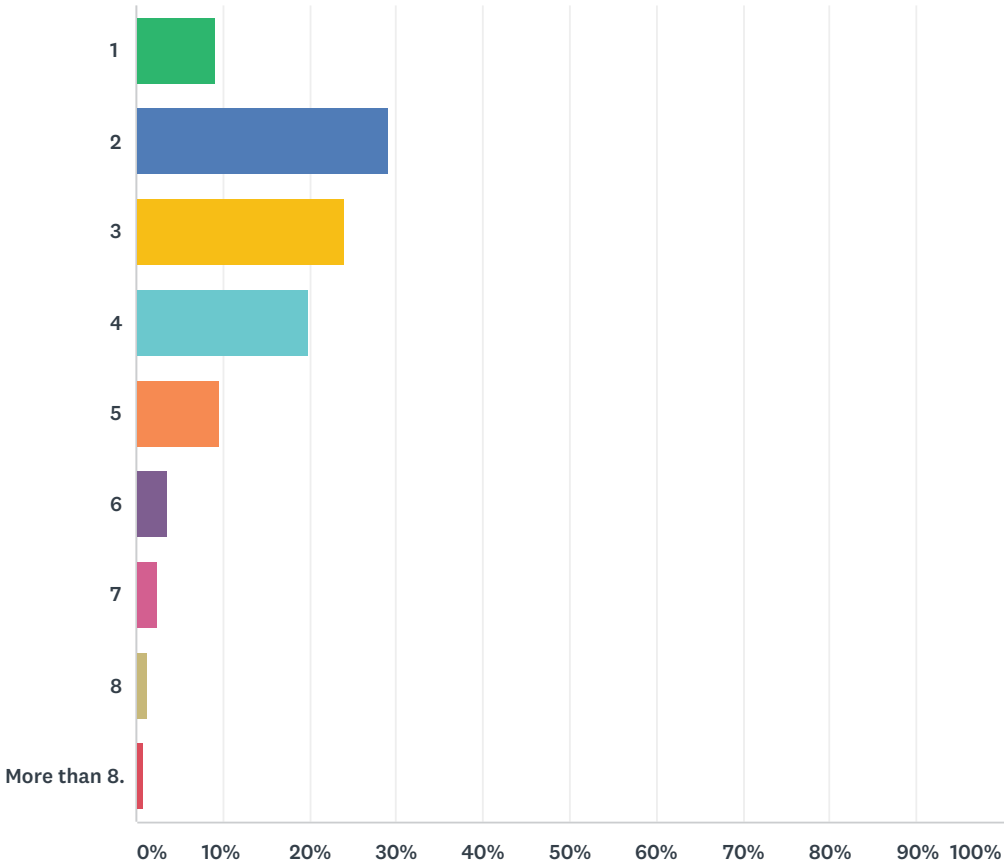
## Community Housing Satisfaction Survey

|                                            |        |    |
|--------------------------------------------|--------|----|
| 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?

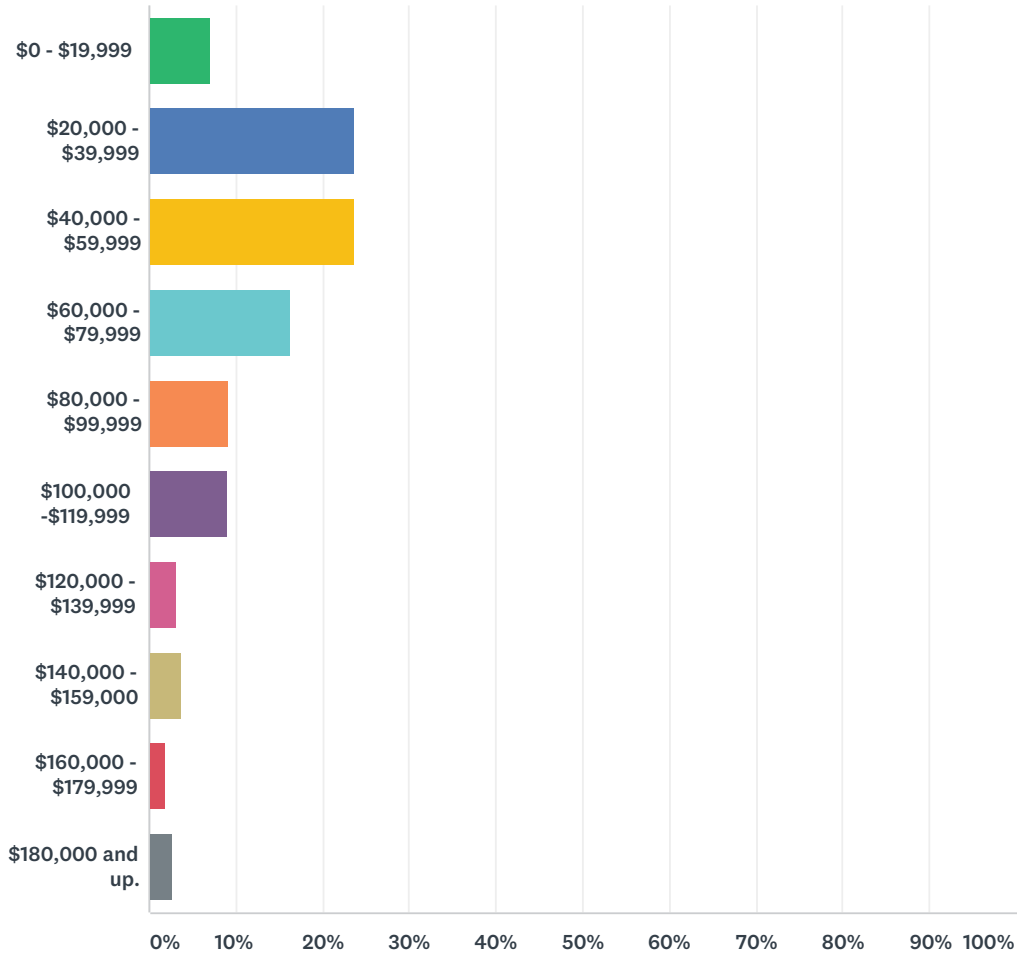
Answered: 384    Skipped: 0



| 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?

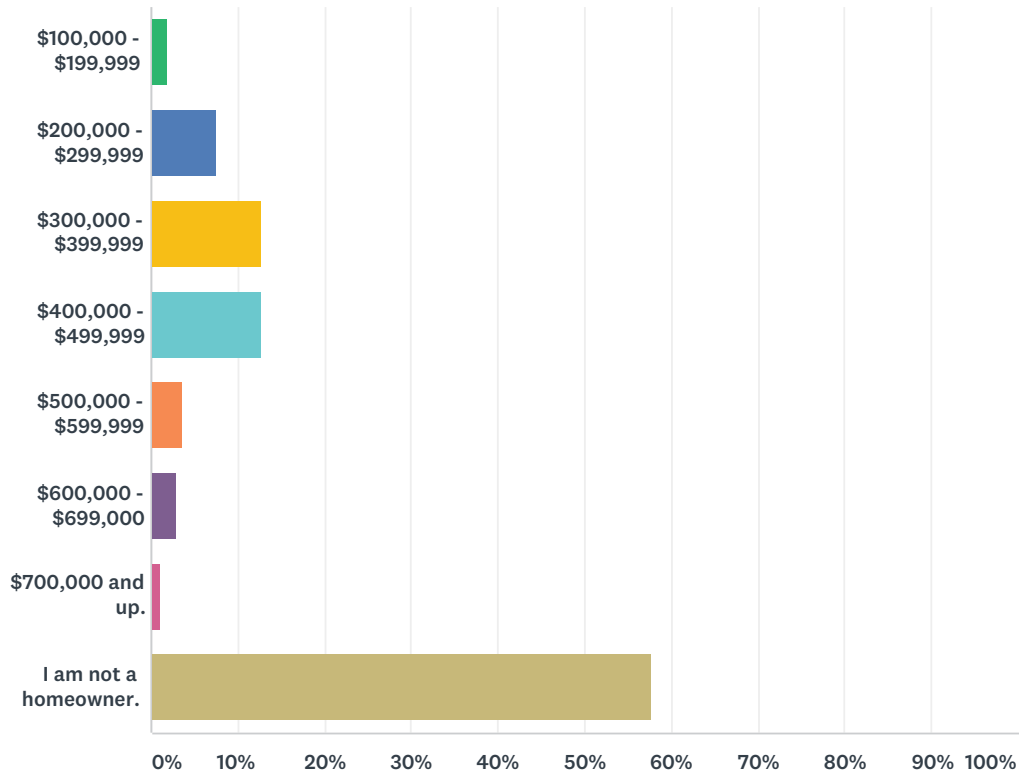
Answered: 381 Skipped: 3



| 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         |
| <b>TOTAL</b>          |           | <b>381</b> |

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

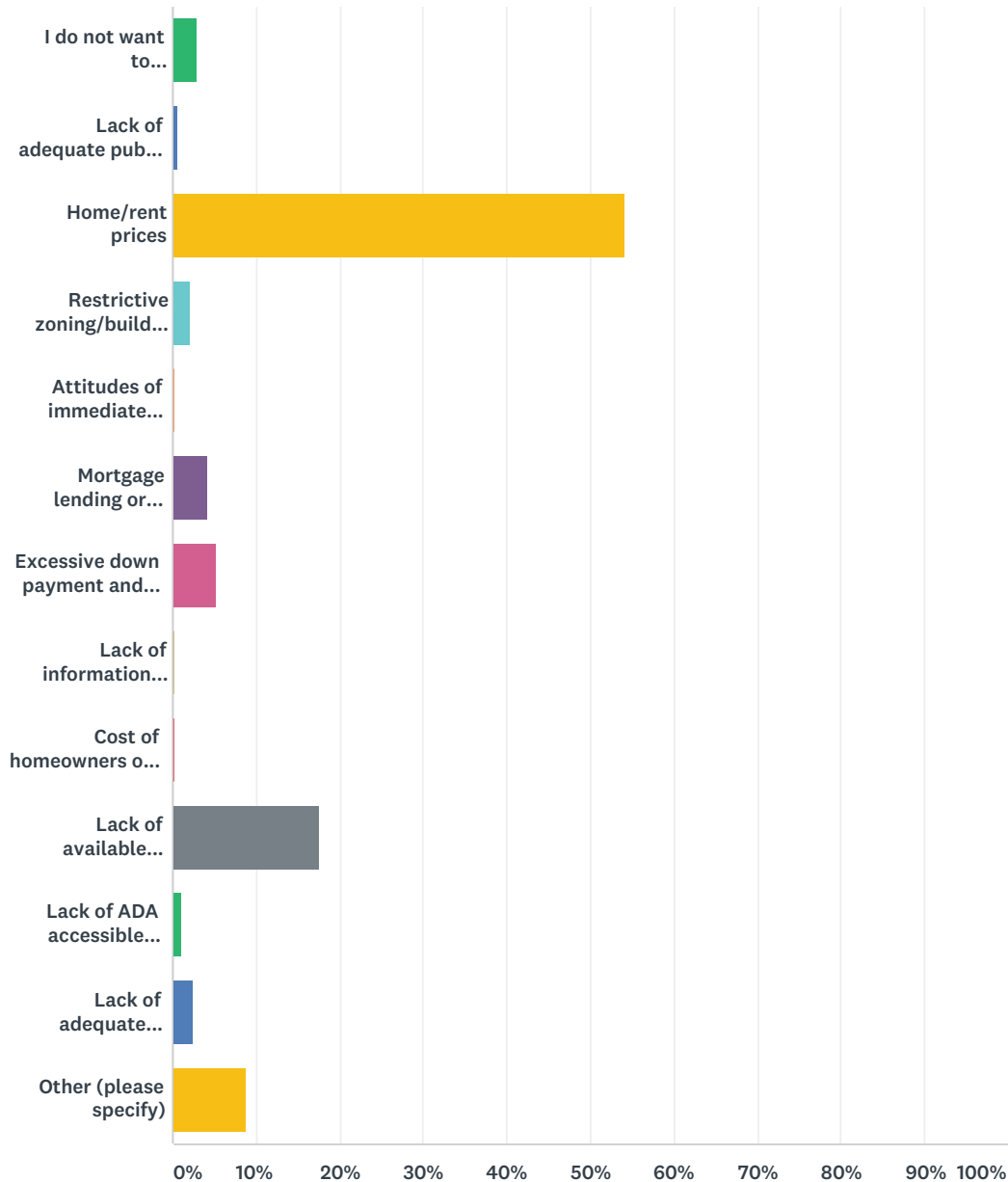
Answered: 371 Skipped: 13



| 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        |
| <b>TOTAL</b>          |           | <b>371</b> |

## 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          | <a href="mailto:Jordan@CatalystHousing.com">Jordan@CatalystHousing.com</a>       |
| LOS ANGELES  | Los Angeles County Development Authority | 700 W. Main Street              | Alhambra    | CA    | 91801 | (626) 586-1816 | KeAndra Cylear-Dodds | <a href="mailto:Keandra.cyleardodds@lacda.org">Keandra.cyleardodds@lacda.org</a> |
| ALL COUNTIES | Veritas Urban Properties LLC             | 2050 Hancock Street, Suite B    | San Diego   | CA    | 92210 | (619) 746-5191 | Gilman Bishop        | <a href="mailto:gbishop@bishopventures.com">gbishop@bishopventures.com</a>       |
| LOS ANGELES  | Santa Fe Art Colony Tenants Association  | 2415 S. Sante Fe Avenue, Unit 2 | Los Angeles | CA    | 90058 | (310) 663-6665 | Sylvia Tidwell       | <a href="mailto:sylvia@sylviatidwell.net">sylvia@sylviatidwell.net</a>           |

**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                                                                                                                                                                                                                                                               |
|-----------------------------------------------|------------|--------------------------------------------|--------------|--------|--------------|-------------|----------------|-----------------------------------------|------------|---------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very-Low/Low Vacant Parcels</b>            |            |                                            |              |        |              |             |                |                                         |            |               |             |                                                                                                                                                                                                                                                                     |
| 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.                                                                       |
| <b>Very-Low/Low Vacant Parcels Subtotal</b>   |            |                                            |              |        |              | <b>3.89</b> | <b>169,446</b> | <b>101</b>                              | <b>251</b> |               |             |                                                                                                                                                                                                                                                                     |
| <b>Moderate/Above-Moderate Vacant Parcels</b> |            |                                            |              |        |              |             |                |                                         |            |               |             |                                                                                                                                                                                                                                                                     |
| 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**<br>* | 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**<br>* | 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**<br>* | 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**<br>* | None Assigned.                                       | Vacant       | R1H    | LDR          | 10.08 | 439,084     | 4                                       | 10         | Mod/Above-Mod | Slope; infrastructure | Undeveloped but constrained by steep slopes. Although General                                                                                                                                                                                                                                                                                                                                                                                                               |



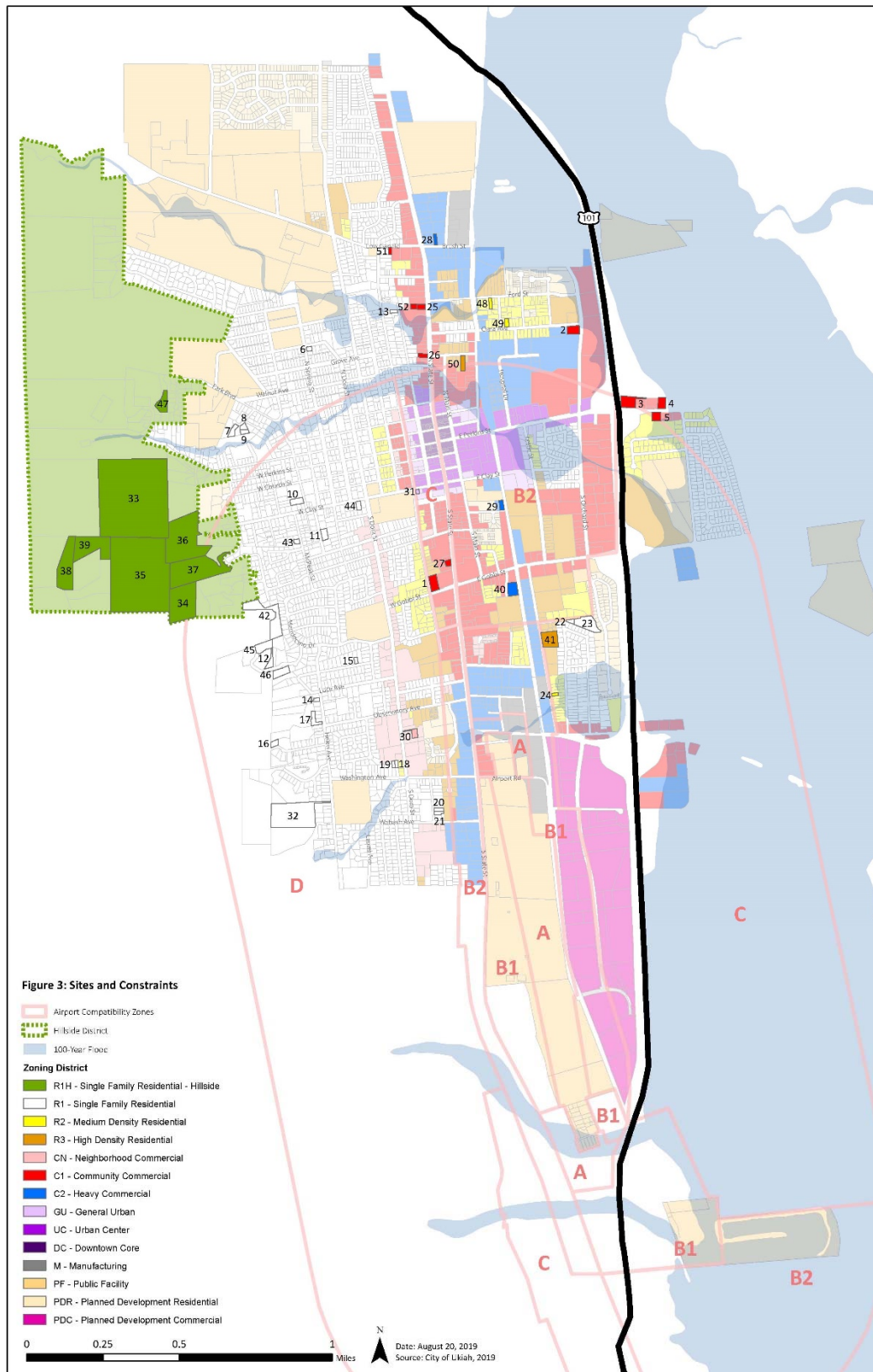
| Map ID                                                 | APN             | Location                                | Existing Use | Zoning | General Plan | Acres         | Square feet      | Realistic Development Potential (units) | Population | Income Group  | Constraints           | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------|-----------------|-----------------------------------------|--------------|--------|--------------|---------------|------------------|-----------------------------------------|------------|---------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                        |                 | 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**<br>* | 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**<br>* | 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. |
| <b>Moderate/Above-Moderate Vacant Parcels Subtotal</b> |                 |                                         |              |        |              | <b>115.43</b> | <b>5,000,718</b> | <b>124</b>                              | <b>308</b> |               |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Very-Low/Low Underutilized Parcels</b>              |                 |                                         |              |        |              |               |                  |                                         |            |               |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Map ID                                             | APN                                   | Location                                  | Existing Use  | Zoning | General Plan | Acres       | Square feet   | Realistic Development Potential (units) | Population | Income Group  | Constraints | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------|---------------------------------------|-------------------------------------------|---------------|--------|--------------|-------------|---------------|-----------------------------------------|------------|---------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 40                                                 | 00304079;<br>00304077*;<br>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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Very-Low/Low Underutilized Parcels Subtotal</b> |                                       |                                           |               |        |              | <b>4.06</b> | <b>94,407</b> | <b>60</b>                               | <b>150</b> |               |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Mod/Above-Mod Underutilized Parcels</b>         |                                       |                                           |               |        |              |             |               |                                         |            |               |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

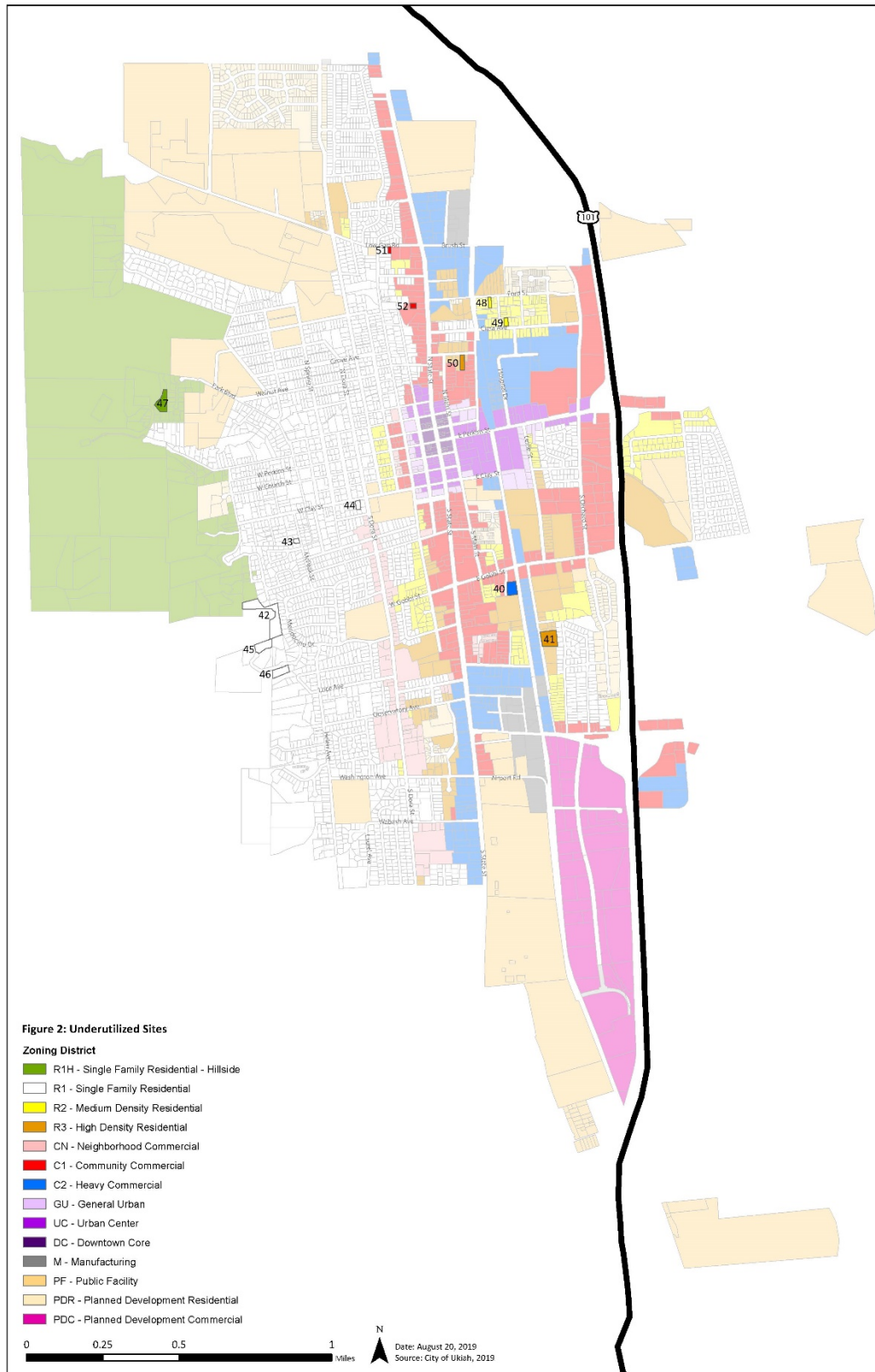
| Map ID | APN      | Location            | Existing Use  | Zoning | General Plan | Acres | Square feet | Realistic Development Potential (units) | Population | Income Group  | Constraints | Notes                                                                                                        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

## VACANT AND UNDERUTILIZED SITES AND CONSTRAINTS

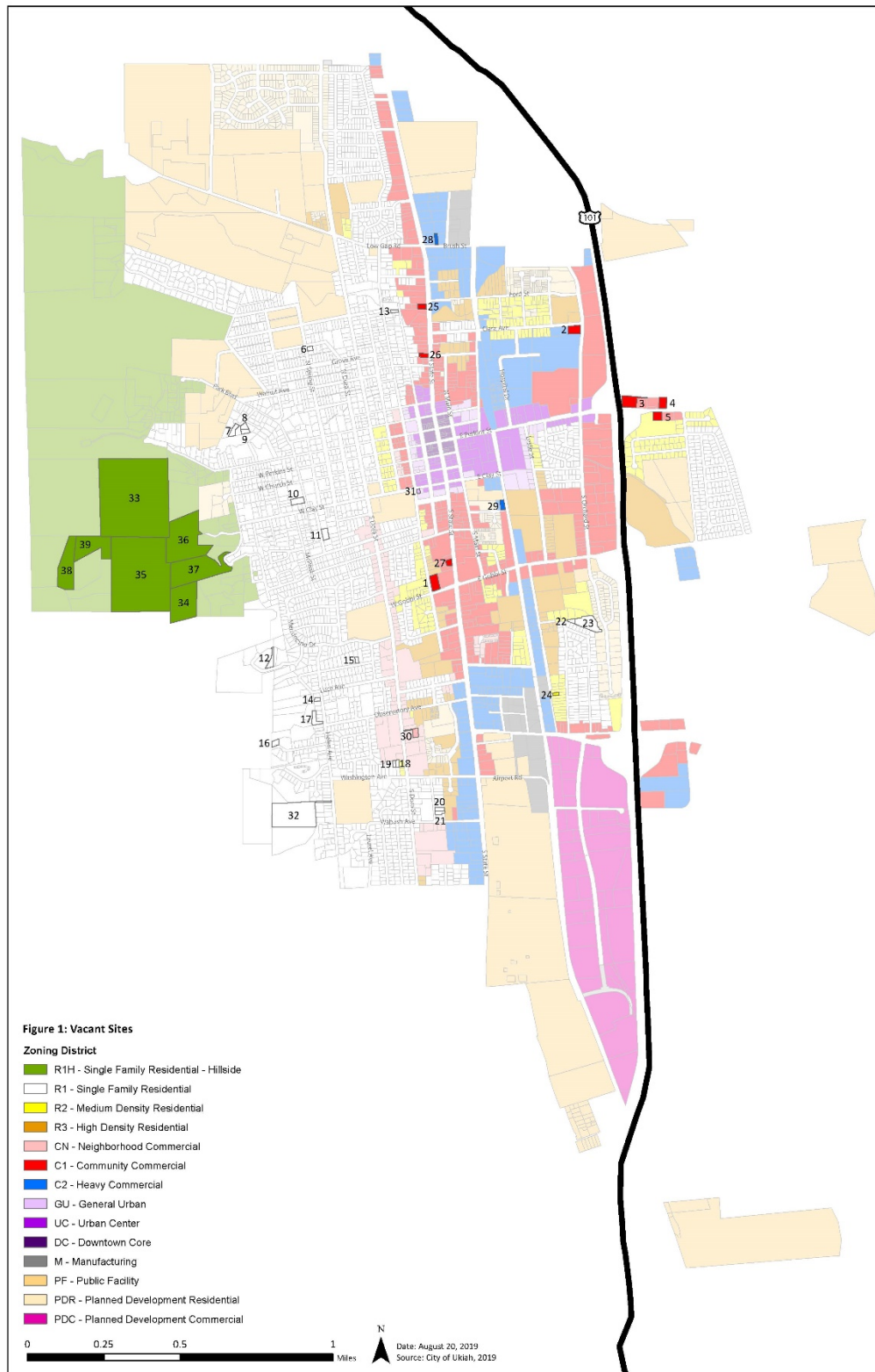


## VACANT SITES





## 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?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Natural Surveillance</b><br>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.                                       | <ul style="list-style-type: none"><li>• Is the front entrance visible from the street and driveway?</li><li>• Are there windows on all sides of the building to allow for full view of the property?</li><li>• Is landscaping maintained to allow for visibility to the street?</li><li>• Are there blind corners or recessed areas with limited visibility?</li><li>• Is there natural surveillance of gathering areas and youth hang out spaces?</li><li>• Do fence and gate design allow for visibility?</li><li>• Are indoor activity and congregation areas oriented to allow for visibility to the outdoors?</li><li>• Are there clear views of street parking, driveways, and garages?</li></ul> |
| <b>Natural Access Control</b><br>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. | <ul style="list-style-type: none"><li>• Do walkways, porches, and other features direct visitors to entrances and away from private areas?</li><li>• 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?</li><li>• Do entrances have at least at 180 view, including through the peep hole?</li><li>• Are door locks located a minimum of 40 inches from adjacent windows?</li><li>• Do all doors, windows, and garages have appropriate locks?</li></ul>                                                                                                                                       |
| <b>Territorial Reinforcement</b><br>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.                                                 | <ul style="list-style-type: none"><li>• Are property boundaries clearly marked with hedges, low or see-through gates or fences, and/or signage?</li><li>• Are transitional zones between public, semi-public, and private areas clearly defined?</li><li>• Are there conflicting uses of the space?</li><li>• Is the property address visible from the street, non-reflective material, and clearly lit at night?</li><li>• Is the mailbox or delivery area clearly marked and as close as possible to the front of the building and visible from adjacent buildings?</li></ul>                                                                                                                         |

# Crime Prevention Through Environmental Design Assessment Tools

| CPTED Principal                                                                                                                                                                                                                                                                                                                                                                                                                 | What to look for?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Maintenance and Management</b></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"> <li>• Are buildings painted and in good condition?</li> <li>• Is there evidence of graffiti or vandalism and in what locations?</li> <li>• Is there visible litter or dumping around? Are there signs indicating who to report this to?</li> <li>• Is landscaping maintained to no higher than 3 ft. in height and tree canopies no lower than 7 ft.?</li> <li>• Are there old and non-working automobiles, boats, trailers, or other vehicles on the street or in the front yard?</li> <li>• Are landscaping species appropriate for the site?</li> <li>• Does the site feel cared for? Does it convey a sense of active ownership?</li> </ul>                                                                                                                                                                                                                                    |
| <p><b>Lighting</b></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"> <li>• Is lighting on only when it is needed?</li> <li>• Are lighting fixtures appropriately designed, placed, and oriented towards vulnerable areas and activity spaces?</li> <li>• Are lighting fixtures shielded and directed downwards?</li> <li>• Is lighting uniform, does it evenly illuminate the desired area without causing glare?</li> <li>• Is there light pollution, is there too much light for the given space or purpose of the site?</li> <li>• Are lighting fixtures protected from vandalism?</li> <li>• Are there any broken lights and are there signs indicating who to report them to?</li> <li>• Do trees or signage block lighting?</li> <li>• Are pedestrian areas illuminated?</li> <li>• Are you able to accurately identify an approaching individual?</li> <li>• Does lighting illuminate signage, address markings, and gathering areas?</li> </ul> |
| <p><b>Incompatible Uses</b></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"> <li>• Are there incompatible activities located next to one another?</li> <li>• 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.</li> <li>• Is street furniture- trashcans, benches, bike parking, newsstands, lighting-appropriately placed so as not to block pedestrian access?</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>Movement Predictors</b></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"> <li>• Does the area feel isolated?</li> <li>• How far away is the nearest person to ask for help?</li> <li>• Is it easy to predict when people will be around and where they will come from?</li> <li>• Is it easy to predict the intended pedestrian route?</li> <li>• Are there signs of makeshift or informal routes?</li> <li>• How easy is it to exit the area undetected?</li> <li>• Can you predict what is at the end of the route, walkway, path?</li> <li>• Do you feel safe waiting in the area for public transportation or other activities?</li> </ul>                                                                                                                                                                                                                                                                                                               |

# Crime Prevention Through Environmental Design Assessment Tools

| CPTED Principal                                                                                                                                                                                                                                                                                                                                                                                             | What to look for?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Capacity</b></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"> <li>• Is there a mix of land uses?</li> <li>• Who are the current users of the site?</li> <li>• Are there signs of conflicting activities?</li> <li>• Are activities appropriately distributed throughout the site?</li> <li>• Are spaces and sites appropriately sized for encouraged activities?</li> <li>• What are the main and dominant uses of the site? Are they intended uses?</li> <li>• Is there spillover of activities from one space to another and what is the result?</li> </ul>                                                                                                                                                               |
| <p><b>Activity Support</b></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"> <li>• How much and what type of activity is in the area, during the day and night?</li> <li>• Do activity levels provide for passive surveillance? Especially of vulnerable users or areas such as children and tot lots?</li> <li>• Are land uses and activities reflective of community needs and priorities?</li> <li>• Are there new and creative opportunities to engage community members and encourage pedestrian activity?</li> </ul>                                                                                                                                                                                                                 |
| <p><b>Social Cohesion</b></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"> <li>• How do users of the site interact? Does this convey a sense of safety?</li> <li>• Are there natural opportunities for positive social interaction?</li> <li>• Are there well-designed and carefully located spaces for social interaction-benches, gazebos, walking paths, community spaces?</li> <li>• Are there formal and informal social programs and is the community aware of them?</li> <li>• 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?</li> </ul>                   |
| <p><b>Community Connectivity</b></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"> <li>• Are there places in the community you want to access but cannot access by walking, biking, or transit?</li> <li>• Are there opportunities for physical connections between land uses, neighborhoods, and buildings through roadways, pedestrian bridges and paths, bike facilities, and other infrastructure?</li> <li>• How might these physical connections impact safety and crime?</li> <li>• Are adjacent land uses connected or do they exist in isolation, for example a school community with residential area?</li> <li>• Are there opportunities for share-use spaces and programs?</li> </ul>                                                |
| <p><b>Community Culture</b></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"> <li>• Are there safe and accessible community gathering spaces, i.e. multi-purpose spaces, sports facilities, art and music spaces, memorials, murals, parks, plazas, parklets?</li> <li>• How are they being used? Do activities represent the community?</li> <li>• Do physical features express a “sense of place”?</li> <li>• Is there a clear branding theme throughout the site through colors, physical features, lighting, landscaping?</li> <li>• 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?</li> </ul> |

**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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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.                                       | Not completed due to lack of funding for preservation efforts.<br><br><b>Continued Appropriateness:</b> 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. |
| 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.                                                           | Completed. The Ukiah Police Department (UPD) reviews and makes recommendations on projects through the Crime Prevention through Environmental Design (CPTED) standards.<br><br><b>Continued Appropriateness:</b> CPTED standards are regularly reviewed and updated by the UPD. This program will be continued in the 2019-2027 Housing Element.                                   |
| 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.                                                 | This program was not completed.<br><br><b>Continued Appropriateness:</b> This program will continue to be important and has been prioritized in the 2019-2027 Housing Element.                                                                                                                                                                                                     |
| H-2.a Provide copies of the inventory of vacant and underdeveloped land for public distribution.                                                                                           | Educate the public.                                                               | Completed.<br><br><b>Continued Appropriateness:</b> 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.                                                                                                                                                             |
| 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. | Educational materials not completed.<br><br><b>Continued Appropriateness:</b> 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.              |



| 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.<br><br><b>Continued Appropriateness:</b> 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.<br><br><b>Continued Appropriateness:</b> 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.<br><br><b>Continued Appropriateness:</b> 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.<br><br><b>Continued Appropriateness:</b> 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                            | Retain the rental housing stock.           | <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><b>Continued Appropriateness:</b> 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 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. | Retain total housing stock.                | <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><b>Continued Appropriateness:</b> 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| H-2.i Adopt an Inclusionary Housing Ordinance by 2013 that requires below-market rate housing to be included as part of residential projects.                         | Increase the supply of affordable housing. | <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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. | Support funding applications for special needs housing projects. | <p>A project with 37 units of special needs rental housing was issued a building permit in 2018.</p> <p><b>Continued Appropriateness:</b> Support of funding applications will continue to be appropriate and has been retained as a program for the 2019-2027 Housing Element.</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.                          | Increase housing opportunities for persons with disabilities.    | <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><b>Continued Appropriateness:</b> This program is ongoing and still appropriate. It remains in the updated Element.</p>                                                                                                                                                                                           |
| H-3.c Review zoning code to remove regulatory constraints to special needs housing projects.                                                                                                                                                                     | Eliminate regulatory constraints to special needs housing.       | <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><b>Continued Appropriateness:</b> 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>                                                                                                                                                      |
| H-3.d Continue to assist farmworker housing stakeholders through technical assistance.                                                                                                                                                                           | Increase supply of farmworker housing.                           | <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><b>Continued Appropriateness:</b> 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> |
| 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.                                                                                                    | Remove constraints to SRO housing.                               | <p>This program was not completed in 2014-2019.</p> <p><b>Continued Appropriateness:</b> 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.                                  | <p>No complaints received in 2014-2019.</p> <p><b>Continued Appropriateness:</b> This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-4).</p>                                                                                                                                                                                                                                                                                                                                                                                                   |
| H-4.b Develop and make available housing discrimination public information.                         | Promote fair housing practices.                                  | <p>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.</p> <p><b>Continued Appropriateness:</b> This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-4).</p>                                                                                                                                                                                                                                                                    |
| H-5.a Apply the CEQA infill exemption and perform expedited review for affordable housing projects. | Provide education.                                               | <p>The City utilized the CEQA infill exemption for a 35-unit moderate-income housing development and a 31-unit low-income senior housing project.</p> <p><b>Continued Appropriateness:</b> This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-3).</p>                                                                                                                                                                                                                                                                                         |
| H-5.c Prepare and present green building/sustainable development incentive tool.                    | Provide opportunities for education and sustainable development. | <p>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.</p> <p><b>Continued Appropriateness:</b> A modified version of this program will be retained for the 2019-2027 Housing Element, to explore flexible parking standards (see Goal H-1).</p> |
| H-5.d Analyze zoning and building codes for removing impediments to green building.                 | Provide education and encourage green building.                  | <p>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.</p> <p><b>Continued Appropriateness:</b> This program has been completed and will be removed for the updated Element.</p>                                                                                                                                                                                                                                                                          |

| 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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. | <p>No opportunities have surfaced. Poised to implement.</p> <p><b>Continued Appropriateness:</b> This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-3).</p>                                                                       |
| 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. | <p>Completed. The City created a Housing Division in 2017, and a webpage for the Housing Division was established in 2018.</p> <p><b>Continued Appropriateness:</b> This program has been modified to maintaining the webpage in the updated Element (see Goal H-5).</p>    |
| 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.                  | <p>This program is similar to other programs in the Housing Element and was completed in 2014-2019.</p> <p><b>Continued Appropriateness:</b> This program has been consolidated into other similar programs and removed as a program for the 2019-2027 Housing Element.</p> |

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



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

|                              |                                                                                                                                                                                                                           |                                                              |                                                              |                 |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|-----------------|
| <b>Goal H-1</b>              | <b>Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.</b>                                                                 |                                                              |                                                              |                 |
| <b>Supporting Policies</b>   | <b>Policy 1-1:</b> Encourage the rehabilitation of existing residential units.                                                                                                                                            |                                                              |                                                              |                 |
|                              | <b>Policy 1-2:</b> 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. |                                                              |                                                              |                 |
|                              | <b>Policy 1-3:</b> Preserve at-risk housing units.                                                                                                                                                                        |                                                              |                                                              |                 |
|                              | <b>Policy 1-4:</b> Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.                                                                |                                                              |                                                              |                 |
|                              | <b>Policy 1-5:</b> Continue to implement effective crime prevention activities.                                                                                                                                           |                                                              |                                                              |                 |
| <b>Implementing Programs</b> | <b>Program</b>                                                                                                                                                                                                            | <b>Responsibility</b>                                        | <b>Funding</b>                                               | <b>Schedule</b> |
|                              | 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/conservate 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         |

| <b>Implementing Programs</b> | <b>Program</b>                                                                                                                                                                                                           | <b>Responsibility</b>                                        | <b>Funding</b>                                                                                | <b>Schedule</b>                                                                        |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
|                              | 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. |

|                              |                                                                                                                                                                                                                                                                                                                   |                                                                            |                     |                                                                                                                                                                                                                                  |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Goal H-2</b>              | <b>Expand housing opportunities for all economic segments of the community, including special needs populations.</b>                                                                                                                                                                                              |                                                                            |                     |                                                                                                                                                                                                                                  |
| <b>Supporting Policies</b>   | <b>Policy 2-1:</b> Continue to allow placement of manufactured housing units on permanent foundations in residential zoning districts.                                                                                                                                                                            |                                                                            |                     |                                                                                                                                                                                                                                  |
|                              | <b>Policy 2-2:</b> Encourage the development of a variety of different types of housing.                                                                                                                                                                                                                          |                                                                            |                     |                                                                                                                                                                                                                                  |
|                              | <b>Policy 2-3:</b> 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. |                                                                            |                     |                                                                                                                                                                                                                                  |
|                              | <b>Policy 2-4:</b> Pursue State and Federal funding for very low, low, and moderate income housing developments.                                                                                                                                                                                                  |                                                                            |                     |                                                                                                                                                                                                                                  |
|                              | <b>Policy 2-5:</b> Facilitate the production of housing for all segments of the Ukiah population, including those with special needs.                                                                                                                                                                             |                                                                            |                     |                                                                                                                                                                                                                                  |
|                              | <b>Policy 2-6:</b> Expand affordable housing opportunities for first time homebuyers.                                                                                                                                                                                                                             |                                                                            |                     |                                                                                                                                                                                                                                  |
| <b>Implementing Programs</b> | <b>Program</b>                                                                                                                                                                                                                                                                                                    | <b>Responsibility</b>                                                      | <b>Funding</b>      | <b>Schedule</b>                                                                                                                                                                                                                  |
|                              | 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"> <li>• Develop monitoring program by June 30, 2020.</li> <li>• Track conversion rate annually.</li> <li>• Report to Council annually.</li> <li>• Draft ordinance due June 30, 2025.</li> </ul> |
|                              | 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.                                                                                                                                                                                         |

| <b>Implementing Programs</b> | <b>Program</b>                                                                                                                                | <b>Responsibility</b>                                                                                           | <b>Funding</b>                                                                   | <b>Schedule</b>                                                            |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------|
|                              | 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"> <li>• Emergency Shelters. Amend the Zoning Code to redefine homeless facilities as emergency shelters, according to State Government Code.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul> | Community Development Department, Planning Services Division | Departmental budget | <ul style="list-style-type: none"> <li>• Draft Zoning Code amendments by December 30, 2020.</li> <li>• Secure adoption by June 30, 2021.</li> </ul> |

| <b>Implementing Programs</b> | <b>Program</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Responsibility</b>                                                                            | <b>Funding</b>      | <b>Schedule</b>                                                                                                                   |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------|
|                              | 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"> <li>- Update C1 and C2 Zones to allow by-right housing development, with objective design and development standards;</li> <li>- Update the R2 Zone to allow up to 15 dwelling units/acre</li> <li>- Update the CN Zone to increase residential density and allow similar housing types as those allowed in R2.</li> <li>- 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.</li> </ul> | 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"> <li>• CDBG</li> <li>• HOME</li> <li>• Low and Moderate Income Housing Assets Funds</li> <li>• CalHome</li> <li>• Other funding sources as available.</li> </ul> | 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.  |

|                              |                                                                                                                                                                                                            |                                                                                                 |                                                            |                                                                                                                                      |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>Goal H-3</b>              | <b>Remove governmental constraints to infill housing development.</b>                                                                                                                                      |                                                                                                 |                                                            |                                                                                                                                      |
| <b>Supporting Policies</b>   | <b>Policy 3-1:</b> Improve building and planning permit processing for residential construction.                                                                                                           |                                                                                                 |                                                            |                                                                                                                                      |
|                              | <b>Policy 3-2:</b> Encourage the use of density bonuses and provide other regulatory concessions to facilitate housing development.                                                                        |                                                                                                 |                                                            |                                                                                                                                      |
|                              | <b>Policy 3-3:</b> 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. |                                                                                                 |                                                            |                                                                                                                                      |
| <b>Implementing Programs</b> | <b>Program</b>                                                                                                                                                                                             | <b>Responsibility</b>                                                                           | <b>Funding</b>                                             | <b>Schedule</b>                                                                                                                      |
|                              | 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"> <li>• Zoning Code amendments by June 30, 2020</li> <li>• Adoption by December 31, 2020</li> </ul> |
|                              | 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.                                 |



| <b>Implementing Programs</b> | <b>Program</b>                                                                      | <b>Responsibility</b>                                        | <b>Funding</b>      | <b>Schedule</b>                                                                                                    |
|------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------|
|                              | 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. |

|                              |                                                                                                                                                                                                                                                                                                                     |                                                                                                                       |                     |                 |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------|-----------------|
| <b>Goal H-4</b>              | <b>Promote well-planned and designed housing opportunities and projects for all persons, regardless of race, gender, age, sexual orientation, marital status, or national origin.</b>                                                                                                                               |                                                                                                                       |                     |                 |
| <b>Supporting Policies</b>   | <b>Policy 4-1:</b> 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. |                                                                                                                       |                     |                 |
|                              | <b>Policy 4-2:</b> Promote and facilitate community awareness of the City of Ukiah's goals, tools, available resources and programs for lower income households.                                                                                                                                                    |                                                                                                                       |                     |                 |
| <b>Implementing Programs</b> |                                                                                                                                                                                                                                                                                                                     |                                                                                                                       |                     |                 |
|                              | <b>Program</b>                                                                                                                                                                                                                                                                                                      | <b>Responsibility</b>                                                                                                 | <b>Funding</b>      | <b>Schedule</b> |
|                              | 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         |

|                              |                                                                                                                                                            |                                                                                  |                                                 |                                                                                                                                                     |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Goal H-5</b>              | <b>Provide support for future housing needs.</b>                                                                                                           |                                                                                  |                                                 |                                                                                                                                                     |
| <b>Supporting Policies</b>   | <b>Policy 5-1:</b> Pursue annexation efforts that lead to an orderly expansion of growth, where services are adequate for future residential development.  |                                                                                  |                                                 |                                                                                                                                                     |
|                              | <b>Policy 5-2:</b> Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies. |                                                                                  |                                                 |                                                                                                                                                     |
|                              | <b>Policy 5-3:</b> Assume a leadership role in the development of all types of housing in the community.                                                   |                                                                                  |                                                 |                                                                                                                                                     |
| <b>Implementing Programs</b> | <b>Program</b>                                                                                                                                             | <b>Responsibility</b>                                                            | <b>Funding</b>                                  | <b>Schedule</b>                                                                                                                                     |
|                              | 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"> <li>• 2020- Sphere of Influence and Municipal Service Review</li> <li>• 2021 Ukiah 2040 General Plan.</li> </ul> |
|                              | 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.                                                                                                               |

## RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH APPROVING AN INITIAL STUDY/NEGATIVE DECLARATION AND AN AMENDMENT TO THE CITY OF UKIAH GENERAL PLAN CHAPTER 14, HOUSING ELEMENT (2019-2027 HOUSING ELEMENT UPDATE)**

**WHEREAS**, Government Code Section 65302(c) requires that localities adopt a General Plan Housing Element that complies with the State's standards as set forth in Government Code Section 65580 et seq; and

**WHEREAS**, the State General Plan guidelines require that the state-mandated Housing Element be revised every five or eight years to incorporate new information and to ensure that adequate development sites for new housing are available to meet the regional housing need; and

**WHEREAS**, the existing 2014-2019 Housing Element was adopted on June 1, 2016; and

**WHEREAS**, it is the intent of the City of Ukiah to replace said element with the Housing Element Update for the 2019-2027 Planning Cycle; and

**WHEREAS**, two duly noticed public workshops were held on March 21, 2019 and April 25, 2019; and

**WHEREAS**, the City provided the State Department of Housing and Community Development with the Draft Housing Element for review on May 23, 2019, and subsequent revisions on July 12, 16 and 17, 2019, in accordance with Government Code Section 65585 (b); and

**WHEREAS**, the State Department of Housing and Community Development provided written findings indicating the changes needed to bring the Draft Housing Element into substantial compliance with Government Code Section 65580 et seq; and

**WHEREAS**, on July 22, 2019, the State Department of Housing and Community Development provided tentative approval of the Draft Housing Element Update; and

**WHEREAS**, a duly noticed Planning Commission hearing was held on August 14, 2019 to consider the Draft Housing Element Update and Negative Declaration, and after receiving testimony, considering the staff report, and due deliberation, the Planning Commission formulated a recommendation to the City Council to adopt the Draft Housing Element and Negative Declaration with suggested modifications; and

**WHEREAS**, pursuant to Public Utilities Code (PUC) Section 21676, the Draft Housing Element was reviewed by Mendocino County Airport Land Use Commission on August 15, 2019 and determined by the Commission to be consistent with the Mendocino County Airport Comprehensive Land Use Plan; and

**WHEREAS**, on October 9, 2019, the Planning Commission made a recommendation to the City Council to adopt the General Plan Amendment to the Land Use Element to incorporate the Disadvantaged Unincorporated Communities analysis completed in accordance with Senate Bill 244; and

**WHEREAS**, the 2019-2027 Housing Element identifies the City's housing needs, setting appropriate goals, objectives, and policies and includes a program with a schedule of needed actions to respond to the goals and implement the policies; and

**WHEREAS**, The City Council has reviewed the Final Housing Element Update and conducted a public hearing.

**NOW THEREFORE BE IT RESOLVED** that:

1. The City Council hereby approves the Final Initial Study/Negative Declaration dated October 11, 2019 prepared for the 2019-2027 Housing Element Update, attached hereto as Exhibit A and the Findings to Adopt a Negative Declaration for 2019-2027 Housing Element Update Pursuant to the Requirements of the California Environmental Quality Act (CEQA), attached hereto as Exhibit B.
2. The City Council hereby approves the Final 2019-2027 Housing Element Update (Exhibit C), and the Findings to Adopt the Final 2019-2027 Housing Element Update, attached hereto as Exhibit D.

**PASSED AND ADOPTED** on October 23, 2019 by the following Roll Call Vote:

**Ayes:**

**Noes:**

**Abstain:**

**Absent:**

---

Maureen Mulheren, Mayor

**ATTEST:**

---

Kristine Lawler, City Clerk

**EXHIBITS**

- A- 2019-2027 Housing Element Update Final Initial Study/Negative Declaration
- B- Findings to Adopt a Negative Declaration for 2019-2027 Housing Element Update
- C- Final 2019-2027 Housing Element Update
- D- Findings to Adopt the Final 2019-2027 Housing Element Update

## EXHIBIT A



California Environmental Quality Act

**FINAL INITIAL STUDY AND  
NEGATIVE DECLARATION  
FOR  
2019-2027 HOUSING ELEMENT**

*Prepared by:*

**City of Ukiah  
Community Development Department**  
300 Seminary Avenue, Ukiah, CA 95482

SCH No. 2019079078

Draft Prepared: July 22, 2019 Final  
Prepared: October 11, 2019 Final  
Adopted: October 23, 2019

## Table of Contents

|                                                           |          |
|-----------------------------------------------------------|----------|
| <b>I. PROJECT INFORMATION</b>                             | <b>1</b> |
| <b>II. PROJECT DESCRIPTION</b>                            | <b>2</b> |
| 1. <i>Project Location</i>                                | 2        |
| 2. <i>Environmental Setting</i>                           | 2        |
| 3. <i>Background</i>                                      | 3        |
| 4. <i>2019-2027 Planning Cycle Housing Plan and Goals</i> | 4        |
| <b>III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED</b>    | <b>5</b> |
| <b>V. EVALUATION OF ENVIRONMENTAL IMPACTS</b>             | <b>8</b> |
| 1. <i>Aesthetics</i>                                      | 8        |
| 2. <i>Agriculture and Forestry Resources</i>              | 10       |
| 3. <i>Air Quality</i>                                     | 11       |
| 4. <i>Biological Resources</i>                            | 13       |
| 5. <i>Cultural Resources</i>                              | 15       |
| 6. <i>Energy</i>                                          | 16       |
| 7. <i>Geology and Soils</i>                               | 18       |
| 8. <i>Greenhouse Gas Emissions</i>                        | 19       |
| 9. <i>Hazards and Hazardous Materials</i>                 | 20       |
| 10. <i>Hydrology and Water Quality</i>                    | 23       |
| 11. <i>Land Use and Planning</i>                          | 24       |
| 12. <i>Mineral Resources</i>                              | 25       |
| 13. <i>Noise</i>                                          | 26       |
| 14. <i>Population and Housing</i>                         | 27       |
| 15. <i>Public Services</i>                                | 28       |
| 16. <i>Recreation</i>                                     | 29       |
| 17. <i>Transportation</i>                                 | 30       |
| 18. <i>Tribal Cultural Resources</i>                      | 31       |
| 19. <i>Utilities and Service Systems</i>                  | 33       |
| 20. <i>Wildfire</i>                                       | 34       |
| 21. <i>Mandatory Findings of Significance</i>             | 35       |
| <b>VIII. REFERENCES</b>                                   | <b>1</b> |

## ATTACHMENTS

- A. 2019-2027 Draft Housing Element Goals, Policies and Implementing Programs

## I. PROJECT INFORMATION

---

**Project Title:**

City of Ukiah 2019-2027 Housing Element Update

**Lead Agency Address and Phone Number:**

City of Ukiah  
300 Seminary Avenue  
Ukiah, California 95482  
(707) 463-6200

**CEQA Contact Person and Phone Number:**

Michelle Irace, Planning Manager  
City of Ukiah Community Development Department  
(707) 463-6207

**Project Location:**

The project location is the area located within the entire City of Ukiah limits.

**Project Summary:**

The 2019-2027 Housing Element of the Ukiah General Plan is mandated by State law, and federal requirements, to address the long-term development of housing in the City of Ukiah. The purpose of the Housing Element is to identify and analyze existing and projected housing needs. The Housing Element also provides a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing for all economic groups.

The Housing Element is subject to CEQA. No specific projects or development is proposed as part of the Housing Element; it is strictly a planning and policy document.

**General Plan Designation:**

Various

**Zoning District:**

Various

**Other Public Agencies Requiring Approval:** Although the 2019-2027 Housing Element does not require other public agency approvals, before it can be adopted as a General Plan Amendment by the City Council, the California Department of Housing and Community Development (HCD), per Government Code Section 65585, is required to review the document and make findings to determine whether the draft amendments to the Housing Element substantially comply with. Division 1, Chapter 3, Article 10.6 of the Cal. Government Code.



## II. PROJECT DESCRIPTION

---

### 1. Project Location

The 2019-2027 Housing Element Update (“Housing Element” or “Project”) encompasses all areas within the boundaries of the City of Ukiah.

### 2. Environmental Setting

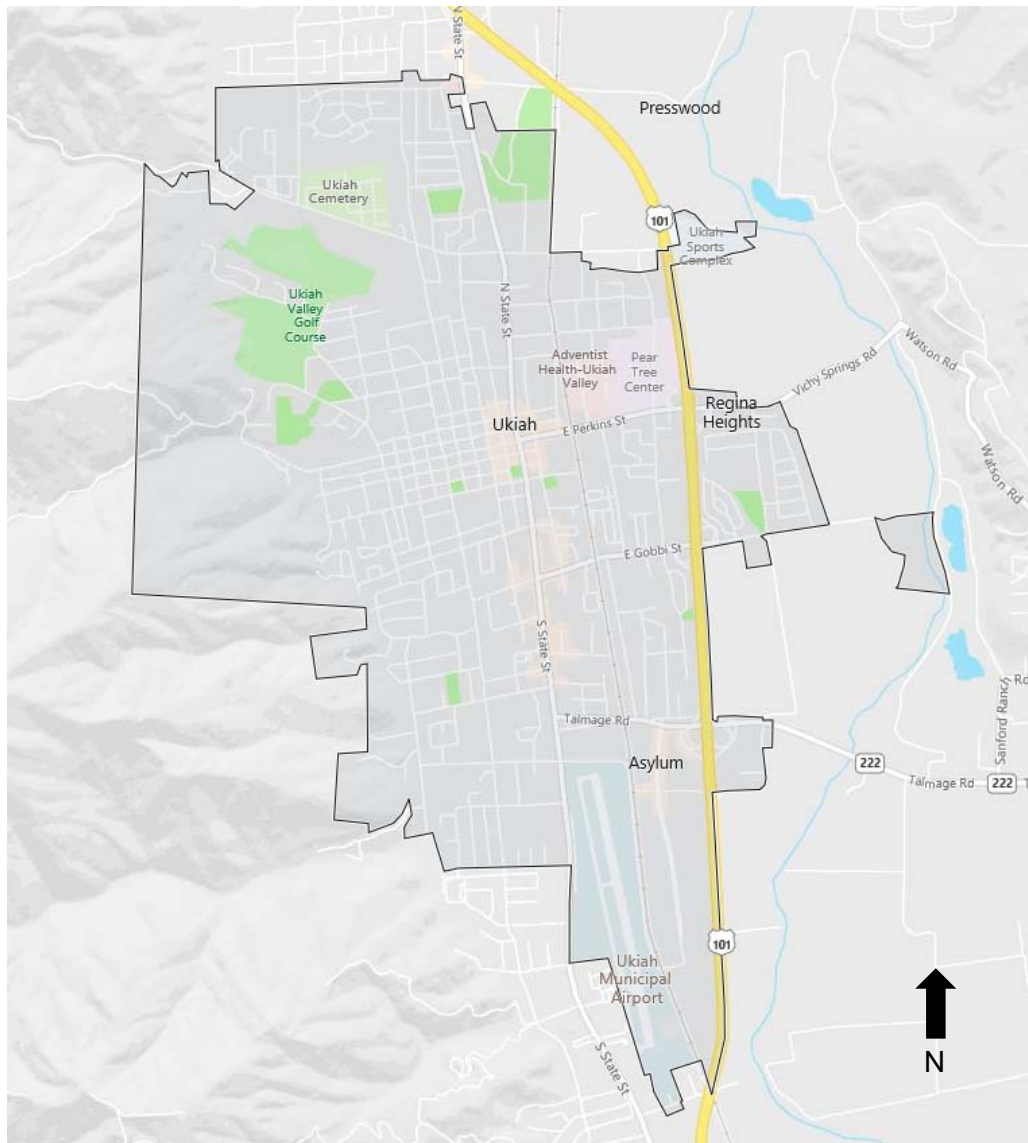
The Ukiah Valley is located approximately 30 miles east and inland from the Pacific Ocean. It runs north-south for about 9 miles, with a maximum width of about 3 miles. With an average elevation of about 630 feet, the hills surrounding the Valley range up to about 3,000 feet. The Russian River enters the Valley at the north end and runs south along the Valley floor. 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 (see **Figure 1, Location Map**). Incorporated in 1876, Ukiah is the largest city and county seat in Mendocino County.

**Current Population and Housing.** 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. 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. Projections from the California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile show this trend continuing.

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. California Department of Finance housing estimates in January 2018 show the majority (55 %) 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. 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.

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, and deployment of other programmatic strategies. The result has been entitlement or construction of 145 new housing units between 2014-2018.

**FIGURE 1. LOCATION MAP**



### **3. Background**

The project is to update the Housing Element of City of Ukiah as required by Government Code Section 65583. The Housing Element is a comprehensive statement by the City describing the housing needs of Ukiah and how the City plans, policies, action items and regulations facilitate the development, improvement and preservation of housing for all economic segments of the community. 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 (HCD) certified the City's Housing Element later that same year. In accordance with State Housing Element Law, the Housing Element has been updated for the 2019-2027 Planning Cycle.

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 RHNA for Ukiah has been identified as 239 housing units over the next eight years. One of the primary purposes of the Housing Element is to demonstrate the City's ability to accommodate residential development to meet the housing allocation.

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.

The 2019-2027 Housing Element identifies lands to accommodate up to 326 new residential units. However, the Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. However, all development potentially identified within the Housing Element would be in residential or commercial zoning districts where housing development is already generally allowed or permitted by the zoning code and General Plan. All future development would be analyzed on a project level basis for consistency with land use policies; all development would be subject to discretionary and environmental review, and both individual and cumulative impacts will be considered at that time.

#### **4. 2019-2027 Planning Cycle Housing Plan and Goals**

The Housing Plan within the Housing Element Update 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.

The Draft 2019-2027 Housing Element includes the following goals to be implemented. This Initial Study / Negative Declaration (IS/ND) evaluates the foreseeable impacts of these goals (and subsequent policies and implementing programs). A list of all draft goals, policies and implementing programs can be found in **Attachment A**.

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

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

**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:** Provide support for future housing needs.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

---

**Purpose of the Initial Environmental Study:** This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Project, as proposed, would have a significant impact upon the environment.

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |                                                    |                                                           |                                                             |
|----------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics                | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources      | <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology / Soils           | <input type="checkbox"/> Greenhouse Gas Emissions         | <input type="checkbox"/> Hazards & Hazardous Materials      |
| <input type="checkbox"/> Hydrology/Water Quality   | <input type="checkbox"/> Land Use / Planning              | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                     | <input type="checkbox"/> Population / Housing             | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                | <input type="checkbox"/> Transportation                   | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire                         | <input type="checkbox"/> Mandatory Findings of Significance |

#### Summary of Findings:

The Housing Element Update is a policy document designed to facilitate the development of housing in order to meet current and anticipated population growth; and includes policies to allow for reduced development standards and increased residential density. The Housing Element must demonstrate the availability of appropriately zoned land needed to meet the Regional Housing Needs Allocation (RHNA) (Government Code Sections 65582(a)(3)) and 65582.2(a)). The purpose and scope of the Housing Element is to ensure that sufficient sites are available and that existing constraints are reduced or removed in order to encourage housing production to meet the expected need during the 2019-2027 Planning Cycle.

As described in the Draft Housing Element Update for the 2019-2027 Planning Cycle, the City has adequate land available with appropriate zoning to allow the City to meet its RHNA allocation. While the Housing Element contains a list of vacant and underutilized parcels with information pertaining to development potential, at this time, the intensity, location, size and timing of future development is unknown. All development potentially identified within the Housing Element would be in residential or commercial zoning districts where housing development is already generally allowed or permitted by the zoning code and General Plan. Future development could result in an increase in density and population, which could result in the need for additional services and infrastructure. Development could also result in impacts to the physical environment depending on location, intensity, and other siting factors. However, the Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. All future development would be analyzed on a project level basis for consistency with land use policies; and would be subject to discretionary and environmental review of their individual and cumulative environmental impacts, as applicable.

The few specific policies requiring currently knowable changes to zoning districts represent minor changes to existing allowed dwelling unit densities. (E.g. increasing density in R-2 districts from 14 to 15 units/acre and increasing density in C-N to match R-2 district (Goal H-2, Implementing Programs 2.f, 2.h). Other proposed amendments to zoning districts are expressly subject to research and study before they are identified or implemented. (Goal H-3.). There are many possible scenarios and outcomes of proposed zoning amendments and all amendments will be subject to public review and City Council approval. Until that research and study is complete, there are no specific changes subject to meaningful environmental assessment.

Based upon the analysis contained within this Initial Study/Negative Declaration, all potential impacts resulting from the Housing Element would be less than significant or no impact.

## IV. DETERMINATION

---

On the basis of the initial evaluation that follows:

  X   I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

       I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

       I find that the proposed Project MAY have a significant effect on the environment. An ENVIRONMENTAL IMPACT REPORT is required.

       I find that the proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

       I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.



---

Signature

---

October 11, 2019

Date

Michelle Irace, Planning Manager  
Planning & Community Development Department  
City of Ukiah  
[mirace@cityofukiah.com](mailto:mirace@cityofukiah.com)

## V. EVALUATION OF ENVIRONMENTAL IMPACTS

The purpose of this Initial Study/Negative Declaration (ISMND) is to provide an analysis of the potential environmental consequences as a result of the proposed Project. The environmental evaluation relied on the following categories of impacts, noted as column headings in the IS checklist, in accordance with CEQA Guidelines Appendix G.

**“Potentially Significant Impact”** is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

**Less Than Significant With Mitigation Incorporated”** applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.”

**“Less Than Significant Impact”** applies where the Project would not result in a significant effect (i.e., the Project impact would be less than significant without the need to incorporate mitigation).

**“No Impact”** applies where the Project would not result in any impact in the category or the category does not apply. This may be because the impact category does not apply to the proposed Project (for instance, the Project Site is not within a surface fault rupture hazard zone), or because of other project-specific factors.

### 1. Aesthetics

| <b>AESTHETICS.</b> Would the project:                                                                                                                                                                                                                                                                                                                                      | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista?                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?                                                                                                                                                                                                                   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                                                                                                                                                                                                                                      | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** Aesthetic impacts would be significant if the Project resulted in the obstruction of any scenic vista open to the public, damage to significant scenic resources within a designated



State scenic highway, substantial degradation to the existing visual character or quality of the site and its surroundings from public views, or generate new sources of light or glare that would adversely affect day or nighttime views in the area, including that which would directly illuminate or reflect upon adjacent property or could be directly seen by motorists or persons residing, working or otherwise situated within sight of the Project.

**Environmental Setting:** The City of Ukiah is located within the Ukiah Valley, and scenic resources include not only the natural environment, but the built environment as well. The most notable scenic resource in the City limits is the western hills. Views of expansive hillsides within the County jurisdiction also surround the City. Some areas are densely forested with evergreen trees, while others are relatively open in comparison, dominated by mature oak trees set amid scrub and grasslands. Water in the form of creeks, streams, and rivers is often a prominent feature in the landscape as well. Protecting the natural scenic features has been a priority for the City. In addition, preservation of the rural character of the City's local neighborhoods and commercial districts remains a priority.

**Discussion/Determination: (a-d) Less than significant impact.** The Housing Element itself would not have a substantial adverse effect on a scenic vista, substantially damage scenic resources such as trees, rock outcroppings, or historic buildings within a scenic highway; not substantially degrade the existing visual character or quality of the site and its surroundings; nor create significant sources of light and glare.

Implementation and buildout of the Housing Element would add new residential structures in the City of Ukiah. The Housing Element accommodates the Department of Housing and Community Development (HCD) Regional Housing Needs Allocation (RHNA) numbers which plan for an additional 239 housing units over the next eight years. The Housing Element identifies lands to accommodate up to 326 new residential units. However, the Housing Element does not propose development of these units and does not identify or entitle actual construction and/or future development projects. Future housing projects have the potential to impact scenic vistas depending on location, height, siting, design, proximity to scenic resources, etc. However, future housing development will require appropriate environmental review and impacts to aesthetics associated with those projects will be considered at that time. Future development will be subject to zoning, subdivision and related ordinances, regulating height, setbacks, and density, as well other development standards, established to preserve the rural character aesthetic so valued in the City.

For the above reasons, impacts associated with aesthetics from the Housing Element would be less than significant.

## 2. Agriculture and Forestry Resources

| <b>AGRICULTURE AND FORESTRY RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. |                                |                                       |                              |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|------------------------------|-------------------------------------|
| Would the project:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact                           |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Significance Criteria:** The proposed Project would have a potentially significant impact on agricultural resources if it would convert prime farmland to a non-agricultural use, conflict with a Williamson Act contract, or disrupt a viable and locally important agricultural use. The Project would have a potentially significant impact on forestry resources if it would result in the loss, rezoning or conversion of forestland to a non-forest use.

**Environmental Setting:** There are no zoning districts within the City limits for Agriculture or Timber Preserve. While there is an overlay for agriculture in the zoning ordinance, it is not applied over any parcel within the City limits. There are a small number of City parcels which have current agricultural use, such as existing vineyards. However, they are ongoing non-conforming uses within non-agricultural zoning districts. Further, none of the parcels currently supporting agriculture are within active Williamson Act agreements.

**Discussion: (a) – (e) No impact.** Adoption and implementation of the Housing Element would not conflict with or cause the rezoning of forest land, timberland, or timberland zoned timberland. The Element does not involve any other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. No impact would occur.

### 3. Air Quality

| <b>AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. |                                |                                       |                                     |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| Would the project:                                                                                                                                                                                                      | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
| a) Conflict with or obstruct implementation of the applicable air quality plan?                                                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?                       | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations?                                                                                                                                                  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?                                                                                                       | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The proposed Project would have a significant impact to air quality if it would conflict with an air quality plan, result in a cumulatively considerable net increase of a criteria pollutants for which the Mendocino County Air Quality Management District (MCAQMD) has non-attainment, expose sensitive receptors to substantial concentrations of air pollutants, or result in emissions that create objectionable odors or otherwise adversely affect a substantial number of people.

**Environmental Setting:** The City of Ukiah is located within the North Coast Air Basin (NCAB), which is under the jurisdiction of the Mendocino County Air Quality Management District (MCAQMD). The area's climate is considered Mediterranean, with warm, dry summers and cooler, wet winters. Summer high temperatures average in the 90's with high temperatures on very warm days exceeding 105 degrees. Summer low temperatures range between 50-60 degrees. Winter high temperatures generally range in the 50's and 60's. The average annual temperature is 58 degrees. Winter cold-air inversions are common in the valley from November to February.

Prevailing winds are generally from the north. Prevailing strong summer winds come from the northwest; however, winds can come from the south and east under certain short-lived conditions. In early autumn, strong, dry offshore winds may occur for several days in a row, which may cause air pollution created in the Sacramento Valley, Santa Rosa Plain, or even San Francisco Bay Area to move into the Ukiah Valley.

The MCAQMD, which includes Ukiah, is designated as non-attainment for the State Standard for airborne particulate matter less than 10 microns in size (PM<sup>10</sup>). Particulate matter (PM) has significant documented health effects. The California Clean Air Act requires that any district that does not meet the PM<sup>10</sup> standard make continuing progress to attain the standard at the earliest practicable date. The primary sources of PM<sup>10</sup> are wood combustion emissions, fugitive dust from construction projects, automobile emissions and industry. Non-attainment of PM<sup>10</sup> is most likely to occur during inversions in the winter.

Regulation 1 of the MCAQMD contains three rules related to the control of fugitive dust:

- Rule 1-400(a) prohibits activities that "cause injury, detriment, nuisance or annoyance to a considerable number of persons...or which endanger the...health or safety of...the public..."
- Rule 1-430(a) prohibits activities which "...may allow unnecessary amounts of particulate matter to become airborne..."
- Rule 1-430(b) requires that "...reasonable precautions shall be taken to prevent particulate matter from becoming airborne..."

The MCAQMD provides the following significance thresholds for construction emissions within the NCAB:

1. 54 pounds per day of ROG □(reactive organic gas)
2. 54 pounds per day of NOx □(oxides of nitrogen as nitrogen dioxide)
3. 82 pounds per day of PM<sup>10</sup> (particulate matter less than 10 microns in size)
4. 54 pounds per day of PM<sup>2.5</sup>□(airborne particulate matter with a diameter of 2.5 microns or less)
5. Best Management Practices for Fugitive Dust – PM<sup>10</sup> and PM<sup>2.5</sup>

**Discussion: (a-d) Less than significant impact.** The Housing Element will not conflict with or obstruct implementation of the applicable air quality plan, nor will the Housing Element violate any air quality standard or contribute substantially to an existing or projected air quality violation. The Housing Element will not expose sensitive receptors to substantial concentrations of pollutants, nor would it result in a cumulatively considerable net increase in criteria pollutants for which the region is in non-attainment.

The Housing Element includes policies and implementing actions that are designed to facilitate the development of housing to meet the current and future housing needs. These implementing actions may result in the construction of additional housing within the City that may result in additional pollutants and a cumulative increase in criteria pollutants. Each project that involves the construction of housing units or substantial rehabilitation will be subject to project-specific environmental review. At such time, determination will be made as to whether that project will result in potentially significant impacts to air quality. MCAQMD has established attainment criteria for pollutants and any increase in criteria emissions must address this issue. Future development must remain in attainment for criteria pollutants and any impacts from increased emissions from the City of Ukiah. Thus, impacts to air quality from the Housing Element would be less than significant.

#### 4. Biological Resources

| BIOLOGICAL RESOURCES. Would the project:                                                                                                                                                                                                                                                                             | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?                                                               | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?                                                                                   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?                                                                                                                                                                                  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?                                                                                                                                 | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Significance Criteria:** Project impacts upon biological resources would be significant if any of the following resulted: substantial direct or indirect effect on any species identified as a candidate, sensitive, or special status species in local/regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) or any species protected under provisions of the Migratory Bird treaty Act (e.g. burrowing owls); substantial effect upon riparian habitat or other sensitive natural communities identified in local/regional plans, policies, or regulations or by the agencies listed above; substantial effect (e.g., fill, removal, hydrologic interruption) upon state or federally protected wetlands; substantially interfere with movement of native resident or migratory wildlife species or with established native resident or migratory wildlife corridors; conflict with any local policies/ordinances that protect biological resources or conflict with a habitat conservation plan.

**Environmental Setting:** One of the greatest natural assets in the Ukiah Valley is the interconnected system of waterways and riparian areas that comprise the Russian River system. The river and its tributaries support a diversity of riparian plant communities and provide habitat corridors for wildlife and fish. The City's three main creeks, Orrs, Gibson and Doolin, provide sheltered corridors that allow wildlife to move between habitats and open space areas.

According to the Ukiah Valley Area Plan,

*“The tree and shrub community which commonly grows along the Russian River and its tributaries is referred to as the riparian woodland or riparian forest. The tree canopy is commonly composed of cottonwood, alder, willow and valley oak, and naturally occurs with an associated shrub layer containing box elder, button willow, blackberry, wild rose, wild grape and coyote bush. This provides necessary shade, keeping water temperatures low and improving the valuable fish habitat. Riparian plants growing in the floodplain enhance soil retention and flood flow attenuation. The vegetative buffer also helps to stabilize riverbanks and maintain water quality by providing a sediment filtering zone to minimize runoff impurities. This plant community also provides essential habitat for numerous birds, mammals, amphibians and reptiles.”*

According to the National Wetlands Inventory, Orrs Creek, Gibson Creek, Doolin Creek, one nameless tributary and a buffered area within a developed commercial parcel, are the listed wetland and riparian areas within the City limits.

Database queries of CDFW’s California Natural Diversity Database (CNDDDB) and the California Native Plant Society’s (CNPS) Electronic Inventory of the City limits and its immediate surroundings identify the following seven special-status plant species: Baker’s meadowfoam (*Limnanthes bakeri*), Baker’s navarretia (*Navarretia leucocephala bakeri*), Burke’s goldfields (*Lasthenia burkei*), Mendocino bush-mallow (*Malacothamnus mendocinensis*), North Coast semaphore grass (*Pleuropogon hooverianus*), Raiche’s Manzanita (*Arctostaphylos stanfordiana*), and Toren’s grimmia (*Grimmia torenii*).

The creeks and bordering riparian areas, as well as the largely undeveloped western hillside region have the potential to support nesting birds, Steelhead trout (*Oncorhynchus mykiss*), Foothill yellow-legged frog (*Rana boylei*), Red-bellied newt (*Taricha rivularis*) and Western pond turtle (*Emys marmorata*). In addition, Chinook salmon (*Oncorhynchus tshawytscha*), Russian River tule perch (*Hysterocarpus traskii traskii*), Pacific lamprey (*Lampraea tridentata*), and Western pearlshell mussel (*Margaritifera falcata*) potentially occur in the nearby Russian River.

Along the eastern Ukiah Valley wall, outside of City limits, the CNDDDB identified 35 animals, including birds, bats, mammals, rodents, amphibians, reptiles, fish and insects, included on the following species status lists:

- Federal listed or threatened or endangered animals or species of concern (FT, FE, FSC)
- California State listed or rare, threatened or endangered animals or species of concern (SR, ST, SE, SP, SSC)
- Board of Forestry Sensitive (BFS)
- California Department of Fish and Wildlife (CDFW) Status animals: Fully Protected, Species of Special Concern and Watch List (FP, SSC, WL)

**Discussion: (a-d) Less than significant impact.** The Housing Element will not adversely affect species identified as candidate, sensitive or special status by state and federal agencies of the species existing within the City. The Housing Element will not adversely affect riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations or by the CDFW or USFWS and on federally protected US waters as defined by Section 404 of the Clean Water Act. The Housing Element will not directly interfere with native resident or migratory fish.

The Housing Element projects an increase in City population over the course of the Planning Cycle. Small, vacant parcels surrounded by urban development offer little wildlife habitat value. Larger parcels, contiguous parcels, and parcels located in the western hills or adjacent to City creeks and Russian River tributaries do provide habitat for flora and fauna species. Development on these parcels has the potential to reduce wildlife habitat and impact biological resources. Additionally, development in open spaces can impair the movement and health of wildlife communities. However, at this time, location, intensity and timing of specific housing development is not known. Development and associated impacts to biological resources would be analyzed on a project level basis. Impacts to biological resources from the Housing Element would be less than significant.

**(e-f) No impact.** The Housing Element does not conflict with any local policies or ordinances related to the protection of biological resources, nor does it conflict with any adopted local, regional or state natural community or habitat conservation plans.

## 5. Cultural Resources

| <b>CULTURAL RESOURCES.</b> Would the project:                                                                 | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|---------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries?                       | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The proposed Project would significantly impact cultural resources if the significance of a historical or archaeological resource were substantially changed, or if human remains were disturbed.

**Environmental Setting:** The Ukiah Township lies in a valley of the Russian River, bounded on the north by Calpella Township, on the east by Lake County, on the south by Sanel Township, and on the west by Anderson Township. The City of Ukiah serves as the Mendocino County Seat, a designation it has had since 1859. The name Ukiah is a corruption of the Indian word YO-KIA or YO-KAYO, which signified “deep valley”. The area was part of a Mexican land grant given to Cayetano Juarez. (Architectural and Historical Resources Inventory Report). According to both the Smithsonian’s Volume Eight and Samuel Barrett’s 1908 Ethnogeography of the Pomo and their Neighbors, the City of Ukiah is within the territory of the Northern Pomo. The Pomo, like other Native Californians, practiced a seasonal round. Permanent villages were often established in areas with access to staple foods, often times along eco-tones (transitions between varying environments), with access to good water, and generally flat land. (Environmental Science Associates, 2013). Areas that are most typically culturally sensitive include those adjacent to streams, springs, and mid-slope benches above watercourses because Native Americans and settlers favored easy access to potable water

The City of Ukiah was first settled in 1856 by Samuel Lowry. Initially incorporated into Sonoma County, an independent Mendocino County government was established in 1859 with Ukiah as the chosen county seat. Logging, cattle, and agricultural ventures contributed to the early settlement and growth

of Ukiah throughout the remainder of the 19<sup>th</sup> century and early 20<sup>th</sup> century. 1889 is the date recorded for the first arrival of the train to Ukiah, quickly resulting in increased settlement of the City and its environs.

The late 19<sup>th</sup> century saw slow growth in the community, with a slight decline after the turn of the century. The 1906 earthquake damaged a number of Ukiah buildings, particularly in the commercial core, and considerable re-building and remodeling activity occurred after that time. The City appears to have prospered in the following years, through the early 1920's. The City contains a number of Colonial Revival and Craftsman style derivations, popular during this era, that reflect the community's prosperity. An Historical and Architectural Survey Update was last prepared for the City by P.S. Preservation Services in 1999. The survey identified 23 properties with historic importance within the City limits. City Ordinance No. 838 was passed by the city in 1983, requiring that prior to the demolition of any building over 50 years old, the approval of the City Council must be obtained. The ordinance is a positive preservation tool, allowing some review and public input opportunity regarding the potential loss of historically significant buildings.

**Discussion: (a-d) Less than significant impact.** The Housing Element will not have a direct adverse impact on cultural resources including historical or archaeological resources, or human remains. The Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. Future housing projects will be subject to the City's General Plan policies, Zoning Ordinance, and environmental review as required by CEQA. Future housing development may potentially disturb cultural and historic resources, but development will be analyzed on an individual basis.

For the above reasons, impacts to cultural resources associated with the Housing Element would be less than significant.

## 6. Energy

| <b>ENERGY.</b> Would the project:                                                                                                                                                 | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?                                                                                     | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The proposed Project would significantly impact energy if construction of the Project would result in wasteful, inefficient or unnecessary consumption of energy resources or if the Project would conflict with a state or local plan for renewable energy or energy efficiency.

**Environmental Setting:** The City of Ukiah's Electric Utility Department provides the following services to community consumers:

- High voltage construction & maintenance
- Procurement of wholesale power



- Planning and operation of the City's electric distribution system
- Planning and advanced engineering for services
- Custom design services
- Maintenance and operation of Ukiah's street lighting system
- Operation and maintenance of the Lake Mendocino Hydroelectric Plant

A solar rebate program for residents and business owners has been conducted in the past and is currently under revision. This program has encouraged local consumers to increasingly rely on renewable resources for their direct power needs.

Current building codes require energy efficiency systems to be included in their plans for permit review. These building codes are regularly updated, statewide.

**Discussion: (a-b) Less than significant impact.** The Housing Element will not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, nor will it conflict or obstruct a state or local plan for renewable energy or energy efficiency.

The Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. Future housing projects will be analyzed on a project level basis subject to the City's building and safety codes. Impacts related to energy resources from the Housing Element would be less than significant.

## 7. Geology and Soils

| GEOLOGY AND SOILS. Would the project:                                                                                                                                                                                                                                                  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:                                                                                                                                                         |                                |                                       |                                     |                          |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking?                                                                                                                                                                                                                                                     | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?                                                                                                                                                                                                                           | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides?                                                                                                                                                                                                                                                                        | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?                                                                                                                                                                                                                          | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?                                                     | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?                                                                                                                    | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?                                                                                                   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?                                                                                                                                                                                | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The proposed Project would result in a significant impact to geological or soil resources if it exposed people or structures to seismic risk; ruptured a known fault; produced strong seismic ground shaking, ground failure, liquefaction, landslides or substantial soil erosion; is located on expansive soil or unstable ground, or would create unstable ground; or destroyed a unique paleontological resource or geologic feature.

**Environmental Setting:** The Ukiah Valley is part of an active seismic region that contains the Maacama Fault, which traverses the valley in a generally northwest-southeast direction east of the Project area. Based on California Geological Survey maps, lands within the City of Ukiah are not located within the Alquist Priolo Fault Zone, or in a landslide or liquefaction zone.

According to the Background Report for the County of Mendocino General Plan Update (P.M.C., 2003), the City of Ukiah is outside of known areas of historic faults, Holocene Fault, Late Quaternary Fault and the Alquist-Priolo Earthquake Fault Zone. It is also removed from the known areas of active

and dormant landslide reports. Slope instability hazards are not a concern, with the exception of the Hillside Zoning District along the western City limits.

**Discussion: (a-f) Less than significant impact.** The Housing Element will not increase exposure of people and structures to seismic hazards, including rupture of a fault, strong seismic shaking, seismic-related ground failure, or landslides. The Housing Element will also not result in substantial soil erosion or topsoil loss, locate structures on unstable geological units or units that may become unstable, or on expansive soils. The Housing Element is a policy document that does not identify specific projects that expose people or structures to the above hazards.

Future development that may occur as a result of implementation of the Housing Element may require grading and development on steep slopes, as well as expansion of infrastructure that could have impacts associated with erosion, the loss of topsoil and landslides if not properly designed. However, new development will be required to adhere to City policies related to grading and development. Specifically, all development within the Hillside Zoning District requires a Site Development Permit and Geotechnical Reports, Grading Plans, Hydrology Reports, etc. For the above reasons, impacts to geology from the Housing Element would be less than significant.

## 8. Greenhouse Gas Emissions

| GREENHOUSE GAS EMISSIONS. Would the project:                                                                                     | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The proposed Project would significantly impact greenhouse gas (GHG) emissions if it were to generate substantial GHG emissions exceeding the CEQA thresholds of significance adopted by the Mendocino County Air Quality Management District (MCAQMD) or conflict with an adopted plan, policy or regulation intended to reduce greenhouse gas emissions.

**Environmental Setting:** Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change.

Carbon dioxide (CO<sub>2</sub>) is the most important anthropogenic GHG because it comprises the majority of total GHG emissions emitted per year and it is very long-lived in the atmosphere. Typically, when evaluating GHG emissions they are expressed as carbon dioxide equivalents, or CO<sub>2</sub>e, which is a means of weighting the global warming potential (GWP) of the different gases relative to the global warming effect of CO<sub>2</sub>, which has a GWP value of one. In the United States, CO<sub>2</sub> emissions account

for about 85 percent of the CO<sub>2</sub>e emissions, followed by methane at about eight percent, and nitrous oxide at about five percent.

**Thresholds:** The MCAQMD adopted Air Quality CEQA thresholds of significance for use in determining whether GHG emissions generated by a project are considered significant. Thresholds are provided for both construction-related and operational-related activities. For GHGs resulting from projects that are not stationary sources, there is no construction related threshold. The operational threshold is either 1,100 metric tons per year (MT/yr) of CO<sub>2</sub>e, or 4.6 MT CO<sub>2</sub>e/SP/yr (residents + employees). The annual emissions threshold of 1,100 MT of CO<sub>2</sub>e per year applies best to development projects, as Mendocino County does not have a qualified GHG reduction plan and the Project is not a high-density project whose impacts would be more appropriately quantified by a service population threshold to reflect the per-person emission efficiency. The Association of Environmental Professionals (AEP) white paper, *Beyond Newhall and 2020*, recommends methodologies for specific types of projects and horizon years based on meeting AB 32 targets.

**Discussion: (a – b) Less than significant impact.** The Housing Element Update will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. While the Element facilitates housing development, it does not propose new development; therefore, the Element will not increase GHG emissions. Future development facilitated by the Housing Element will be reviewed on a project by project basis to analyze GHG emissions and will be required to follow all building codes and policies including those intended to reduce emissions.

Based on the above, impacts relating to GHG emissions from the Housing Element would be less than significant.

## 9. Hazards and Hazardous Materials

| HAZARDS AND HAZARDOUS MATERIALS. Would the project:                                                                                                                                                                            | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?                                                                                        | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?                                                                | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

| HAZARDS AND HAZARDOUS MATERIALS. Would the project:                                                                                                                                                                                                                                 | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?                                                                                                                                                           | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?                                                                                                                                             | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The Project would result in significant hazards or hazardous materials impacts if it exposed people to hazardous materials or placed them into hazardous situations; if it released hazardous materials or emissions into the environment or within 0.25 miles of a school; if it is located on a listed hazardous materials site; if it would create a hazard due to its proximity to a public airport or private airstrip; if it would create excessive noise for people in the area; if it would interfere with an emergency response or evacuation plan; or if it would expose people or structures to significant risks due to wildland fire.

**Environmental Setting:** Potential hazards that could exist in Ukiah include earthquakes, floods, wildland fires, landslides, extreme weather, exposure to hazardous materials, etc. The Ukiah Municipal Airport is located within the City limits and presents its own potential for hazards.

Various commercial and industrial activities within the City use and/or store hazardous materials for their operations. Businesses that require the storage of hazardous materials must submit a Hazardous Material Business Plan to the Mendocino County Division of Environmental Health.

**Discussion: (a-c) Less than significant impact.** The Housing Element will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, nor will it create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Further, the Housing Element will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Future development and rehabilitation of housing in the City is not anticipated to result in significant hazards, as residential uses do not typically involve the transportation, use or disposal of hazardous materials, nor do they cause significant hazardous emissions. Rehabilitation of existing housing in the City that was constructed prior to the Federal and State regulations banning or reducing asbestos and lead-based paint in residential construction have the potential to release materials hazardous to public and/or environment. However, all future development would be analyzed on a project-by-project basis to ensure proper disposal of hazardous materials. Impacts would be less than significant.

**(d) No impact.** The California Environmental Protection Agency (CALEPA) and the California Department of Toxic Substance Control (DTSC) is responsible for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks and other sites where hazardous materials have been detected.

The Housing Element does not provide for residences to be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or environment. Future development would be evaluated on a case-by-case basis to further ensure safe locational development. No impact would occur.

**(e) Less than significant impact.** The Mendocino County Airport Comprehensive Land Use Plan (ACLUP), identifies areas with potential hazards and impacts to persons using or working within the Airport Master Plan area. The Housing Element does not provide for residences to be located in areas designated as having high risk. In addition, all development would be required to be compatible with the Ukiah Municipal Airport Master Plan and Mendocino County Airport Land Use Compatibility Plan. Impacts would be less than significant.

**(f-g) Less than significant impact.** The Housing Element creates no physical barriers to emergency evacuation and would not otherwise interfere with an emergency evacuation plan. The Housing Element would also not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. See Section 20, Wildfire, for more information. Impacts would be less than significant.

For the reasons discussed above, the Housing Element would not result in significant impacts related to hazards and hazardous materials.

## 10. Hydrology and Water Quality

| <b>HYDROLOGY AND WATER QUALITY:</b> Would the project:                                                                                                                                                                 | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?                                                                             | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?                                  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| i) result in a substantial erosion or siltation on- or off-site;                                                                                                                                                       | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;                                                                                             | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or                             | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?                                                                                                                    | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?                                                                                                | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Significance Criteria:** The Project would significantly impact hydrology and water quality if it violated water quality standards or waste discharge requirements or substantially degraded surface or groundwater quality; substantially decreased groundwater supplies or impeded sustainable groundwater management; altered drainage patterns in a manner that would cause substantial on- or off-site erosion, polluted runoff or excessive runoff that caused flooding; impeded or redirected flood flows; risked a release of pollutants due to inundation if in a flood hazard, tsunami or seiche zone; or conflicted with a water quality plan or sustainable groundwater management plan.

**Environmental Setting:** Average rainfall in Ukiah is slightly less than 35 inches. Most of the precipitation falls during the winter. Rainfall is often from brief, intense storms, which move in from the northwest. Virtually no rainfall occurs during the summer months.

The City area includes the Russian River Hydrologic Unit, Upper Russian River Hydrologic Area, Ukiah Hydrologic Subarea. The Russian River is on the State Water Resources Control Board's (SWRCB) 303(d) list of impaired water bodies for water temperature and sedimentation/siltation. Sediment impairments in tributaries led to listing the entire Russian River Watershed for sediment. The Russian River provides habitat for Chinook salmon and steelhead trout, which are listed as threatened species under the federal Endangered Species Act. High temperature levels may be a source of impairment of cold water fisheries in the watershed.

The City of Ukiah is not located within a tsunami hazard zone.

**Discussion: (a-c) Less than significant impact.** The Housing Element would not cause the violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The Element will not cause the alteration of the existing drainage pattern of the area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Further, the Housing Element does not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

The Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. Future housing projects will be subject to the City's development standards, building and safety codes, including review of storm water management practices, where applicable. Impacts to water quality, ground water and alterations of water courses from the Housing Element would be less than significant.

**(d) No impact.** The City is not located in a tsunami or seiche zone. No impact.

**(e) Less than significant impact.** The Housing Element is a programmatic planning document that, will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

## 11. Land Use and Planning

| LAND USE AND PLANNING. Would the project:                                                                                                                                              | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Physically divide an established community?                                                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The Project would significantly impact land use if it physically divided an established community or conflicted with a land use plan, policy or regulation intended to avoid or mitigate an environmental impact, such as the general plan or zoning code.

**Environmental Setting:** The City of Ukiah includes approximately 4.72 square miles. It serves as the County Seat of Mendocino, as well as its commercial hub. Predominant land uses in the City include single family residential, multi-family residential, and commercial uses ranging from local commercial to service commercial, as well manufacturing, industrial and public facilities.

The City's first General Plan was adopted in 1974, and was last updated in 2016, with adoption of the previous Housing Element. The General Plan serves as a blueprint for future development and growth



of the community. The City is currently in the process of completing a General Plan Update that will map out the vision for community development through 2040.

Zoning and land use are governed by the City's Zoning Ordinance, as outlined in Division 9, Chapter 2 of the Ukiah City Code. The purpose of the Ukiah Zoning Code (last amended in 2019) is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, peace, comfort and general welfare. Housing development of varying intensity is allowed in all zoning districts of the Ukiah Zoning Code with the exception of the Manufacturing and Industrial Zoning Districts.

**Discussion: (a–b) Less than significant impact.** Physical division of an existing community would typically be associated with construction of a new highway, railroad, park or other linear feature. The Housing Element does not propose any such features and will not result in the physical division of any established community.

As described in the Draft Housing Element Update for the 2019-2027 Planning Cycle, the City has adequate land available with appropriate zoning to allow the City to meet its RHNA allocation. While the Housing Element contains a list of vacant and underutilized parcels with information pertaining to development potential, at this time, the intensity, location, size and timing of future development is unknown. All development potentially identified within the Housing Element would be in residential or commercial zoning districts where housing development is already generally allowed or permitted by the zoning code and General Plan. The Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. All future development would be analyzed on a project level basis for consistency with land use policies; and would be subject to discretionary and environmental review of their individual and cumulative environmental impacts, as applicable.

The few specific policies requiring currently knowable changes to zoning districts represent minor changes to existing allowed dwelling unit densities. (E.g. increasing density in R-2 districts from 14 to 15 units/acre and increasing density in C-N to match R-2 district (Goal H-2, Implementing Programs 2.f, 2.h). Other proposed amendments to zoning districts are expressly subject to research and study before they are identified or implemented. (Goal H-3.). There are many possible scenarios and outcomes of proposed zoning amendments and all amendments will be subject to public review and City Council approval. Until that research and study is complete, there are no specific changes subject to meaningful environmental assessment.

Impacts related to land use from the Housing Element would be less than significant.

## 12. Mineral Resources

| MINERAL RESOURCES. Would the project:                                                                                                                                 | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|------------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Significance Criteria:** Impacts to mineral resources would be considered significant if the proposed Project were to result in the loss of a known mineral resource that has value to the region and state or is otherwise locally important as designated on a local land use plan.

**Environmental Setting:** The most predominant of the minerals found in Mendocino County are aggregate resource minerals, primarily sand and gravel, found along many rivers and streams. The Ford Gravel Bars are located in Ukiah, along the Russian River.

**Discussion: (a-b) No impact.** The Housing Element would not result in the loss of availability of a known mineral resource. Future development encouraged by the Housing Element would be subject to the areas currently identified for residential and commercial development. These sites do not include mineral resources. No impact would occur.

### 13. Noise

| <b>NOISE.</b> Would the project result in:                                                                                                                                                                                                                                                               | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?                                                        | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive ground borne vibration or ground borne noise levels?                                                                                                                                                                                                                          | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The Project would have a significant impact if it temporarily or permanently exceeded local noise standards in the vicinity of the Project, generated excessive ground borne noise or vibration; or would expose people residing or working in the area to excessive noise levels from public airports or private airstrips.

**Environmental Setting:** The Ukiah City Code contains a Noise Ordinance (Division 7, Chapter 1, Article 6) that establishes maximum exterior noise level standards that apply to specific zoning districts within the City of Ukiah. Land uses exceeding these standards are considered to be significant.

| Zoning Districts | Time Period        | Noise Level Standards (dBA) |
|------------------|--------------------|-----------------------------|
| R1 and R2        | 10:00 PM - 7:00 AM | 40                          |
|                  | 7:00 PM - 10:00 PM | 45                          |
|                  | 7:00 AM-7:00 PM    | 50                          |
| R3               | 10:00 PM - 7:00 AM | 45                          |
|                  | 7:00 AM - 10:00 PM | 50                          |
| Commercial       | 10:00 PM - 7:00 AM | 60                          |
|                  | 7:00 AM - 10:00 PM | 65                          |

**Discussion: (a-c) Less than significant impact.** The Housing Element will not expose persons to or generate noise levels in excess of standards established in the General Plan or Noise Ordinance, will not expose persons to or generate excessive ground borne vibration or ground borne noise levels. The Housing Element would also not expose people residing or working in the area of the airport to excessive noise levels.

The Housing Element includes policies and implementing actions that are designed to facilitate the development of housing to meet the current and future housing needs. These implementing actions may result in the construction of additional housing within the City that may result in an increase in noise during construction. Each project that involves the construction of housing units or substantial rehabilitation will be subject to project-specific environmental review. At such time, determination will be made as to whether that project will result in potentially significant impacts to noise. Thus, impacts to noise from the Housing Element would be less than significant.

## 14. Population and Housing

| POPULATION AND HOUSING. Would the project:                                                                                                                                                                          | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?                                                                                     | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The proposed Project would result in significant impacts to the local population or housing stock if it directly or indirectly induced substantial unplanned population growth or displaced a substantial number of people or housing such that the construction of replacement housing would be required.

**Environmental Setting:** The City of Ukiah comprises of approximately 4.72 square miles. According to the California Department of Finance, population of the City of Ukiah in January 2018 was estimated at 16,226 persons. 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. 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. Projections from the California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile show this trend continuing.

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. The City of Ukiah's RHNA has been identified as accommodating 239 additional units within the 2019-2027 Planning Cycle.

**Discussion: (a) – (b) Less than significant impact.** While the Housing Element is designed to facilitate the development of housing in order to meet anticipated population growth and includes policies to allow for greater residential density, adoption of the Housing Element itself is not expected to induce growth. The Housing Element must demonstrate the availability of appropriately zoned land needed to meet the Regional Housing Needs Allocation (RHNA) (Government Code Sections 65582(a)(3) and 65582.2(a)). The purpose and scope of the Housing Element is to ensure that sufficient sites are available and that existing constraints are reduced or removed in order to encourage housing production to meet the expected need during the 2019-2027 Planning Cycle.

As described in the Draft Housing Element Update for the 2019-2027 Planning Cycle, the City has adequate land available with appropriate zoning to allow the City to meet its RHNA allocation. The Update does not propose development of these units but identifies actions to remove governmental constraints associated with unit development and includes policies that would promote development of housing. The Housing Element is a policy document and does not identify or entitle actual construction and/or future development projects. Future housing projects will require appropriate environmental review and impacts of those projects will be considered at that time. Therefore, impacts associated with population growth resulting from the Housing Element would be less than significant.

The Housing Element Update includes policies and implementation measures that focus, in part, on revitalization and rehabilitation of existing housing in an effort to reduce the necessity to disrupt existing residents and communities. Rehabilitation efforts, as prescribed in the implementation measures and policies of the Housing Element Update, are not expected to result in the displacement of substantial numbers of persons or housing units. Impacts associated with displacement of people and housing would be less than significant.

## 15. Public Services

| <b>PUBLIC SERVICES.</b> Would the project:                                                                                                                                                                                                                                                                                                                                                                | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: |                                |                                       |                                     |                          |
| Fire protection?                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Police protection?                                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| <b>PUBLIC SERVICES.</b> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|--------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| Schools?                                   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Parks?                                     | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other public facilities?                   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The Project would result in a significant impact to public services if it resulted in a requirement for increased or expanded public service facilities or staffing, including fire or police protection, schools and parks.

**Environmental Setting:** Police protection services for the entire City limits is provided by the Ukiah Police Department, while fire protection services are provided by the Ukiah Valley Fire Authority. The provider for the public school system is Ukiah Unified School District. There are also several other private and charter schools serving residents within the City of Ukiah. As mentioned below in Section 16, Recreation, there are 13 City parks, a municipal golf course, and a skate park managed by the City of Ukiah, as well as other recreational facilities in the area.

**Discussion: (a) Less than significant impact.** The Housing Element itself would not create the need for additional police or fire protection, parks, schools, or other public facilities. Housing development that may result from implementation of the Housing Element could result in additional populations and the need for additional public services. However, at this time, location, intensity and timing of specific housing development is not known. Development and associated impacts to public services would be analyzed on a project level basis. Impacts to public services from the Housing Element would be less than significant.

## 16. Recreation

| <b>RECREATION.</b>                                                                                                                                                                                             | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** Impacts to recreation would be significant if the Project resulted in increased use of existing parks or recreational facilities to the extent that substantial deterioration was accelerated or if the Project involved the development or expansion of recreational facilities that would have an adverse effect on the physical environment.

**Environmental Setting:** The Ukiah Valley offers a wide variety of recreational opportunities. These include more than 13 City parks, a municipal golf course, and a skate park managed by the City of Ukiah; two regional parks managed by the County; Cow Mountain Recreation Area managed by the Bureau of Land Management; and Lake Mendocino managed by the US Army Corps of Engineers. In addition, there are approximately 30 miles of trails located throughout the Ukiah Valley.

**Discussion: (a) – (b) Less than significant impact.** The Housing Element itself would not result in impacts to recreation. However, implementing programs and actions identified in the Housing Element may result in development and an increase in population, which could in turn result in impacts to existing recreational facilities or the need for new facilities. However, at this time, location and intensity of specific housing development is not known. Development and associated impacts to recreation would be analyzed on a project level basis and housing development would be subject to paying park impact fees. Therefore, impacts to recreation from the Housing Element would be less than significant.

## 17. Transportation

| <b>TRANSPORTATION.</b> Would the project:                                                                                                                        | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?          | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b), Criteria for Analyzing Traffic Impacts?                                          | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in inadequate emergency access?                                                                                                                        | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** Impacts to transportation and traffic would be significant if the Project conflicted with a local plan, ordinance or policy addressing transit, roadway, bicycle and pedestrian facilities; conflicted with CEQA Guidelines Sec. 15064.3(b) which contains criteria for analyzing transportation impacts; substantially increased hazards due to geometric design features; or resulted in inadequate emergency access.

**Environmental Setting:** The City of Ukiah generally lies west of U.S. 101 between the U.S. 101/North State Street interchange, and the U.S. 101 / South State Street interchange. Three major interchanges along U.S. 101, Talmage Road, Gobbi Street, and Perkins Street (from south to north), provide access to southern and central Ukiah. The City of Ukiah is developed in a typical grid pattern with streets generally oriented north to south and east to west. Bicycle lanes are located throughout the City and public transit is provided by the Mendocino Transit Authority (MTA). Generally speaking, with the exception of a couple of busy intersections during commute hours, congestion within the City limits is minimal.

The following local plans address transportation within the City of Ukiah: 2017 Ukiah Bicycle and Pedestrian Master Plan, City of Ukiah Safe Routes to School Plan (2014), Mendocino County Rail

Trail Plan (2012), Ukiah Downtown Streetscape Improvement Plan (2009) and Ukiah General Plan (Circulation and Transportation Element amended in 2004).

**Discussion: (a-d) Less than significant impact.** The Housing Element itself would not result in impacts to transportation. However, implementing programs and actions identified in the Housing Element such as increasing density in some areas and encouraging mixed-use, second units, and multi-family development, may result in development that could have impacts to traffic and transportation systems. Construction of housing projects could temporarily generate additional vehicle trips resulting from work crew members traveling to and from project sites, and the delivery of materials. However, at this time, location and intensity of specific housing development is not known, but development and associated impacts to transportation would be analyzed on a project level basis and each development would be required to comply with all parking and access regulations outlined in the Ukiah City Code, California Building Code, and Fire Code.

Many of the sites identified for potential housing opportunities in the Housing Element are located in commercially zoned districts. The location of housing in commercial districts and more urbanized areas may lessen the need for parking as more persons are in closer proximity to jobs and public transportation. This may facilitate the use of public transportation and other alternative means of transit. The Housing Element does not propose any changes to emergency access. Proposed individual housing developments in the City are subject to review, including review by fire and police to determine adequate emergency access. Impacts associated with transportation from the Housing Element would be less than significant.

## 18. Tribal Cultural Resources

| <b>TRIBAL CULTURAL RESOURCES.</b> Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or                                                                                                                                                                                                                                | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.       | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** An impact to tribal cultural resources would be significant if the Project were to substantially reduce the significance of a tribal cultural resource, a listed or eligible historic resource, or a resource considered significant by a California Native American tribe. Assembly Bill (AB) 52 was signed into law on September 25, 2014, requiring lead agencies to evaluate a project's potential to impact tribal cultural resources and establishes a consultation process for California Native American Tribes as part of CEQA. Tribal cultural resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe" that are eligible

for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources. Lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” The consultation process must be completed before a CEQA document can be certified.

**Environmental Setting:** As discussed in Section 5, Cultural Resources, areas that are most typically culturally sensitive include those adjacent to streams, springs, and mid-slope benches above watercourses because Native Americans and settlers favored easy access to potable water.

Tribes known to be present within the Ukiah area include the following:

- Coyote Valley Band of Pomo Indians
- Guidiville Indian Rancheria of Pomo Indians
- Hopland Band of Pomo Indians
- Pinoleville Pomo Nation
- Potter Valley Rancheria
- Redwood Valley Little River Band of Pomo Indians
- Scotts Valley Band of Pomo Indians
- Yokayo Tribe, not federally recognized

**Discussion: (a) – (b) Less than significant impact.** The Housing Element would not have an impact on cultural resources itself. However, construction of potential developments may result in impacts to cultural resources, depending on location. Each project would be analyzed on a project level basis. If discovery were to occur during construction, common mitigation measures would require work to stop, and a qualified archaeologist to be hired to perform a site investigation and to develop a mitigation program if appropriate. In addition, the City will notify Tribes and request consultation for specific projects, as applicable under AB 52. Impacts to tribal cultural resources associated with the Housing Element would be less than significant.



## 19. Utilities and Service Systems

| UTILITIES AND SERVICE SYSTEMS. Would the project:                                                                                                                                                                                                                                    | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?                                                                                                                            | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?                                                   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?                                                                                              | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?                                                                                                                                                                   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** Impacts to utility and service systems would be significant if the Project resulted in the construction or expansion of utilities that could cause significant environmental effects; have insufficient water supplies available to the Project during normal to extremely dry years; resulted in inadequate capacity of the wastewater treatment plant; generated solid waste exceeding the capacity of local infrastructure or impairing the achievement of solid waste reduction goals; or failed to comply with any management and reduction statutes or regulations related to solid waste.

**Environmental Setting:** The majority of City properties are served by City water, sewer, electricity and trash collection; however, some properties in the western hills do not have access to City utilities. The Ukiah landfill, outside City limits on Vichy Springs Road, stopped receiving municipal solid waste in 2001 and the City is working on capping the landfill. No new waste generated will be processed through the landfill. Solid waste collected from future development would be delivered to the Ukiah Transfer Station, which is owned by the City of Ukiah and operated by Solid Wastes Systems, Inc.

**Discussion: (a-e) Less than significant impact.** The Housing Element itself would not result in any impacts to utilities and service systems. However, future housing development could result in the need for expanded infrastructure and utilities. At this time, location and intensity of specific housing development is not known but development and associated infrastructure would be analyzed on a project level basis to determine existing capacity and potential impacts. All development would be required to comply with all regulations pertaining to wastewater, solid waste, and other service systems. Impacts related to utilities and service systems from the Housing Element would be less than significant.

## 20. Wildfire

| <b>WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:                                                                                                                  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan?                                                                                                                                                                           | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?                                                        | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?                                                                            | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** Impacts to wildfire would be significant if the Project were located in or near a State Responsibility Area (SRA) or lands classified as very high fire hazard severity zones and substantially impaired an emergency response plan; exposed Project occupants to wildfire pollutants or uncontrolled spread of wildfire due to site conditions such as slope and prevailing winds; require the installation or maintenance of infrastructure that could exacerbate fire risk; or expose people or structures to significant risks as a result of post-fire runoff, slope instability or drainage changes.

**Environmental Setting:** With the exception of the land located on the westernmost boundaries of the City (within the Hillside Zoning District), lands within the City limits are developed with commercial, residential, and other uses that lack large areas of dense vegetation. All lands within the City are within the jurisdiction of the Ukiah Valley Fire Authority. Further west is undeveloped open space, and steep, densely vegetated areas interspersed with rural residential lots within County jurisdiction. None of the lands within the City of Ukiah are located within a California Department of Forestry (CalFire) State Responsibility Area (SRA). However County lands immediately west of the City are located within the SRA and are classified as having a “High” fire hazard severity.

A shaded fuel break was constructed (North to South) along the base of the western hills along the entire length of the City to reduce fuel loads and protect the community from wildfire risk in 2003. Maintenance was performed on the 100-ft wide, 2.6-mile fuel break in late 2018 and early 2019. The fuel break will continue to be maintained by CalFire.

**Discussion: (a-d) Less than Significant.** The Housing Element itself would not result in significant impacts from wildfire. Future potential housing development within the western hills which consists of steep, densely vegetated lands, could expose persons to increase fire risks. However, each development would be analyzed on a project level basis through the discretionary review process, as all development within the western hills (Hillside Zoning District) requires a Use Permit with Planning Commission approval. Development would be required to comply with all fire life safety regulations which would reduce risks associated with wildfire. In addition, the fuel break that was constructed is

intended to further reduce the risk of wildfire for the community. Impacts related to wildfire from the Housing Element would be less than significant.

## 21. Mandatory Findings of Significance

| MANDATORY FINDINGS OF SIGNIFICANCE.                                                                                                                                                                                                                                                                                                                                                                                                                                    | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?                                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Discussion:

- (a) Less than significant impact.** While the Housing Element is designed to facilitate the development of housing in order to meet anticipated population growth and includes policies to allow for greater residential density, the Housing Element itself is not expected to induce growth or environmental impacts. The Housing Element Update does not propose development of housing units but identifies actions to remove governmental constraints associated with unit development and includes policies that would promote development of housing. Future housing projects will require appropriate environmental review and impacts of those projects will be considered at that time.

Based on the findings and conclusions contained in the Initial Study, the Housing Element does not have the potential to impact any environmental resources. All impacts including those related to biological resources, were found to be less than significant; Mineral Resources and Agriculture and Forestry Resources were found to have no impact as a result of the Project.

- (b) Less than significant impact.** Cumulative impacts are generally considered in analyses of air quality, biological resources, cultural resources, noise, and traffic. As discussed throughout the Initial Study, the Housing Element would have less than significant impacts on these resources. Housing development that may result from implementation of the Housing Element could result in impacts to environmental resources that may be considered cumulatively considerable. However, at this time, location, intensity and timing of specific housing development is not known. All future housing development would be analyzed on a project level basis. Based on the findings and

conclusions contained in the Initial Study, cumulative impacts related to the Housing Element would be less than significant.

- (c) Less than significant impact.** Based on the findings and conclusions contained in the Initial Study, the proposed Project would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. All future housing development would be analyzed on a project level basis. Based on the findings and conclusions contained in the Initial Study, impacts to human beings' from the Housing Element would be less than significant.

## VIII. REFERENCES

---

1. Beyond Newhall and 2020: A field Guide to New CEQA Greenhouse Gas Thresholds and Climate Action Plan Targets for California. Association of Environmental Professionals. October 2016.
2. CalFire State Responsibility Area Viewer  
[http://www.fire.ca.gov/firepreventionfee/srviewer\\_launch](http://www.fire.ca.gov/firepreventionfee/srviewer_launch)
3. CalFire, California Fire Hazard Severity Zone Map Web Viewer.  
<http://egis.fire.ca.gov/FHSZ/>
4. California Department of Conservation. California Geological Survey. Earthquake Fault Map, Ukiah. Zones of Required Investigation.  
<http://gmw.conservation.ca.gov/SHP/EZRIM/Maps/UKIAH.PDF> .
5. California Department of Finance. American Community Survey.  
[http://www.dof.ca.gov/Reports/Demographic\\_Reports/American\\_Community\\_Survey](http://www.dof.ca.gov/Reports/Demographic_Reports/American_Community_Survey)
6. California Department of Toxic Substance Control. EnviroStor database  
<https://www.envirostor.dtsc.ca.gov/>
7. California Governor's Office of Planning and Research. Discussion Draft Technical Advisory: AB 52 and Tribal Cultural Resources in CEQA, May 2015.
8. California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile
9. Christopher Lloyd. Class III Cultural Resources Survey of the Ukiah Valley Trail Groups' Proposed Vichy Land-Fill Trails. September 16, 2017.
10. City of Ukiah General Plan. Amended 2016.
11. City of Ukiah Ukiah Bicycle and Pedestrian Master Plan. Prepared by Alta Planning + Design, W-Trans and Walk Bike Mendocino. August 2015.
12. City of Ukiah Zoning Ordinance. Amended 2019.
13. City of Ukiah. Draft Housing Element Update 2019-2027. Draft completed July 12, 2019.  
<http://www.cityofukiah.com/projects/housing-element-update/>
14. Environmental Science Associates (ESA). Costco Draft Environmental Impact Report. Prepared by ESA January, 2013.
15. Jacobszoon and Associates, Inc. Biological Assessment for the Vichy Hills Trails Project. September 25, 2018.
16. Landslide Inventory (Beta). California Department of Conservation. California Geological Survey. <https://maps.conservation.ca.gov/cgs/lsi/>
17. Lucy Macmillan. Biological Resources Assessment for 1364 Helen Avenue. Revised December 2018.
18. Mendocino County Air Quality Management District of the California North Coast Air Basin. Particulate Matter Attainment Plan. January 2005.

19. Mendocino County Air Quality Management District website.  
<http://www.co.mendocino.ca.us/aqmd/diesel-engine-information.html>.
20. Mendocino County Airport Land Use Commission. Mendocino County Airport Comprehensive Land Use Plan. Revised June 6, 1996.
21. Mendocino County Fire Hazard Severity Map. November 7, 2007.
22. Mendocino County Important Farmland Map, undated.
23. Mendocino County office of Education. Schools & Districts.  
<https://www.mcoe.us/schools-districts/>
24. Mendocino County Property Search (eTRAKiT).  
<http://etrakit.co.mendocino.ca.usetrakit3/Search/parcel.aspx>
25. Mendocino County Wildland-Urban Interface (WUI) Zones Map, undated.  
<https://www.mendocinocounty.org/home/showdocument?id=18425>
26. P.M.C. Background Report for the County of Mendocino General Plan Update. Prepared January 2003.
27. P.S. Preservation Services, 1999. Ukiah Historical and Architectural Survey Update. Prepared September, 1999.
28. State Water Resources Control Board. 2010 Integrated Report (Clean Water Act Section 303(d) List/305(b) Report). April 19, 2010.
29. State Water Resources Control Board. GeoTracker.  
<https://geotracker.waterboards.ca.gov>.
30. U.S. Department of Agriculture - Soil Conservation Service. Web Soil Survey.  
<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>
31. U.S. Department of Fish and Wildlife. Environmental Conservation Online System.  
<https://ecos.fws.gov/ecp0/reports/species-listed-by-state-report?state=CA&status=listed>

## ATTACHMENT A

### 2019-2027 DRAFT HOUSING ELEMENT GOALS, POLICIES AND IMPLEMENTING PROGRAMS

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. Goals, Policies, and Implementing Programs

|                 |                                                                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Goal H-1</b> | <b>Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.</b> |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|

##### *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.

|                 |                                                                       |
|-----------------|-----------------------------------------------------------------------|
| <b>Goal H-3</b> | <b>Remove governmental constraints to infill housing development.</b> |
|-----------------|-----------------------------------------------------------------------|

***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.

|                 |                                                                                                                                                                                       |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Goal H-4</b> | <b>Promote well-planned and designed housing opportunities and projects for all persons, regardless of race, gender, age, sexual orientation, marital status, or national origin.</b> |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### ***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.

|                 |                                                  |
|-----------------|--------------------------------------------------|
| <b>Goal H-5</b> | <b>Provide support for future housing needs.</b> |
|-----------------|--------------------------------------------------|

***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.

## **EXHIBIT B**

### **FINDINGS TO ADOPT A NEGATIVE DECLARATION FOR 2019-2027 HOUSING ELEMENT UPDATE PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

1. The City of Ukiah, as the Lead Agency, prepared an Initial Study/Negative Declaration (IS/ND) for the 2019-2027 Housing Element Update (SCH # 2019079078) under the California Environmental Quality Act (CEQA).
2. The Lead Agency (City) consulted with all responsible agencies and trustee agencies.
3. The Draft IS/ND was circulated for public review from Tuesday July 23, 2019 through Monday August 26, 2019.
4. At the August 14, 2019 Planning Commission meeting, the Planning Commission recommended the Housing Element and the Draft IS/ND to City Council for approval.
5. The IS/ND examined areas of potential impacts and based on the conclusions reached within it, and it has been determined that all potential impacts resulting from the Housing Element would be less than significant or no impact for the following reasons:
  - A. The Housing Element Update is a policy document designed to facilitate the development of housing in order to meet current and anticipated population growth, as required by Government Code Section 65583, and includes policies to allow for reduced development standards and increased residential density. The Housing Element must demonstrate the availability of appropriately zoned land needed to meet the Regional Housing Needs Allocation (RHNA) (Government Code Sections 65582(a)(3)) and 65582.2(a)). The purpose and scope of the Housing Element is to ensure that sufficient sites are available and that existing constraints are reduced or removed in order to encourage housing production to meet the expected need during the 2019-2027 Planning Cycle.
  - B. The 2019-2027 Housing Element identifies lands to accommodate up to 326 new residential units. However, the Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development.
  - C. All future development potentially identified within the Housing Element would be in residential or commercial zoning districts where housing development is already generally allowed or permitted by the zoning code and General Plan.
  - D. Future development could result in an increase in density and population, which could result in the need for additional services and infrastructure. Development could also result in impacts to the physical environment depending on location, intensity, and other siting factors. However, the Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. All future development would be analyzed on a project level basis for consistency with land use policies; and would be subject to discretionary and environmental review of their individual and cumulative environmental impacts, as applicable.

6. Based on the findings and conclusions contained in the IS/ND, the Housing Element does not have the potential to impact any environmental resources. All impacts including those related to biological resources, were found to be less than significant; Mineral Resources and Agriculture and Forestry Resources were found to have no impact as a result of the Project.
7. Based on the findings and conclusions contained in the Initial Study, the proposed Project would not have environmental effects which will cause substantial adverse effects on humans, either directly or indirectly. All future housing development would be analyzed on a project level basis. Based on the findings and conclusions contained in the Initial Study, impacts to humans from the Housing Element would be less than significant.
8. There is no substantial evidence in light of the whole record before the City of Ukiah (including the initial study and any comments received) that the project would have a significant effect on the environment.
9. The negative declaration reflects the City Council's independent judgment and analysis.
10. Based upon the analysis, findings, and conclusions contained in the IS/ND, the project will not result in impacts that are individually limited, but cumulative considerable.
11. A Notice of Intent to adopt the Negative Declaration was made available in the following manner:
  - Posted on the City of Ukiah Housing Element Website on July 22, 2019 and October 13, 2019.
  - Published in the Ukiah Daily Journal on July 24, 2019 and October 12, 2019.
  - Posted in the glass case at the City Civic Center 72 hours before the hearing.
  - Posted at the Mendocino County Clerk's Office on July 22, 2019.
  - Submitted to the State Clearinghouse on July 22, 2019.
12. The IS/ND and record of proceedings of the decision on the project are available for public review at the City of Ukiah Community Development Department, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA.
13. On October 23, 2019, the City Council held a public hearing to receive public comment and consider approval of the IS/ND for the project. The IS/ND was approved by the City Council.



# Housing Element Update 2019-2027

Draft completed July 12, 2019

Adopted: October 23, 2019

Certified by HCD: Date TBD

Prepared by:  
City of Ukiah Community Development Department  
300 Seminary Ave. Ukiah, CA 95482  
[www.cityofukiah.com/community-development](http://www.cityofukiah.com/community-development)

# 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)<br>Mendocino County: 5.2% (January 2019)<br>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 |
|----------------|------------|--------|----------------------|----------------------------|
| <b>1990</b>    | 14,599     |        |                      |                            |
| <b>2000</b>    | 15,497     | 901    | 6.2%                 | 0.6%                       |
| <b>2010</b>    | 16,042     | 575    | 3.7%                 | 0.4%                       |
| <b>Current</b> | 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             | %           |
| <b>Mendocino County</b>    | 58,407        | 59,171        | 764                | 1.3%        |
| <b>City of Fort Bragg</b>  | 6,814         | 7,251         | 437                | 6.4%        |
| <b>City of Lakeport</b>    | 4,820         | 4,758         | -62                | -1.3%       |
| <b>State of California</b> | 33,873,086    | 38,041,430    | 4,168,344          | 12.3%       |
| <b>City of Ukiah</b>       | <b>15,497</b> | <b>16,042</b> | <b>545</b>         | <b>3.5%</b> |

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           | %           |
| <b>Mendocino County</b>   | 59,598        | 59,985        | 387              | 0.1%        |
| <b>City of Fort Bragg</b> | 7,377         | 7,512         | 135              | 1.8%        |
| <b>City of Lakeport</b>   | 5,097         | 5,134         | 37               | 0.1%        |
| <b>City of Ukiah</b>      | <b>15,785</b> | <b>16,226</b> | <b>441</b>       | <b>2.8%</b> |

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) |
|----------------------|----------------|----------------|---------------------------|
| <b>Under 5 Years</b> | 7.0%           | 7.3%           | 6.1%                      |
| <b>5-14 Years</b>    | 14.8%          | 13.3%          | 12.1%                     |
| <b>15-24 Years</b>   | 14.3%          | 13.9%          | 11.9%                     |
| <b>25-34 Years</b>   | 13.9%          | 14.4%          | 12.1%                     |
| <b>35-44 Years</b>   | 14.2%          | 11.6%          | 11.7%                     |
| <b>45-54 Years</b>   | 13.3%          | 12.9%          | 14.2%                     |
| <b>55-64 Years</b>   | 8.3%           | 12.1%          | 16.4%                     |
| <b>65-74 Years</b>   | 6.0%           | 6.5%           | 8.6%                      |
| <b>75 and Over</b>   | 8.2%           | 8.0%           | 6.8%                      |
| <b>Median Age</b>    | 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 |       |
|---------------|---------------------------|-------|------------------------------|-------|
| <b>Male</b>   | 7,739                     | 48.1% | 43,983                       | 50.1% |
| <b>Female</b> | 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)**

| <b>Race</b>                              | <b>Percent (2000)</b> | <b>Percent (2010)</b> |
|------------------------------------------|-----------------------|-----------------------|
| <b>White</b>                             | 79.5                  | 72.1                  |
| <b>Hispanic</b>                          | 19.3                  | 27.7                  |
| <b>African American</b>                  | 1.0                   | 1.1                   |
| <b>American Indian and Alaska Native</b> | 3.8                   | 3.7                   |
| <b>Asian</b>                             | 1.7                   | 2.6                   |
| <b>Native Hawaiian/Pacific Islander</b>  | 0.1                   | 0.2                   |
| <b>Other</b>                             | 9.7                   | 14.8                  |
| <b>Two or More Races</b>                 | 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 |
| <b>2000</b> | 2.46                            | 2.47   | 2.47    | 2.93                | 2.79   | 2.87    |
| <b>2010</b> | 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) |
|------------------|---------------|---------------|----------------|----------------|
| <b>1 Person</b>  | 1,927         | 2,064         | 32.2           | 33.5           |
| <b>2 Persons</b> | 1,805         | 1,797         | 30.2           | 29.2           |
| <b>3 Persons</b> | 946           | 910           | 15.8           | 14.8           |
| <b>4 Persons</b> | 693           | 679           | 11.6           | 11.0           |
| <b>5 Persons</b> | 331           | 367           | 5.5            | 6.0            |
| <b>6 Persons</b> | 156           | 190           | 2.6            | 3.1            |
| <b>7 Persons</b> | 127           | 151           | 2.1            | 2.5            |
| <b>Totals</b>    | 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<br>4-Person<br>Area Median<br>Income:<br>\$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  |
|                                                                    | <b>Median Income</b>          | 45350                          | 51850 | 58300 | <b>64800</b> | 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%       |
| <b>Totals</b>                     | <b>6,060</b> | <b>100%</b> | <b>34,015</b>    | <b>100%</b> |

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     |
| <b>Total Households</b>       | <b>5,923</b> | <b>100%</b> | <b>34,182</b>    | <b>100%</b> |
| <b>Less than \$10,000</b>     | 459          | 7.7%        | 2,494            | 7.3%        |
| <b>\$10,000 to \$14,999</b>   | 493          | 8.3%        | 2,758            | 8.1%        |
| <b>\$15,000 to \$24,999</b>   | 810          | 13.7%       | 4,200            | 12.3%       |
| <b>\$25,000 to \$34,999</b>   | 765          | 12.9%       | 4,044            | 11.8%       |
| <b>\$35,000 to \$49,999</b>   | 797          | 13.5%       | 4,600            | 13.5%       |
| <b>\$50,000 to \$74,999</b>   | 1,014        | 17.1%       | 6,148            | 18.0%       |
| <b>\$75,000 to \$99,999</b>   | 507          | 8.6%        | 3,795            | 11.1%       |
| <b>\$100,000 to \$149,999</b> | 753          | 12.7%       | 3,826            | 11.2%       |
| <b>\$150,000 to \$199,999</b> | 129          | 2.2%        | 1,211            | 3.5%        |
| <b>\$200,000 or more</b>      | 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%        |
| <b>Total</b>                 | <b>3,565</b> | <b>2,495</b> | <b>6,066</b> |
| 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%        |
| <b>Total disabled persons</b>         | <b>14</b>                 | <b>2,209</b> | <b>1,943</b> | <b>4,166</b> |

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)**

|                  | <b>Total Households</b> | <b>Single-Parent Households</b> | <b>Percent Total Households</b> | <b>Percent Single-Parent Households</b> |
|------------------|-------------------------|---------------------------------|---------------------------------|-----------------------------------------|
| 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)**

|                  | <b>Female-headed Households with Children</b> |         | <b>Female-headed Households without Children</b> |         | <b>Female-headed Households under the Poverty Level</b> |         | <b>Total Families under the Poverty Level</b> |         |
|------------------|-----------------------------------------------|---------|--------------------------------------------------|---------|---------------------------------------------------------|---------|-----------------------------------------------|---------|
|                  | 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)**

| <b>150 Days or More</b>              |       |
|--------------------------------------|-------|
| <b>Farms</b>                         | 252   |
| <b>Workers</b>                       | 1,442 |
| <b>Farms with 10 or More Workers</b> |       |
| <b>Farms</b>                         | 44    |
| <b>Workers</b>                       | 929   |
| <b>Fewer than 150 Days</b>           |       |
| <b>Farms</b>                         | 407   |
| <b>Workers</b>                       | 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  $\pm 13.73$  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 ( $\pm 1$  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 disorder<sup>1</sup> 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**

---

<sup>1</sup> 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**

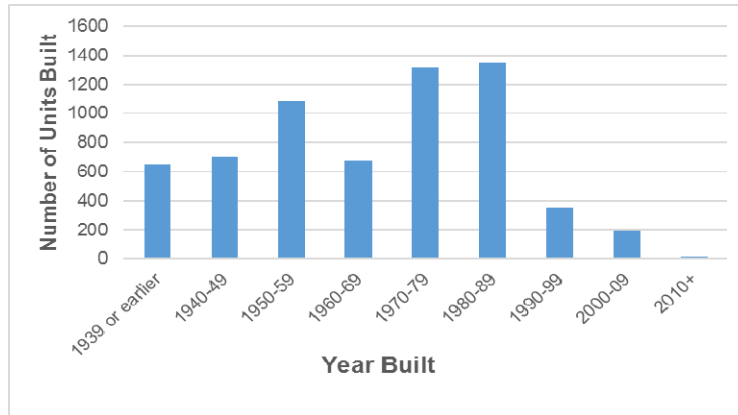
| Year Built         | Number of Units | Percent     |
|--------------------|-----------------|-------------|
| 2010 and later     | 17              | 0.3%        |
| 2000 to 2009       | 191             | 3.0%        |
| 1990 to 1999       | 357             | 5.6%        |
| 1980 to 1989       | 1,346           | 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%       |
| <b>Total units</b> | <b>6,336</b>    | <b>100%</b> |

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        |
| <b>Total</b>   | <b>4,141</b> | <b>1,538</b> | <b>835</b>  | <b>58</b>   | <b>0</b>    | <b>6,572</b> |
| <b>Percent</b> | <b>63.0</b>  | <b>23.4</b>  | <b>12.7</b> | <b>0.9</b>  | <b>0.0</b>  | <b>100.0</b> |

*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 |
| <b>Ukiah</b>            |        |         |        |         |
| Owner-occupied          | 2,673  | 43.4%   | 2,642  | 43.1%   |
| Renter-occupied         | 3,485  | 56.6%   | 3,492  | 56.9%   |
| <b>Mendocino County</b> |        |         |        |         |
| 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**

| <b>Year Built</b>           | <b>2000</b> | <b>2010</b> | <b>2017</b> |
|-----------------------------|-------------|-------------|-------------|
| Rental vacancy rate         | 1.7%        | 3.7%        | 2.8%        |
| Owner vacancy rate          | 0.8%        | 2.6%        | 0.2%        |
| <b>Overall vacancy rate</b> | <b>2.5%</b> | <b>5.3%</b> | <b>3.0%</b> |

*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**

| <b>Jurisdiction</b> | <b>2017 Median Sale Price</b> | <b>2018 Median Sale Price</b> | <b>Percent Change in Median Sale Price</b> |
|---------------------|-------------------------------|-------------------------------|--------------------------------------------|
| 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**

| <b>City</b> | <b>Unit Type</b> | <b>2015</b> | <b>2016</b> | <b>2017</b> |
|-------------|------------------|-------------|-------------|-------------|
| 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**

| <b>Project Name and Address</b>                    | <b>Total Units</b> | <b>Assisted Units</b> | <b>Funding Source(s)</b> | <b>Earliest Date of Conversion</b> | <b># of Units at Risk</b> |
|----------------------------------------------------|--------------------|-----------------------|--------------------------|------------------------------------|---------------------------|
| Duane Hill Terrace<br>600 N Orchard Avenue         | 32                 | 32                    | CTCAC, HOME              | 2067                               | 0                         |
| McCarty Manor<br>741 Waugh Lane                    | 40                 | 40                    | USDA/RD, Sec. 8, LIHTC   | 2068                               | 0                         |
| Orchard Manor<br>610 Orchard Avenue                | 64                 | 63                    | USDA/RD, Sec. 8, LIHTC   | Perpetuity                         | 0                         |
| Orchard Village<br>548 Ford Street                 | 48                 | 47                    | USDA/RD, Sec. 8, LIHTC   | Perpetuity                         | 0                         |
| Creekside Village<br>751 Waugh Lane                | 44                 | 44                    | Sec. 8                   | 2027                               | 44                        |
| Jack Simpson<br>1051 North Bush Street             | 30                 | 30                    | Sec. 8                   | Perpetuity                         | 0                         |
| North Pine Street<br>148 Gibson Street             | 10                 | 10                    | Sec. 8                   | Perpetuity                         | 0                         |
| Walnut Village<br>1240 North Pine Street           | 48                 | 48                    | Sec. 8                   | 2027                               | 48                        |
| Gibson Court<br>148 Gibson Court                   | 17                 | 17                    | Sec. 8, HOME             | 2031                               | 0                         |
| Garden Court<br>875 S Orchard Avenue               | 10                 | 10                    | HOME                     | 2026                               | 10                        |
| Willow Terrace<br>237 East Gobbi Street            | 38                 | 38                    | LIHTC                    | 2074                               | 0                         |
| Holden Street<br>490 South Dora                    | 6                  | 6                     | Sec. 8                   | Perpetuity                         | 0                         |
| Summer Creek Village<br>755 Village Circle         | 64                 | 64                    | LIHTC, HOME, Sec. 8      | 06/28/2059                         | 0                         |
| Ukiah Green C/O PPMG<br>1120 Mulberry Street       | 38                 | 38                    | USDA                     | 2033                               | 0                         |
| Ukiah Green South C/O PPMG<br>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<br>1461 North Bush Street | 7          | 7          | Sec. 8                                                   | Perpetuity | 0          |
| Sun House Apartments<br>170 Cleveland Lane         | 42         | 41         | Sec. 8 VASH,<br>LIHTC, AHP,<br>County CDBG, City<br>UHTF | 2032       | 0          |
| <b>Total</b>                                       | <b>616</b> | <b>613</b> |                                                          |            | <b>102</b> |

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.<sup>2</sup> 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

---

<sup>2</sup> 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         |
| <b>Total</b>               | <b>239</b> |

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         |
| <b>2019-2027</b> | <b>86</b> | <b>72</b> | <b>49</b> | <b>32</b>      | <b>239</b> |

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<br>(2014-<br>2019) | 2014 | 2015 | 2016 | 2017 | 2018 | Total Units<br>to Date | Total<br>Remaining<br>RHNA<br>(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                                         |
| <b>Total Units</b>      | <b>45</b>               |      |      |      |      |      | <b>145</b>             | <b>0</b>                                  |

## 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            |
| <b>Downtown Zoning Code</b>                |                 |              |              |
| 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**

| <b>Zone</b> | <b>Location</b>                                            | <b>Maximum Residential Density</b> | <b>Maximum Persons Per Acre</b> | <b>Income Category</b> |
|-------------|------------------------------------------------------------|------------------------------------|---------------------------------|------------------------|
| 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                                                                                                                                                                                                                                                               |
|-----------------------------------------------|------------|--------------------------------------------|--------------|--------|--------------|-------------|----------------|-----------------------------------------|------------|---------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very-Low/Low Vacant Parcels</b>            |            |                                            |              |        |              |             |                |                                         |            |               |             |                                                                                                                                                                                                                                                                     |
| 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.                                                                       |
| <b>Very-Low/Low Vacant Parcels Subtotal</b>   |            |                                            |              |        |              | <b>3.89</b> | <b>169,446</b> | <b>101</b>                              | <b>251</b> |               |             |                                                                                                                                                                                                                                                                     |
| <b>Moderate/Above-Moderate Vacant Parcels</b> |            |                                            |              |        |              |             |                |                                         |            |               |             |                                                                                                                                                                                                                                                                     |
| 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**<br>* | 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**<br>* | 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**<br>* | 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**<br>* | 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**<br>* | 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**<br>*                       | 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.      |
| <b>Moderate/Above-Moderate Vacant Parcels Subtotal</b> |                                       |                |               |        |              | <b>115.43</b> | <b>5,000,718</b> | <b>124</b>                              | <b>308</b> |               |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Very-Low/Low Underutilized Parcels</b>              |                                       |                |               |        |              |               |                  |                                         |            |               |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 40                                                     | 00304079;<br>00304077*;<br>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 |

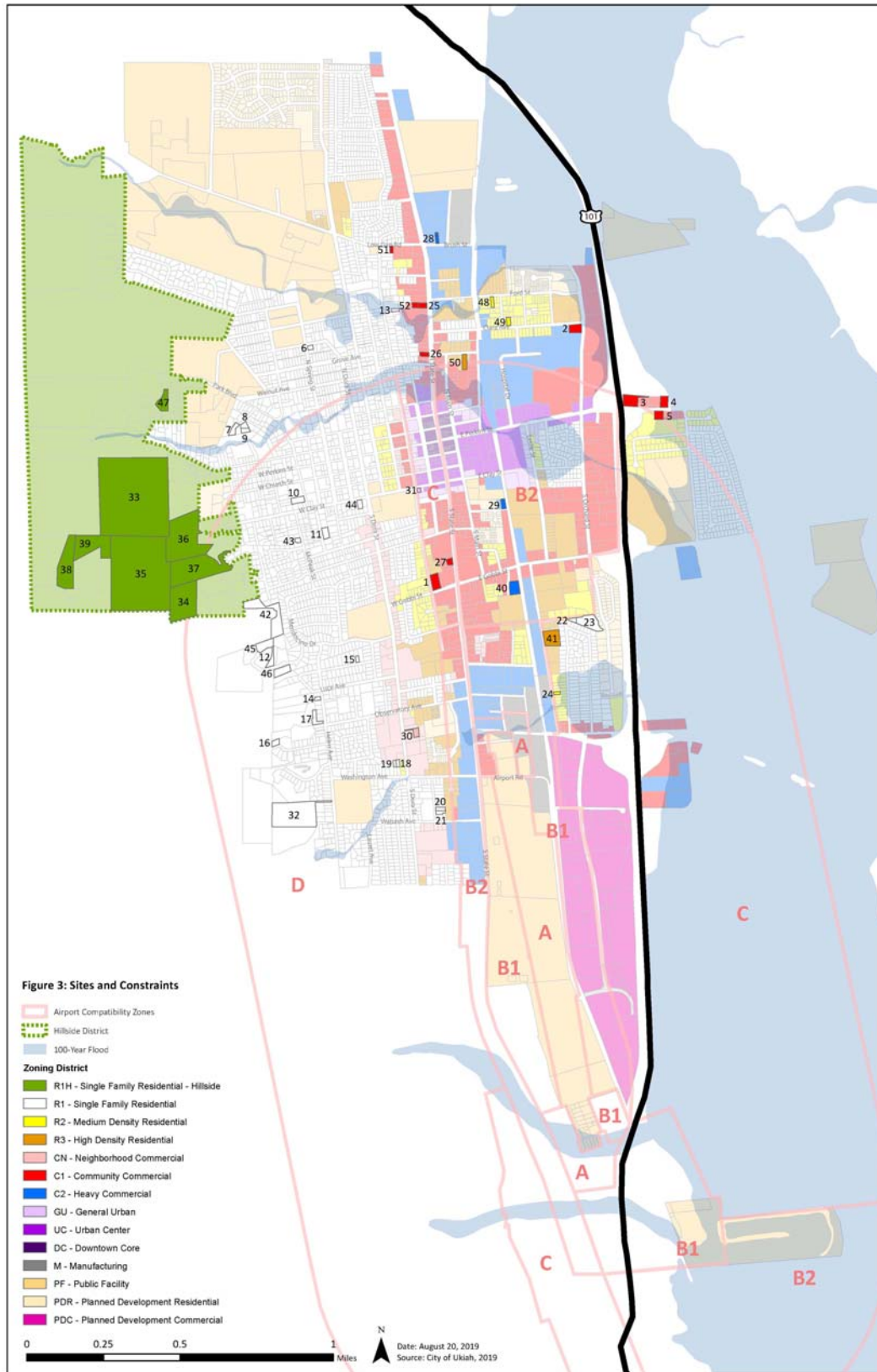
| Map ID                                             | APN        | Location                                  | Existing Use  | Zoning | General Plan | Acres       | Square feet   | Realistic Development Potential (units) | Population | Income Group  | Constraints | Notes                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------|------------|-------------------------------------------|---------------|--------|--------------|-------------|---------------|-----------------------------------------|------------|---------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                    |            |                                           |               |        |              |             |               |                                         |            |               |             | <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           | 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.                                                                                   |
| <b>Very-Low/Low Underutilized Parcels Subtotal</b> |            |                                           |               |        |              | <b>4.06</b> | <b>94,407</b> | <b>60</b>                               | <b>150</b> |               |             |                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Mod/Above-Mod Underutilized Parcels</b>         |            |                                           |               |        |              |             |               |                                         |            |               |             |                                                                                                                                                                                                                                                                                                                                                                        |
| 42                                                 | 00104061   | None Assigned. Parcel off of Hillview Ave | Underutilized | R1     | LDR          | 3.23        | 140,698       | 14                                      | 35         | Mod/Above-Mod | D; None     | 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. |
| 43                                                 | 00125129   | 438 Mcpeak St                             | Underutilized | R1     | LDR          | 0.18        | 7,840         | 1                                       | 2          | Mod/Above-Mod | D; None     | 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.                                                                                                                 |

| 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                                                                                                                                                             |

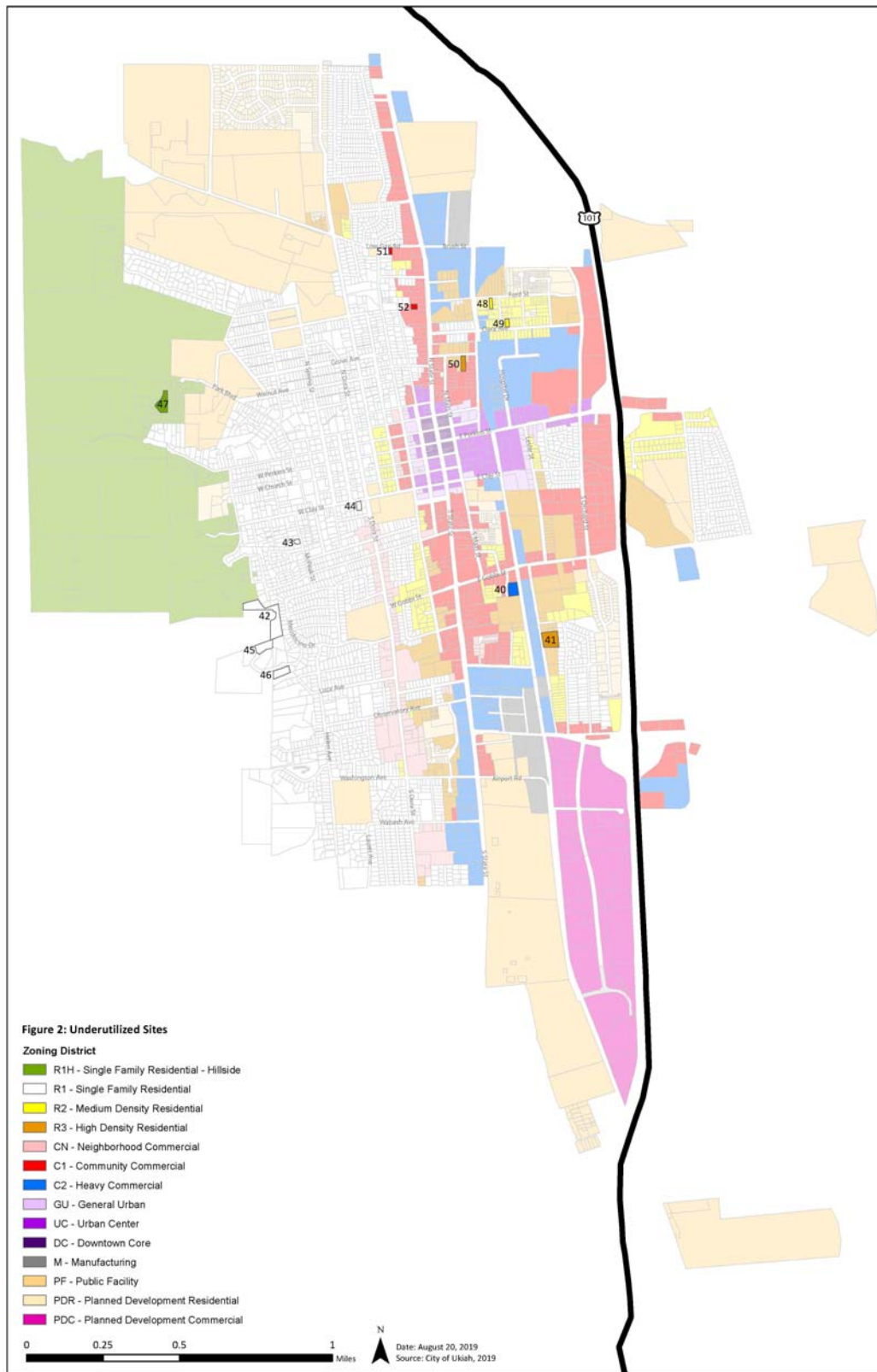
| Map ID | APN      | Location       | Existing Use  | Zoning | General Plan | Acres | Square feet | Realistic Development Potential (units) | Population | Income Group  | Constraints | Notes                                                                                                                                                                                                                                                                               |
|--------|----------|----------------|---------------|--------|--------------|-------|-------------|-----------------------------------------|------------|---------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |          |                |               |        |              |       |             |                                         |            |               |             | 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   | 197757      | 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      |              |             |       |
|                                                               |     | LEGEND:<br><b>Zoning:</b> 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.<br><b>General Plan:</b> LDR- Low Density Residential; MDR- Medium Density Residential; HDR- High Density Residential; C- Commercial.<br><b>Constraints</b> (Airport Influence Zones): B2-Extended Approach/Departure Zone; C-Common Traffic Pattern; D-Other Airport Environs.<br>*= Identified in both 2009-2014 and 2014-2019 HE cycles<br>** = Neither of these sites were identified in the prior planning period.<br>***= R1H regulations require a 5 acre lot for parcels with 30-50% slopes.<br>NOTE: All parcels have access to infrastructure and utilities unless otherwise noted |              |        |              |        |             |                                         |            |              |             |       |

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

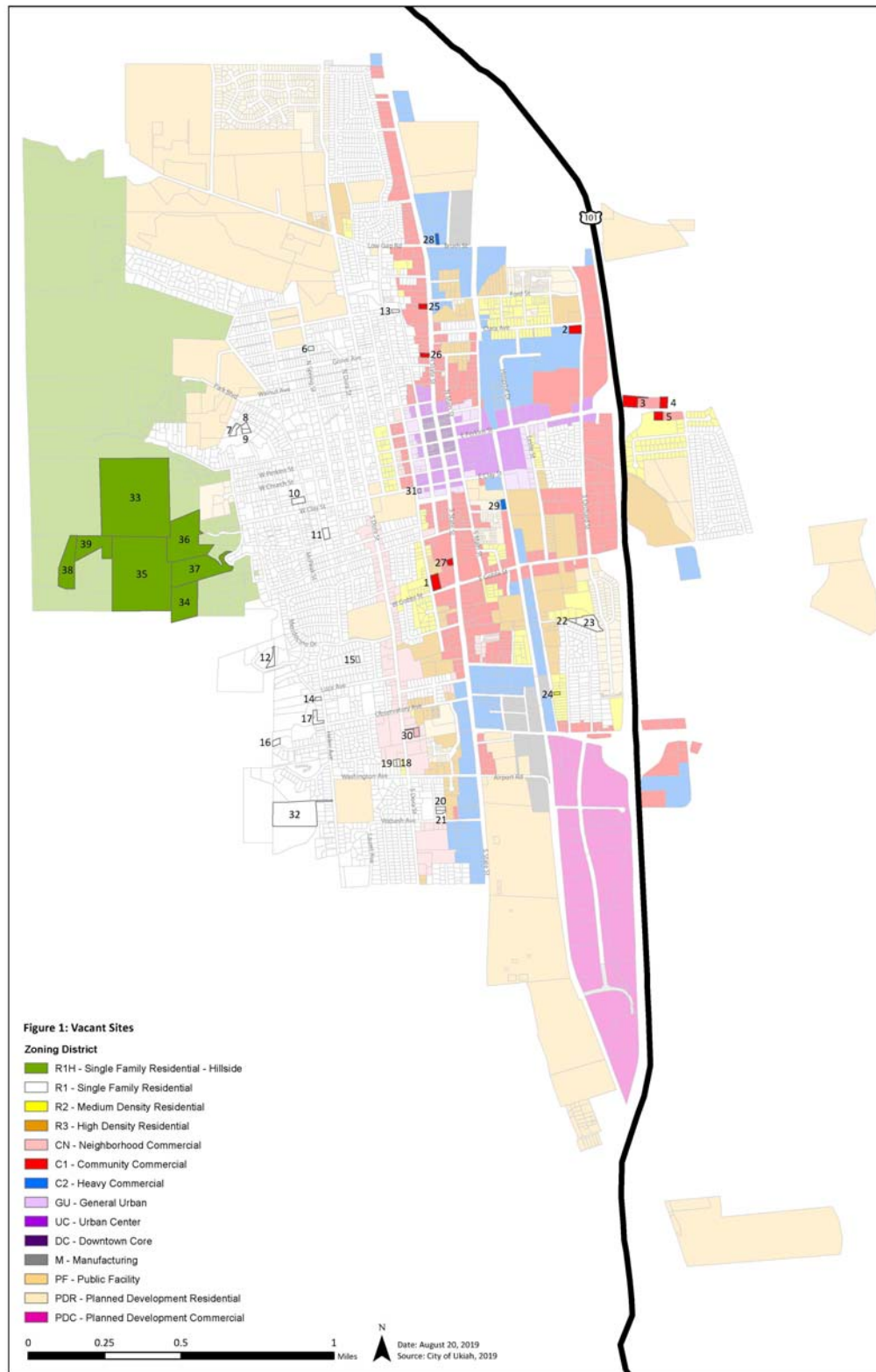


**FIGURE 4.2  
VACANT SITES**





**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            |
| <b><i>Housing Capacity Surplus</i></b> |          | <b>+3</b> |          | <b>+84</b>     |
| <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**

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

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

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

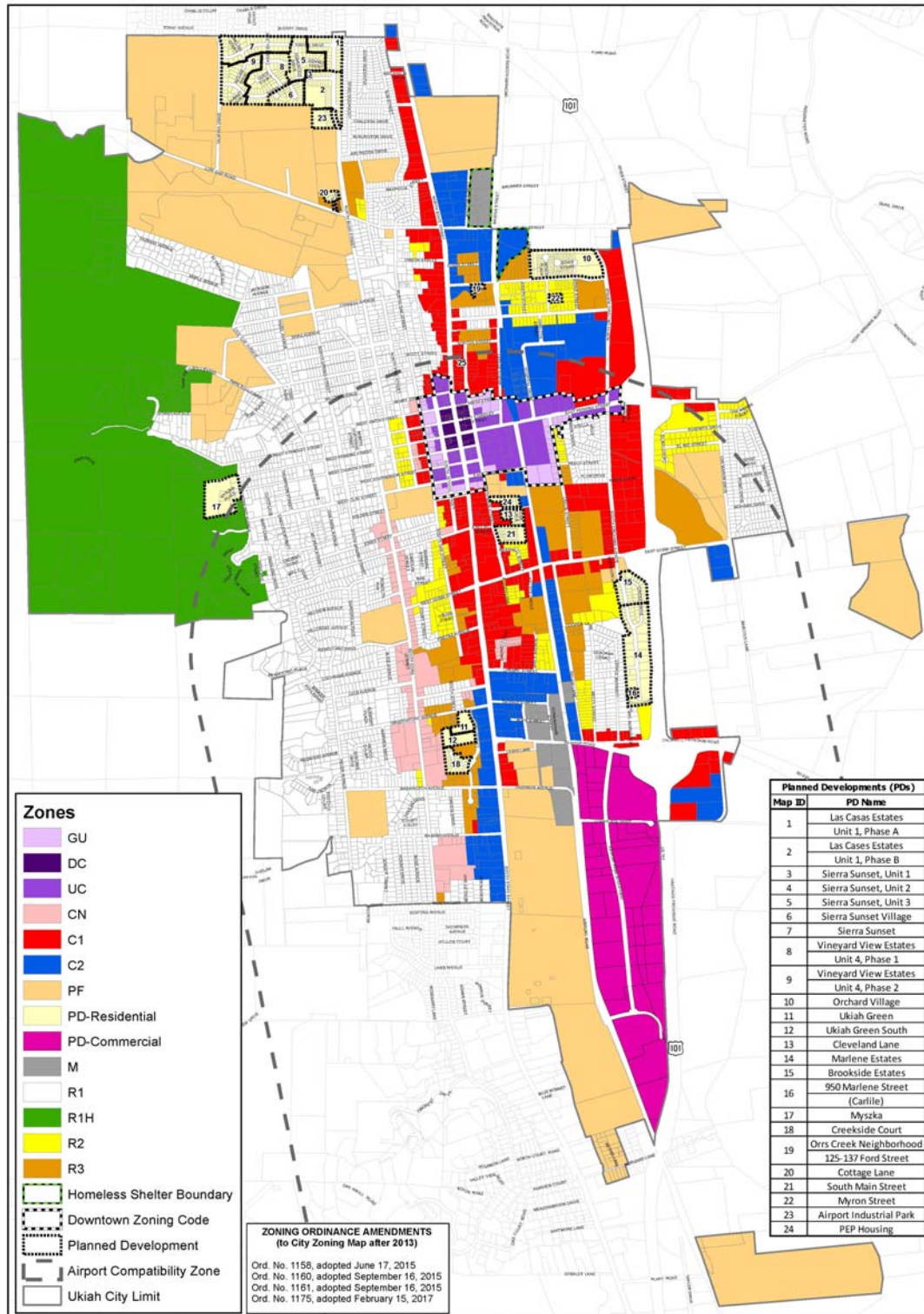
The Downtown Zoning Code (DZC) is a form-based code that was adopted in 2012, out of the 2009-2014 Housing Element. The DZC allows for residential development by right in most districts and contains a separate set of development standards. Table 5.2 shows a summary of these standards for density, height, 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 |
|------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|--------------------------|
| <b>RESIDENTIAL DENSITY (Also Subject to Airport Zone Restrictions)</b> |                                               |                                               |                                               |                          |
| Minimum                                                                | 10 units/acre                                 | 15 units/acre                                 | 15 units/acre                                 | Major Exception          |
| Maximum                                                                | 28 units/acre                                 | 28 units/acre                                 | 28 units/acre                                 | Major Exception          |
| <b>LOT STANDARDS (6) (Also Subject to Airport Zone Restrictions)</b>   |                                               |                                               |                                               |                          |
| 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          |
| <b>BUILDING SITING (SETBACKS)</b>                                      |                                               |                                               |                                               |                          |
| Front                                                                  | 0 ft. minimum<br>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<br>10 ft. maximum               | 0 ft. minimum<br>10 ft. maximum               | 0 ft. minimum<br>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          |
| <b>BUILDING HEIGHT</b>                                                 |                                               |                                               |                                               |                          |
| New building                                                           | 2 stories minimum<br>2 stories maximum<br>(8) | 2 stories minimum<br>3 stories maximum<br>(8) | 2 stories minimum<br>4 stories maximum<br>(8) | Major Exception          |
| <b>PARKING REQUIREMENTS</b>                                            |                                               |                                               |                                               |                          |
| 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.

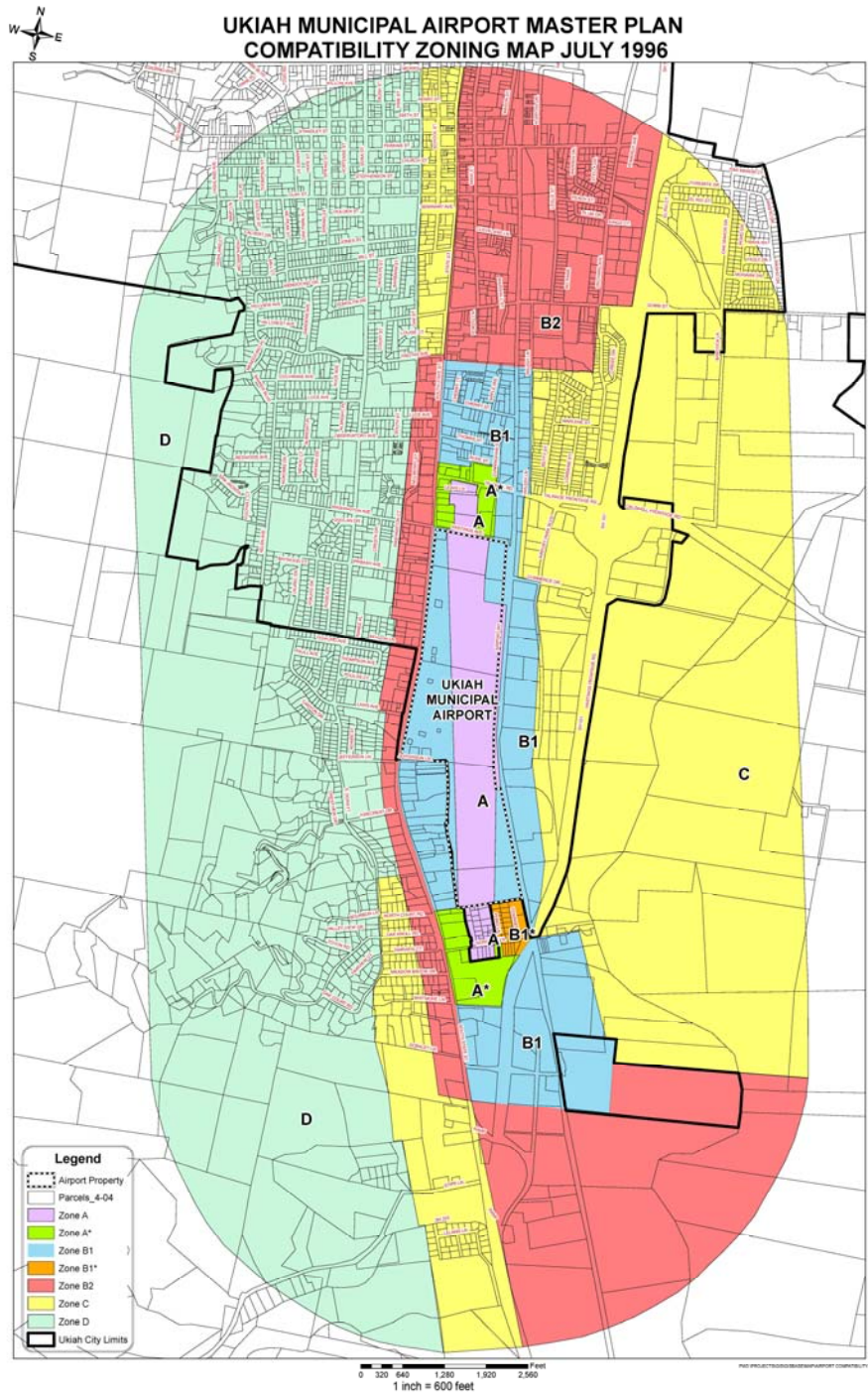
### **4. Airport Influence Zones**

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



**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                                                  |
|-----------------------------------------|--------------------|------------------------------------------------------------------------------------|
| <b>Site Development Permit – Major</b>  | 100% cost recovery | Affordable Housing: 80% cost recovery;<br>Special Needs Housing: 60% cost recovery |
| <b>Site Development – Minor Level 1</b> | \$200              | No fee discount                                                                    |
| <b>Site Development – Minor Level 2</b> | \$600              | No fee discount                                                                    |
| <b>Use Permit Major</b>                 | 100% cost recovery | Affordable Housing: 80% cost recovery;<br>Special Needs Housing: 60% cost recovery |
| <b>Use Permit Minor</b>                 | \$600              | No fee discount                                                                    |
| <b>Variance Major</b>                   | 100% cost recovery | Affordable Housing: 80% cost recovery;<br>Special Needs Housing: 60% cost recovery |
| <b>Variance Minor Level 1</b>           | \$200              | No fee discount                                                                    |
| <b>Variance Minor Level 2</b>           | \$600              | No fee discount                                                                    |



|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                      |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subdivision Major</b>                 | 100% cost recovery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Affordable Housing: 80% cost recovery;<br>Special Needs Housing: 60% cost recovery                                                   |
| <b>Subdivision Minor</b>                 | \$900                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Affordable Housing: \$720<br>Special Needs Housing: \$540                                                                            |
| <b>Subdivision Exception</b>             | 100% cost recovery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Affordable Housing: 80% cost recovery;<br>Special Needs Housing: 60% cost recovery                                                   |
| <b>Boundary Line Adjustment</b>          | \$350                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Affordable Housing: \$260<br>Special Needs Housing: \$170                                                                            |
| <b>Lot Merger</b>                        | \$350                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No fee discount                                                                                                                      |
| <b>General Plan Amendment</b>            | 100% cost recovery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No fee discount                                                                                                                      |
| <b>Annexation</b>                        | 100% cost recovery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No fee discount                                                                                                                      |
| <b>Rezoning</b>                          | 100% cost recovery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No fee discount                                                                                                                      |
| <b>Rezoning Planned Unit Development</b> | 100% cost recovery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Affordable Housing: 80% cost recovery;<br>Special Needs Housing: 60% cost recovery                                                   |
| <b>Environmental Impact Report (EIR)</b> | Consultant cost plus 15% administration                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No fee discount                                                                                                                      |
| <b>Specific Plan/Master Plan Review</b>  | \$2,000-\$3,000 deposit; 100% cost recovery                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Affordable Housing: \$800 deposit; 100% cost recovery<br>Special Needs Housing: \$600 deposit; 100% cost recovery                    |
| <b>Development Impact Fees</b>           | <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**

| <b>Project Type</b>                        | <b>Typical Processing Time</b> | <b>Approving Body</b>                              | <b>Comments</b>                                                                                      |
|--------------------------------------------|--------------------------------|----------------------------------------------------|------------------------------------------------------------------------------------------------------|
| 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.

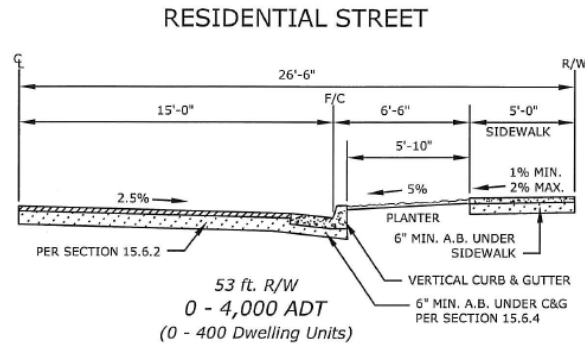
### ***Streets and Street Standards***

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.

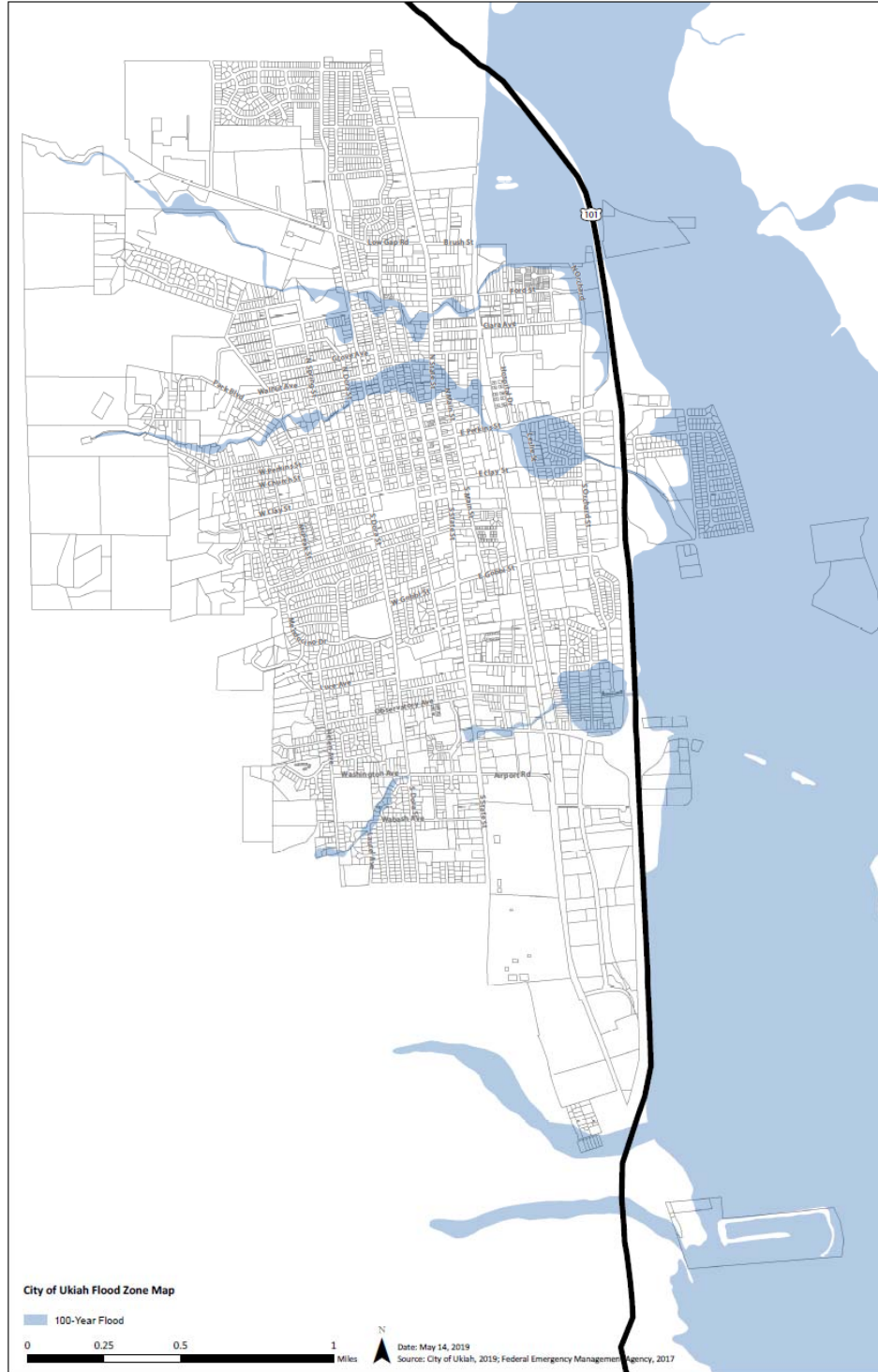
The City continues to be innovative in seeking ways to encourage housing development and maximize density on existing infill parcels. Additional programs to further incentivize the production of housing are included in Section 6.

## **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/<br>Preservation | Total |
|------------------------------|-------------------|----------------|-------------------------------|-------|
| <b>Extremely Low Income</b>  | 43                | 5              | 20                            | 68    |
| <b>Very Low Income</b>       | 43                | 10             | 35                            | 88    |
| <b>Low Income</b>            | 72                | 10             | 40                            | 122   |
| <b>Moderate Income</b>       | 49                | 5              | 0                             | 54    |
| <b>Above Moderate Income</b> | 32                | 35             | 0                             | 67    |
| <b>Totals</b>                | 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**  
**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.

|                 |                                                                       |
|-----------------|-----------------------------------------------------------------------|
| <b>Goal H-3</b> | <b>Remove governmental constraints to infill housing development.</b> |
|-----------------|-----------------------------------------------------------------------|

***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.**

***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**

| <b>2014 – 2019 Housing Goals</b>                                                                                                                                                                                                                                                                                                                            | <b>2019 – 2027 Housing Goals</b>                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.</b>                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>• Many comments related to financial assistance for property maintenance and improvements.</li> <li>• Comment related to rent stabilization.</li> <li>• Implementation of CA Building Code comments regarding energy efficiency.</li> </ul>                                                                                                                                                                |
| <b>H-2: Provide housing for all economic segments of the community.</b>                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>• Providing adequate housing for undocumented immigrants and oversight on property owner to make sure housing is habitable.</li> <li>• Concern about young adults and college students finding housing.</li> <li>• Need for increased HUD housing options and assistance in connecting the HUD Benefit with housing appropriate for the recipient.</li> <li>• The need for tiny/moveable homes.</li> </ul> |
| <b>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.</b> | <ul style="list-style-type: none"> <li>• Add new types of housing projects to the allowed/permitted uses.</li> <li>• Encourage inclusionary housing projects over single-type special needs projects.</li> <li>• Financial assistance for infrastructure development (for new housing projects).</li> <li>• Supply free building plans for accessory dwelling units.</li> <li>• Increase efforts to address homelessness.</li> </ul>              |
| <b>H-4: Promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.</b>                                                                                                                                                                          | <ul style="list-style-type: none"> <li>• Need for tenant/owner educational workshops.</li> <li>• Financial assistance to deal with code enforcement actions.</li> <li>• Financial assistance to make current housing stock more sustainable, green, and efficient.</li> <li>• Need for mobile home repair/replacement assistance.</li> </ul>                                                                                                      |

|                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>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.</b>                                                                  | <ul style="list-style-type: none"> <li>• Regulations for green development in existing housing.</li> <li>• Develop solar facility to support municipal and individual usage.</li> <li>• Focus on rehabilitating existing housing stock with use of incentives.</li> <li>• Relaxing zoning codes and development standards to maximize development potential.</li> </ul> |
| <b>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> | <ul style="list-style-type: none"> <li>• Similar comments to those summarized for Goals H-2 and H-3.</li> </ul>                                                                                                                                                                                                                                                         |

#### 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.

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

|                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Enable composting toilets and gray water systems. (2)                                                                                                                          |
| Maintain housing stock by not allowing housing to become commercial.                                                                                                           |
| <b>H-2: Support housing opportunities for all economic segments of the community, regardless of race, gender, age, sexual orientation, marital status, or national origin.</b> |
| 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)                                                                                       |
| <b>H-3: Expand affordable housing opportunities for persons with special needs.</b>                                                                                            |
| 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)                                                                        |
| <b>H-4: Minimize governmental constraints for infill housing development.</b>                                                                                                  |
| 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.                                                                                                                           |
| <b>H-5: Use land effectively to meet housing needs and maintain existing housing stock.</b>                                                                                    |
| 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. |
| <b>H-6: Provide support for future housing needs.</b>                                                            |
| 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

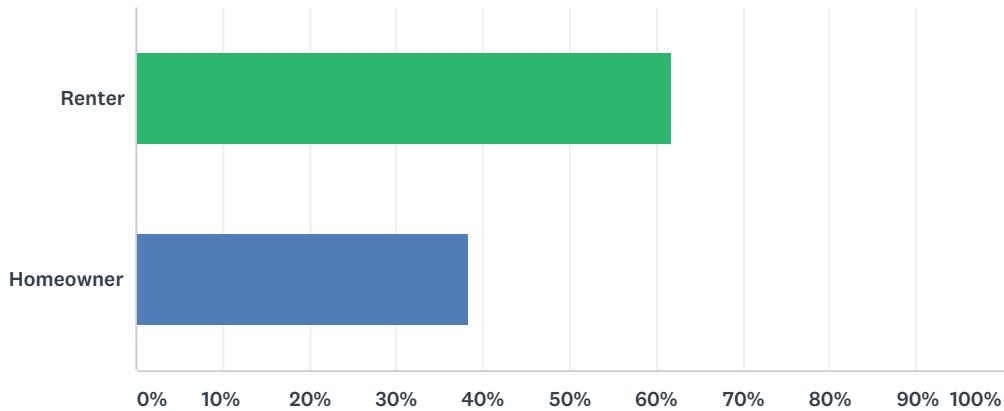
CA Department of Fish and Wildlife  
Caltrans  
Community Development Commission of Mendocino County  
Lake County/City Area Planning  
Mendocino Council of Governments  
Mendocino County Department of Social Services  
Mendocino County Executive Office  
Mendocino Board of Supervisors  
Mendocino County 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?

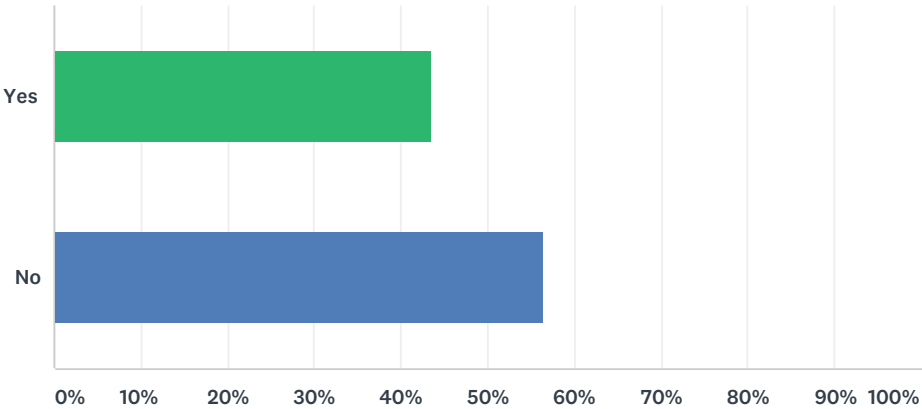
Answered: 383    Skipped: 1



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

Q2 Are you actively looking for housing?

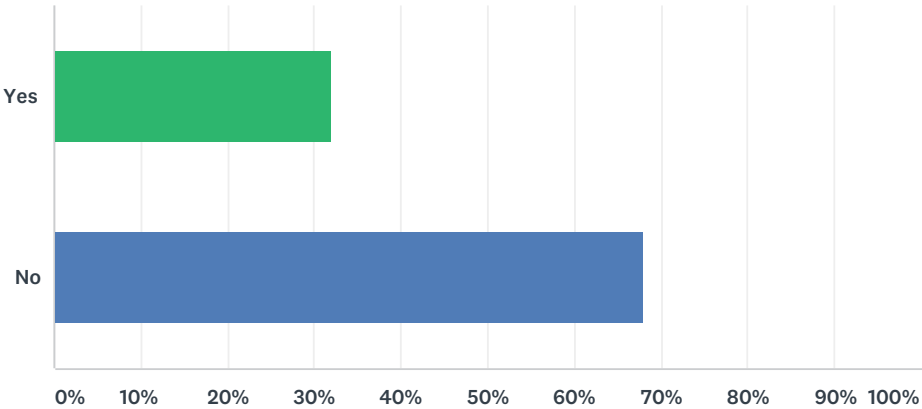
Answered: 384    Skipped: 0



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

Q3 Are you satisfied with your current housing options?

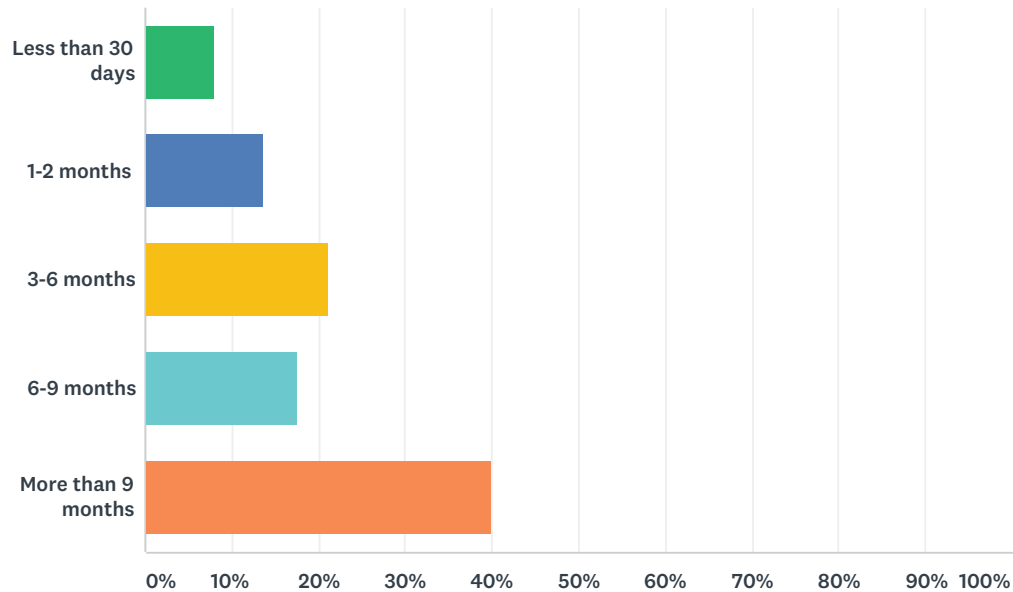
Answered: 382    Skipped: 2



| 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?

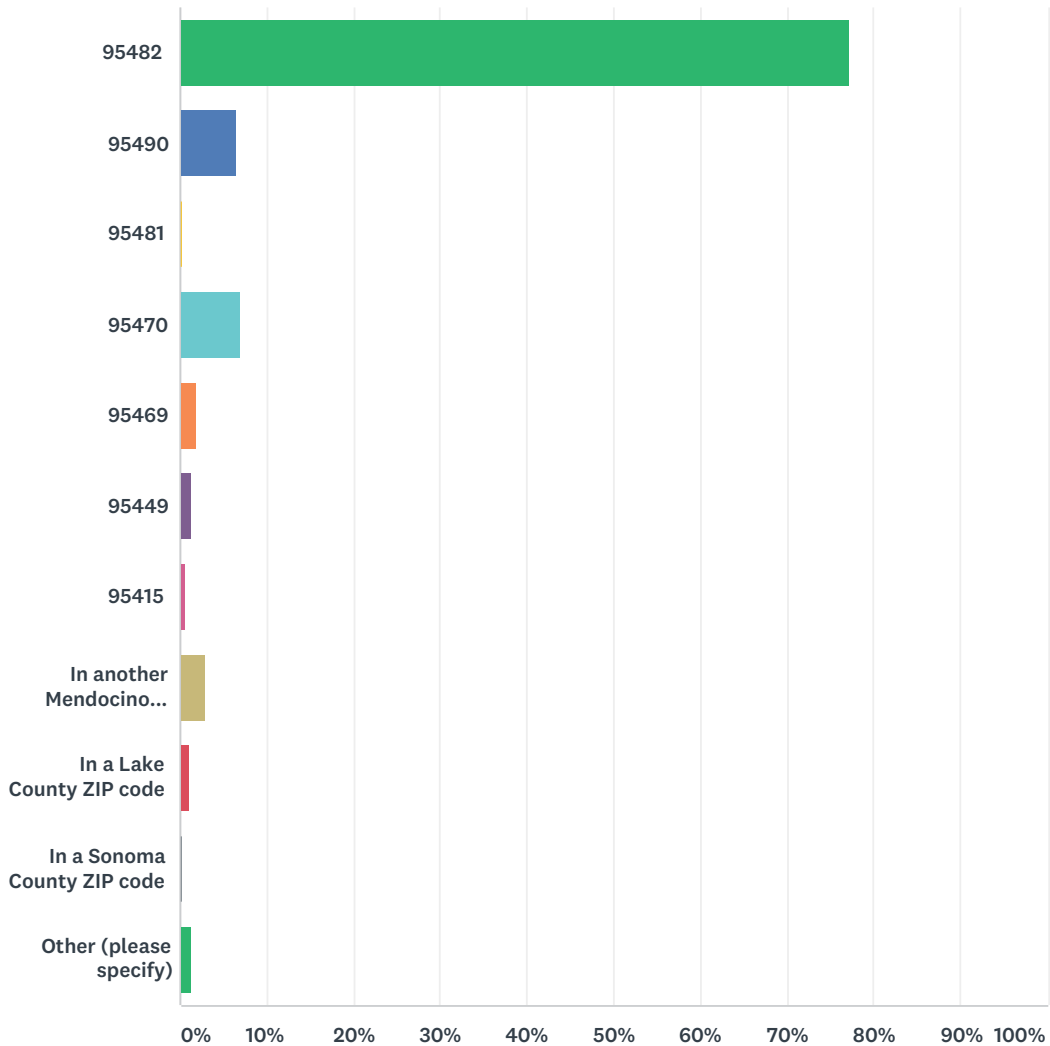
Answered: 280    Skipped: 104



| 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   |

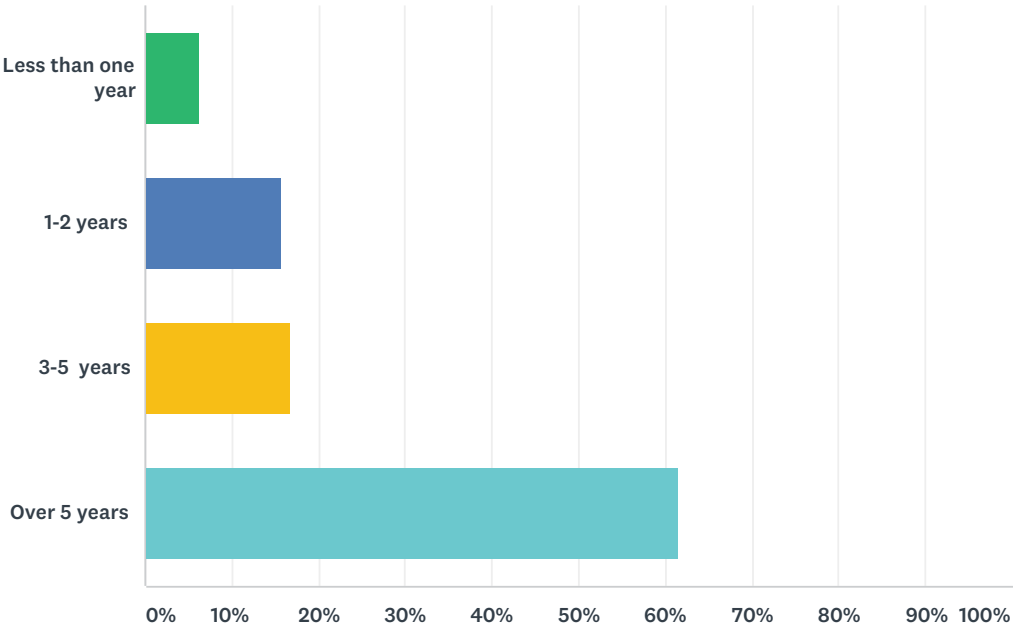


Community Housing Satisfaction Survey

|                        |       |     |
|------------------------|-------|-----|
| Other (please specify) | 1.31% | 5   |
| TOTAL                  |       | 382 |

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

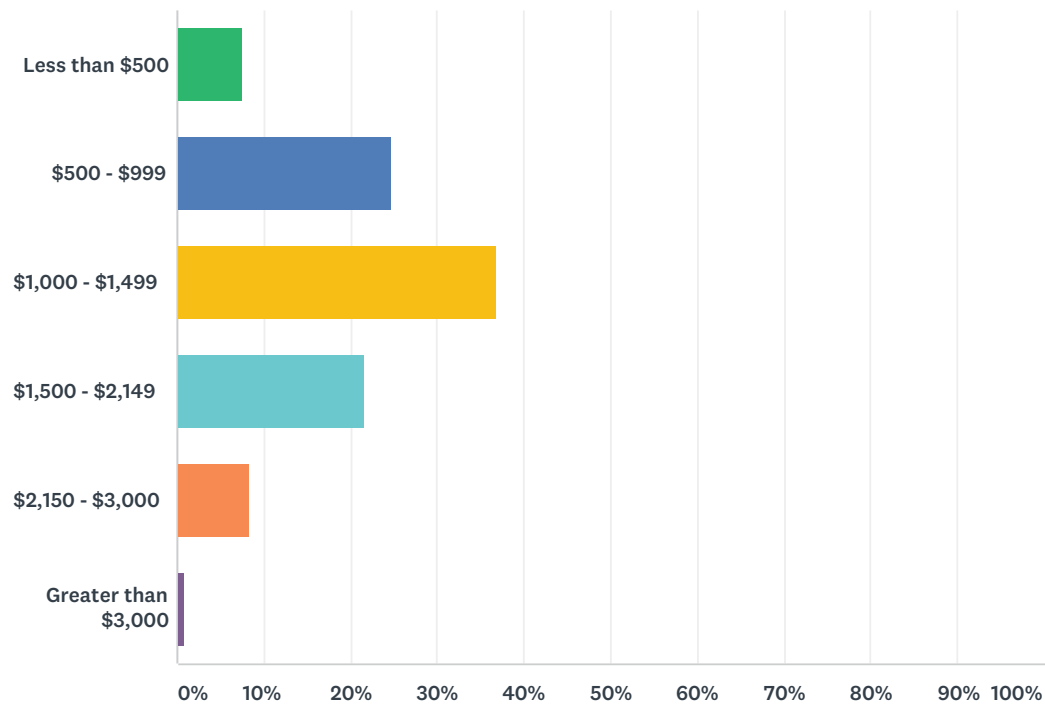
Answered: 384 Skipped: 0



| 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

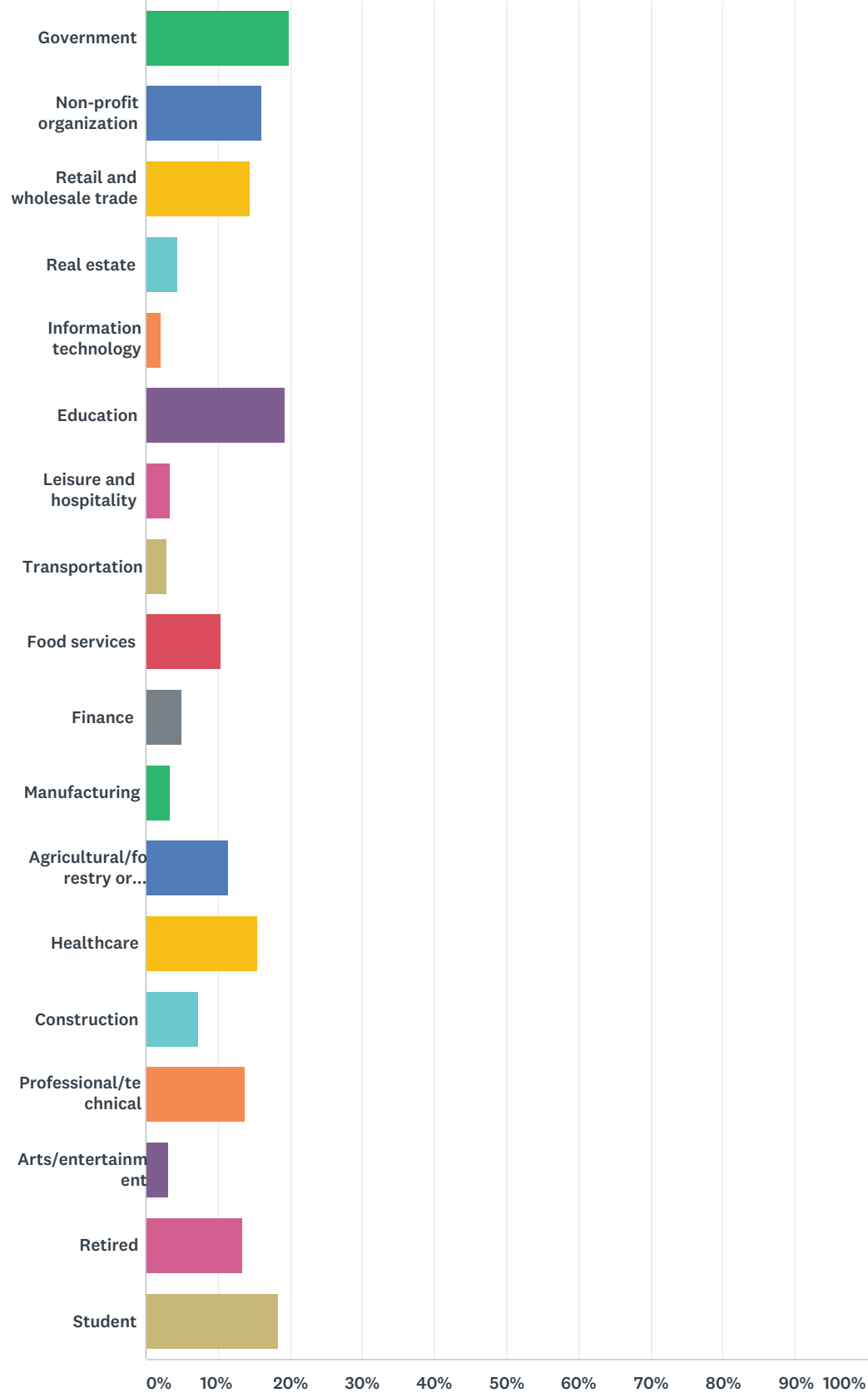


| ANSWER CHOICES       |  | RESPONSES |     |
|----------------------|--|-----------|-----|
| Less than \$500      |  | 7.63%     | 29  |
| \$500 - \$999        |  | 24.74%    | 94  |
| \$1,000 - \$1,499    |  | 36.84%    | 140 |
| \$1,500 - \$2,149    |  | 21.58%    | 82  |
| \$2,150 - \$3,000    |  | 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



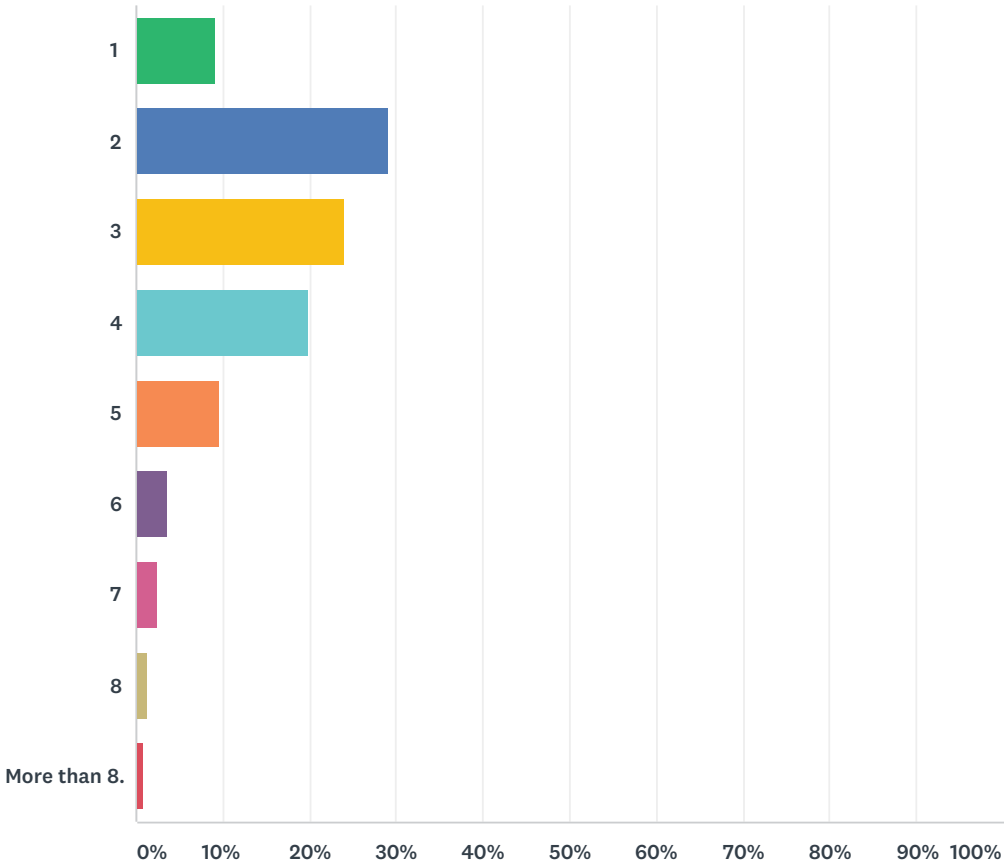
| ANSWER CHOICES | RESPONSES |    |
|----------------|-----------|----|
| Government     | 19.95%    | 76 |

## 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?

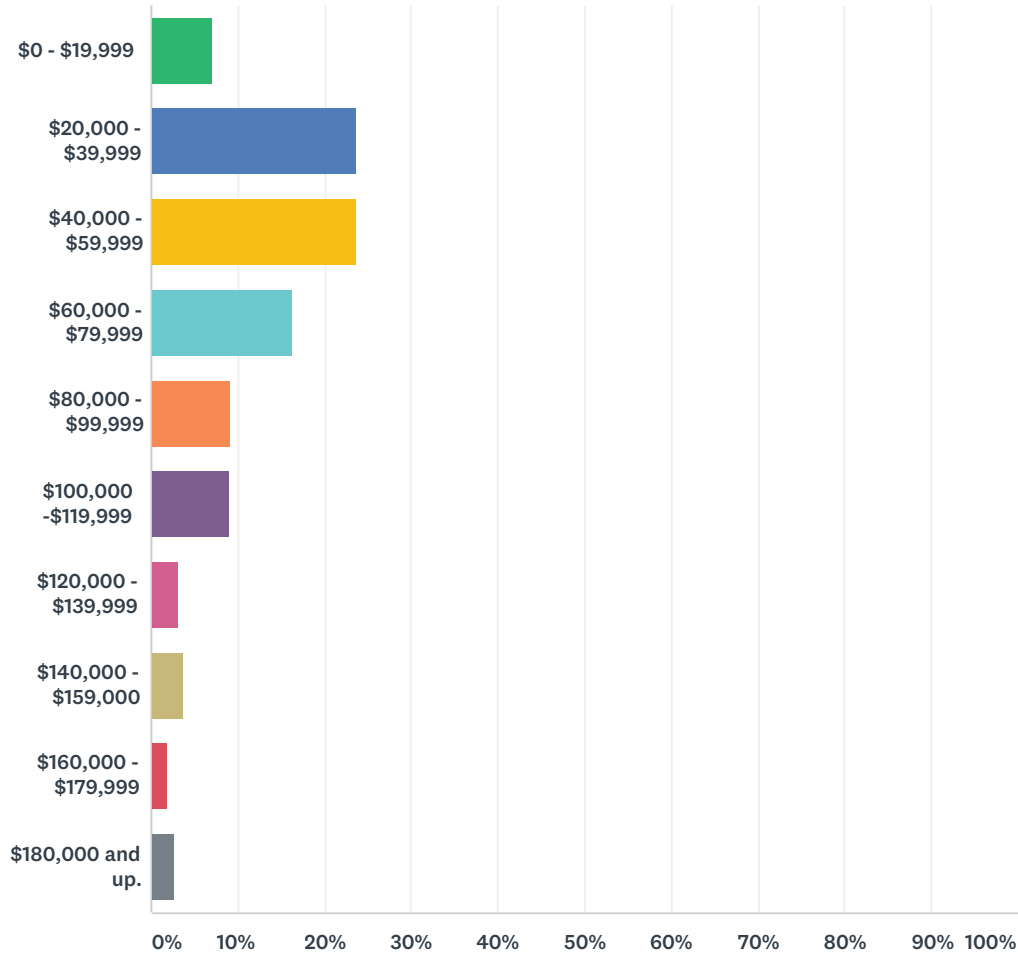
Answered: 384 Skipped: 0



| 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

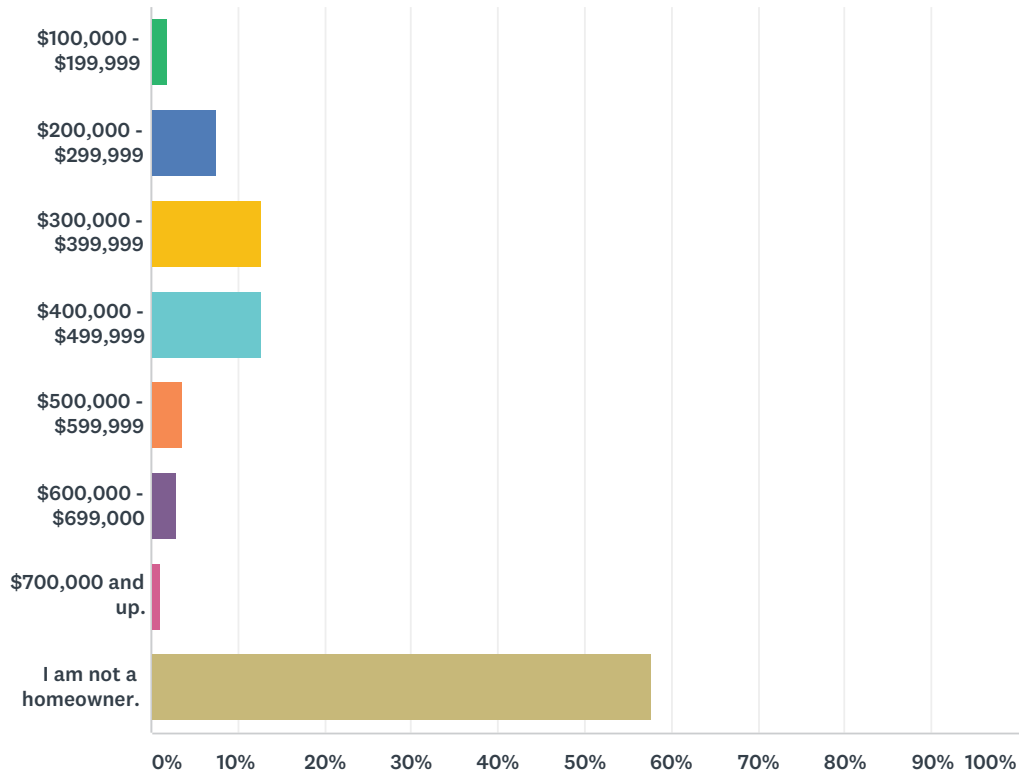


| ANSWER CHOICES        | RESPONSES |            |
|-----------------------|-----------|------------|
| \$0 - \$19,999        | 7.09%     | 27         |
| \$20,000 - \$39,999   | 23.62%    | 90         |
| \$40,000 - \$59,999   | 23.62%    | 90         |
| \$60,000 - \$79,999   | 16.27%    | 62         |
| \$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         |
| <b>TOTAL</b>          |           | <b>381</b> |



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

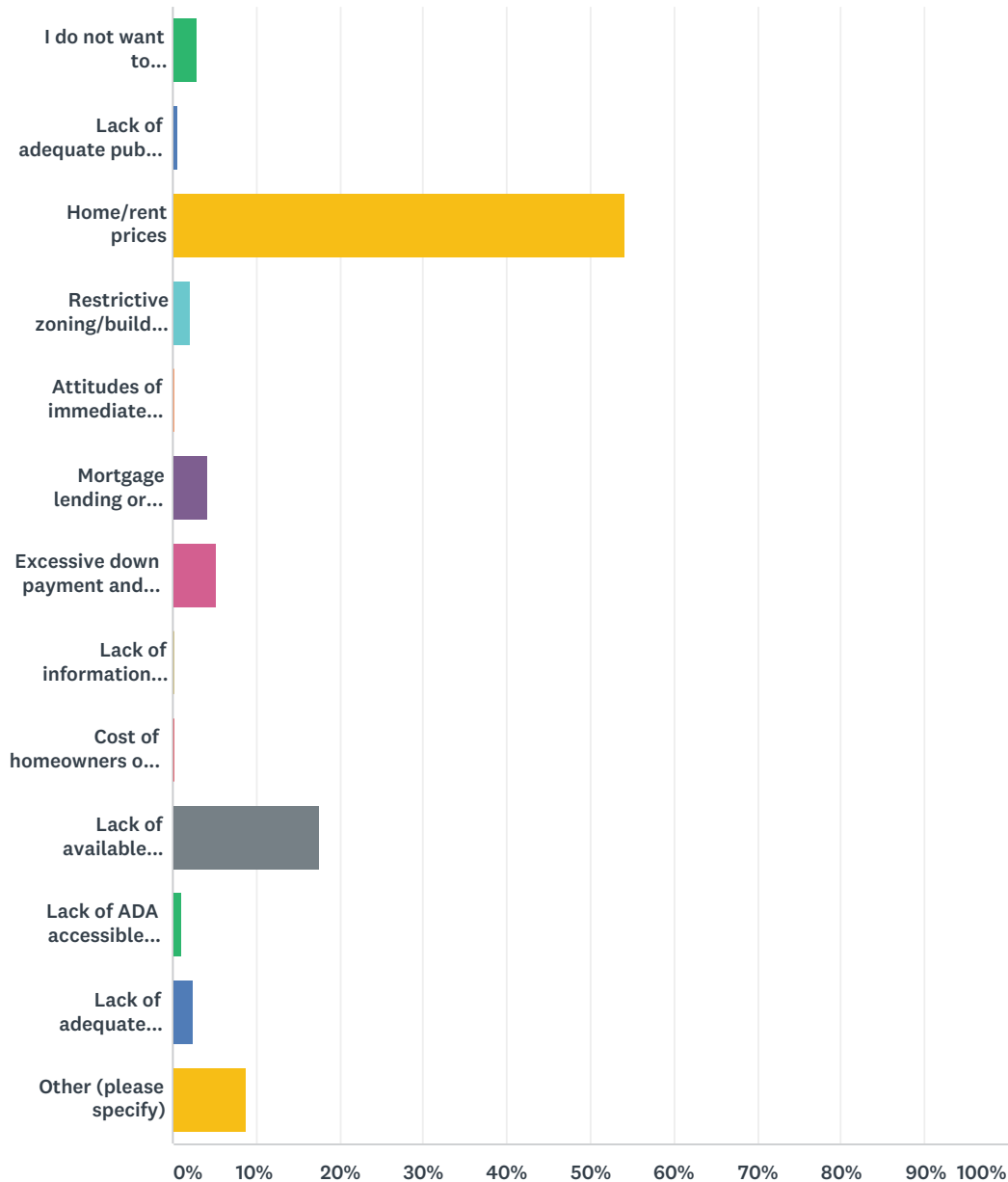
Answered: 371 Skipped: 13



| 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        |
| <b>TOTAL</b>          |           | <b>371</b> |

## 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**

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

**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                                                                                                                                                                                                                                                               |
|-----------------------------------------------|------------|--------------------------------------------|--------------|--------|--------------|-------------|----------------|-----------------------------------------|------------|---------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very-Low/Low Vacant Parcels</b>            |            |                                            |              |        |              |             |                |                                         |            |               |             |                                                                                                                                                                                                                                                                     |
| 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.                                                                       |
| <b>Very-Low/Low Vacant Parcels Subtotal</b>   |            |                                            |              |        |              | <b>3.89</b> | <b>169,446</b> | <b>101</b>                              | <b>251</b> |               |             |                                                                                                                                                                                                                                                                     |
| <b>Moderate/Above-Moderate Vacant Parcels</b> |            |                                            |              |        |              |             |                |                                         |            |               |             |                                                                                                                                                                                                                                                                     |
| 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**<br>* | 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**<br>* | 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**<br>* | 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**<br>* | 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**<br>* | 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**<br>* | 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. |
| <b>Moderate/Above-Moderate Vacant Parcels Subtotal</b> |                 |                                         |              |        |              | <b>115.43</b> | <b>5,000,718</b> | <b>124</b>                              | <b>308</b> |               |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Very-Low/Low Underutilized Parcels</b>              |                 |                                         |              |        |              |               |                  |                                         |            |               |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

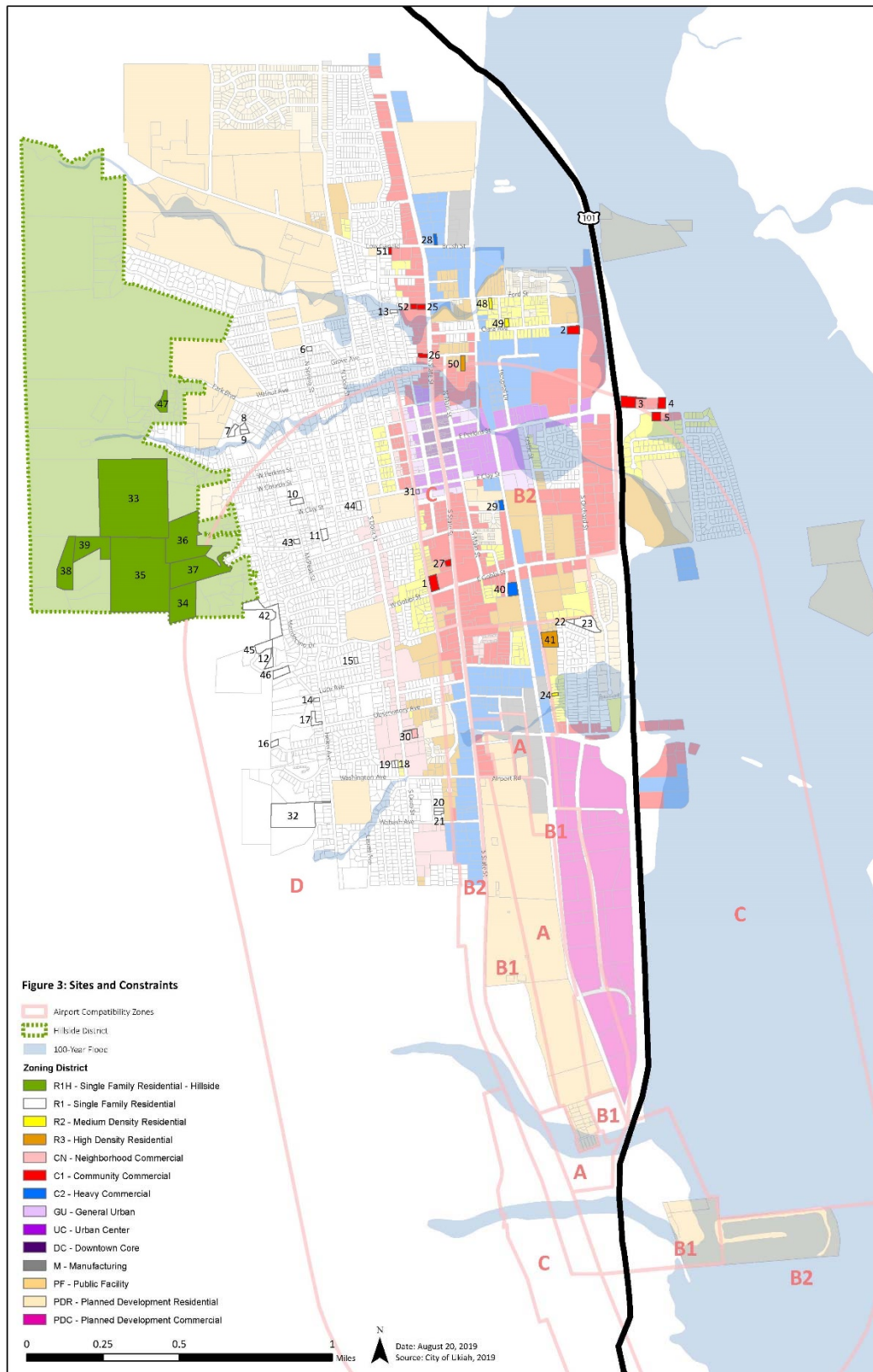
| Map ID                                             | APN                                   | Location                                  | Existing Use  | Zoning | General Plan | Acres       | Square feet   | Realistic Development Potential (units) | Population | Income Group  | Constraints | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------|---------------------------------------|-------------------------------------------|---------------|--------|--------------|-------------|---------------|-----------------------------------------|------------|---------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 40                                                 | 00304079;<br>00304077*;<br>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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Very-Low/Low Underutilized Parcels Subtotal</b> |                                       |                                           |               |        |              | <b>4.06</b> | <b>94,407</b> | <b>60</b>                               | <b>150</b> |               |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Mod/Above-Mod Underutilized Parcels</b>         |                                       |                                           |               |        |              |             |               |                                         |            |               |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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.                                      |

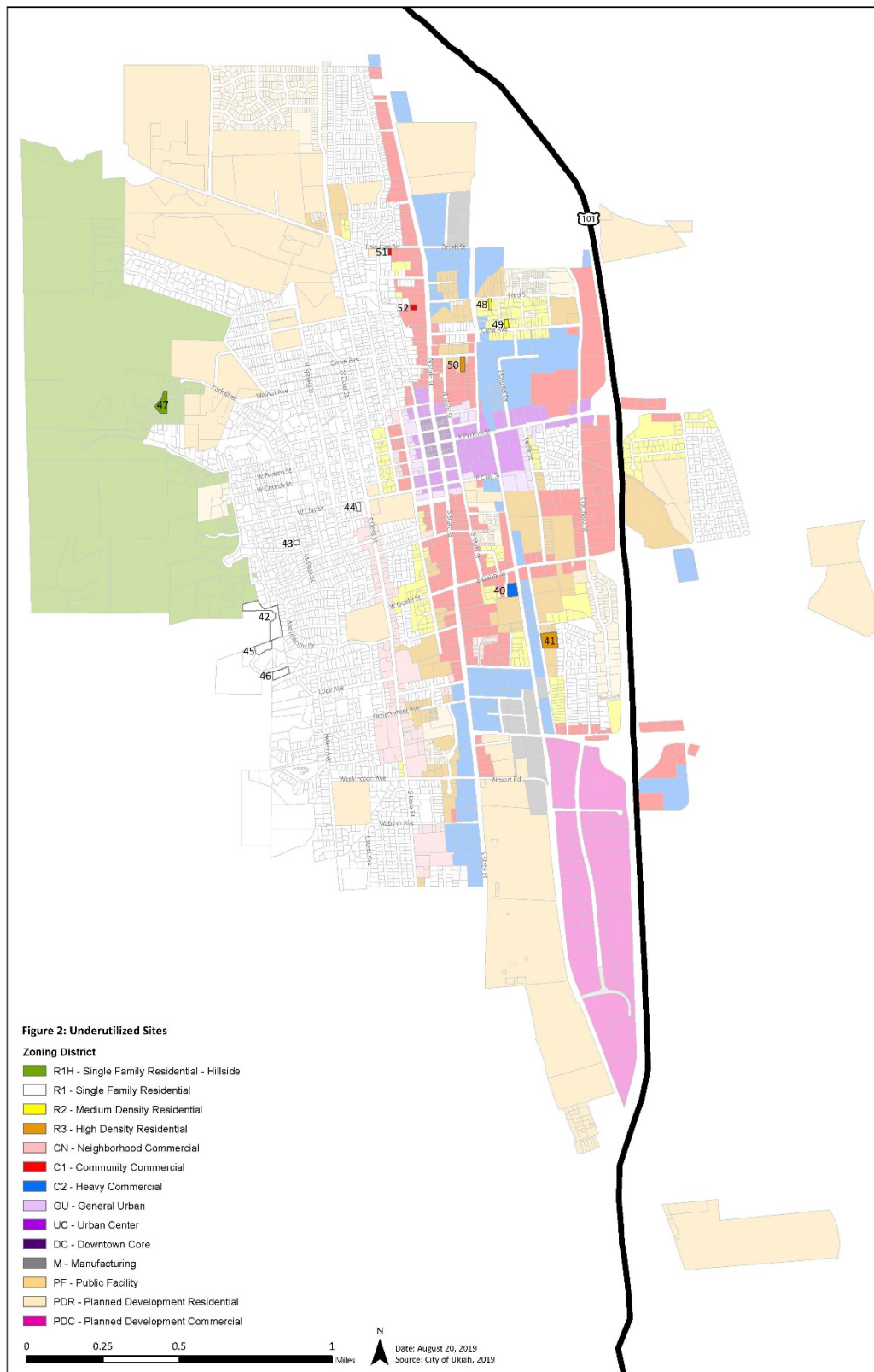


| Map ID                                                        | APN      | Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 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   | 197757      | 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      |               |             |                                                                                                                                                                                                                                                                                  |
|                                                               |          | LEGEND:<br><b>Zoning:</b> 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.<br><b>General Plan:</b> LDR- Low Density Residential; MDR- Medium Density Residential; HDR- High Density Residential; C-Commercial.<br><b>Constraints</b> (Airport Influence Zones): B2-Extended Approach/Departure Zone; C-Common Traffic Pattern; D-Other Airport Environs.<br>*= Identified in both 2009-2014 and 2014-2019 HE cycles<br>** = Neither of these sites were identified in the prior planning period.<br>***= R1H regulations require a 5 acre lot for parcels with 30-50% slopes.<br>NOTE: All parcels have access to infrastructure and utilities unless otherwise noted |               |        |              |        |             |                                         |            |               |             |                                                                                                                                                                                                                                                                                  |

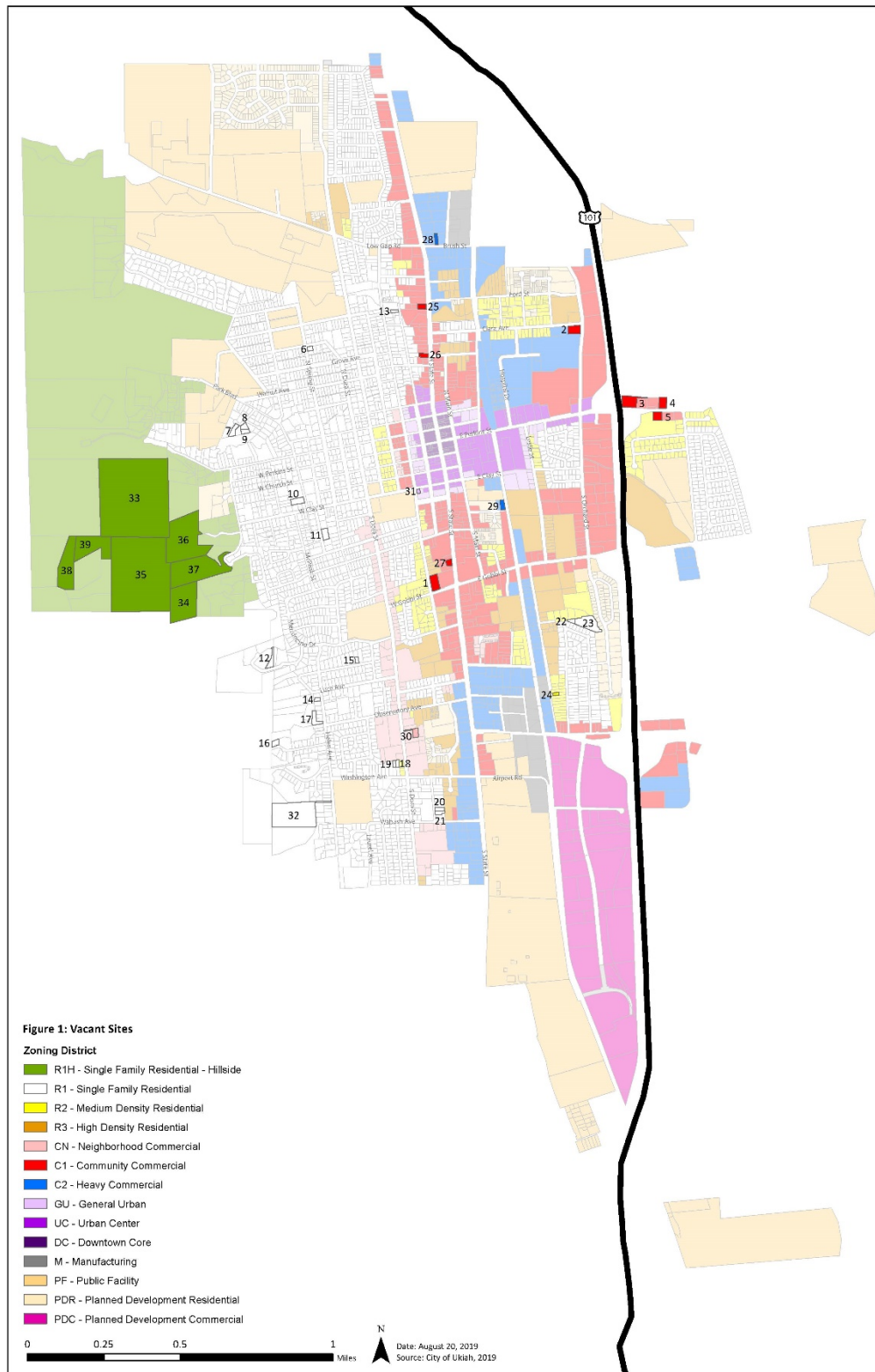
## VACANT AND UNDERUTILIZED SITES AND CONSTRAINTS



## 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><b>Natural Surveillance</b></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"> <li>• Is the front entrance visible from the street and driveway?</li> <li>• Are there windows on all sides of the building to allow for full view of the property?</li> <li>• Is landscaping maintained to allow for visibility to the street?</li> <li>• Are there blind corners or recessed areas with limited visibility?</li> <li>• Is there natural surveillance of gathering areas and youth hang out spaces?</li> <li>• Do fence and gate design allow for visibility?</li> <li>• Are indoor activity and congregation areas oriented to allow for visibility to the outdoors?</li> <li>• Are there clear views of street parking, driveways, and garages?</li> </ul> |
| <p><b>Natural Access Control</b></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"> <li>• Do walkways, porches, and other features direct visitors to entrances and away from private areas?</li> <li>• 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?</li> <li>• Do entrances have at least at 180 view, including through the peep hole?</li> <li>• Are door locks located a minimum of 40 inches from adjacent windows?</li> <li>• Do all doors, windows, and garages have appropriate locks?</li> </ul>                                                                                                                                          |
| <p><b>Territorial Reinforcement</b></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"> <li>• Are property boundaries clearly marked with hedges, low or see-through gates or fences, and/or signage?</li> <li>• Are transitional zones between public, semi-public, and private areas clearly defined?</li> <li>• Are there conflicting uses of the space?</li> <li>• Is the property address visible from the street, non-reflective material, and clearly lit at night?</li> <li>• Is the mailbox or delivery area clearly marked and as close as possible to the front of the building and visible from adjacent buildings?</li> </ul>                                                                                                                            |

# Crime Prevention Through Environmental Design Assessment Tools

| CPTED Principal                                                                                                                                                                                                                                                                                                                                                                                                                 | What to look for?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Maintenance and Management</b></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"> <li>• Are buildings painted and in good condition?</li> <li>• Is there evidence of graffiti or vandalism and in what locations?</li> <li>• Is there visible litter or dumping around? Are there signs indicating who to report this to?</li> <li>• Is landscaping maintained to no higher than 3 ft. in height and tree canopies no lower than 7 ft.?</li> <li>• Are there old and non-working automobiles, boats, trailers, or other vehicles on the street or in the front yard?</li> <li>• Are landscaping species appropriate for the site?</li> <li>• Does the site feel cared for? Does it convey a sense of active ownership?</li> </ul>                                                                                                                                                                                                                                    |
| <p><b>Lighting</b></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"> <li>• Is lighting on only when it is needed?</li> <li>• Are lighting fixtures appropriately designed, placed, and oriented towards vulnerable areas and activity spaces?</li> <li>• Are lighting fixtures shielded and directed downwards?</li> <li>• Is lighting uniform, does it evenly illuminate the desired area without causing glare?</li> <li>• Is there light pollution, is there too much light for the given space or purpose of the site?</li> <li>• Are lighting fixtures protected from vandalism?</li> <li>• Are there any broken lights and are there signs indicating who to report them to?</li> <li>• Do trees or signage block lighting?</li> <li>• Are pedestrian areas illuminated?</li> <li>• Are you able to accurately identify an approaching individual?</li> <li>• Does lighting illuminate signage, address markings, and gathering areas?</li> </ul> |
| <p><b>Incompatible Uses</b></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"> <li>• Are there incompatible activities located next to one another?</li> <li>• 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.</li> <li>• Is street furniture- trashcans, benches, bike parking, newsstands, lighting-appropriately placed so as not to block pedestrian access?</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>Movement Predictors</b></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"> <li>• Does the area feel isolated?</li> <li>• How far away is the nearest person to ask for help?</li> <li>• Is it easy to predict when people will be around and where they will come from?</li> <li>• Is it easy to predict the intended pedestrian route?</li> <li>• Are there signs of makeshift or informal routes?</li> <li>• How easy is it to exit the area undetected?</li> <li>• Can you predict what is at the end of the route, walkway, path?</li> <li>• Do you feel safe waiting in the area for public transportation or other activities?</li> </ul>                                                                                                                                                                                                                                                                                                               |

# Crime Prevention Through Environmental Design Assessment Tools

| CPTED Principal                                                                                                                                                                                                                                                                                                                                                                                             | What to look for?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Capacity</b></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"> <li>• Is there a mix of land uses?</li> <li>• Who are the current users of the site?</li> <li>• Are there signs of conflicting activities?</li> <li>• Are activities appropriately distributed throughout the site?</li> <li>• Are spaces and sites appropriately sized for encouraged activities?</li> <li>• What are the main and dominant uses of the site? Are they intended uses?</li> <li>• Is there spillover of activities from one space to another and what is the result?</li> </ul>                                                                                                                                                               |
| <p><b>Activity Support</b></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"> <li>• How much and what type of activity is in the area, during the day and night?</li> <li>• Do activity levels provide for passive surveillance? Especially of vulnerable users or areas such as children and tot lots?</li> <li>• Are land uses and activities reflective of community needs and priorities?</li> <li>• Are there new and creative opportunities to engage community members and encourage pedestrian activity?</li> </ul>                                                                                                                                                                                                                 |
| <p><b>Social Cohesion</b></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"> <li>• How do users of the site interact? Does this convey a sense of safety?</li> <li>• Are there natural opportunities for positive social interaction?</li> <li>• Are there well-designed and carefully located spaces for social interaction-benches, gazebos, walking paths, community spaces?</li> <li>• Are there formal and informal social programs and is the community aware of them?</li> <li>• 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?</li> </ul>                   |
| <p><b>Community Connectivity</b></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"> <li>• Are there places in the community you want to access but cannot access by walking, biking, or transit?</li> <li>• Are there opportunities for physical connections between land uses, neighborhoods, and buildings through roadways, pedestrian bridges and paths, bike facilities, and other infrastructure?</li> <li>• How might these physical connections impact safety and crime?</li> <li>• Are adjacent land uses connected or do they exist in isolation, for example a school community with residential area?</li> <li>• Are there opportunities for share-use spaces and programs?</li> </ul>                                                |
| <p><b>Community Culture</b></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"> <li>• Are there safe and accessible community gathering spaces, i.e. multi-purpose spaces, sports facilities, art and music spaces, memorials, murals, parks, plazas, parklets?</li> <li>• How are they being used? Do activities represent the community?</li> <li>• Do physical features express a “sense of place”?</li> <li>• Is there a clear branding theme throughout the site through colors, physical features, lighting, landscaping?</li> <li>• 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?</li> </ul> |



**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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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.                                       | Not completed due to lack of funding for preservation efforts.<br><br><b>Continued Appropriateness:</b> 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. |
| 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.                                                           | Completed. The Ukiah Police Department (UPD) reviews and makes recommendations on projects through the Crime Prevention through Environmental Design (CPTED) standards.<br><br><b>Continued Appropriateness:</b> CPTED standards are regularly reviewed and updated by the UPD. This program will be continued in the 2019-2027 Housing Element.                                   |
| 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.                                                 | This program was not completed.<br><br><b>Continued Appropriateness:</b> This program will continue to be important and has been prioritized in the 2019-2027 Housing Element.                                                                                                                                                                                                     |
| H-2.a Provide copies of the inventory of vacant and underdeveloped land for public distribution.                                                                                           | Educate the public.                                                               | Completed.<br><br><b>Continued Appropriateness:</b> 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.                                                                                                                                                             |
| 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. | Educational materials not completed.<br><br><b>Continued Appropriateness:</b> 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.              |

| 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.<br><br><b>Continued Appropriateness:</b> 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.<br><br><b>Continued Appropriateness:</b> 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.<br><br><b>Continued Appropriateness:</b> 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.<br><br><b>Continued Appropriateness:</b> 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                            | Retain the rental housing stock.           | <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><b>Continued Appropriateness:</b> 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 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. | Retain total housing stock.                | <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><b>Continued Appropriateness:</b> 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| H-2.i Adopt an Inclusionary Housing Ordinance by 2013 that requires below-market rate housing to be included as part of residential projects.                         | Increase the supply of affordable housing. | <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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. | Support funding applications for special needs housing projects. | <p>A project with 37 units of special needs rental housing was issued a building permit in 2018.</p> <p><b>Continued Appropriateness:</b> Support of funding applications will continue to be appropriate and has been retained as a program for the 2019-2027 Housing Element.</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.                          | Increase housing opportunities for persons with disabilities.    | <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><b>Continued Appropriateness:</b> This program is ongoing and still appropriate. It remains in the updated Element.</p>                                                                                                                                                                                           |
| H-3.c Review zoning code to remove regulatory constraints to special needs housing projects.                                                                                                                                                                     | Eliminate regulatory constraints to special needs housing.       | <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><b>Continued Appropriateness:</b> 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>                                                                                                                                                      |
| H-3.d Continue to assist farmworker housing stakeholders through technical assistance.                                                                                                                                                                           | Increase supply of farmworker housing.                           | <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><b>Continued Appropriateness:</b> 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> |
| 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.                                                                                                    | Remove constraints to SRO housing.                               | <p>This program was not completed in 2014-2019.</p> <p><b>Continued Appropriateness:</b> 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.                                  | <p>No complaints received in 2014-2019.</p> <p><b>Continued Appropriateness:</b> This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-4).</p>                                                                                                                                                                                                                                                                                                                                                                                                   |
| H-4.b Develop and make available housing discrimination public information.                         | Promote fair housing practices.                                  | <p>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.</p> <p><b>Continued Appropriateness:</b> This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-4).</p>                                                                                                                                                                                                                                                                    |
| H-5.a Apply the CEQA infill exemption and perform expedited review for affordable housing projects. | Provide education.                                               | <p>The City utilized the CEQA infill exemption for a 35-unit moderate-income housing development and a 31-unit low-income senior housing project.</p> <p><b>Continued Appropriateness:</b> This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-3).</p>                                                                                                                                                                                                                                                                                         |
| H-5.c Prepare and present green building/sustainable development incentive tool.                    | Provide opportunities for education and sustainable development. | <p>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.</p> <p><b>Continued Appropriateness:</b> A modified version of this program will be retained for the 2019-2027 Housing Element, to explore flexible parking standards (see Goal H-1).</p> |
| H-5.d Analyze zoning and building codes for removing impediments to green building.                 | Provide education and encourage green building.                  | <p>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.</p> <p><b>Continued Appropriateness:</b> This program has been completed and will be removed for the updated Element.</p>                                                                                                                                                                                                                                                                          |

| 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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><b>Continued Appropriateness:</b> 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. | <p>No opportunities have surfaced. Poised to implement.</p> <p><b>Continued Appropriateness:</b> This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-3).</p>                                                                       |
| 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. | <p>Completed. The City created a Housing Division in 2017, and a webpage for the Housing Division was established in 2018.</p> <p><b>Continued Appropriateness:</b> This program has been modified to maintaining the webpage in the updated Element (see Goal H-5).</p>    |
| 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.                  | <p>This program is similar to other programs in the Housing Element and was completed in 2014-2019.</p> <p><b>Continued Appropriateness:</b> This program has been consolidated into other similar programs and removed as a program for the 2019-2027 Housing Element.</p> |

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

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

|                              |                                                                                                                                                                                                                           |                                                              |                                                              |                 |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|-----------------|
| <b>Goal H-1</b>              | <b>Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.</b>                                                                 |                                                              |                                                              |                 |
| <b>Supporting Policies</b>   | <b>Policy 1-1:</b> Encourage the rehabilitation of existing residential units.                                                                                                                                            |                                                              |                                                              |                 |
|                              | <b>Policy 1-2:</b> 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. |                                                              |                                                              |                 |
|                              | <b>Policy 1-3:</b> Preserve at-risk housing units.                                                                                                                                                                        |                                                              |                                                              |                 |
|                              | <b>Policy 1-4:</b> Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.                                                                |                                                              |                                                              |                 |
|                              | <b>Policy 1-5:</b> Continue to implement effective crime prevention activities.                                                                                                                                           |                                                              |                                                              |                 |
| <b>Implementing Programs</b> | <b>Program</b>                                                                                                                                                                                                            | <b>Responsibility</b>                                        | <b>Funding</b>                                               | <b>Schedule</b> |
|                              | 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/conservate 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         |

| <b>Implementing Programs</b> | <b>Program</b>                                                                                                                                                                                                           | <b>Responsibility</b>                                        | <b>Funding</b>                                                                                | <b>Schedule</b>                                                                        |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
|                              | 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. |

|                              |                                                                                                                                                                                                                                                                                                                   |                                                                            |                     |                                                                                                                                                                                                                                  |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Goal H-2</b>              | <b>Expand housing opportunities for all economic segments of the community, including special needs populations.</b>                                                                                                                                                                                              |                                                                            |                     |                                                                                                                                                                                                                                  |
| <b>Supporting Policies</b>   | <b>Policy 2-1:</b> Continue to allow placement of manufactured housing units on permanent foundations in residential zoning districts.                                                                                                                                                                            |                                                                            |                     |                                                                                                                                                                                                                                  |
|                              | <b>Policy 2-2:</b> Encourage the development of a variety of different types of housing.                                                                                                                                                                                                                          |                                                                            |                     |                                                                                                                                                                                                                                  |
|                              | <b>Policy 2-3:</b> 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. |                                                                            |                     |                                                                                                                                                                                                                                  |
|                              | <b>Policy 2-4:</b> Pursue State and Federal funding for very low, low, and moderate income housing developments.                                                                                                                                                                                                  |                                                                            |                     |                                                                                                                                                                                                                                  |
|                              | <b>Policy 2-5:</b> Facilitate the production of housing for all segments of the Ukiah population, including those with special needs.                                                                                                                                                                             |                                                                            |                     |                                                                                                                                                                                                                                  |
|                              | <b>Policy 2-6:</b> Expand affordable housing opportunities for first time homebuyers.                                                                                                                                                                                                                             |                                                                            |                     |                                                                                                                                                                                                                                  |
| <b>Implementing Programs</b> | <b>Program</b>                                                                                                                                                                                                                                                                                                    | <b>Responsibility</b>                                                      | <b>Funding</b>      | <b>Schedule</b>                                                                                                                                                                                                                  |
|                              | 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"> <li>• Develop monitoring program by June 30, 2020.</li> <li>• Track conversion rate annually.</li> <li>• Report to Council annually.</li> <li>• Draft ordinance due June 30, 2025.</li> </ul> |
|                              | 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.                                                                                                                                                                                         |



| <b>Implementing Programs</b> | <b>Program</b>                                                                                                                                | <b>Responsibility</b>                                                                                           | <b>Funding</b>                                                                   | <b>Schedule</b>                                                            |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------|
|                              | 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"> <li>• Emergency Shelters. Amend the Zoning Code to redefine homeless facilities as emergency shelters, according to State Government Code.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul> | Community Development Department, Planning Services Division | Departmental budget | <ul style="list-style-type: none"> <li>• Draft Zoning Code amendments by December 30, 2020.</li> <li>• Secure adoption by June 30, 2021.</li> </ul> |

| <b>Implementing Programs</b> | <b>Program</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Responsibility</b>                                                                            | <b>Funding</b>      | <b>Schedule</b>                                                                                                                   |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------|
|                              | 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:<br><ul style="list-style-type: none"> <li>- Update C1 and C2 Zones to allow by-right housing development, with objective design and development standards;</li> <li>- Update the R2 Zone to allow up to 15 dwelling units/acre</li> <li>- Update the CN Zone to increase residential density and allow similar housing types as those allowed in R2.</li> <li>- 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.</li> </ul> | 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"> <li>• CDBG</li> <li>• HOME</li> <li>• Low and Moderate Income Housing Assets Funds</li> <li>• CalHome</li> <li>• Other funding sources as available.</li> </ul> | 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.  |

|                              |                                                                                                                                                                                                            |                                                                                                 |                                                            |                                                                                                                                      |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>Goal H-3</b>              | <b>Remove governmental constraints to infill housing development.</b>                                                                                                                                      |                                                                                                 |                                                            |                                                                                                                                      |
| <b>Supporting Policies</b>   | <b>Policy 3-1:</b> Improve building and planning permit processing for residential construction.                                                                                                           |                                                                                                 |                                                            |                                                                                                                                      |
|                              | <b>Policy 3-2:</b> Encourage the use of density bonuses and provide other regulatory concessions to facilitate housing development.                                                                        |                                                                                                 |                                                            |                                                                                                                                      |
|                              | <b>Policy 3-3:</b> 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. |                                                                                                 |                                                            |                                                                                                                                      |
| <b>Implementing Programs</b> | <b>Program</b>                                                                                                                                                                                             | <b>Responsibility</b>                                                                           | <b>Funding</b>                                             | <b>Schedule</b>                                                                                                                      |
|                              | 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"> <li>• Zoning Code amendments by June 30, 2020</li> <li>• Adoption by December 31, 2020</li> </ul> |
|                              | 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.                                 |

| <b>Implementing Programs</b> | <b>Program</b>                                                                      | <b>Responsibility</b>                                        | <b>Funding</b>      | <b>Schedule</b>                                                                                                    |
|------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------|
|                              | 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. |

|                              |                                                                                                                                                                                                                                                                                                                     |                                                                                                                       |                     |                 |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------|-----------------|
| <b>Goal H-4</b>              | <b>Promote well-planned and designed housing opportunities and projects for all persons, regardless of race, gender, age, sexual orientation, marital status, or national origin.</b>                                                                                                                               |                                                                                                                       |                     |                 |
| <b>Supporting Policies</b>   | <b>Policy 4-1:</b> 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. |                                                                                                                       |                     |                 |
|                              | <b>Policy 4-2:</b> Promote and facilitate community awareness of the City of Ukiah's goals, tools, available resources and programs for lower income households.                                                                                                                                                    |                                                                                                                       |                     |                 |
| <b>Implementing Programs</b> |                                                                                                                                                                                                                                                                                                                     |                                                                                                                       |                     |                 |
|                              | <b>Program</b>                                                                                                                                                                                                                                                                                                      | <b>Responsibility</b>                                                                                                 | <b>Funding</b>      | <b>Schedule</b> |
|                              | 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         |

|                              |                                                                                                                                                            |                                                                                  |                                                 |                                                                                                                                                     |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Goal H-5</b>              | <b>Provide support for future housing needs.</b>                                                                                                           |                                                                                  |                                                 |                                                                                                                                                     |
| <b>Supporting Policies</b>   | <b>Policy 5-1:</b> Pursue annexation efforts that lead to an orderly expansion of growth, where services are adequate for future residential development.  |                                                                                  |                                                 |                                                                                                                                                     |
|                              | <b>Policy 5-2:</b> Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies. |                                                                                  |                                                 |                                                                                                                                                     |
|                              | <b>Policy 5-3:</b> Assume a leadership role in the development of all types of housing in the community.                                                   |                                                                                  |                                                 |                                                                                                                                                     |
| <b>Implementing Programs</b> | <b>Program</b>                                                                                                                                             | <b>Responsibility</b>                                                            | <b>Funding</b>                                  | <b>Schedule</b>                                                                                                                                     |
|                              | 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"> <li>• 2020- Sphere of Influence and Municipal Service Review</li> <li>• 2021 Ukiah 2040 General Plan.</li> </ul> |
|                              | 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.                                                                                                               |



## **EXHIBIT D**

### **FINDINGS TO ADOPT PROPOSED AMENDMENTS TO THE CITY OF UKIAH GENERAL PLAN CHAPTER 14, HOUSING ELEMENT (2019-2027 HOUSING ELEMENT UPDATE)**

The following findings are supported by and based upon information contained in the Staff Report, General Plan, other supporting documentation, and the public record:

1. The proposed amendments are deemed to be in the public interest.
2. The proposed amendments to the General Plan/Housing Element are consistent and compatible with the General Plan.
3. The potential impacts of the proposed amendments have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.
4. The proposed amendments have been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).

**FINDINGS TO ADOPT A NEGATIVE DECLARATION FOR  
2019-2027 HOUSING ELEMENT UPDATE PURSUANT TO THE  
REQUIREMENTS OF THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

1. The City of Ukiah, as the Lead Agency, prepared an Initial Study/Negative Declaration (IS/ND) for the 2019-2027 Housing Element Update (SCH # 2019079078) under the California Environmental Quality Act (CEQA).
2. The Lead Agency (City) consulted with all responsible agencies and trustee agencies.
3. The Draft IS/ND was circulated for public review from Tuesday July 23, 2019 through Monday August 26, 2019.
4. At the August 14, 2019 Planning Commission meeting, the Planning Commission recommended the Housing Element and the Draft IS/ND to City Council for approval.
5. The IS/ND examined areas of potential impacts and based on the conclusions reached within it, and it has been determined that all potential impacts resulting from the Housing Element would be less than significant or no impact for the following reasons:
  - A. The Housing Element Update is a policy document designed to facilitate the development of housing in order to meet current and anticipated population growth, as required by Government Code Section 65583, and includes policies to allow for reduced development standards and increased residential density. The Housing Element must demonstrate the availability of appropriately zoned land needed to meet the Regional Housing Needs Allocation (RHNA) (Government Code Sections 65582(a)(3)) and 65582.2(a)). The purpose and scope of the Housing Element is to ensure that sufficient sites are available and that existing constraints are reduced or removed in order to encourage housing production to meet the expected need during the 2019-2027 Planning Cycle.
  - B. The 2019-2027 Housing Element identifies lands to accommodate up to 326 new residential units. However, the Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development.
  - C. All future development potentially identified within the Housing Element would be in residential or commercial zoning districts where housing development is already generally allowed or permitted by the zoning code and General Plan.
  - D. Future development could result in an increase in density and population, which could result in the need for additional services and infrastructure. Development could also result in impacts to the physical environment depending on location, intensity, and other siting factors. However, the Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. All future development would be analyzed on a project level basis for consistency with land use policies; and would be subject to discretionary and environmental review of their individual and cumulative environmental impacts, as applicable.
6. Based on the findings and conclusions contained in the IS/ND, the Housing Element does not have the potential to impact any environmental resources. All impacts including those

related to biological resources, were found to be less than significant; Mineral Resources and Agriculture and Forestry Resources were found to have no impact as a result of the Project.

7. Based on the findings and conclusions contained in the Initial Study, the proposed Project would not have environmental effects which will cause substantial adverse effects on humans, either directly or indirectly. All future housing development would be analyzed on a project level basis. Based on the findings and conclusions contained in the Initial Study, impacts to humans from the Housing Element would be less than significant.
8. There is no substantial evidence in light of the whole record before the City of Ukiah (including the initial study and any comments received) that the project would have a significant effect on the environment.
9. The negative declaration reflects the City Council's independent judgment and analysis.
10. Based upon the analysis, findings, and conclusions contained in the IS/ND, the project will not result in impacts that are individually limited, but cumulative considerable.
11. A Notice of Intent to adopt the Negative Declaration was made available in the following manner:
  - Posted on the City of Ukiah Housing Element Website on July 22, 2019 and October 13, 2019.
  - Published in the Ukiah Daily Journal on July 24, 2019 and October 12, 2019.
  - Posted in the glass case at the City Civic Center 72 hours before the hearing.
  - Posted at the Mendocino County Clerk's Office on July 22, 2019.
  - Submitted to the State Clearinghouse on July 22, 2019.
12. The IS/ND and record of proceedings of the decision on the project are available for public review at the City of Ukiah Community Development Department, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA.
13. On October 23, 2019, the City Council held a public hearing to receive public comment and consider approval of the IS/ND for the project. The IS/ND was approved by the City Council.

**FINDINGS TO ADOPT PROPOSED AMENDMENTS TO THE CITY OF UKIAH  
GENERAL PLAN CHAPTER 14, HOUSING ELEMENT  
(2019-2027 HOUSING ELEMENT UPDATE)**

The following findings are supported by and based upon information contained in the Staff Report, General Plan, other supporting documentation, and the public record:

1. The proposed amendments are deemed to be in the public interest.
2. The proposed amendments to the General Plan/Housing Element are consistent and compatible with the General Plan.
3. The potential impacts of the proposed amendments have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.
4. The proposed amendments have been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).