City of Ukiah

Initial Environmental Study

and

Negative Declaration

Project Information:

Project Title:	City of Ukiah Housing Element Update
Lead Agency:	City of Ukiah, Planning and Community Development
Project Location:	City-wide
Project Sponsor and Address:	City of Ukiah, 300 Seminary Drive, Ukiah Ca. 95482
General Plan Designation:	Because the project applies to all land in the City, it encompasses multiple General Plan designations
Zoning:	Because the project applies to all land in the City, it encompasses multiple zoning designations
Assessor's Parcel No.	N/A
Contact Person:	Kevin Thompson, Principal Planner
Phone Number:	(707) 463-6207
Date Prepared:	October 7, 2015

The Sun House approved (2015) 42 unit low and very income Senior Project

Project Description

The project is to update the Housing Element of City of Ukiah as required by Government Code Sections 65580-65589.8. 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 perseveration of housing for all economic segments of the community. The Housing Element is one of seven General Plan Elements mandated by the State of California, as required in Government Code Sections 65580 to 65589.8. State law requires that the Housing Element consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing. The Housing Element sets forth the City's strategy for enhancing and preserving the housing stock, for expanding housing opportunities for various economic segments, and along with the Land Use Element, provides policy guidance for decision making related to housing. State law also requires regular updates of the Housing Element. Until the passage of 375 in 2008, Housing Element were expected to be undated every five years. SD 375 requires Housing Element.

HCD projects statewide housing needs and allocates those needs to each regional government in the State. For Ukiah, the regional agency is the Mendocino Council of Governments (MCOG). MCOG allocates housing production goals for each jurisdiction primarily based on their "fair share" of the region's population growth. Of the 250 housing units allocated to MOCG, Ukiah will need to accommodate 45 units. 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. According to the 2014-2019 housing allocation the City will need to accommodate 11 very low-income, 7 low-income, 7 moderate-income and 20 above moderate income housing units. It is important to note the City does not build housing. While the City can provide incentives and assist in with the development of affordable housing to the degree resources are available.

The Draft 2014-2019 Housing Element identified sufficient exiting land zoned at various densities to accommodate the City's Regional Housings Needs Allocation of 45 dwelling units. The development of 45 units is consistent with County's General Plan (2009) projections for growth.

The 2014-2019 Housing Element is a policy document: it sets forth policies and strategies for accommodating the City's housing needs. The element identifies sites where there is capacity for development to occur to meet identified housing needs consistent with General Plan and current zoning. This Negative Declaration does not evaluate the site-specific impacts of any development. Development could occur on identified sited or on other sites within the City, and it would be speculative to assume that development to meet housing needs will occur only on those sites identified in the Housing Element. Residential development on the identified opportunity sites or most other sites in the City will require entitlement and appropriate environmental review that will address site-specific impacts.

The Draft 2014-2019 Housing Element includes goals to be implemented. This Initial Study / Negative Declaration (IS/ND) evaluates the foreseeable impacts of those goals as described below:

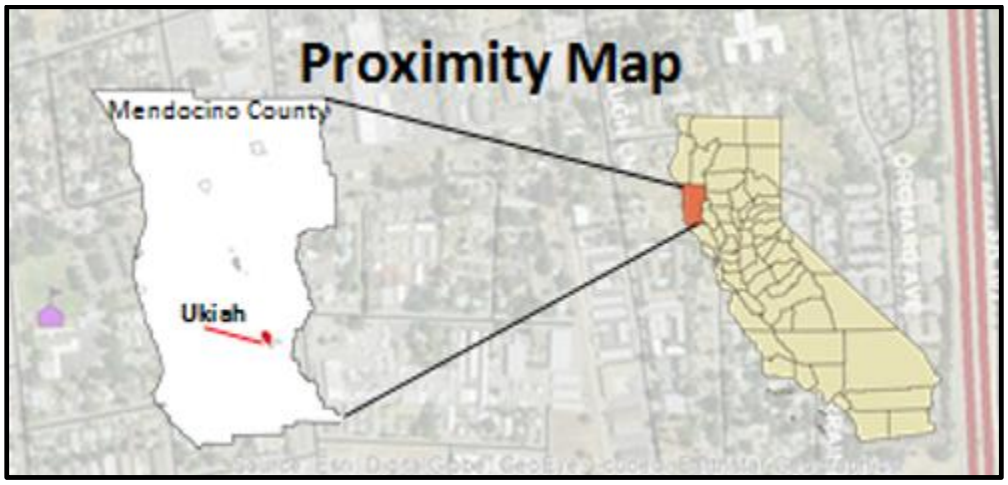
The following are the goals contained in the Housing Element Update:

- **GOAL 1**: We want to conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents
- **GOAL 2**: We want to provide housing for all economic segments of the community
- **GOAL 3**: We want to expand affordable housing opportunities for persons with special housing needs such as the elderly, homeless, mentally ill, physically disabled, households with very low to moderate incomes, senior citizens, Female heads of households with children under 18 years old, and first time homebuyers
- **GOAL 4**: We want to promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin;
- **GOAL 5**: We want to 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 6**: We want to 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.

Environmental Setting

The Project is located in the City of Ukiah, Mendocino County, California. The City of Ukiah is located approximately 110 miles north of San Francisco, and is situated along US 101 in southeastern Mendocino County. US 101 freeway traverses the City of Ukiah in a north/south direction. State Route (SR) 222, also known as Talmage Road, is a short east/west state highway that intersects US 101 in the southern portion of the City of Ukiah. US 101 connects Ukiah to Santa Rosa and San Francisco, providing major regional access to the City. SR 253, located at the south end of Ukiah, begins at US 101 and travels in an east/west direction connecting Ukiah with SR 1 along the coast.

The Housing Element update has been prepared in accordance with Article 10.6 of the State of California Planning and Zoning Law. The proposed Housing Element identifies and analyzes existing and projected housing needs, and states the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing within the City and sphere of influence. The proposed Housing Element would therefore be applicable citywide.



Environmental Checklist

The Project's potential level of impact is indicated as follows:

Potentially Significant	Potentially significant environmental impacts.
Potentially Significant and Mitigable	Potentially significant impacts which can be mitigated to less then significant levels.
Less than Significant	Impacts which are considered less than significant and do not require mitigation.
No Impact	No impacts related to the project.

Environmentally Factors Potentially Affected

None of the environmental factors would be potentially affected by this project. The environmental factors below are discussed in this document.

1. Aesthetics	10. Land Use Planning
2. Agricultural Resources	11. Mineral Resources
3. Air Quality	12. Noise
4. Biological Resources	13. Population and Housing
5. Cultural Resources	14. Public Services
6. Geology and Soils	15. Recreation
7. Greenhouse Gas Emissions	16. Transportation and Circulation
8. Hazardous Materials	17. Utilities and Service Systems
9. Hydrology and Water Quality	18. Mandatory Findings of Significance

Determination (Completed by the Lead Agency)

On the basis of this initial evaluation:

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, and 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.

Purpose of this Initial Study

This Initial Study has been prepared consistent with CEAQ Guidelines Section 15063, to determine if the project, as proposed, may have a significant effect upon the environment. Based upon the finding contained in this report, the Initial Study will be used in support of the preparation of a negative declaration.

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers expect "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project fall outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on the project-specific screening analysis).

2. All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less then significant with mitigation or less than significant. "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.

4. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a Less Than Significant Impact". The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analysis" may be cross-referenced.

5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEAQ process, an effect had been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a. Earlier Analysis Used. Identify and state where they are available for review
    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of an adequately analyzed in an earlier document pursuant to applicable legal standards and state whether such effects were addressed by mitigation measures based in the earlier analysis.
    c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated." Describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to previously prepared or outside

document should, where appropriate, include a reference to the page where the statement is substantiated.

7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

I. AESTHETICS. Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

No Impact a-d: The proposed Housing Element Update is a policy document intended to help ensure and maintain consistency with State law and the City's General Plan. Goals, policies and action items are included to direct higher density housing to areas currently established for this propose in the General Plan and are established, in part, in order to reduce impacts on the scenic character of the City. Land use tools such as the *Recreation and Public* land use designations and General Plan policies adopted to ensure that future growth is consistent with the 1996 General Plan Development Element will promote the protection of scenic resources.

The Housing Element Update does not propose specific projects, and potential indirect impacts, such as damage or degradation of scenic resources or visual character, effects on scenic vistas, and new sources of light and glare will be considered at the time site specific projects are proposed. Therefore, impacts are considered to have no impact.

II. AGRICULTURE AND FORESTRY RESOURCES. **Would the project:**	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X

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))?				x
d) Result in the loss of forest land or conversion of forest land to non-forest use?				x
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?				x

No Impact a-e: The proposed 2014-2018 Housing Element update encourages the development of parcels in locations near services. The General Plan contains policies that encourages infill growth with infrastruture and service capacity to support growth. These areas typically are zoned for residenital, furthermore the City of Ukiah has no agriculture within its jurstidical boundaries.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management 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 Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Conflict with or obstruct implementation of the applicable air quality plan?				x
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				x
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				x
d) Expose sensitive receptors to substantial pollutant concentrations?				x
e) Create objectionable odors affecting a substantial number of people?				x

No Impact a-e: The Housing Element Update is a policy document and does not involve the construction of housing that would violate air quality standards, result in a net increase in pollutants, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors. Furthermore, the Element does not conflict with applicable air quality plans. The Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the current and future housing needs of all income levels and special needs groups. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing within the City of Ukiah. This 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.

The Mendocino County Air Quality Management District 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 from the Housing Element Update are considered less than significant.

IV. BIOLOGICAL RESOURCES: Would the project	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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 Game or U.S. Fish and Wildlife Service?				x
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 Game or US Fish and Wildlife Service?				x
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				x
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?				x
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				x
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?				x

No Impact IV a-f: The adoption of the Housing Element Update will not adversely impact biological resources, special status habitat, wetlands, wildlife movement, local policies protecting biological resources, or conflict with an adopted habitat conservation plan or state habitat conservation plan.

Environmental review procedures (CEQA and the City's Environmental Review Guidelines) currently in place and administered by the City will ensure that adequate mitigation measures will be identified for future projects that will achieve "no net loss" of sensitive habitat acreage, values, and function.

V. CULTURAL RESOURCES. **Would the project:**	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				x
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				x
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				x
d) Disturb any human remains, including those interred outside of formal cemeteries?				x

No Impacts a-d: The Housing Element Update does not involve the construction of housing. Future development consistent with the Housing Element and City's General Plan is not expected to negatively impact land that has historical, archaeological or paleontological significance as described in the General Plan. Future discretionary projects will be subject to environmental review, and specific projects that include the development of housing will be evaluated for the possibility of the disturbance of any archaeological or historical resources, including human remains associated with these resources. As a result, impacts to cultural resources are considered less than significant.

The Historic and Archaeological Element of the General Plan Update includes four policies for the protection of cultural resources: Policy HA-1.2, HA-5 and HA-7. The General Plan Update and implementation of these policies reduces the potential impacts to cultural resources.

VI. GEOLOGY AND SOILS. **Would the project:**	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				x
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.				x
ii) Strong seismic ground shaking?				x

iii) Seismic-related ground failure, including liquefaction?				x
iv) Landslides?				x
b) Result in substantial soil erosion or the loss of topsoil?				x
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?				x
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				x
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?				x

No Impact a-e: While the City's Housing Element Update does not propose the development of new housing, it does introduce policies that could lead to the development of additional units or residential density. These policies do not specify where additional housing should be located or mandate construction; rather the policies serves as a plan for the City with respect to the development of housing. Thus the Housing Element Update does not conflict with the policies identified in the General Plan.

Alquist-Priolo Earthquake Fault Zones are mapped within the project area, and applicable state and local regulations will apply. General Plan policies and implementation measures, in conjunction with seismic provisions of the California Building Code (CBC), will minimize the impact of strong seismic shaking. In addition, any rezoning of land or future development will be evaluated on a project-by-project basis for potential seismic or geological risks. As required by the City Planning and Building, specific sites will be reviewed to ascertain whether the soil has the potential for landslides, erosion, subsidence, liquefaction, expansion, and is capable of handling septic tanks or other wastewater disposal systems. Similarly, any reduction in the minimum lot size for residential zones would include the study and evaluation of whether such a reduction would impact the geologic stability.

While the potential for seismic activity cannot be totally avoided, adherence to City regulations relative to unreinforced masonry buildings, Alquist-Priolo Earthquake Fault Zones, current building codes, and the lack of building types (multi-story) that are normally high-risk from a seismic shaking, reduce this potential impact to a less than significant level.

VII. GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				x
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				x

No Impact a-b: While the City's Housing Element Update does not propose the development of new housing, it does introduce policies that could lead to the development of additional units or residential density. These policies do not specify where additional housing should be located or mandate construction; rather the policies serves as a plan for the City with respect to the development of housing. Impacts are considered to be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?				x
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?				x
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				x
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?				x
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 for people residing or working in the project area?				x
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				x
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation				x

plan?				
h) 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?				x

No Impact a-h: The Housing Element Update is a policy document designed to address the City's housing needs. Implementation of the Update will not create new hazards as the Update does not involve the construction of housing, but is designed to address housing needs by facilitating future development. The Update complies with the City's General Plan.

The Housing Element Update contains implementation measures which may lead to future development in currently undeveloped areas. The Housing Element intends to direct future development to more urbanized areas and not in areas with a high risk of wildland fire hazards, known hazardous areas or sources, airport hazards, or inadequate emergency access. Specific housing projects will be subject to environmental review to identify and address these issues. Impacts are considered to be less than significant.

IX. HYDROLOGY AND WATER QUALITY. **Would the project:**	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Violate any water quality standards or waste discharge requirements?				x
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				x
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				x
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				x
e) 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?				x
f) Otherwise substantially degrade water quality?				x
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood				x

Insurance Rate Map or other flood hazard delineation map?				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				x
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				x
j) Inundation by seiche, tsunami, or mudflow?				x

No Impact a-j: Although the Housing Element Update does not propose or mandate the construction of new housing units in the city, it does have policies that could result in additional density in as-of-yet unspecified portions of the incorporated area. Any specific projects resulting from the implementation of policies and actions included as part of the Housing Element Update would be subject to environmental review to address the individual and cumulative impact upon water resources, including the alteration of drainage patterns that might result in flooding, siltation, or erosion.

The Housing Element Update does not place any structures in the 100-year flood plain or put persons or structures at risk due to dam or levee failure or inundation as the document is a policy document and does not include actual construction of housing. While there are risks associated with the development of any specific project within the 100-year floodplain, future development is subject to environmental review and mitigation prior to project approval. As a result, impacts are less than significant.

X. LAND USE AND PLANNING. **Would the project:**	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Physically divide an established community?				x
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				x
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				x

No Impact a-c: The Housing Element Update is a planning document designed to address the City's housing needs over the 2014-2019 planning period. The Housing Element Update does not propose any actions that would divide established communities in the City of Ukiah. Goals, policies and implementation measures proposed in the Housing Element Update have been drafted to be in compliance with the City's updated General Plan (1995). None of the proposed Housing Element goals, policies, and implementation measures are considered contrary to the City's General Plan. Several policies are directed to rehabilitate existing housing. Potential impacts are considered less than significant.

XI. MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?				x

No Impact: The Housing Element Update is a policy document and does not involve the direct use of natural resources, including mineral resources or sites containing known mineral resources. The Update contains policy implementation related to this item designed to avoid any impacts to natural resources, consistent with the 1995 City General Plan.

XII. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				x
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				x
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				x
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				x
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 expose people residing or working in the project area to excessive noise levels?				x
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				x

No Impact a-f: The Housing Element Update encourages the development of housing within the City of Ukiah. While in some cases this may lead to residential development in or near commercial areas or in proximity to noise sources, the 1995 General Plan includes goals, policies, implementation measures and mitigation intended to reduce noise impacts upon new development. Furthermore, new development is subject to environmental review, including an assessment of potential noise impacts on new residential development in residential as well as commercial districts.

Any project that proposes residential development within an airport land use plan or near a public, private or public use airport would be subject to environmental review as well as the regulations regarding noise outlined in the General Plan, Zoning Ordinance, and airport Comprehensive Land Use Plan. Impacts are considered less than significant

XIII. POPULATION AND HOUSING. **Would the project:**	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Induce substantial 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)?				x
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				x
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				x

No Impact a-c: 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 implementation of the Housing Element Update is not expected to induce growth. The purpose and scope of the Update 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 2014-2019 planning period.

The proposed project would ensure adequate land is made 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 the affordable units. The Update 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 associated with those projects will be considered at that time. Growth inducement impacts as a result of the project are considered to 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. 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 City currently has an ample supply of land suitable for residential development to meet the RHNA. Impacts are less than significant.

XIV. PUBLIC SERVICES.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project 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:				x
Fire protection?				x
Police protection?				x
Schools?				x
Parks?				x
Other public facilities?				x

No Impact: While the Housing Element Update does not cause the construction of housing units, the Element does include implementation measures that could facilitate increased housing density in some areas, thereby requiring additional public services. At this point however, it is impossible to predict where and what districts these areas will be located. Nor is it possible to predict whether or not development will actually occur.

The City of Ukiah is expected to continue to grow in the future regardless of whether the Housing Element Update is adopted. One purpose of the Housing Element is to ensure that existing constraints are reduced or removed in order to encourage housing production to meet the expected need during the 2014-2019 planning period. Future residential projects will be subject to CEQA review including potential impacts on fire and police protection, schools, parks, and other public facilities. Impact from implementation of the Housing Element Update is expected to be less than significant.

XV. RECREATION.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?				x
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?				x

No Impact a-b: The Housing Element Update is intended to address existing and future housing needs in the City of Ukiah. The implementation measures included as part of the Housing Element Update are not expected to generate excess housing capacity. New developments resulting from density increases would be required by existing regulations to provide adequate recreational facilities consistent with the City's General Plan. Future residential projects will be subject to CEQA review, including potential impacts on recreational facilities. As a result, impacts are considered to be less than significant.

XVI. TRANSPORTATION/TRAFFIC. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				x
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				x
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				x
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				x
e) Result in inadequate emergency access?				x
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				x

No Impact a-f: The adoption and implementation of the Housing Element is not expected to generate additional traffic beyond that identified in the 2004 General Plan Circulation Element Update. Which resulted from an update of the Housing Element at that time. The number of units project in that Housing Element far exceeded the RHNA units in the Housing Element update. Actions in the Housing Element such as increasing density in some areas and encouraging mixed-use, second units, and multi-family development, may reduce traffic and commute times as housing is located in closer proximity to job centers. Over the long-term, increased density and a range of housing opportunities may reduce traffic congestion and cumulative increases in areas of the City. Individual housing developments remain subject to project-specific review to assess potential traffic impacts.

The Housing Element Update does not increase or change air traffic patterns or substantially increase hazards. Implementation of the Update does not involve changes to airports or prompt changes in air traffic patterns due to the rezoning of land to residential uses. Furthermore, no design features that would substantially increase safety risks are proposed as part of the Update.

The Update does not propose any changes to emergency access. Proposed individual housing developments in the City are subject to environmental review, including review by fire and police to determine adequate emergency access. Implementation measures that encourage second units as well as mixed-use and multi-family development in commercial areas may create additional parking needs; however, these individual projects would be subject to review and must meet the parking requirements contained in the City's Zoning Ordinance. Furthermore, 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. Impacts are considered less than significant.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				x
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				x
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				x
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				x
e) 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?				x

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				x
g) Comply with federal, state, and local statutes and regulations related to solid waste?				x

No Impact a-g: The City's Housing Element is a policy plan intended to address housing needs. While the Housing Element Update does not cause the construction of housing units, the Element does include implementation measures that could facilitate increased housing density in some areas, thereby requiring additional public services. At this point however, it is impossible to predict where and what districts these areas will be located. Nor is it possible to predict whether or not development will actually occur. Thus, the Housing Element is not expected to exceed wastewater treatment requirements, require new or expanded wastewater, storm drainage, solid waste, or water facilities, or conflict with federal, state or local regulations pertaining to solid waste. Impact is considered less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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, 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?				x
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)?				x
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				x

A. As discussed in the preceding sections, the project <u>does not</u> have the potential to significantly degrade the quality of the environment, including effects on animals or plants, or to eliminate historic or prehistoric sites.

B. As discussed in the preceding sections, both short-term and long-term environmental effects associated with the project will be <u>less than significant</u>.

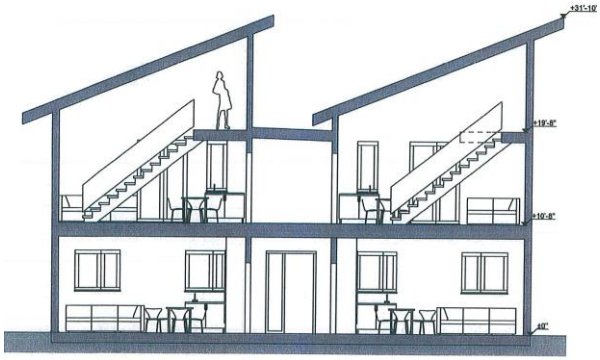
C. When impacts associated with the project are considered alone or in combination with other impacts, the project-related impacts are <u>insignificant</u>.

D. The above discussions do not identify any substantial adverse impacts to people as a result of the project.

Attachment:

Draft Housing Element

2014-2019
General Plan Housing Element Update
DRAFT
October 2015



Prepared by the
Department of Planning and Community Development

Charley Stump, Director

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Housing Element

2014-2019 Ukiah General Plan Housing Element Update

Background

Every California city and county is required to include a housing strategy in its general plan that establishes housing goals, policies, and programs that respond to the community's housing conditions and needs. The City of Ukiah adopted its last updated Housing Element in 2011. The California Department of Housing and Community Development found the Element to be in substantial conformance with State law later that same year. This Housing Element updates that document, discusses who we are as a community, what the City has accomplished in the past in regard to housing, what the key issues are for the next five years, and how the City intends to respond to those issues and address the housing needs of the community.

The primary housing challenge for the City of Ukiah over the next five years is how to meet local housing needs with a slumping economy, municipal structural deficit and the loss of the City Redevelopment Agency that has provided millions of dollars in funding over the past 20 years.

The City updated its General Plan Housing Element in 2011 (2009-2014) and it was certified by the State Department of Housing and Community Development. The City, with limited staff resources and funding has had success implementing the programs contained in the Element. The 2014-2019 updated Housing Element builds on this success and focuses on what can realistically be achieved in the coming years given anticipated limited Staff and financial resources.

What is Required?

The Housing Element 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.

Overview of State Law Requirements

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, 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, and mobilehomes, 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 2008.

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 meeting 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 which sets forth a five-year schedule of actions the local government 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, provision of regulatory incentives, and 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 meet the community's need for housing (including its need for very low, low and moderate income households); and (2) address, and where appropriate and legally possible, remove governmental constraints to housing development.

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.

This updated General Plan Housing Element contains these required ingredients, but begins with who we are as a community, what we've accomplished in terms of housing, and what our guiding principles are.

Who Are We?

Ukiah is a diverse community with a variety of cultural influences. There is a significant senior population and a growing Hispanic population. There is also a significant homeless population with an increase in homeless persons unwilling to utilize the local shelter facility and other services. Even so, the local Plowshares Peace and Justice Center dining hall served 60.678 meals to those in need in 2012.

There is also a dedicated number of people working in the public and social service fields who are committed to creating opportunity for and developing affordable shelter. While local, State and Federal funding has decreased for affordable housing projects, the City of Ukiah has explored new ways to provide assistance. The City has also modified its zoning code to provide more opportunity for affordable housing, and purposefully maintained low fees for planning permits for affordable housing projects.

Interestingly, according to the State Department of Finance Demographic Unit, the City's population declined between 2004 and 2008. Overall, the population has decreased 187 people since the 2004 Housing Element was adopted and certified.

Table 1 – Population 2004-2013

Year	Population	Population Growth
2009	15,711	
2010	16,075	364
2011	15,926	Minus 149
2012	16,030	104
2013	16,065	35
		An odd fluctuation over the past several years - 139 more people in 2013 than in 2011 when the last Housing Element was prepared and certified, but still less than in 2010

Source: State Department of Finance (www.dof.ca.gov)

Table 2 – Community Characteristics

City Area Size	4.2 square miles
Vacant/Underutilized Land	105 acres
Vacant Residential Units (%)	2.6%
Occupied Housing Units	94.9%
Persons Per Household	2.49 (2010)
Median Age	35.9
Sex Percentages	Females = 51.9% (8,336) Males = 48.1% (7,739)
Median Income	$43,432 (2011) $37,772 (2009) $39,357 (2008)
Senior Citizens (over age 65)	2331 (14.5%) (2010)

Children Under 5 Years Old	1173 (7.3%) (2010)
Median Age	35.9 Years
Individuals Below Poverty Level	17.8% (2012) (18.3% in 2011)
Total Housing Units	6,488 (2010)
Owner-Occupied Housing Units	2,673 (43.4%)
Renter-Occupied Housing Units	3,485 (56.6%)
Median Single Family Home Rental	$921 (2013) $976 (2011)
Median Home Sales Price	$306,800,000 (Dec, 2014)
Extremely Low Income Households	941 - Approximately 17% (year 2011) (20% in 2000)
Mobile Homes	439
Mobile Home Tenants	Significant number of single women over the age of 65 with an average annual income of less than $12,000.
Homeless Shelter Daily Average	Approximately 64 people
Homeless Demographic (2011)	Majority: Male; 41-50 years old; Caucasian; No family/partner; No children; 1-2 years homeless Fastest growing population: Male 51-60 years old. 61.4% of survey respondents had children under 18 years old living homeless with them.
Free Meals Served at Plowshares	36,071 (1,818 children) in 2012
People who Speak a Language Other Than English at Home	2,699 (19.2%)
Average Household Size	2.48 people (2.47 in 2009)
Those in the Labor Force	6,522 in 2011 (7,124 in 2009)
Largest Employers	Ukiah Valley Medical Center, MC Social Services
Female Heads of Household	15.8% (as a percentage of total population) (14.3% in 2004)
Unemployment Rate	Since 2005 the unemployment rate in Ukiah has ranged from 4.1% in October 2006 to 12.6% in March 2010, to 9.3% in 2012. The current unemployment rate for Ukiah is 7.4% in June 2013. Mendocino County: 7.9% (July, 2013) California: 9.3% (July, 2013)
Ethnic Percentages	White = 62.9% Hispanic = 27.7% Indian = 2.7% Asian = 2.5% Black = 1.0%

Source: State Dept of Finance; MC Economic/Demographic Profile, CED Chico; MC WIB Economic Scorecard; www.city-data.com

***NOTE:** A person with disabilities is someone who has a physical or mental impairment that limits a major life activity; has a record of such impairment; or is regarded as having such an impairment. People in recovery for substance abuse are also protected by fair housing laws; however, current users of illegal

controlled substances are not protected by fair housing laws unless they have a separate disability (Federal Fair Housing Amendments Act, 1988).

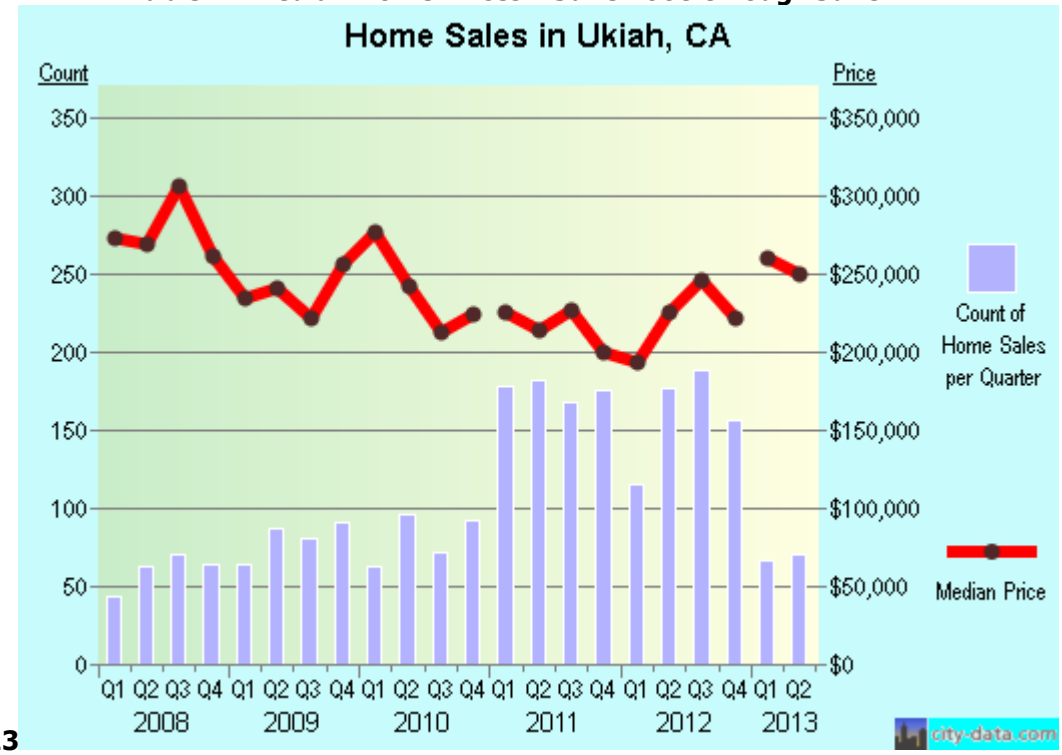
Table 3 – Average Rental Costs

Housing Type	2004	2009	2013
3/2 Single Family Home	$1,280	$1,370	$1,163
Studio Apartment	$630	$700	$700
2-Bedroom Apartment	$730	$810	$815
2-Bedroom Townhouse	$840	$910	$900

Source: Ukiah Daily Journal

Rental costs for single family homes have decreased and rental costs for and studio apartments, 2-bedroom apartments and 2-bedroom townhomes have remained the same since 2009.

Table 4 –Median Home Prices – June 2008 through June 2013



(Source: www.city-data.com)

The median home price is have increased slightly from approximately $240,000 to $250,000 since 2011. In June of 2009, there were 148 foreclosure homes for sale on the Ukiah market. In September of 2013, there were between 36 and 53 foreclosure homes in the City limits.

Overpayment: U.S. Census data reveals that 1,909 of 6,523 (29) lower income households used more than 30% of their income for housing costs. This reflects the slow growth and development in the City and region in terms of new housing stock, and the relatively high monthly cost for rental units.

Table 4 Ukiah Households Overpayment by Tenure

	Renters		**Owners**		**Totals**	
	Number	Percentage	Number	Percentage	Total Households	Percentage
Extremely Low	769	91%	172	69%	641	87%
Very-Low	287	37%	287	37%	638	55%
Low Income	618	67%	515	41%	630	55%
Moderate	647	29%	440	63%	472	43%

*U.S. Census Data 2010

Implementing Tasks are included in this Housing Element to address the overpayment issue. These include limiting the conversion of rental units to condominiums, limiting the conversion of single family homes to professional offices, pursuit of the consideration of an inclusionary housing ordinance, supporting applications for affordable rental housing financing, amending the zoning code to allow single room occupancy developments by right, permitting small lot subdivisions, and working closer with affordable housing advocates and developers to facilitate affordable rental housing.

What Have we Accomplished in the Past?

Since 1990, 169 single family residential units and 349 multiple family units have been constructed in the City for a total of 518 residential housing units. The relatively low numbers over the past five years are a result of the lack of vacant land, a lack of unconstrained land, increased land prices, and a slumping economy.

The majority of new residential units over the past ten years have been affordable and market rate apartments, sweat-equity affordable units, and special needs housing. Even still, shortages remain for these types of housing.

The major affordable housing accomplishments the City has achieved include:

- The contribution of over 4-millon dollars of Redevelopment Agency Housing funds to affordable housing projects since 1991.

- Established and maintained lower planning permit fees for affordable housing projects.

- Modified the commercial zoning district regulations to permit affordable and high density housing in all commercial zones.

- Modified the Planned Development zoning regulations to provide a tool for affordable housing projects to achieve maximum densities and receive relief from development standards.

- Modified the zoning code to establish density bonuses for affordable housing projects.

- Modified the zoning code to establish reasonable accommodation requirement for persons with disabilities.

- Encouraged the maximum possible densities in affordable housing projects and granting density bonuses.

- Sponsored HOME grants for affordable housing projects.

- Utilized CDBG funds for a variety of affordable housing related projects.

- Ongoing Staffing of the RDA Low and Moderate Income Housing Advisory Committee.

- Completed a Housing Conditions Survey in 2008 and secured a HOME grant for residential rehabilitation projects in 2009/2010.

- Approved and helped fund the permanent Buddy Eller Homeless Shelter Facility.

- Approved and help fund an important transitional housing project on the Buddy Eller Homeless Shelter site.

- Purchased properties on Cleveland Lane and Main Street for low and moderate income housing opportunities.

- Entered into an agreement with senior affordable housing developers to conduct due diligence regarding a senior affordable housing development on Cleveland Lane.

- Maintained a positive working relationship with affordable housing advocates.

- Secured an $800,000 HOME grant in 2008 for housing rehabilitation and first time home buyer assistance. Completed six (6) first time home buyers loans during 2008-2010.

- Promoted and approved a number of infill high density affordable (extremely low, very low, and low income) housing projects, including the Summer Creek Village Apartments, Clara Court Apartments, Mulberry Street sweat equity single family homes, Cleveland Lane sweat equity single family homes, Main Street Village mixed use project, and others.

The Summer Creek Village affordable Apartments were financed in part with a City sponsored $1 million HOME grant. The facility has 64 units with a large number of three and four-bedroom family units. It has a swimming pool, barbeque and picnic areas, basketball court, computer room, exercise facility, lounge, and spacious grounds. 11 of the units are reserved for extremely low income residents. The remaining units are reserved for very low and low income residents.

The Clara Court affordable apartment project was financed in part with City Redevelopment 20% set-a-side funds and is comprised of 32 units available to extremely low, very low, and low income residents. It is ideally situated on a major transportation corridor and bus route in close proximity to retail shopping, the Ukiah Valley Medical Center, and other services. Ground breaking is expected in 2010.

In October, 2010, the City deferred the $413,284 water, wastewater, and electrical connection fees when it issued the building permit for the Clara Court project. These fees are now required prior to the final inspection and grant of occupancy.

- Completed a survey of mobile home park tenants to determine demographics, issues, and needs.

- Adopted a Mobile Home Park Rent Stabilization Ordinance – October 2010
- Secured a $50,000 HOME grant to assist four participants in the first time homebuyer program.

- Secured a $1 million dollar CDBG grant for 1) low income residents to participate in the City's sewer lateral testing and repair program; and 2) Major repairs and upgrades for an existing RCHDC affordable housing project.

- Entered into a negotiation agreement with a senior affordable housing developer to facilitate an affordable senior housing apartment complex on City-owned property.

- Completed administering a HOME grant for first time home buyer assistance program. Four participants secured loan funding that enabled them to become home buyers in the community. The four loans/grants totaled $302,300.

- 2009-2014 Housing Production: Housing production in the City and surrounding Ukiah Valley has been sluggish for many years. Due to the significant economic decline beginning in 2008, the lack of housing production has slowed even further and new units within the City limits were essentially non-existent.

  - The City is currently in negotiations with PEP Housing for the donation of the 1.4 acre site owned by the City. PEP is interested in constructing 42 low and very income senior units.

Table 6 Housing Production

Income Level	2009	2010	2011	2012	2013	2014	Total
Very Low	0	22	0	0	0	0	22
Low	0	0	0	0	0	0	0
Moderate	0	0	0	0	0	0	0
Above Moderate	0	0	0	0	0	0	0

Note: Units serving extremely low-income households are included in the "very low" category

What are we currently working on?

Even with reduced Staff and limited resources, the City is currently engaged in a number of affordable housing projects.

HOME Grant: In 2013, the City, with the assistance of the Community Development Commission of Mendocino County, completed administering a CDBG grant for first time home buyer assistance program. Four participants secured loan funding that enabled them to become home buyers in the community. The four loans/grants totaled $302,300. The City is currently seeking an additional grant to continue the program in 2014.

Downtown Zoning Code: The City adopted and is implementing a new Downtown Zoning Code (Form Based Code), which provides new opportunities for medium and high density residential development in and near the historic downtown. Incentives are being discussed for projects involving affordable housing that may include density bonuses, relaxation of parking requirements, and fast-track permit processing.

City-Owned Property: The City is working with an affordable housing developer on an affordable senior housing project to be located on City-owned property (to be sold to developers) near the urban core of the City near medical services, shopping, transit, etc.

The City is also in preliminary discussions with another interested housing partner regarding a second City-owned property in close proximity to the historic downtown core.

CDBG Grant: The City recently secured a $1 million dollar CDBG grant for 1) low income residents to participate in the City's residential sewer lateral testing and repair program; and 2) Major repairs and upgrades for an existing RCHDC affordable housing project.

Local Housing Development: The City Staff have been working with a local developer on a number of housing projects ranging from a new duplex in the downtown to a 30+ unit apartment complex adjacent to major shopping, offices and the local transit system. Also the City is donating 1.5 acres of infill parcels to PEP Housing for the construction of 42 low and moderate income senior units.

New Approaches: The City is developing new approaches to affordable housing facilitation due to the loss of the Ukiah Redevelopment Agency.

What are our Guiding Principles for Housing?

The foundations for our guiding principles for housing are to provide housing for all in need and to do so in a way that responds to climate change.

1. Supply affordable housing to the full range of our workforce and all economic segments of our diverse community.

2. Protect the surrounding agricultural lands and avoid urban sprawl.

3. Carefully focus new housing development on vacant, underutilized, and redevelopment infill sites taking care to ensure compatibility and neighbourhood preservation.

4. Increase energy efficiency in our homes and promote green, sustainable building and careful infill development to reduce greenhouse gas emissions and the City's carbon footprint. These steps will decrease our contribution to global warming and will reduce energy costs to renters and owners.

Do We Have a New Housing Strategy?

There were mixed results with implementing the 2009-2014 Housing Element. A lack of resources, the loss of the Ukiah Redevelopment Agency, and competing community driven priorities precluded full implementation success. These constraints and limiting factors are expected to remain to some degree so the updated Housing Element takes these factors into account. It is acknowledged that the regional fair share of housing units was dramatically reduced for Mendocino County and consequently for the City of Ukiah to account for the slumped economy, lack of population growth and historically low housing production numbers. This more realistic approach to defining the regional need creates a better chance for success.
The strategy involves creating more opportunity for small infill housing in the urban core areas near transportation and other services, and where infrastructure is available to serve the units. The primary program to implement this strategy is to further reduce regulatory constraints for this type of development. The types of housing to be encouraged and targeted will be primarily for extremely low, very low, and low income households with an emphasis on rental units, smaller for-sale housing units, special needs housing, affordable student housing, and affordable senior housing. Above moderate income housing, while not the primary need, is still recognized as a need in the community. There will be continued assistance to homeless service providers as resources allow, and a zoning code amendment to allow homeless shelters in the C-2 (Heavy Commercial) zoning district. The strategy also calls for the same inclusionary housing ordinance called for in the adopted 2009 Housing Element, possible housing impact fees, and zoning code modifications to provide opportunities for farm worker housing.

The overall strategy also involves developing or increasing existing incentives for energy efficient, and green and sustainable housing projects. Also to preserve existing housing,

promote more rental housing, and develop a housing rehabilitation program for extremely low, very low, and low income property owners that would be focused on improving energy efficiency in existing homes. Finally, the new strategy includes working with the Ukiah Police Department and local apartment housing managers to develop strategies for increasing safety in their facilities through improved and consistent management practices. Copies of the Housing Element were provided to the sewer and water providers in accordance with Government Code section 65589.7.

Implementing programs are included to fulfil this overall strategy.

Community Participation

The elimination of the Ukiah Redevelopment Agency dissolved the RDA Low and Moderate Income Housing Advisory Committee, whose charge was to seek applications and distribute the RDA 20% set-a-side funds. The Committee had broad representation and participated in the General Plan Housing Element update process over the years. The loss of this Committee, coupled with the struggling economy, reduction of available outside funding, non-profit lay-offs, etc., has negatively impacted the energy and enthusiasm for participating in the 2014-2019 Housing Element update process.

The public outreach campaign for the 2014-2019 Housing Element update project consisted of a public workshop conducted at City Hall, working with Northern California Legal Services, direct phone calls to and interviews with community stakeholders, letters to interested parties, public notice of the project sent to the local newspaper and broadcast via fax to all local media sources, and the posting of flyers in key locations throughout the City.

The community stakeholders included affordable housing developers, real estate professionals, architects and engineers, social service providers, leadership groups representing minority populations, health industry professionals, and local government officials. The responses are summarized below:

Table 7 Public Outreach

Primary Suggestions from the Public Outreach Program	**Response**
Discuss how the loss of the Redevelopment Agency has affected the ability for the community to construct affordable housing	The draft document includes such a discussion
Add a discussion of public safety in regard to high density apartment complexes and the need to focus on strong management	The draft document includes such a discussion
Consider suggesting that a public safety impact fee	Added to the list of programs

on commercial and large scale residential development be established.	
Update the discussion/analysis of the homeless population. Include the rising number of mentally ill homeless individuals that do not want housing.	The discussion of the homeless population has been updated
Update the data base of vacant, underutilized, and "re-developable" properties	The data base and map have been updated
Document the lack of housing starts in the area over the past several years and the need to provide incentives to jumpstart the housing construction industry	The draft document includes such a discussion
Continue to emphasize the rising senior citizen population and the need for very low priced housing	The draft document includes such a discussion
Continue to suggest that a program be included calling for an affordable housing impact fee.	The draft document continues to include such a program
Continue to emphasize the need for community stakeholders to routinely communicate and work together.	The draft document continues to include such a program

Who Needs Housing in Ukiah?

Discussions with affordable housing providers and social service organizations, as well as the review of statistical data reveals that the primary housing needs in the City of Ukiah are unchanged from those identified in the 2009-2014 Housing Element:

- **Lower Income Households.** Extremely low, very low, low and moderate income households are in need of housing in the City of Ukiah. There is an overcrowding problem and an increase in makeshift unsafe and unhealthy housing accommodations.

- **Young Adults.** Rental housing for students and both rental and first-time home buying opportunities for young adults.

- **Persons with Special Needs.** People living with disabilities who require specific design or service considerations, such as full wheelchair-accessible apartments; people in group homes with semi-independent living; the homeless; people in need of mental

health care; farm workers; and people with severe illnesses. All of these groups are represented in the City of Ukiah.

- **Local Service Workers.** The increase in service oriented jobs and the increase in housing prices and rental costs have led to an increased need for housing affordable to local service workers.

- **The Senior Population.** Seniors with extremely low, very low and low incomes, and others who may desire to scale down and sell their homes for smaller housing units closer to services.

- **Female Heads of Households.** Single women with children who head their households.

- **Upper Income Households.** Higher level wage earners seeking upper end detached single family residences.

What services are provided to the homeless and what are their special needs?

In 2007 Mendocino County prepared a *Continuum of Care Plan* that found that local homeless individuals and families had a wide range of needs, including emergency shelter, transitional housing, and permanent supportive housing. Emergency shelters provide immediate short-term housing typically limited to less than six months. Transitional housing provides housing between six months and two years, and typically includes specialized treatment for alcohol and drug abuse, intensive case management, mental health treatment, life skills and employment training, etc. Permanent supportive housing offers a stable residential environment with mental health counseling, job training, among other services.

Homeless populations are often transient rendering city/county jurisdiction lines meaningless. According to the *Continuum of Care Plan*, there are approximately 1,400 homeless people in Mendocino County at any given time. In 2009, another count was taken by the Mendocino County Social Services Department, which revealed a total homeless population of 1,206 persons. While it is impossible to determine is how many homeless people are in the City of Ukiah at any given time because the population is very transient. However, it is safe to assume that the number is significant because the majority of services for the homeless population are located within City limits.

An updated homeless persons survey was conducted by the Mendocino County Department of Social Services in 2011 and found the following:

- The highest percentage of homeless persons are Caucasian men between the ages of 31 and 50.

- The number of homeless military veterans has increased by approximately 2% since 2009.

- The number of homeless persons with physical and mental illnesses has increased 15% (physical) and 8% (mental) since 2009.

- The number of homeless persons experiencing chronic health issues has increased 11% since 2009.

- The majority of homeless persons continue to live outdoors.

- Long-term homelessness (6 months to 10 years) has increased since 2009.

- The main reasons for homelessness are no job/no money, can't pay the rent, no transportation, and alcohol/drug addiction.

The Buddy Eller Center – Permanent Homeless Shelter Facility

The Buddy Eller Center Permanent Homeless Shelter Facility (shelter, meals, showers) located at 201 Brush Street opened in 2004 after the City facilitated approval of a series of winter homeless shelters. The capacity of the Center is 24 individuals and 40 persons in families with children for a total of 64. At times the capacity is exceeded, which requires special management measures. The facility is operated and managed with a high level of professionalism and success by the Ford Street Project, and it remains a crucial community facility.

In April, 2014, the Buddy Eller Center leadership announced that due to a loss of Federal funding in March 2013, the Center must close in July 2014. Significant local donations since March of 2013 have kept the shelter open, but it was not enough to avoid an unsustainable $62,500 budget shortfall for the fiscal year.

The local Homeless Services Planning Group is meeting regularly to develop a plan for moving forward. Initial thoughts include opening a smaller shelter at the Ford Street Project facility that would focus on homeless families, as well as offer support designed to promote improved self-sufficiency.

The Ford Street Project Transitional Housing Facilities

Transitional housing, as defined by H.U.D., is from six months to two years, and it is meant to be a housing bridge between shelter and permanent housing. During one's stay in transitional housing, tenants are case managed and provided services designed to increase tenant skills toward the self-sufficiency required for successful independent living. The Ford Street Project provides transitional housing for homeless single adults and to homeless families with children. Some of these units are in "scattered sites" in Ukiah:

- **748 Waugh Lane** - Six two-bedroom units for homeless individuals and families. This housing cluster has been successfully housing the homeless since 1988. Since these units are "off site," a residential manager occupies one of the apartments. Services and case management are provided.

- **"Progress House" at 200 Ford Street** - This facility is located across the street from Ford Street's main campus and houses homeless single males who have completed an aftercare program. Abstinence from alcohol and drugs is the goal for all these houses and apartment units.

- **"Unity Village" at 133 and 135 Ford Street** - This facility is located behind Ford Street Project and provides transitional housing for Ford Street program clients.

- **"T.O.T.I.L." (Transitional Opportunity Towards Independent Living)** – The site is located adjacent to the Buddy Eller permanent homeless shelter has been approved for construction.

The Ford Street Project Supportive Housing Program

Since 1996, the Ford Street Project has received funding from HUD's Supportive Housing Program (SHP) through the department of Health and Human Services of Mendocino County to provide housing and services for homeless families and homeless individuals with disabilities in Mendocino County. This funding is used in a variety of ways. Currently it is used to fund transitional housing units. In addition, SHP funds are utilized to provide case management and drug/alcohol counseling to homeless clients. The SHP has been instrumental in Ford Street's work with the homeless, not only in creating more housing and service options for this population but in promoting intensive collaboration on behalf of the homeless among a number of concerned agencies throughout the county.

The Ford Street Project Garden Court Apartments

A 10-unit apartment complex (formerly "The Garden Court Motel") for homeless, low-income adults, generally with psychiatric disabilities. Housing is "permanent", meaning that there is no target date for residents to move out to other housing. A resident manager is on the premises. There are 6 one-bedroom apartments and 3 two-bedroom apartments. Rents are based on criteria established by the State HOME Program and are pegged to resident income as determined at intake. Applications are available at the Manager's Unit at 1175 South State Street, Ford Street Project's Main Office at 139 Ford Street or through the Department of Mental Health Housing Coordinator.

Needs of the Homeless

The homeless population and homeless services providers need continued support from the City of Ukiah to address issues and problems. The City should support the local Homeless Services Planning Group and its members, and other active groups and organizations when practical to assist in their efforts to provide shelter, clothing, food, counselling, and life's essentials to the homeless population.

According to homeless population support advocates, the primary needs of the homeless population are:

- A well-defined and clearer path from shelter to permanent housing, with clear goals and client attainments for each housing stage.

- An effective day shelter program which can actually train homeless persons and prepare them for full independent living, including job training that emphasizes specific skills for various kinds of jobs, how to be an effective tenant, developing parenting skills, learning to take instructions from authorities, developing communication skills, etc.

- Additional homeless facilities given the fact that the majority of the Mendocino County homeless population congregates in the Ukiah area to utilize available services, and the existing permanent shelter only has 64 beds.

Some have argued that the current permanent shelter has too many rules for a number of the chronically homeless who can't stop drinking, using drugs, etc., but operating and managing an "open" facility with no rules that would allow for virtually any sort of behavior may not be practical or reasonable. However, because of the high number of homeless persons and the low number of available homeless facility beds, opportunity for an additional facility or facilities has been identified as a local need that must be addressed in the next planning period.

Where can homeless facilities be located?

The Ukiah Zoning Code currently permits Homeless facilities to be proposed and approved in the following zoning districts with Planning Commission approval of a Use Permit: CN (Neighborhood Commercial); C-1 (General Commercial); C-2 (Heavy Commercial/Light Industrial); PF (Public Facilities); M (Manufacturing); R-1 (Single-Family Residential); R-2 (Medium Density Residential) and R-3 (High Density Residential).

There is no location in the City where a homeless facility can locate without the approval of a Use Permit. However, an Implementation Task/Program is included in this Housing Element to allow homeless facilities in the Manufacturing (M) zoning district without the requirement for a Use Permit. There are approximately 22 vacant and underutilized acres and 3 prime redevelopable acres in the C-2 zone that could accommodate a second homeless facility in the City. These prime sites are situated in close proximity to transit routes, social service providers, medical facilities, and commercial services.

The need for an additional homeless shelter has not been identified as a high priority in the community. Moreover, the cost and lack of available resources are overwhelming. Regardless, the task of amending the zoning code to allow homeless shelters in the Manufacturing (M) zoning district without a Use Permit is carried over into the 2014-2019 Housing Element.

What can the City do to assist the homeless over the next five years?

There are two primary ways the City can assist the homeless over the next five years. First, it can continue to provide support and possible funding to homeless services providers with a focus on helping to define the path from shelter to permanent housing, and helping to establish

an effective life-skill building day shelter program. Second, the City shall examine its zoning districts and consider making homeless facilities an allowed use rather than requiring discretionary review.

Is farm worker housing needed in the City of Ukiah?

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 3 months. The Assessment found that the majority of farm workers Countywide live in single family residences, rent individual rooms in single family residences, live in labor camps, apartments or trailers.

The Assessment found that 47% of the farm workers or approximately 1,957 live in the Ukiah Valley. Based on the findings in the Assessment, 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.

State Public Health and Safety Code Section 17021.5 requires employee housing with accommodations six or fewer employees to 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. It also 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.

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, including labor camps when located upon farms and occupied or used by the owner, farm tenant, or other persons employed thereon or the non-paying guests thereof." Nothing in the statutes limits the number of dwelling units or how many persons can occupy the units.

It is concluded that the current zoning standards comply with the requirements of State Public Health and Safety Code Section 17021.5, and no new program involving code amendments is required.

Is transitional and supportive housing needed?

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. The City regulates supportive housing as a residential use, provided supportive services are subordinate to the residential use.

There are a number of existing transitional and supportive housing facilities in the City of Ukiah, some of which are described above. The City zoning ordinance defines these types of facilities as "Community Care Facilities," and allows them for up to six persons in all residential zoning districts and in the C-1 (Community Commercial) zoning district without a use permit. Larger facilities housing between 7 and 12 persons are permitted in these zoning districts with a use permit. "Community Care Facility" is defined in the zoning ordinance as being "consistent with the definition contained in Section 1502(a) of the State Public Health and Safety Code." Section 1502(a) of the PHSC includes 12 different types of community care facilities including "transitional shelter care facility" and "transitional housing placement facility."

Currently, if a transitional or supportive housing use does not involve medical treatment or other formal services, and it is simply a residential living use, it is treated as a single family dwelling, duplex, or apartment complex identical to other single family dwellings, duplexes, or apartment complexes. However, this may not be completely consistent with Senate Bill 2, which states that all transitional and supportive housing constitutes residential uses. Accordingly, a program has been added to amend the zoning code to be consistent with Senate Bill 2.

Is there a high number of female heads of households in Ukiah?

The 2010 census revealed that there were 866 female heads of households in the City, down from 944 in 2000. Of the 866, 63% or 547 were living under the poverty level.

Table 8 - Female Heads of Household

Community	Female Heads of Household / percentage of total population
Mendocino County (unincorporated)	2268 (3.8%)
Ukiah	**866 (5.4%)**
Willits	309 (6.3%)
Fort Bragg	437 (6.0%)

Many female heads of household have children under the age of 18. These households generally require affordable housing, since their incomes are often less compared to two-parent households. Housing for female heads of household is a high priority for the City of Ukiah.

Is there a high number of extremely low income households in Ukiah?

Extremely low-income is defined as households with income less than 30 percent of area median income. The area median income in the City is $43,432. For extremely low income households, this results in an income of $13,030 or less for a four-person household. For example, most 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 $17,000 or less. The service worker who makes your sandwich at the local deli and your server at a local coffee shop could be earning $8.00 per hour. These people have jobs that could qualify them as extremely low income households.

Existing Extremely Low Income Needs: In 2011, 941 extremely low-income households resided in the City, representing 17% of the total households. This was down from 2000 when there were 1,202 extremely low income households or 20% of the total households. Most extremely low-income households are renters (769) 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.

Projected Extremely Low Income (ELI) Needs: The Comprehensive Housing Affordability (CHAS) data indicates that there are 172-owner and 769-renter ELI households in the City of Ukiah. Of the ELI households, 70 percent of owners and 82 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 2012 low-income regional housing needs are extremely low-income households. As a result, from the low income need of 11 units, the City has a projected need of 6 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 be with mental or other disabilities and special needs. To address the range of needs, the City will employ a detailed housing strategy 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 undertake two programs during the planning period:

1. Identity 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.

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.

Is there overcrowding in Ukiah?

A common method of measuring overcrowding is to compare the number of persons to the number of rooms in the unit. The Census defines an overcrowded household as one that has more than 1.01 persons per room (not including kitchens and bathrooms), while units with more than 1.5 persons per room are considered severely overcrowded. In Ukiah, the data collected from the 2011 American Communities Survey shows that four percent of all occupied units were overcrowded.

Table 9 Overcrowding by Tenure

Overcrowding by Tenure				
Occupants Per Room	Owner Occupied		Renter Occupied	
1.00 or less	2,548	41%	4,346	70%
1.01-1.50	102	1.6%	102	1.6%
1.51 or more	**0**	**0**	62	1%
Total	102	1.6%	164	2.6

*American Communities Survey 2011

Are there other types of special needs housing?

Persons with disabilities in Ukiah face unique problems in obtaining affordable and adequate housing. This segment of the population, which includes individuals with mental, physical, and developmental disabilities need affordable, conveniently-located housing which, where necessary, has been specially adapted for wheelchair accessibility, along with other physical needs.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing can also be provided via senior housing developments.

The majority of persons with disabilities live on an income that is significantly lower than the non-disabled population. Many disabled individuals live on a small fixed income which severely limits their ability to pay for housing. 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 oftentimes experience discrimination in hiring and training. When they find work, it tends to be unstable and at low wages.

Description of Need

A disability is a physical or mental impairment that substantially limits one or more major life activities. According to the 2000 Census, an estimated 25% of Ukiah residents (3,494 persons) have one or more disabilities. The most pervasive disabilities for the general population are physical and mental disabilities.

Physical Disabilities: While there are a number of well-managed affordable housing facilities that are accessible to persons with a physical disability, there is a need for additional accessible units. In 1990 only one percent of the City's housing units were accessible. In order to accommodate the City's population with physical disabilities, there is a need to adapt houses or apartments for wheelchairs and other special requirements. Both federal and State housing laws require certain features of adaptive design for physical accessibility in all multifamily residential buildings with four or more units built for first occupancy starting March 13, 1991. However, numerous dwelling units built before that date are not subject to these accessibility requirements. This, however, does not assist individuals – particularly seniors – who choose to remain in their homes rather than move to assisted living facilities and/or other newly constructed units.

Mental Disability: According to 2000 Census data, there are a number of persons with a severe mental disability in Ukiah. This includes a large proportion of the homeless which are often thought to have mental disabilities. Persons with mental disabilities are a critically under-served population with respect to housing. Approximately 20-50 percent of these are capable of living semi-independently in their own supported housing units with assistance in maintaining their apartment, the provision of meals and obtaining transportation, as do other persons with disabilities.

While there is a number of well-managed permanent living and day treatment facilities and programs to serve persons with mental disabilities, there remains a need for additional facilities.

The 2000 Census recorded the disability status of the civilian non-institutional population of City residents. Approximately 21 percent of residents in the City reported as having a disability. The disability breakdown can be seen in the table below. The largest percentage (26 %) of the disabled population has a physical disability. The second largest populated group is that of employment disability of 22 percent.

Table 10 Persons with Disabilities

Persons with Disabilities by Type		
	Number	Percentage
Sensory disability	801	13%
Physical disability	1,619	26.4%
Mental disability	1,171	19%
Self-care disability	654	10.6%
Go-outside-home disability	509	8.3%
Employment disability	1,364	22%
Total Persons with disabilities	6,118	100%

Elderly Population

An analysis of the needs of elderly or senior households or persons is important for four reasons: 1) many elderly have fixed, limited incomes; 2) many elderly persons are "over-housed" (living alone or with two people in a three or four bedroom house); 3) some elderly have mobility and health problems that can create special housing needs; and 4) recent projections indicate an increase in the elderly population in the planning period, both those currently living in the area City of Ukiah.

According to the 2010 Census, there are a total of 1,375 owner-occupied housing units and 665 renter-occupied housing units of which 2,040 are senior households. Table 3-16 represents householders by tenure and age in the City of Ukiah.

Table 11 Senior Households

Senior Households						
	Owner		**Renter**		**Total**	
	Number	Percent	Number	Percent	Number	Percent
Total 65 and older	876	14%	514	8	1,390	22
Total 64 and under	499	8%	151	2	650	10
TOTAL	1,375	22%	665	10%	2,040	32%

Large Households

Large families can have special housing needs if they cannot find affordable, large housing units then and living conditions may become overcrowded. The Table below shows the total occupied housing units by the number of persons living within each unit. This information is shown for owner-occupied and rental housing.

For owner-occupied units, the highest percentage is for a two-person unit (59%). Approximately twelve percent of the owner-occupied households are occupied by five or more persons. For renter-occupied units, the highest percentage is a two-four-person household (60%). Less than two percent of the renter-occupied units are occupied by five or more persons.

Table 12 Large Family Households

Large Family Households				
	Rental	Percent	Owner-occupied	Percent
2- 4 person household	1,662	60%	1,552	59%
5+ person household	431	2%	322	12%

Strategies and Programmatic Responses to Meet Projected Needs

Appropriate housing for persons with mental or physical disabilities include very low cost units in large group home settings (near retail services and public transit), supervised apartment settings with on- or off-site support services, outpatient/day treatment programs, and inpatient/day treatment programs, crisis shelters and transitional housing.

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential construction projects containing in excess of *5* units under construction after September 15, 1985, would conform to specific disabled adaptability/accessibility regulations. In 1988, the Federal government enacted the U.S. Fair Housing Amendment Act, also with the intent of increasing the number of rental units being built that would be accessible to handicapped individuals. In July 1993, the State of California issued "California Multifamily Access Requirements" based upon the Act. Unfortunately, the actual increase in the number of handicapped-accessible units available on the current rental market has been small.

The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. 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.

The City also makes rehabilitation funds available to income qualified households for accessibility improvements. The Housing Rehabilitation Program, funded with a HOME grant has been designed in part to address these needs by providing affordable loans to assist disabled tenants to improve their rental units to meet their physical needs.

The housing needs of several other categories of disabled persons, including developmentally disabled persons and the mentally ill are typically not addressed by Title 24 Regulations. The housing needs of persons with these types of disabilities, in addition to basic affordability, range from needing slight modifications of existing units to the need for a variety of supportive housing arrangements. Some of this population can only live successfully in housing which provides a semi-sheltered, semi-independent living state, such as clustered group housing or other group- living quarters; others are capable of living independently if affordable units are available.

Group-home living quarters for a variety of specific disabled clientele groups have traditionally been found intermixed within Ukiah's residential neighborhoods. Consistent with State law, group homes with six or fewer residents per facility are allowed by right in all residential zones.

Care facilities with seven or more persons are also permitted in all residential districts and several commercial districts, subject to a conditional use permit.

What types of housing are needed?

- **Rental Units.** Rental units for larger families, particularly for extremely low, very low and low income households. Small rental and for sale units, such as single room occupancy studios, particularly for seniors, students, low wage earners, female heads of household, and farm workers.

- **Smaller For-Sale Housing.** Smaller attached and detached for-sale units affordable to low and moderate income households, and first-time homebuyers. Also, small lot subdivisions. In addition, the preservation of mobile home parks as a contributor to the local affordable housing stock has become significantly important.

- **Special Needs Housing.** Special needs housing and housing with service components. This includes housing for persons with physical and mental impairments, and/or other special needs, as well as farm worker housing that may be seasonal.

- **Student Housing.** Rental housing for Mendocino College students has been a priority for the College and is a priority for the City. This could include dormitory style housing with living units and a communal kitchen/ding facility.

- **Senior Housing.** Affordable housing demand for the Senior citizen population has increased and is expected to continue growing in the future. In particular, housing units for those seniors in the *Extremely Low* income category.

- **Above Moderate Income Units.** Detached for-sale units, rental apartments, and for-sale and rental condominiums available to higher income households.

What types of housing does Ukiah have?

Table 13 provides a breakdown of the total housing units by type of structure for 2000 and 2008. In 2013, it was estimated that there were 6,523 housing units in the City. As indicated, the majority of the units (55%) in Ukiah are single-family units. The variety of housing types in Ukiah fairly diverse.

Table 13 Housing Units by Type

Housing Units by Type*		
	Number	Percent
Single Family Detached	3,596	55%
Single Family Attached	412	6%
Two to Four Attached	839	13%
Five plus Attached	1,237	19%
Mobile Home	439	7%
TOTAL:	6,523	100%

*California Department of Finance 2010

What is the vacancy rate by tenure?

The Department of Finance reported 330 vacant units, which is five percent of the total housing units in the City.

Table 14 Housing Vacancy

*Housing Stock by type of Vacancy		
	Number	Percent
For Rent	136	2
Rented not occupied	7	.01
For sale only	73	1.1
Sold not occupied	13	.1
Seasonal Use Only	25	.3
All other vacant	76	1.1
TOTAL:	330	5.0

*California Department of Finance 2010

How much housing is needed?

- **MCOG Regional 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 is determined by the Mendocino Council of Governments, 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.

  In 2013, the MCOG in partnership with representatives from local City and County jurisdictions met and agreed upon the local fair share housing needs.

Table 15 – 2013 Mendocino Council of Governments Regional Housing Needs for Ukiah

Years	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
2009-2014	65	134	65	120	75	459
2014-2019	9 (50% of VL and L)	11	7	7	20	46

Limited Population Growth. As noted in Table 1, there has been very little population growth over the past five years. However, housing needs remain, particularly for extremely low, very low and above moderate income households. This interesting need statistic reflects the lack of overall housing starts in the community due to the slumping economy and the loss of the City's Redevelopment Agency.

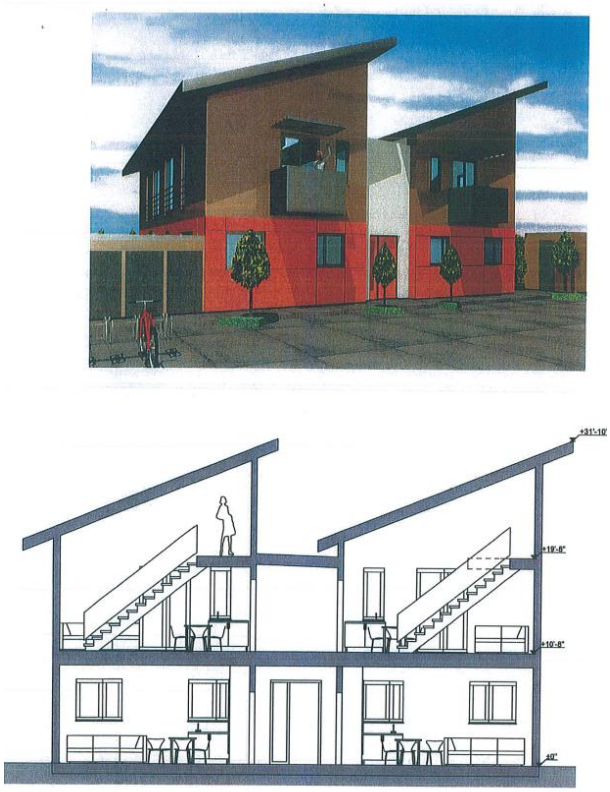
Housing Production since 2009: Even with a reduction of regulatory constraints and continued City support, housing production since 2009 has dropped dramatically. Four single family residential units were constructed in since 2009, and the Clara Court 34 unit affordable housing project was constructed and opened in 2010.

Table 16 – 2013 Housing Production

Year	Extremely Low	Very Low	Low	Moderate
2009	0	0	0	3
2010	22 (Transitional)	34	0	1
2011	0	0	0	0
2012	0	0	0	4
TOTAL	22	34	2	4

Additionally, a number of housing projects were approved by the City Planning Commission in the past couple of years, but not yet constructed. These include:

- 30+ apartment units on Old Talmage Road
- A mixed-use project including seven 1-bedroom apartment units and 5 efficiency Single Room Occupancy apartment units.
- A small Planned Development with 4 1-bedroom apartment units and a efficiency studio unit above an existing garage.



Efficiency Single Room Occupancy Units Approved by the Planning Commission

Where can new housing be located?

The 2009 Vacant and Underutilized Land Map was updated in January 2014 (Appendix 3). Over the past 4-5 years there has been a very minor reduction in vacant and underutilized land available for housing development (3 acres).

Table 17 – Vacant and Underutilized Land

Year	Total Vacant and Underutilized Land
2009	108 acres
2014	105 acres

The vacant and underutilized land continues to be spread out in the City with a very limited amount of large vacant parcels. Of the last remaining larger properties, most can be developed with residential land uses, but because of location (prime commercial) it is not probable. However, the enabling zoning and regulatory framework for the development of these parcels will continue to permit residential development.

The primary opportunity sites for very low, low and moderate priced rental and ownership housing are vacant infill parcels, underutilized land, and parcels ripe for redevelopment. To

successfully develop these sites, traffic, design compatibility, infrastructure, neighbourhood compatibility, and other issues must be analyzed.

- **Infill Parcels.** The Vacant and Underutilized Land Map updated in 2014 shows a number of important infill opportunity sites within the City Limits. These parcels are close to existing infrastructure and situated along transportation corridors, and are close to the downtown, retail opportunities, medical services, and professional offices. Development of these parcels will promote increased pedestrian activities and will lower the City's overall carbon footprint.

- **Underutilized Land.** There is underutilized land throughout the City which provides opportunity for all types of needed housing.

- **Redevelopment Sites.** There are a number of key developed properties in and around the downtown and along important transportation corridors that are poised for redevelopment. The sites listed in the following table represent sites with the greatest potential for redevelopment within the planning period.

- **Site Consolidation**. There are a number of key sites that are contiguous to one another with the potential to be combined to accommodate larger projects.

Table 18 – Redevelopment Sites

Property Owner	Address	APN	Parcel Size (sq ft)	Percent (%) Developed	Current Use	Potential Units (see note below)	GP & Zoning	Constraints?
Somers Geraldine SUCCTTEE	290 Seminary Ave	0226304	23,814	73%	Retail/Program Services	13 total 8 probable	C C-1	No
Mendocino Savings Bank	294 W. Smith Street	0218304	13,417	64%	Commercial – Bank	8 total 6 probable	C C-1	No
Heller Richard V. & Eileen E. TTEES	304 Pine Street	0217410	8,389	73%	Residential Single Family Dwelling	1	LDR R-1	No
Trinity Youth Services	915 W. Church	0121708	28,742	72%	Vacant	5	LDR R-1	No
Trinity Youth Services	225 S. Hope Street	0126101	27,749	67%	Vacant	5	LDR R-1	No
Trinity Youth Services	915 W. Church	0121603	43,151	91%	Vacant	7	LDR R-1	No
Trinity Youth Services	200 S. Barnes Street	0121404	16,873		Vacant	2	LDR R-1	No
Trinity Youth Services	200 S. Barnes Street	0121409	54,360	55%	Church and School	9	LDR R-1	No
Trinity Youth Services	W. Church &	0121401	33,611	0%	Vacant	5	LDR R-1	No

	Thompson							
Taaning Jessica L.	E. Clay Street	0228105	13,674	0%	Vacant	2	C C-2	2-Story Maximum
H & L Schmidbauer	273 E. Clay	0228104	22,424	65%	Commercial – Warehouse	4	C C-2	2-Story Maximum
Hoskins Roy H. Jr. & Gail TTEES	276 E. Clay	0223124	58,999	43%	Retail Sales	10	C C-2	2-Story Maximum
H & L Schmidbauer Properties LLC	265 E. Clay	0228103	29,007	61%	Retail Sales	5	C C-2	2-Story Maximum
Peabody Robert L.	291 E. Clay	0228106	8,756	81%	Residential Single Family Dwelling	1	C C-2	2-Story Maximum
Mountanos Linda M TTEE	334 N. Main Street	0218602	4,442	0%	Vacant	1 total 1 probable	C C-1	2-Story Maximum
Ceja Celso	479 S. State Street	0218601	5,494	56%	Retail Sales	4 total 2 probable	C C-1	2-Story Maximum
Rocha Antonio Moreno	519 S. State Street	0227328	7,858	39%	Retail Sales	5 total 3 probable	C C-1	2-Story Maximum
Wang Quingnan	521 S. State Street	0227329	3,882	17%	Residential – Single Family Dwelling	2 total 2 probable	C C-1	2-Story Maximum
Wang Quingnan	523 S. State Street	0227322	3,655	40%	Retail Sales	2 total 1 probable	C C-1	2-Story Maximum
Chang James TTEE	527 A & B S. State Street	0227325	7,947	48%	Office	5 total 3 probable	C C-1	2-Story Maximum
Lorenzi Marlyn	533 A S. State Street	0227324	9,040	30%	Retail Sales	6 total 5 probable	C C-1	2-Story Maximum
Hoskins Roy H Fr. & Gail L.	307/311 S. Main Street	0223125	16,520	60%	Office	11 total 8 prob	C C-1	2-Story Maximum
City of Ukiah	Cleveland Lane	002-281-15	10,200	0%	Vacant	7 total 7 probable	P P-F	2-Story Maximum
City of Ukiah	Cleveland Lane	002-281-18	10,500	0%	Vacant	7 total 7 probable	C C-2	2-Story Maximum
City of Ukiah	Cleveland Lane	002-281-28	1 acre	0%	Vacant	28 total 28 probable	C C-1	2-Story Maximum
City of Ukiah	Cleveland Lane	002-281-24	½ acre	25%	Office	14 total 1 probable	C C-1	2-Story Maximum
Bertha Burnham	817 Waugh Ln.	003-574-07	1.7 acres	10%	Single- family	47 total 38 probable	R3	2-Story Maximum
TOTAL POTENTIAL UNITS						**222 total** **170probable**		

NOTES:

1. The potential number of units was determined by factoring in the number of units allowed by zoning, the applicable development standards, the size of the parcels, the shape and configuration of the parcels, the percentage of existing development, surrounding land uses, on-site field work, and in some cases, subjective, yet professional opinions. Additionally, the existing development on all of the identified sites is aged and in some cases dilapidated, which increases the opportunities for redevelopment and infill affordable housing.

   The Ukiah General Plan and Zoning Code permits high density residential development in the C-1 (Community Commercial) zoning district. While full high density residential development is possible, the potential number of units assumes a mix of residential and commercial (25% to 50% residential). This assumption is based on the mix of recently constructed mixed-use projects, and discussions with local and regional developers concerning how mixed-use projects must "pencil-out" to be financial successful.

2. The maximum density allowed in the high density and commercial zoning districts is 28 units per acre.

3. There is a need for 18 extremely low, very low, and low income units. There is opportunity for 280 units on residentially zoned land (vacant, underutilized and redevelopable parcels).

4. It should be noted that not all commercial zoned sites are anticipated to be developed residentially. However, as noted above, there are more than enough opportunity sites to meet the local need.

5. The Ukiah Airport Master Plan limits some parcels to two-stories which is considered a constraint because it could disallow maximum density under the zoning. The Airport compatibility zone maximum density in these areas is 90 people per acre, which does not represent a constraint because it far exceeds the maximum density under the zoning (28 units per acre).

6. No other land use controls significantly constrain the parcels. The City zoning code does not contain a floor area ratio standard, and the height limit, yard setback, and lot coverage standards in the C-I zoning district are generous, which encourages infill affordable housing development.

7. The Medium Density Residential (R2) and High Density Residential (R3) zoning districts allow owner occupied and rental multifamily residential land uses by-right without a use permit.

8. The maximum density allowed in the high density and commercial zoning districts is 28 units per acre.

9. There is a need for 18 extremely low, very low, and low income units. There is opportunity for 280 units on residentially zoned land (vacant, underutilized and redevelopable parcels).

10. The Cleveland Street parcels are currently in the process of being donated to PEP Housing for the construction of 42 senior affordable units. These parcels will be combined.

The regulatory incentives that provide increased opportunity for these sites to redevelop include the availability of the Planned Development (PD) zoning tool, no floor are ratio standard, a generous height limit, limited yard setbacks in the commercial zones, (grants) for façade and infrastructure improvements.

The sites were chosen because of existing worn or dilapidated structures, near-by successful revitalization efforts, reasonably foreseeable near-by future projects, and other factors. As indicated in footnote number 1, on-site field work was performed on each parcel to determine if and how much affordable housing could be added to the sites given the location and type of existing development, parcel configuration, and other factors.

Additionally, it should be noted that the City has been successful in attracting housing projects in the C-1 (Community Commercial) zoning district. Approved and constructed projects with full residential development on commercially zoned parcels include a 6-unit apartment complex on North Main Street and a 12 unit apartment complex on South Main Street. Both of these projects are situated in the downtown area and in close proximity to commercial services, medical services, bus routes, and governmental services.

Standard practice of the City of Ukiah Planners is to promote residential development on the commercially zoned property identified as prime for affordable housing development. Programs has been added to post the suitable sites map and associated information on the City's website and to prepare hard-copy hand-out material for property owners and developers.

Is there enough suitable land available to meet the housing need?

The City's share of the regional housing need is 46 units and there is plenty of appropriately zoned, unconstrained land to accommodate this desired number of units. The total probable units for the vacant, underutilized and redevelopable land within the City is 738 units. The primary reason for this is because the City permits medium and high density residential development in its commercial zoning districts. Another reason is that there are a substantial number of underutilized older commercial properties where residential units could be added. The zoning code permits mixed commercial/residential land uses in all commercial zoning districts. Additionally, the City's Planned Development zoning tool provides for creative, well planned residential development and the flexing of typical development standards and densities.

The Housing Element strongly encourages carefully infill medium and high density residential development because of the close proximity to existing infrastructure, transportation corridors, social services, commercial uses, and medical facilities, and to prohibit impacts on surrounding agricultural lands that results from urban sprawl.

Are there constraints to housing development in Ukiah?

The City has regulatory constraints (fees/exactions and zoning standards), as well as environmental constraints just like every other community 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 3), was examined not only for the presence of constraints, but to what degree the constraints would impact the future development of housing units.

The following table provides a listing and details of constraints to housing development.

Table 19 - Constraints

Constraint	Detail
Fees and Exactions	A new fee schedule was adopted in 2007. Reduced planning permit fees are charged for affordable housing and special needs housing projects.

Wastewater (Sewer) Treatment	The wastewater treatment plan upgrade and expansion project has been completed and sufficient capacity is available to serve the identified vacant, underutilized and redevelopable parcels.
Water Storage and Capacity	A water storage project has been completed, which added nearly 2 million gallons of storage to the City's water storage system, and an upgrade to the water treatment plant has been completed. Sufficient water exists to serve the identified vacant, underutilized and redevelopable parcels.
Zoning and Land Use Controls (see below)	The amendments called for in the 2004 Housing Element were completed in 2008. Additionally, the City is working on a Downtown Zoning Code project that will provide more opportunity and certainty for housing development in the downtown. Medium and high density housing is now permitted in all commercial zoning districts, and the Planned Development tool has be used to facilitate unconventional housing and alternative development standards. Zoning is no longer considered a constraint. The City has lot coverage, yard setback, height and other regulatory constraints to development. While these zoning standards are typical, the City also does not have a Floor Area Ration (FAR) standard, which limits development in other communities. The City also has a Planned Development overlay zoning classification, which provides flexibility for development projects and allows for increased building height and lot coverage. Additionally, in 2008, the City adopted new zoning regulations establishing reasonable accommodations for persons with disabilities (see procedure below).
Airport	There are density limitations and 3-story buildings (other than for public facilities) are disallowed in the B2 Infill area north of the airport. However, many of the identified vacant, underutilized and redevelopable parcels are not located in the B1 or B2 infill area north of the airport.
Drainage	The City adopted new *Low Impact Development* drainage requirements which could result in lower costs for housing projects.
Traffic	The City adopted a City-Wide traffic study in 2007 and if traffic impact fees are considered in the future, reduced fees for affordable housing projects may be adopted. Additionally, the City has an adopted Capital Improvement Program that includes a number of significant street and intersection improvements that will reduce traffic related constraints for the identified parcels.
Parking	The Ukiah City Code requires 1 parking space for 1-bedroom apartment units and 2 spaces for 2-bedroom apartment units. However, the Planned Development zoning tool can be used to relax this standard if a proposed development such as senior housing can demonstrate that less parking would be needed.
Flood Zones	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, underutilized and redevelopable parcels are not situated in a 100-year flood zone.

Permit Processing Procedures	Permit processing for all permits is generally faster and less costly than surrounding jurisdictions. Priority processing is provided for affordable and special needs housing projects.
Housing for Persons with Disabilities	The zoning code was amended in 2008 to include provisions for reasonable accommodation (procedure listed below). Additionally, planning permit fees for special needs housing projects are even less than those charged for affordable housing projects.
Building Codes	The City has adopted the 2007 California Building Codes. These codes have not presented a hardship to affordable housing developers. The State of California and the City of Ukiah will adopt the new 2010 California Codes on January 1, 2011. All building permit applications which are submitted after January 1, 2011 will be required to comply with these new regulations. One of the most significant changes that is anticipated in the new codes is that all new residential occupancies will be required to have fire suppression systems (fire sprinklers). This will add addition costs to affordable housing projects. The City is examining the possibility of using Redevelopment Housing 20% set-a-side funds to offer grants or low interest loans to assist affordable housing developers to comply with this anticipated new requirement. The City of Ukiah code enforcement activities have become complaint driven ever since the loss of the Code Compliance Coordinator position due to budget cuts. However, City staff due initial code compliance cases when they are observed during routine inspection and field observations.
Cost of Land and Financing	Currently, the cost of land is lower than it has been in many years. This is primarily due to the economic downturn. Similarly, the availability of land is higher than it has been with a larger than average number of properties on the market. While financing is tight, there is local optimism that lending institutions are relaxing recent restrictions and the financing market is opening up. Additionally, interest rates are remaining low, and the City's first time home buyer program has been very active over the past year.
Cost of Construction	According to PEP Housing, a local affordable housing builder, the cost of construction in Ukiah is comparable to that of neighbouring counties of Sonoma and Lake. Typical construction costs are between $190 and $215 dollars per square foot.
High Density Housing Management	The Ukiah Police Department have expressed concern about the development of new affordable housing projects that do not have requirements for updated and consistent management practices that support safety. The Police have found that the key to safe affordable housing is strong management. A new policies and implementing task have been added to address this concern.

Housing for Persons with Disabilities 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 planning and community development or designee, or may be referred to the authority taking action on a concurrent application.

Written Determination: The director of the department of planning and community development or designee shall make a written determination within thirty (30) days and either grant, grant with modifications, or deny the request for reasonable accommodation in accordance with the findings below. The written determination for applications submitted for review with concurrent applications may be processed in the manner and time frame for the concurrent application. The written decision to grant or deny an application for reasonable accommodation shall be consistent with the federal fair housing act and California fair employment and housing act ("the acts") and shall be based on the following factors:

1. Whether the housing that is the subject of the request will be used by an individual with a disability as defined under the acts.

2. Whether the request for is necessary to make specific housing available to an individual with a disability as defined under the acts.

3. Whether the request would impose an undue financial or administrative burden on the city of Ukiah, or require a fundamental alteration in the nature of a city program or law.

4. Whether the request would pose impacts to surrounding uses.

5. Whether the request is based on the attributes of the property and structures.

6. Whether alternative reasonable accommodations that may provide an equivalent level of benefit could be undertaken.

Sec. 7. Required Findings.

The written decision to, grant with modifications, or deny a request for reasonable accommodation shall be consistent with fair housing laws and based on the following factors:

(1) Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;

(2) Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws;

(3) Whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction and;

(4) Whether the requested accommodation would require a fundamental alteration in the nature of the jurisdiction's land use and zoning or building program.

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.

Can certain constraints be overcome or resolved to provide more opportunity for housing?

Since adoption and certification of the last General Plan Housing Element in 2011, progress has been made to resolve constraints. These efforts include the adoption of the new Downtown Zoning Code which encourages more housing in and around the downtown, street improvements (East Perkins Street), drainage infrastructure improvements (East Perkins Street), etc.

The wastewater treatment plant and water treatment plant were recently upgraded and have the capacity to serve future housing development on the identified vacant, underutilized, and redevelopable parcels.

Additionally, the City has secured a CDBG grant to help fund sewer lateral inspections and repairs for extremely low, very low and low income residents.

The HOME grant First Time Home Buyers program has enabled very low and low income residents to purchase homes in the community.

Airport Compatibility:

The Airport Land Use Compatibility Zone Map

The "A", "B1" (Infill) and "B2" (Infill) compatibility zones have the following standards for development:

Table 20 – Airport Master Plan Requirements

Zone	Max Density	Parcel Size for New Subdivisions	Open Space	Height
A Zone: Runway Protection Zone	10 people per acre	0	All	7 to 1 slide slope from runway center line
B1 Zone – Infill Area North of Airport: Approach and Departure Zone	60 people per acre	10 Acres	30%	7 to 1 slide slope from runway center line
B2 Zone - Infill Area North of Airport: Extended Approach and Departure Zone	60 people per acre	2 acres	30%	7 to 1 slide slope from runway center line

***** If development projects in these zones can meet these 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, it is required to be submitted to the ALUC for a CLUP 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."

There have been a number of multi-family residential projects proposed in the B1 and B2 Infill compatibility zones north of the airport over the past several years. The most notable of these is the 64-unit Summer Creek Village affordable housing project. While this project served the major community objective of providing much needed affordable housing, it also complied with the density and other requirements of the B2 infill compatibility zone. Based on the long-standing procedural agreement with Mendocino County, the project did not need a formal consistency review from the Mendocino County Airport Land Use Commission because both City and County Staff determined that it was clearly consistent with all the requirements for the B2 infill area.

The Summer Creek Village project was located on a large enough parcel to meet the 60 people per acre density standard. The primary vacant and underutilized sites identified in the 2009 survey that are in the B1 or B2 airport compatibility zones are as large or larger than the Summer Creek Village parcel, therefore it is confidently assumed that multi-family residential projects could be developed on these parcels.

These constraints result in less opportunity for housing development. However, the City highly values the airport as an integral component of its economic development strategy. Accordingly, the City seeks to balance the affordable housing and economic development goals of the City.

It should be noted that none of the identified vacant, underutilized or redevelopable parcels are located in the "A" compatibility zone.

It should be further noted that most of the identified vacant, underutilized or redevelopable parcels are not significantly burdened with airport compatibility zone constraints.

In the event, a housing developer proposes to build on land within the airport B1 infill compatibility area, here is a summary of the required steps and process:

1. An affordable housing developer applies to construct 28 units on a one-acre parcel in the airport B1 infill compatibility zone area which allows a maximum density of 60 people per acre. Using the 1.92 people per unit factor, City staff determines that the project would result in 54 people per acre, and that it would be in compliance with the B1 zone.

2. The developer decides to seek a density bonus of 25% (7 units).

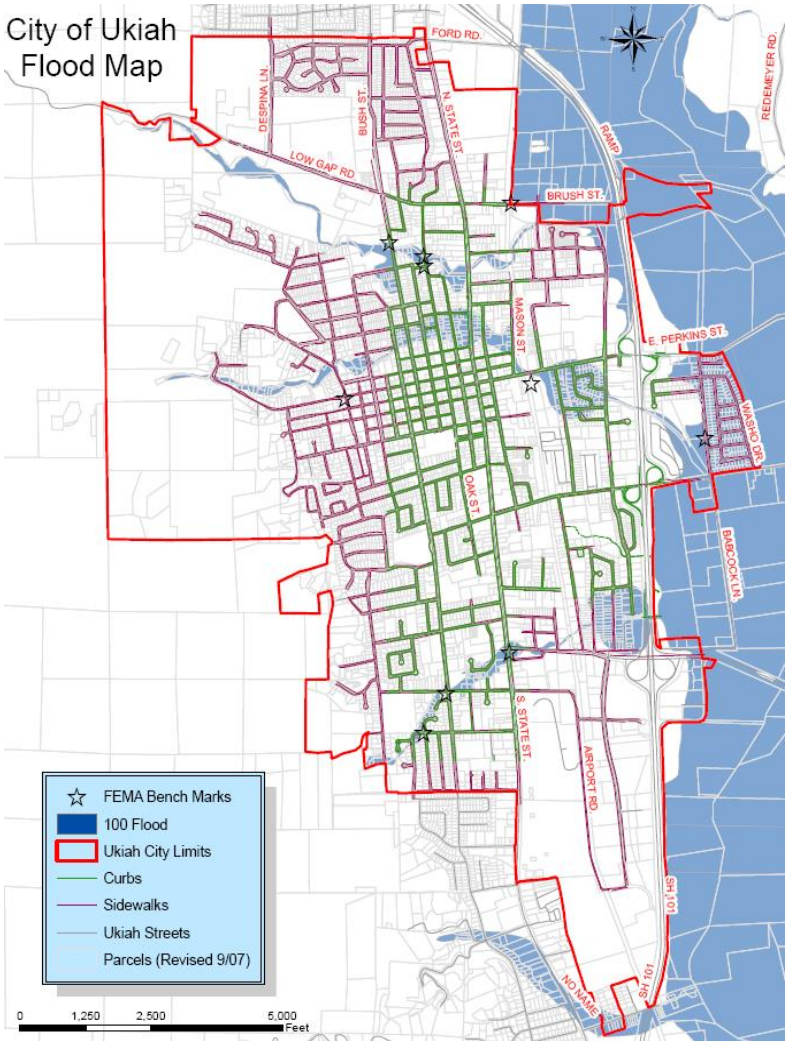
3. Staff determines that this would add 13 people to the site for a total of 67 people, which would exceed the density standard of 60 people per acre. The Ukiah Regional Airport Master Plan indicates that projects exceeding the density standard (or other standards) should "only be allowed if a major community objective is served by the project in the proposed location and no feasible alternative location exists."
4. Staff refers the project to the Mendocino Airport Land Use Commission for a "consistency determination", making the argument that the project serves the major

community objective of providing affordable infill housing, and that no feasible alternative location exists.

5. If the Land Use Commission finds that even though the project exceeds the allowable density in the B1 zone, it serves a major community objective, and that no feasible alternative sites exists, and then approves the project, it would advance to the City Zoning Administrator or Planning Commission for final action.

6. If the Land Use Commission finds that the project does not meet an important community objective and/or other alternatives sites exist, and says "no" to the proposal, City staff could schedule the matter for a final determination by the City Council, who on a 4/5 votes could override the Mendocino County Airport Land Use Commission.

Flood Zones:



The City of Ukiah Flood Zone Map

A number of vacant and/or underutilized parcels are situated within the 100-year Flood Zone, which requires structures and roads to 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. The City is currently examining the Flood Zone Maps (1985) to determine if any of the zones warrant a *Map Correction* application to the Federal Emergency Management Association. This exercise could result in a reduction in the flood zone constraints.

An implementation program has been added to identify a prime affordable housing infill site currently burdened by flood zone issues and pursue an engineering study and possible FEMA map correction to eliminate this constraint.

Traffic: Traffic congestion, particularly along the City's major street corridors can affect the developability of some parcels. However, the City's adopted 2010-2011 Capital Improvement

Program (CIP) identifies street and intersection improvement projects and funding sources to remedy many traffic congestion problems.

Future development projects may require the preparation of traffic studies to determine potential impacts and reasonable mitigation measures for projects outside the area covered by indentified CIP projects.

What are the current land use controls for housing development?

Table 21 – Zoning Standards

ZONING DISTRICT	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	MAXIMUM HEIGHT	MAXIMUM LOT COVERAGE	REQUIRED SITE AREA	MAX DENSITY	PARKING REQ
R-1 Single Family Residential	20' 30' for garages	10' 5' for accessory buildings	20' 5' for accessory buildings	30' 20' for accessory buildings*	N/A	6,000 sq ft 7000 sq ft. for corner lot	7+ units per acre	2 on-site
R-2 Medium Density Residential	15' 25' for garages	10'	15'	30' 20' for accessory buildings*	N/A	6,000 sq ft 7000 sq ft for corner lot	14 units per acre	2 Per duplex unit; 1 per bedroom for MFR
R-3 High Density Residential	15' 25' for garages	5'	10'	40' 30' when abutting R-1 or R-2	N/A	6,000 sq ft 7000 sq ft for corner lot	28 units per acre	2 Per duplex unit; 1 per bedroom for MFR
C-N Neighbor Comm	10' 15' for second story	5' 10' for second story	10'	30' 20' for accessory buildings	40%	7000 sq ft	28 units per acre	2 Per duplex unit; 1 per bedroom for MFR
C-1 Community Commercial	10' 15' for second story	0' unless abutting an R-1, R-2, or R-3 parcel**	0' unless abutting an R-1, R-2, or R-3 parcel	50'	40%	6000 sq ft 7000 sq ft corner lot	28 units per acre	2 Per duplex unit; 1 per bedroom for MFR
		0' unless	0' unless				28 units	

C-2 **Heavy Commercial**	10' 15' for second story	abutting an R-1, R-2, or R-3 parcel	abutting an R-1, R-2, or R-3 parcel	40' 20' for accessory buildings	40%	6000 sq ft 7000 sq ft corner lot	per acre	2 Per duplex unit; 1 per bedroom for MFR
P-D **Planned Develop**	To be determined in the review process	To be determined in the review process	To be determined in the review process	To be determined in the review process	To be determined in the review process	½ acre unless located in the downtown and fulfills other criteria	28 or more units 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. 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 2-stories.

4. Various residential housing types are allowed or permitted in all of the above zoning districts

5. 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.

6. Deviation from lot coverage standards is available with discretionary review.

Zoning and Housing Types: The City's current zoning code allows for a variety of housing types throughout the City. For example, multiple family residential apartment units are permitted in all commercial zoning districts, and second residential units (granny units) are allowed in the Single Family Residential (R-1) zoning district without the need for a use permit.

Small family day care (6 or fewer children) and community care facilities are allowed in all residential zones and in the Community Commercial zoning district without a Use Permit. Large family day care (7 or more) and community care facilities are permitted in these districts with the securing of a Use Permit. The City code does not include any spacing or concentration restrictions.

The Planned Development (PD) zoning tool contained in the City Code allows for creative, well planned housing projects, and provides for the possible relaxation of typical development standards, as well as permitting unconventional housing types such as cooperative housing and school dormitories. This tool was used successfully during the past planning period to approve a compact, nicely designed infill low to moderate income housing development. The tool allowed for the reduction in parking, street and driveway widths, density, and yard setbacks. This Planned Development zoning remains an important tool in the City's toolbox for affordable housing projects.

The PD tool is an overlay zoning district that technically is a rezoning. For example, an affordable senior housing project applicant may propose to lay 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. Affordable housing

projects that successfully used this tool include the Cleveland Lane sweat equity project, Mulberry Street sweat equity project, and the Cottage Lane project.

Fees and Development Review Process: 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. Discounted fees are levied for affordable housing projects.

Table 22 – Planning Permit Fees

Planning Permit Fees	Regular	Affordable Housing
Site Development Permit- - Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Site Development – Minor	$450	Same
Use Permit Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Use Permit Minor	$450	Same
Variance Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Variance Minor	$225	Same
Subdivision Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Subdivision Minor	$900	Affordable Housing: $720 Special Needs Housing: $540
Subdivision Exception	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Boundary Line Adjustment	$450	Affordable Housing: $360; Special Needs Housing: $270
General Plan Amendment	100% cost recovery	Same
Annexation	100% cost recovery	Same
Rezoning	100% cost recovery	Same
Rezoning Planned Unit Development	100% cost recovery	Affordable Housing: 80% cost recovery;

		Special Needs Housing: 60% cost recovery
Environmental Impact Report (EIR)	Consultant cost plus 15% administration	Same
Specific Plan/Master Plan Review	$1,800	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Development Impact Fees	None, except for a specific traffic impact fee associated with the development of the Airport Business Park mixed use shopping center. 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.	Developers of affordable housing projects may be eligible funds to help finance infrastructure improvements.

Example Project: The 32-unit Clara Court affordable apartment project, which received approximately $350,000 in grants and low interest loans from the Ukiah Redevelopment Agency for property acquisition and pre-development funds, paid approximately $450,000 in total fees (planning permit, building permit, water, sewer, public works, electrical, planning, and fire protection). This amounts to approximately $14,000 per unit (does not include school district fees collected by the district). This amount appears reasonable when compared to other jurisdictions. For example, in unincorporated Mendocino County, the cost is approximately $17,500 per unit (pages 3-20 and 3-21, 2010 Mendocino County General Plan Housing Element).

Fee Percentage of Development Cost: According to the issued building permit(s) for the Clara Court project, the total value/development costs for the project are $2,917,944. The total City collected fees of $450,000 equate to only 15.4 percent of the development costs for the project.

The City is also deferring the electrical, water, and sewer connection fees ($413,284 of the $450,000) until final inspection and the grant of occupancy. This will significantly contribute to project feasibility and achievement of affordable targets because it helps to meet construction loan underwriting requirements and reduces financing costs.

Additionally, in December, 2010, the City RDA provided an additional $450,000 to the project to assist in clean-up of unanticipated contaminated soil.

Development Review Process:

Table 23 – Development Review Process

Project Type	Approving Body	Timeline	Comment
Individual single family house	Staff	2 to 4 weeks	Plan check prior to issuance of building permit
Minor Subdivision	City Engineer	1 to 2 months	Parcel Map 1 to 3 months Final Map 1 to 2 months
Major Subdivision	Planning Commission and City Council	3 to 5 months	Subdivision Map 2 to 3 months Final Map 1 to 2 months
Duplex or triplex in a R-3 District	Staff	2 to 4 weeks	Staff review of site development plan
Multifamily housing with no subdivision	Planning Commission	2 to 3 months	Site Development Permit
Multifamily housing with major subdivision	Planning Commission	3 to 4 months	Site Development Permit and Subdivision Map
Mixed Residential Commercial Use (CUP)	Planning Commission	3 to 4 months	Project with no land division requires a Use Permit and Site Development Permit Review by the PC.
Planned Development Rezoning	Planning Commission and City Council	3 to 4 months	Requires a concept plan and a precise development plan.
CEQA Negative Declaration	Planning Commission	Varies	Processed jointly with project
CEQA EIR	Planning Commission	up to 12 months	Processed jointly with project.

Site Development Permit (SDP): The review of a Site Development Permit focuses on architecture, landscaping, parking, and other site design elements. The landscaping and parking standards are clear and concise and the Planning Commission has the authority and flexibility to reduce the requirement on a case-by-case basis. The architectural design findings are similarly concise and routinely shared with project applicants early in the pre-application discussions. The finding is not burdensome and allows for flexibility in the design of housing structures:

> "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."

<u>The Side Development Permit Review Process:</u> Processing a typical Side Development Permit takes approximately 6-8 weeks and includes the following steps:

Step 1 - Filing an Application

Applications are submitted to the City at the Planning and Community Development public information counter at the Ukiah Civic Center – 300 Seminary Avenue, Ukiah. While pre-application review (at no cost) is encouraged, it is not required.

Step 2 – Project Review Committee

The project planner will schedule the project for a roundtable discussion between the applicants and various City Staff members to flush out issues and problems, and to provide the applicants with a preliminary determination regarding possible conditions that may be imposed on the project.

Step 3 – Application Completeness

Within approximately 2 weeks after application submittal, the project planner will determined if enough information has been submitted to fully understand the proposed project. If enough information has been submitted, the application will be deemed "complete" for processing. If not, the project planner will send a detailed letter to the applicant indicating exactly what information is needed to fully understand the proposal.

Step 4 - Environmental Review

Some Site Development Permit applications need a preliminary environmental review (Initial Study) by the project planner. The purpose of this review is to find out if the project will cause any adverse environmental impacts. You may be required to give us more information about traffic, noise, etc. After reviewing all the information, the City Environmental Coordinator will make an environmental determination.

Step 5 - 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.

Step 6 – Public Hearing and Action

The City Zoning Administrator or Planning Commission 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. For information regarding the required findings that have to be made to approve the Site Development Permit project or the conditions of approval that may be placed on the project, contact the City Planning Staff at the number listed below.

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. The Use Permit review process is the same as the Site Development Permit Review process.

Planned Development Rezoning: The Planned Development Rezoning tool has been the most successful tool for creating affordable housing in the City. As indicated, it provides flexibility with development standards such as lot sizes, yard setbacks, driveway widths, etc. Hundreds of affordable housing units have been constructed as a result of this tool, including two large "sweat-equity" home ownership projects.

While the process is discretionary and involves public hearings before the Planning Commission and City Council, it is clear and provides certainty to the community and developers. The certainty is provided to the community because this rezoning proposal/application includes an actual development plan rather than just changing the zoning classification. Certainty is provided to the developer because the pre-application review is intimate with staff and staff is readily available through-out the process. It is not uncommon for staff to meet with the developer of a Planned Development project many times during the course of review to discuss and resolve issues.

Moreover, the process is not time consuming and the cost is not restrictive given the City's fee reduction for affordable housing projects. This is why the tool has been so successful in the City of Ukiah.

Planned Development Rezoning Review Steps: The review process for Planned Development projects takes approximately 3-4 months to complete.

1. Pre-application review. This is an optional step in the process that is free of change, and provides the developer with an opportunity to meet with staff to discuss the proposal, identify issues, sound-board solutions, located infrastructure, and confirm the steps in the review process.

2. Application filing. The applicant meets with staff and files the application. If it is an affordable housing projects, the applicant pays reduced fees.

3. Application routing. The application is routed to various departments and agencies for review and comment.

4. Application completeness. Within approximately 2-weeks, staff determines if enough information has been submitted to fully understand the project.
5. Environmental Review. Within 30 days from determining the application to be complete for processing, staff makes a determination regarding compliance with the California Environmental Quality Act.

6. Planning Commission public hearing. Once environmental review is completed, the project is scheduled for a public hearing before the Planning Commission.

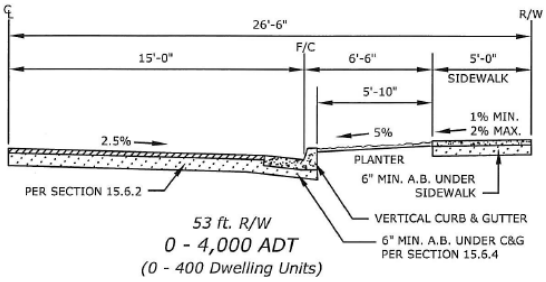
7. City Council public hearing. The City Council conducts a public hearing to consider the recommendation from the Planning Commission and to take final action on the project.

On and Off-Site Improvement Requirements: The City requires streets, curb, gutter and sidewalks, water and sewer connections, electrical connections and landscaping for all new construction, including affordable housing projects.

Street Standards: 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:

RESIDENTIAL STREET



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.

Water service connection fees are typical of a small rural City and have not resulted in a barrier to affordable housing projects. The City owns its own electrical utility and its electrical service connection fees are not only considered reasonable, but are in fact are less than those charged by the Pacific, Gas and Electric Company (PG&E), which provides electrical service outside the City limits.

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.

Landscaping: Affordable housing projects 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 Level of Service: 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 2004 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 recent project approvals for the Clara Court and Summercreek Village affordable housing projects, where on and off-site improvements were not issues and did not present barriers.

What Affordable Housing Developers Can Expect: Affordable housing developers can expect professionalism, cooperation, and a team approach from City Staff on issues such as property identification, constraints and opportunities analysis, potential funding assistance, reduced development processing fees, and expedited time frames for permit processing.

To assist developers, the City has produced a document entitled "What You Need to Know About Construction and Development." It is provided free upon request and is posted on the City's website.

The goal and mission of City Staff is to help shape an approvable project, and to provide certainty to the developer in terms of fees, standards, findings, and the entirety of the permit review process.

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 to accomplished.

Crime prevention and environmental design (CPTED)

CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." There are ten key principals and associated strategies communities should consider when applying the CEPTED framework to the design, development, redevelopment, and maintenance of buildings and community spaces:

1. **Natural Surveillance**— *the design and placement of physical features to maximize visibility and surveillance.* Keeping intruders easily observable by maximizing visibility.

   Key strategies include the design, placement, and lighting of doors, windows, walkways, gathering areas, roadways, and structures. The objectives are to eliminate hiding places and increase the perception of human presence or supervision.

2. **Natural Access Management**— *the physical guidance of people and vehicles.* Designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate public routes and discouraging access to private areas.

   Key strategies include the use of real or perceived barriers such as fencing or plantings, and other way finding elements such as lighting, signage, and artwork. The objectives are to provide orientation and a pedestrian-friendly environment and to discourage would-be offenders by making noncompliance obvious.

3. **Territorial Reinforcement**— *the use of physical attributes to delineate space and express a positive sense of ownership.* Increased definition of private space to create a greater sense of ownership and territorial control of an area.

   Key strategies include the use of art, signs, landscaping, and boundary treatments as well as the orientation and strategic placement of buildings. The objectives are to define borders, express ownership, and communicate a space is cared for and protected.

4. **Physical Maintenance**—*the repair, replacement, and general upkeep of a space, building, or area.*
   Key strategies include the use of low-maintenance landscaping and architectural materials, trash collection and removal, and other programs to maintain a clean and orderly environment. The objective is to allow for the continued use of a space for its intended purpose.

5. **Order Maintenance**—*the attention to minor violations and reduction of opportunities for inappropriate behavior.*

   Key strategies include posting rules and expectations, using graffiti- and vandalism-resistant materials, and imposing quick, fair, and consistent consequences for violations. The objectives are to foster safe, orderly, and predictable behaviors.
6. **Activity Support**—*the planning and placement of safe activities.*

   Key strategies include sidewalk and street level activities, such as markets, fairs, and festivals, in key community areas. The objective is to increase the number of people using a space, thereby enhancing visibility, social comfort and control.

7. **Social Capital**—*the social trust, norms, and networks people draw upon to solve common problems, foster civic engagement, and discourage inappropriate behaviors.*

   Key strategies include designated gathering areas, social events, community programs, and communication protocols or equipment. The objective is to encourage

communication, trust, and collaboration among stakeholders and also with the governmental agencies that serve them.

8. **Land Use and Community Design**—*the distribution, location, and amount of land for various uses; their density and intensity; and the design elements, strategies, and overall character of a planning area.*

   Key strategies include team training for professionals involved in planning and development activities, solicitation of community public safety concerns and collaboration in problem solving, and incorporation of CPTED principles into planning processes. The objectives are to create, or recreate, and manage built environments in a manner that includes considerations for public safety.

9. **Target Hardening**— *the making of potential targets resistant to criminal attack.* Using features such as window locks and dead bolts that prohibit entry or access. The City could naturally reduce crime by encouraging development projects to use these CPTED tools. Educating City staff on how CPTED principles can reduce crime and offering incentives to residential and commercial builders who incorporate CPTED principles into their project design could reduce crime and the overall need for policing in the City.

   Key strategies include the reinforcement of entry and exit features, law enforcement or security presence, and security devices such as locks, alarms, and cameras. The objectives are to increase the efforts that offenders must expend and the risk of their being identified or apprehended in committing an offense.

10. **Natural Imperatives**—*ensuring access to necessary goods and services including natural light, clean air and water, healthy foods, physical activity, employment, and housing.*

    Key strategies include pedestrian amenities, public parks, accessible transit systems, quality food sources, and education and employment opportunities. The objective is to promote healthy behaviors and reduce mental fatigue and associated risky behaviors by meeting the biological, social, and economic needs of the population.

A program has been added to require the use of CPTED when reviewing housing development projects.

Safety and high density housing management

The Ukiah Police Department has participated in a program that brings law enforcement together with the owners and managers of high density housing complexes to devise strategies for keeping the facilities safe. While funding for the program remains uncertain, the Police leadership believe it represents the best approach to increasing safety and reducing police calls to high density apartment complexes.

Are there affordable housing units in the community that are at-risk of being converted to market rate units?

There are affordable housing units throughout California which were built 30 years ago with federal low-interest mortgages from the U. S. Department of Housing and Urban Development with an agreement that the rents of these units be kept at a level affordable to low income households. State Government Code §65863.10 requires owners of such projects to provide at least nine months notice of contract termination or prepayment of federal assistance to tenants and public agencies. State law requires an analysis cover a ten-year period, and be divided into two periods, coinciding with updates of the Housing Element. 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 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 be 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), Community Development Block Grants (CDBG) and HOME funds and redevelopment funds. Generally, bond-financing 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 is one subsidized housing development that was at risk of conversion to market rate. However, according to ownership, Ukiah Autumn Leaves, a non-profit tax exempt corporation has extended its Section 8 project based voucher financing. The result is the project will not convert to market rate for at least an additional 10 years.

While the need is limited, this Housing Element includes a Program calling for the establishment of an *At-Risk Unit Program* to address the issue of at-risk unit loss.

Table 24 – Multi-Family Projects on the Market in 2013

Name/Address	Asking Price	Units	Price/Unit	Year on Market
740 El Rio Street	$249,000	2	$124,500	2013
Mason Street	$895,000	8	$111,875	2013
State Street	$1,150,000	3	$383,333	2013
Average			**$206,569**	

Source: www.loopnet.com

The City will contact qualified non-profit organizations or other agencies and explore opportunities to assist and facilitate the transfer ownership of "at risk" units. Potential funding sources may include:

- The City of Ukiah General Fund
- State Department of Housing and Community Development
- Mendocino County Housing Authority
- Burbank Housing Development Corporation

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."

The Legislature also found that Global warming "will have detrimental effects on some of California's largest industries, including agriculture, wine, tourism, skiing, recreational and commercial fishing, and forestry. It will also increase the strain on electricity supplies necessary to meet the demand for summer air-conditioning in the hottest parts of the state."

What Are the Sources of Greenhouse Gases? In the U.S., our greenhouse gas emissions come mostly from energy use and fossil fuel combustion (automobiles). These are driven largely by automobile use, the current manner of economic growth, fuel used for electricity generation, and weather patterns affecting heating and cooling needs. Energy-related carbon

dioxide emissions, resulting from petroleum and natural gas, represent 82 percent of total U.S. human-made greenhouse gas emissions. Transportation causes 38% of greenhouse gas emissions in California.

Land Use and Greenhouse Gas: Over the past 50 years, urban sprawl in the immediate vicinity of Cities has increased dramatically. Locally, urban development has occurred in an unstructured manner outside the Ukiah City limits.

These resulting areas are characterized by low-density; have increased distances between residential areas and workplaces, businesses and services; are ill suited to modes of transportation other than the automobile; have relatively less attractive central areas; and many have vacant lots and underused or abandoned buildings.

Increase in automobile trips: Sprawling low density urban development generates automobile trips that lead to substantial greenhouse gas emissions and, more specifically, carbon dioxide (CO2) emissions. Indeed, the automobile is the preferred if not the only possible choice for transportation. As public transit choices, walking and cycling are often unavailable, uneconomical, or inaccessible. Moreover, in urban areas, an increase in the use of the automobile is accompanied by an increase in the number of vehicle trips and in the distances traveled.

Conclusion: In response to greenhouse gas emissions and global warming, as well as other basic planning principals, a Guiding Principle for future housing development is to promote green and sustainable building, water conservation, energy efficiency, pedestrian orientation, and careful infill development.

Implementing programs are included to fulfil this Guiding Principle.

Opportunities for Energy and Water Conservation

There are positive opportunities for fulfilling the Guiding Principle to increase energy and water conservation and efficiency in housing developments.

Energy Conservation: The City is currently operating a housing rehabilitation program with the use of HOME grant funds. This program requires recipients to focus on energy efficiency measures and to date nearly $400,000 has been utilized to improve existing housing units. The City is poised to continue this program if successful in securing additional HOME grant funds in the future.
The City also owns its own electric utility and 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

The programs include higher incentive rebate amounts for lower income households.

The City is committed to continuing these programs and not only encouraging energy conservation, but taking the steps to really making it happen.

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 has consistently raised water conservation issues when reviewing proposed development projects and routinely requires native drought tolerant plant species in landscaping plans.

The City is committed to continuing these approaches to water conservation.

Housing Goals

Table 25 -2009-2014 and 2014-2019 Housing Goals Comparison

2009 -14 Housing Goals	2014 - 2019 Housing Goals
Goal H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.	**Goal H-1:** Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.
Goal H-2: Provide housing for all economic segments of the community.	**Goal H-2:** Provide housing for all economic segments of the community.
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 to moderate incomes, senior citizens, farm workers, female heads of households with children under 18 years old, and first time homebuyers.	**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-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 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:** 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-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.	**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.

Housing Goals and Policies

What do we want to Happen?

Goal H-1
"We want to conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents."
Policies to Support Goal H-1
H-1.1: Promote and encourage the rehabilitation of existing residential units.
H-1.2: Promote the use of sustainable and/or renewable materials and energy technologies (such as solar and wind) in rehabilitated housing when possible.
H-1.3 Preserve at-risk housing units.
H-1.4 Improve the safety for residents at high density apartment complexes.
Implementing Tasks *How Results Will be Achieved*
H-1.a: By the end of 2015, develop and implement a residential rehabilitation program with an emphasis on improving safety, comfort and energy efficiency.
H-1.b: Work with the City Public Utility Department to potentially expand the City's Energy Efficiency Public Benefits Fund.
H-1.c: Provide informational materials to the public regarding sustainable and green building materials.
H-1.d: Consider measures that would preserve/conserve existing mobile home parks, such as a mobile home rehabilitation program, conversion to ownership program, infrastructure improvement incentives, rent stabilization, etc.
H-1.e 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.
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.
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.

Tracking Progress

How Success Will be Measured

Measuring success is the key to knowing if the goal of Conserve, rehabilitate, and improve the existing housing stock is being pursued and if progress is being made. To track progress, the annual General Plan Housing Element Progress Report must ask and answer the following questions:

- What progress has been made to Conserve, rehabilitate, and improve the existing housing stock?
- What specific tasks are planned for the next year that will increase success?
    - Has internal consistency with other Elements of the General Plan been achieved and maintained?

Why is this Goal important?

The 2008 Housing Conditions Survey revealed that 77% of the local housing stock was more 25 years old, and that 37% or 1,445 units needed moderate repairs, 0.9% need substantial repairs, or and (23.4%) minor repairs. Additionally, the survey found that 567 residential units needed window replacement or repair, and only 44% of the units showed evidence of window insulation. In 2014, this housing stock has aged further.

A decent place to live is basic to human dignity and helps define a community's quality of life. The current housing situation in Ukiah does not provide enough decent housing for extremely low income, very low income, low income, and persons in special need. It restricts opportunity for seniors and young adults to remain in the community. It limits the ability of teachers and other public service employees, people who work in local businesses and people who provide child care and elder care to find housing so that they can live in the community where they work.

How do the Goal and Policies Relate to the Guiding Principles?

One of the Guiding Principles is to promote and support green and sustainable building, increase energy efficiency, and respond to climate change. This goal and associated policies correspond directly to this Guiding Principle.

Goal H-2

"We want to provide housing for all economic segments of the community."

Policies to Support Goal H-2

H-2.1: Ensure that adequate residentially designated land is available to accommodate the City's share of the Regional Housing Need.

H-2.2: Continue to allow placement of manufactured housing units on permanent foundations in residential zoning districts.

H-2.3: Encourage new condominium development to provide housing for persons desiring to "scale-down" their housing circumstances and to provide broader opportunities for first-time home buyers and moderate income persons.

H-2.4: Continue to consider and explore HOME grant, CDBG and other funding sources to facilitate housing affordable to extremely low, very low and low income households.

H-2.5: Continue to support the Ukiah Homeless Service Planning Group and homeless support services in all ways feasible.

Implementing Tasks

How Results Will be Achieved

H-2.a: Provide copies of the inventory of vacant and underdeveloped land for public distribution.

H-2.b: Work with public transit providers and developers to encourage housing development located close to public transit facilities.

~~**H-2.c:** Provide reduced planning permit application fees for residential second dwelling units.~~

H-2.d: Review the zoning code and determine if any constraints to condominium developments and cooperative living projects exist, and if so, eliminate the constraints.

H-2.e: As Staff and resources allow, assist the Ukiah Homeless Services Planning Group in all ways possible.

H-2.f: The zoning code shall be amended to allow homeless facilities without the requirement for a Use Permit in the M Manufacturing zoning district. The zoning code shall require a Site Development Permit and facility management plan, and reasonable site development standards for homeless facilities, pursuant to California Government Code Section 65583.

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.

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.

H-2.i: Adopt an Inclusionary Housing Ordinance by 2017 that requires below-market rate housing to be included as part of residential projects as follows:

1. 20 percent of the units in a rental housing project of five or more units shall be affordable to very low and low-income households.

2. 20 percent of the units in a for-sale project of five or more units shall be affordable to very low to moderate-income households.

3. All housing projects involving 2 to 4 units shall pay a housing impact fee if established by the City.

4. Alternative methods of meeting the intent of the inclusionary requirements such as the payment of an in-lieu fee deposited in the Housing Fund, or providing land for the construction of affordable units may be permitted under certain circumstances.

5. Inclusionary units shall be constructed, rather than in-lieu fees being paid for larger housing developments. The threshold for this requirement shall be established in the Zoning Ordinance.

6. The amount of in-lieu fees shall be established by a resolution of the City Council and bear a relationship to the difference between the sales price between market-rate versus affordable housing units.

7. The allocation of inclusionary units among the income categories shall resemble the proportion of extremely low, very-low, low, and moderate income units identified in the Regional Housing Needs Determination to the maximum feasible extent.

H-2.j: Adopt the following minimum standards for inclusionary housing units:

1. The exterior appearance of inclusionary units shall not be different than for other units in the housing development of which they are a part; and

2. Inclusionary units shall be dispersed or distributed throughout the development rather than being concentrated in one portion of the development.

H-2.κ: Prepare a Nexus Study by 2017 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 and/or pay a housing impact fee. If a nexus can be established, adopt the affordable housing requirement or housing impact fee. The Nexus Study shall include an analysis of housing impacts on public safety and the possible development of a Public Safety Impact fee for certain types of development.

H-2.l: 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.

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. 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/RDA funding, supporting grant and other applications for funding, and exploring housing types and construction methods to promote housing for ELI citizens.

H-2.n: Amend the zoning ordinance to be consistent with Senate Bill 2. All transitional and supportive housing shall be considered a residential use and only those restrictions that apply to other residential uses of the same type (single family residential, duplex, multi-family, etc.) shall be imposed.

H-2.o: Post the sites inventory map and housing development in commercial zones information on the City's website and prepare hard-copy informational handout material for property owners and developers.

H-2.p: Within 1-year of adoption of the Housing Element, conduct a roundtable meeting with non-profit housing sponsors and developers to educate and share information about vacant and underutilized sites, the planned development tool, the lot consolidation process, and incentives offered by the City.

H-2.q: To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.

The City has identified residential capacity within the mixed use zone to accommodate 284 units of the City's RHNA for lower-income households. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need of 284 units, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall on land zones exclusively for residential multifamily use allowing at least 16 du/acre.

H-2.r: Facilitate the consolidation of smaller, multi-family parcels by 1) publicizing the underutilized sites inventory on the City's website, and 2) providing technical assistance to property owners and developers in support of lot consolidation. To encourage development of quality housing at prices lower income households can afford on smaller, multi-family parcels, the City will meet with non-profit sponsors and developers to promote strategies and the creation of lot consolidation incentives.

H-2.s : As a part of the Zoning Code Update, the City will continue to explore a variety of measures and make revisions as appropriate to promote higher density and mixed used development such as lot coverage setback, heights or other development standards

H-2.t H-5.l The City will review and revise, as appropriate, the procedure for providing reasonable accommodation (Section 9186) to address constraints on the maintenance, improvement and development

of housing for persons with disabilities. Revisions include findings such as "….impacts on surrounding uses…." ,"……attributes of the property and structure" and "alternative reasonable accommodation".

Tracking Progress

How Success Will be Measured

Measuring success is the key to knowing if the goal of providing housing for all economic segments of the community is being pursued and if progress is being made. To track progress, the annual General Plan Housing Element Progress Report must ask and answer the following questions:

- What progress has been made to housing for all economic segments of the community? What specific tasks have been accomplished?
- What specific tasks are planned for the next year that will increase success?
- Has internal consistency with other Elements of the General Plan been achieved and maintained?

Why are this Goal and these Policies important?

This Goal and its associated policies are important because they ensure an ongoing effort to provide clean and safe shelter to all citizens in need.

How do the Goal and Policies Relate to the Guiding Principles?

This goal and its associated policies relate directly to Guiding Principal number 1.

Goal H-3

"We want to expand affordable housing opportunities for persons with special housing needs such as the elderly, homeless, mentally ill, physically disabled, households with very low to moderate incomes, senior citizens, Female heads of households with children under 18 years old, and first time homebuyers."

Policies to Support Goal H-3

H-3.1: Establish working relationships with local groups and organizations that provide special needs housing.

H-3.2: As Staff resources allow, be aggressive in pursuing State and Federal funding for very

low, low and moderate income housing developments, particularly for those with special needs such as senior citizens.

H-3.3: Allow senior housing projects to be developed with parking requirements less stringent than those specified in the Zoning Ordinance, where found to be consistent with maintaining the character of the surrounding neighbourhood.

H-3.4: Provide density bonuses to projects that provide a required percentage of total units affordable to very-low and low-income households and for units meeting the special housing needs identified in this Element.

H-3.5: Identify and support programs that address the housing needs of special needs groups and work with local organizations that can address their housing needs.

H-3.6: Utilize the housing rehabilitation program to fund the construction of renovations and improvements that improve the accessibility to housing for seniors and persons with disabilities.

H-3.7: Encourage affordable housing for first time homebuyers, and young families.

Implementing Tasks

How Results Will be Achieved

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.

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.

H-3.c: Review the zoning code and consider eliminating regulatory constraints to special needs housing projects.

H-3.d: Continue to support and assist farmworker housing advocates by providing technical assistance with development applications; lower planning application fees for affordable housing projects, and identifying potential sites for farm worker housing.

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.

Tracking Progress

How Success Will be Measured

Measuring success is the key to knowing if the goal of expanding affordable housing opportunities for persons with special housing needs is being pursued and if progress is being made. To track progress, the annual General Plan Housing Element Progress Report must ask and answer the following questions:

- What progress has been made to expand affordable housing opportunities for persons with special housing needs? What specific tasks have been accomplished?
- What specific tasks are planned for the next year that will increase success?
- Has internal consistency with other Elements of the General Plan been achieved and maintained?

Why are this Goal and these Policies important?

This goal and its associated policies are important because one of the important identified housing needs in the City of Ukiah is clean and safe housing for citizens with special needs.

How do the Goal and Policies Relate to the Guiding Principles?

This goal and its associated policies relate directly to Guiding Principal number 1.

Goal H-4
"We want to promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin."
Policies to Support Goal H-4
H-4.1: Continue to promote non-discrimination in housing in Ukiah. **H-4.2:** Work with local housing providers to understand local discrimination issues and what steps can be taken to resolve those issues.
Implementing Tasks ***How Results Will be Achieved***
H-4.a: 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). **H-4.b:** Distribute housing discrimination public information and make it available at a variety of community locations like the Ukiah Civic Center and on the City's website.
Tracking Progress

How Success Will be Measured

Measuring success is the key to knowing if the goal of promoting well planned and designed housing opportunities for all persons is being pursued and if progress is being made. To track progress, the annual General Plan Housing Element Progress Report must ask and answer the following questions:

- What progress has been made to expand affordable housing opportunities for persons with special housing needs? What specific tasks have been accomplished?
- What specific tasks are planned for the next year that will increase success?
- Has internal consistency with other Elements of the General Plan been achieved and maintained?

Why are this Goal and these Policies important?

This goal and its associated policies are important because in the City of Ukiah housing is a right not a privilege, and clean and decent housing must be available to all citizens.

How do the Goal and Policies Relate to the Guiding Principles?

This goal and its associated policies relate directly to Guiding Principal number 1.

Goal H-5

"We want to use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development."

Policies to Support Goal H-5

H-5.1: Housing Design: Assure that new housing is well-designed to enhance Ukiah's neighborhoods and the community as a whole.

H-5.2: Housing Design: Support and encourage affordable housing projects that use sustainable and green building design and techniques.

H-5.3: Innovative Site Design: Support and encourage compact infill development that provides extremely low, very low, low or moderate income level housing that is safe, liveable.

H-5.4: Mixed Use: 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.

H-5.5: Live/Work Developments. Encourage live/work housing developments particularly in the Downtown. Live/work units provide local workforce affordable housing, generate additional economic activity in the community, and improve the jobs/housing balance. Encourage opportunities for live/work developments where housing can be provided for workers on-site or caretaker or other types of housing can be provided in appropriate locations.

H-5.6: Infill Development. Support careful well-designed infill housing development in areas currently served by City services.

H-5.7: Sustainable Development. Encourage and support sustainable site planning and development.

Implementing Tasks

How Results Will be Achieved

H-5.a: Apply the CEQA Infill Exemption when possible and perform expedited review for well designed, compact projects using green and sustainable design and building techniques.

H-5.c: Prepare and present a green building/sustainable development incentive tool(s) for consideration that could include expedited permit processing, density bonuses and relief from parking and other zoning requirements.

H-5.d: Green Building Codes: Consider Amending the building and zoning codes to identify and remove constraints to green-building, resource conservation, and alternative energy generation and establish green building and sustainable practice requirements for new developments, remodels and retrofits. Topics to be included are: Green building materials and practices, Passive solar design and siting, Energy efficient heating and cooling technology, Alternative water storage, wastewater treatment and reclamation, and storm-water management systems

H-5.e: Continue to administer the solar and energy efficiency rebate programs.

H-5.f: Assist developers and housing development agencies in incorporating green building, energy conservation, and alternative energy generation into their projects by providing information about resources and links to local organizations such as local renewable energy system designers and installers, rebates, energy-rating systems, and funding, on the Housing Resources website.

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 and financing options.

H-5.h: Promote stormwater management systems for mutli-family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater.

H-5.i: Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects. Strongly promote solar energy generation, use of solar water heaters, and passive solar design in new housing and, especially, multi-family housing both prior to and during project review.

H-5.j: Work with developers to create residential neighborhoods with mixed housing densities, types, and housing affordability levels that promote human interaction, neighborhood-scale

services and facilities, safety, and connectivity to schools, neighborhoods, and commerce.
Tracking Progress ***How Success Will be Measured*** Measuring success is the key to determining if land is being used effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies, and if progress is being made. To track progress, the annual General Plan Housing Element Progress Report must ask and answer the following questions: • What progress has been made to determining if land is being used effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies,? What specific tasks have been accomplished? • What specific tasks are planned for the next year that will increase success? • Has internal consistency with other Elements of the General Plan been achieved and maintained?

Why are this Goal and these Policies important?

The goal and its associated policies are important because the City recognizes that the way in which housing is designed and constructed, and where it's constructed can adversely impact neighborhoods, the City, the region, the state, and ultimately the health of the planet. We want progressive, healthy, and safe housing for all residents.

How do the Goal and Policies Relate to the Guiding Principles?

This goal and its policies directly relate to Guiding Principle No. 4

Goal H-6 "We want to 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."
Policies to Support Goal H-6 **H-6.1:** Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies. **H-6.2:** Assume a Leadership Role in the development of all types of needed housing in the community.
Implementing Tasks ***How Results Will be Achieved***

H-6.b: Develop a Housing Resources webpage that may be used to facilitate the development and improvement of affordable housing. Included on the webpage could be items such as funding resources, affordable housing development agencies and developers, energy conservation and green-building resources and services.

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.

Tracking Progress

How Success Will be Measured

Measuring success is the key to determining if a collaborative working relationship with all groups and organizations is being maintained and if broad public participation is occurring. To track progress, the annual General Plan Housing Element Progress Report must ask and answer the following questions:

- What specific tasks are planned for the next year that will increase success?
- Has internal consistency with other Elements of the General Plan been achieved and maintained?

Why are this Goal and these Policies important?

This goal and its associated policies are important because communication and relationship building in the community is essential to understanding and successfully addressing the true housing needs.

How do the Goal and Policies Relate to the Guiding Principles?

This goal and its policies are fundamental to all the Guiding Principles.

Five Year Quantified Objectives

	Extremely low	**Very Low**	**Low**	**Moderate**	**Above Moderate**
Construction	9	11	7	7	20
Rehabilitation	15	5	5	0	0
Conservation Preservation	15	15	15	0	0
TOTAL	39	31	27	7	20

Construction: Construction of housing and housing starts of all types has slumped dramatically over the past several years. However, the City is working with a number of local housing developers to potentially create new senior and student housing opportunities.

Rehabilitation: The City is currently administering a housing/sewer lateral testing and rehabilitation program using $500,000 of HOME grant funds. The eligible recipients extremely low, very low and low income property owners. It is anticipated that the average sewer lateral rehabilitation project will utilized approximately $20,000 in funds, so that the City expects to complete a total 25 projects with the currently available funding.

Conservation/Preservation: Implementation measures are included to preserve and conserve existing residential units. Measure H-1.d calls directs the City to consider steps to preserve and conserve the existing 462 affordable mobile home units that house a significant number of extremely low income seniors. Such steps could potentially include a specific rehabilitation program for mobile home units. The 462 mobile home units were surveyed in 2009 and it was discovered that the majority of the 135 survey responses received were from senior tenants in the extremely low and very low income category. These are the units that are targeted for preservation/conservation.

NOTE:

Extremely Low 1-person household: $11,250
Very Low 1-person household: $19,550
Low 1-person household: $31,250
Moderate1-person household: $39,050

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 the following information:

1. A cover sheet with the name and mailing address of the reporting local government, the name, phone, fax and email numbers for the contact person, and the calendar year of the reporting period.

2. The following data for assessing progress in meeting the local government's regional housing needs allocation ("RHNA"):
3. Total allocation of housing units for the RHNA planning period and allocation by household income levels (i.e., very low, low, moderate, above moderate).

4. Number of permits for new residential units actually issued by the local government for each year of the RHNA planning period by household income level (i.e., very low, low, moderate, above moderate).

5. Total number of permitted units by household income level, total number of permitted units issued by year, the unfulfilled regional housing need allocation by household income level, and the total remaining unfulfilled RHNA.

6. For each housing development affordable to moderate- or lower-income households including mixed-income multifamily projects for which building permits were issued during the reporting period, the following information:

- Identifying information for each project (e.g., address, intersection, or assessor's parcel number).

- Unit category (i.e., single family, 2-4 units, 5 or more units, second-unit, mobilehome).

- Tenure of the unit(s) (i.e., owner or renter), where apparent at time of project application.

- Total number of units affordable to each of the following household income groups at initial occupancy: very low-income, low-income, moderate-income and above moderate-income when included as part of a mixed-income multifamily development.

- Monetary/financing programs used to achieve affordability (e.g., state, federal, or local financial assistance, and including tax credits and bond financing).

- Non-monetary programs used to achieve affordability and utilizing some form of deed restrictions or covenants running with the land (e.g., density bonus, inclusionary zoning).

- Any other methods used to achieve affordability at initial occupancy and including an explanation of how the affordability of the units was determined. For units that are affordable to lower- or moderate-income households without direct governmental assistance, the report shall include the initial projected sales price or rent of the unit, and the maximum qualifying household income levels applicable at the time of initial sale or rent as determined pursuant to Health and Safety Code sections 50052.5(b) and 50053(b) and California Code of Regulations, Title 25, Division 1, Chapter 6.5, Sections 6918 and 6920

7. Report the total number of units affordable to above moderate-income households for which building permits were issued during the reporting period by unit category (i.e., single family, 2-4 units, 5 or more units, second-unit, and mobilehome).
8. For each program identified in the housing element pursuant to the requirement of subdivision (c) of Government Code 65583, the following information:

    - Name of the program.

    - Objective of the program as set forth in the housing element.

    - Deadline for achieving the objective as set forth in the housing element.

    - Status of program implementation as of the end of the annual reporting period listing dates of specific milestones or accomplishments, and quantified to the extent applicable and possible (e.g., 25 acres rezoned to R-4 on June 1st).

9. Notwithstanding the foregoing, for a city or county which has issued permits for 1,500 or more multifamily units in the reporting period, the following reporting requirements apply applies:

    - The city, county, or city and county is not required to report the information required by section (c) above on a project-by-project basis for projects of less than 25 units, but may report the information as summary data for the reporting period.

Information related to affordability on the units in projects of less than 25 units may be provided based on information other than building permit information. However, if the information is not based on building permits, the jurisdiction must provide an explanation as to how these units were determined to be assigned to the reporting period. Upon request by the Department, the city or city and county shall provide back-up documentation for the information provided.

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.

Consistency with Other General Plan Elements

The Draft General Plan Housing Element Update has been guided by the Vision Statement and goals and polices of the existing General Plan. The General Plan Vision Statement includes the following:

> We Envision……..development that provides a mix of housing types and process."

The Draft updated Housing Element fulfils this vision.

Preliminary review of the goals and polices of other General Plan Elements reveals no inconsistencies and therefore no need to amend the General Plan. Specifically, no proposed goal, policy, or implementing program requires a modification to General Plan land use classifications, street levels of service, infrastructure policies, open space goals, or natural resource protection policies.
As housing development projects are proposed and the City or Redevelopment Agency undertakes housing activities, the goals and policies of all General Plan Elements/Chapters 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 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.

APPENDIX A

Housing Program Implementation: What, Who, How Much, and When?

Implementation Program	Responsibility	Potential Funding	Time Frame
H-1.a: Residential rehabilitation program	City Staff (Planning and Community Development and Economic Development	HOME Grant CDBG Grant	2014-2019
H-1.b: Expand the City's Energy Efficiency Public Benefits Fund.	City Staff (Electric Utility	Public Benefits Fund	2015
H-1.c: Provide informational materials to the public regarding sustainable and green building materials.	City Staff (Planning and Community Development	General Fund	2014-2019
H-1.d: Consider measures that would reserve/conserve existing mobile home parks such as a mobile home rehabilitation program, conversion to ownership program, infrastructure improvement incentives, rent stabilization, etc.	City Staff (Planning and Community Development	General Fund	2015-2019
H-1.e: 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.	City Staff (Planning and Community Development	General Fund	2014-2019
H-1.f Work closely with the Ukiah Police Department and local apartment	City Staff (Planning and Community Development	General Fund	2014-2019

complex managers to keep housing safe. Consider funding mechanisms for increasing public safety.			
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.	City Staff (Planning and Community Development	General Fund	2014-2019
H-2.a: Provide copies of the inventory of vacant and underdeveloped land for public distribution.	City Staff (Planning and Community Development	General Fund	2014-2019
H-2.b: Work with public transit providers and developers to encourage housing development located close to public transit facilities.	City Staff (Planning and Community Development and Public Works	N/A	Ongoing
~~**H-2.c**: Provide reduced planning permit application fees for residential second dwelling units.~~	~~City Staff (Planning and Community Development~~	~~N/A~~	~~2009-2014~~
H-2.d: Review the zoning code and consider eliminating constraints to condominium Developments and cooperative living projects exist, and if so, eliminate the constraints.	City Staff (Planning and Community Development	General Fund	2016
H-2.e: As Staff and resources allow, assist the Ukiah Homeless Services Planning Group in all ways possible.	City Staff (Planning and Community Development, RDA, and Economic Development	General Fund	Ongoing
H-2.f: The zoning code shall be amended to allow homeless facilities without the requirement for a Use Permit in the M Manufacturing zoning district. The zoning code shall require a Site Development Permit and facility management plan, and reasonable site development standards for	City Staff (Planning and Community Development)	General Fund	2016

homeless facilities, pursuant to California Government Code Section 65583.			
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.	City Staff (Planning and Community Development)	General fund	Ongoing
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.	City Staff (Planning and Community Development)	General fund	Ongoing
H-2.i: Adopt an Inclusionary Housing Ordinance that requires below-market rate housing to be included as part of residential projects as follows: 1. 20 percent of the units in a rental housing project of five or more units shall be affordable to very low and low-income households. 2. 20 percent of the units in a for-sale project of five or more units shall be affordable to very low to moderate-income households. 3. All housing projects involving 2 to 4 units shall pay a housing impact fee if established by the City.	City Staff (Planning and Community Development)	General Fund	2017

4. Alternative methods of meeting the intent of the inclusionary requirements such as the payment of an in-lieu fee deposited in the Housing Fund, or providing land for the construction of affordable units may be permitted under certain circumstances. 5. Inclusionary units shall be constructed, rather than in-lieu fees being paid for larger housing developments. The threshold for this requirement shall be established in the Zoning Ordinance. 6. The amount of in-lieu fees shall be established by a resolution of the City Council and bear a relationship to the difference between the sales price between market-rate versus affordable housing units. 7. The allocation of inclusionary units among the income categories shall resemble the proportion of very-low, low, and moderate income units identified in the Regional			

Housing Needs Determination to the maximum feasible extent.			
H-2.j: Adopt the following minimum standards for inclusionary housing units: 1. the exterior appearance of inclusionary units shall not be different than for other units in the housing development of which they are a part; and **2.** Inclusionary units shall be dispersed or distributed rather than being concentrated in one portion of the development.	City Staff (Planning and Community Development)	General Fund	2017
H-2.k: Prepare a Nexus Study 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 and/or pay a housing impact fee. If a nexus can be established, adopt the affordable housing requirement or housing impact fee. The Nexus Study shall include an analysis of housing impacts on public safety and the possible development of a Public Safety Impact fee for certain types of development.	City Staff (Planning and Community Development)		2017

H-2.l: 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.	City Staff (Planning and Community Development)	General Fund	2015
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. 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/RDA funding, supporting grant and other applications for funding, and exploring housing types and construction methods to promote housing for ELI citizens.	City Staff (Planning and Community Development)	General Fund	2015
H-2.n: Amend the zoning ordinance to be consistent with Senate Bill 2. All transitional and supportive housing shall be considered a residential use and only those restrictions that apply to other residential uses of the same type (single family residential, duplex, multi-family, etc.) shall be imposed.	City Staff (Planning and Community Development)	General Fund	2015
H-2.o: Post the sites inventory map and information on the City's	City Staff (Planning and Community Development)	General Fund	2014

website and prepare hard-copy informational handout material for property owners and developers.			
H-2.p: Within 1-year of adoption of the Housing Element, conduct a roundtable meeting with non-profit housing sponsors and developers to educate and share information about vacant and underutilized sites, the planned development tool, the lot consolidation process, and incentives offered by the City.	City Staff (Planning and Community Development)	General Fund	Immediate and ongoing
H-2.q: To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. The City has identified residential capacity within the mixed use zone to accommodate 284 units of the City's RHNA for lower-income households. To ensure sufficient residential capacity is maintained within this zone to accommodate the	City Staff (Department of Public Works)	General Fund	2014 and ongoing

identified need of 284 units, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall on land zones exclusively for residential multifamily use allowing at least 16 du/acre.			
H-2.r: Facilitate the consolidation of smaller, multi-family parcels by 1) publicizing the underutilized sites inventory on the City's website, and 2) providing technical assistance to property owners and developers in support of lot consolidation. To encourage development of quality housing at prices lower income households can afford on smaller, multi-family parcels, the City will meet with non-profit sponsors and developers to promote strategies and the creation of lot consolidation incentives.	City Staff (Planning and Community Development, RDA, and Economic Development	General Fund	Annually
~~**H-2.s:** Identify a prime affordable housing infill site currently burdened by flood zone issues and pursue an engineering study and possible FEMA~~	~~City Staff (Planning and Community Development, RDA, and Economic Development~~	~~General Fund~~	~~2012~~

~~map correction to eliminate this constraint.~~			
H-2.s : As a part of the Zoning Code Update, the City will continue to explore a variety of measures and make revisions as appropriate to promote higher density and mixed used development such as lot coverage setback, heights or other development standards	City Staff (Planning and Community Development, RDA, and Economic Development	General Fund	Ongoing
H-5.l The City will review and revise, as appropriate, the procedure for providing reasonable accommodation (Section 9186) to address constraints on the maintenance, improvement and development of housing for persons with disabilities. Revisions include findings such as "….impacts on surrounding uses…." ,"……attributes of the property and structure" and "alternative reasonable accommodation".	Increase housing opportunities for persons with disabilities	General Fund	Within 1 year of adoption of the Housing Element
H-3.a: Support the efforts of the Ford Street Program to and RCHD plan and develop supportive housing facilities for people with developmental disabilities in Mendocino County.	City Staff (Planning and Community Development, RDA, and Economic Development	General Fund	Ongoing
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	City Staff (Planning and Community Development, RDA, and Economic Development		Ongoing

units and areas during the development review process.			
H-3.c: Review the zoning code and determine if any regulatory constraints to special needs housing projects exist, and if so, eliminate them.	City Staff (Planning and Community Development)	General Fund	2015-2016
H-3.d: Continue to support and assist farm worker housing advocates by providing technical assistance with development applications; lower planning application fees for affordable housing projects, and identifying potential sites for farm worker housing.	City Staff (Planning and Community Development)	General Fund	Annually
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.	City Staff (Planning and Community Development)	General Fund	2016
H-4.a: During fiscal year 2014-2015 prepare non-discrimination in housing public information	City Staff (Planning and Community Development	General Fund	2014-2015
H-4.b: Distribute housing discrimination public information and make it available at the Ukiah Civic Center and on the City's website.	City Staff (Planning and Community Development, RDA, and Economic Development	General Fund	2014-2015
H-5.a: Apply the CEQA Infill Exemption and perform expedited review for well designed, compact projects using green and sustainable design and building techniques.	City Staff (Planning and Community Development	N/A	Ongoing
~~**H-5.b:** Prepare and present a downtown core small lot subdivision~~	~~City Staff (Planning and Community Development and Public Works~~	~~General Fund~~	~~2011-2012~~

~~ordinance or similar tool for consideration.~~			
H-5.c: Prepare and present a green building/sustainable development incentive tool(s) for consideration that could include density bonuses and relief from parking and other zoning requirements.	City Staff (Planning and Community Development	General Fund	2015-2016
H-5.d: Green Building Codes: Consider Amending the building and zoning codes to identify and remove constraints to green-building, resource conservation, and alternative energy generation and establish green building and sustainable practice requirements for new developments, remodels and retrofits. Topics to be included are: Green building materials and practices, Passive solar design and siting, Energy efficient heating and cooling technology, Alternative water storage, wastewater treatment and reclamation, and storm-water management systems.	City Staff (Planning and Community Development	General Fund	2015-2016
H-5.e: Continue to administer the solar and energy efficiency rebate programs.	City Staff (Public utilities)	Utilities Public Benefit Fund	Ongoing
H-5.f: Assist developers and housing development agencies in incorporating green building, energy conservation, and alternative energy generation into their projects by providing information about	City Staff (Planning and Community Development	General Fund	2014-2019 and Ongoing

resources and links to local organizations such as local renewable energy system designers and installers, rebates, energy-rating systems, and funding, on the Housing Resources website.			
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.	City Staff (Public utilities, Public Works, Planning, Building)	Public Utilities	2014-2019 and Ongoing
H-5.h: Promote stormwater management systems for mutli-family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater.	City Staff (Public Works, Planning, Building)		2014-2019 and Ongoing
H-5.i: Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects. Strongly promote solar energy generation, use of solar water heaters, and passive solar design in new housing and, especially, multi-family housing both prior to and during project review.	City Staff (Public utilities, Economic Development, RDA and Planning, Building)	Public Utilities	Ongoing
H-5.j: Work with developers to create residential neighborhoods	City Staff (Planning, RDA, Economic Development)	General Fund	Ongoing

with mixed housing densities, types, and housing affordability levels that promote human interaction, neighborhood-scale services and facilities, and connectivity to schools, neighborhoods, and commerce.			
H-6.k: Prepare written and electronic public information about what the City is doing to promote and create affordable housing, and invite public participation and suggestions.	City Staff (Planning and Community Development and Economic Development	General Fund	2012015
H-6.l: Conduct periodic meetings with developers, ~~and~~ 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.	City Staff (Planning, Building)	General Fund	Ongoing
H-6.J No Net Loss The City will monitor project approvals and comply with the *no net loss* requirements of *Government Code* §65863. No zoning amendment or project approval shall reduce the residential density or allow development of any parcel at a lower residential density than assumed in the Housing Element land inventory unless the City makes written findings in accordance with §65863(b).	City Staff (Planning, Building)	General Fund	Ensure compliance with *no net loss* requirements throughout the planning period

APPENDIX B

2014 Vacant and Underutilized Land

Vacant Parcels

APN	Owner	Location	Existing Use	GP and Zoning	Acres	Potential Units	Constraints (see note below)
00130606	Henrie, P.	250 W. Gobbi Street	Vacant	MDR R2	.9259	10	Traffic
00313038	Ritdet, Y.	1006 S. State Street	Vacant	C C2	.6520	15	Traffic
00306125	Calvary Baptist Church	1030 Helen Avenue	Vacant	LDR R1	.6015	2	Access
00311083	Hiatt, M.	1080 Helen Avenue	Vacant	LDR R1	3.192	6	Hillside, Access, Drainage
00308310	Phillips, S. TTEE	1405 S. State Street	Vacant	C C2	.7607	12	Traffic, B1 Airport Zone
00308302	Cardenas, J.	1045 S. State Street	Vacant	C C2	.5395	3	Traffic, B1 Airport Zone
00211414	Zbitnoff, I	744 N. State Street	Vacant	C C1	1.184	20	Traffic
00216010	Hillside Community Hospital	E. Hamilton Drive	Vacant	C C2	1.453	30	Traffic
00216013	Hillside Community Hospital	W. Hamilton Drive	Vacant	C C2	2.419	50	Traffic
00219344	Northwestern Pacific Railroad	Railroad off Mason Street	Vacant	C C2	2.409	30	B2 Airport Zone, Traffic, Drainage
00120108	Hill, T.	110 Highland Avenue	Vacant	LDH R1H	.4123	2	Hillside Slopes

00228110	Moretta, G.	190 Cleveland Lane	Vacant	C C2	.1913	5	Drainage
00120331	Wildberger, J. TTEE	Highland Avenue & Clay Street	Vacant	LDR R1	1.458	7	Drainage
00230125	Sanchez, F.	211 W. Mill Street	Vacant	C C1	.2339	2	Traffic
00314001	Thomas, C.	190 Rupe	Vacant	C C2	2.035	10	Traffic, B1 Airport Zone
00347206	Nevill, G.	Off Wabash Avenue	Vacant	C C2	.6662	4	Traffic, B1 Airport Zone
00316057	Mountanos, M. TTEE	582 Talmage Road	Vacant	MDR R2	2.417	35	Access, Noise, Traffic
00228218	Northwestern Pacific Railroad	200 E. Clay Street	Vacant	C C2	1.812	25	Traffic, B1 Airport Zone, Drainage
00228219	Northwestern Pacific Railroad	200 E. Clay Street	Vacant	C C2	1.511	25	Traffic, B1 Airport Zone, Drainage
00234044	Patel, R. TTEE	560 S. Orchard Avenue	Vacant	C C1	.8338	12	Traffic, Drainage
00315040	City of Ukiah	410 Talmage Road	Vacant	C C2	.2611	2	Traffic
00214615	Vargas, R.	502 N. State Street	Vacant	C C1	.1211	1	Traffic
00326053	Cashada, D.	1381 Laurel Avenue	Vacant	LDR R1	.2027	1	Traffic
18007003	Vanranken, F.	1117 Commerce Drive	Vacant	MPA PD	2.264	0	Airport B1 Zone
00230111	Foucault, J.	737 S. Oak Street	Vacant	HDR R3	.1493	4	Traffic
18008028	Redwood Business Park of Ukiah	1701 Airport Road	Vacant	MPA PD	4.683	29	Airport B1 Zone
18008029	Redwood Business Park of Ukiah	1701 Airport Road	Vacant	MPA PD	4.710	29	Airport B1 Zone
18008030	Redwood Business Park	1701 Airport Road	Vacant	MPA PD	7.839	56	Airport B1 Zone

~~18008025~~	~~Redwood Park of Ukiah~~	~~1240 Airport Park Blvd.~~	~~Vacant~~	~~MPA PD~~	~~3.596~~	~~25~~	~~None~~
00203006	Moreno & Co.	N. Orchard Avenue	Vacant	C C1	4.736	58	Traffic
00203005	Moreno & Co.	595 Brush Street	Vacant	C C1	1.142	15	Traffic
00304078	Shapiro, M.	210 E. Gobbi Street	Vacant	MDR R2	.5852	8	Traffic,B1 Airport Zone, Drainage
00304077	Shapiro, M.	210 E. Gobbi Street	Vacant	C C1	.8738	25	Traffic, B1 Airport Zone, Drainage
Total					**53.275**	**533 Units**	

Underutilized Parcels

APN	Owner	Location	Existing Use	Percent (%) Dev	GP and Zoning	Acres	Potential Units and Dev Reduction Factor	Constraints (see note below)
00211418	Titen, H.	720 N. State Street	Pizza parlor	77%	C C1	.9198	20	Traffic
00211420	Baarsch, B. TTEE	682 N. State Street	Single Family Residence	55%	C C1	.5066	3	Traffic, Creek
00211429	Barrington, R.	660 N. State Street	Dentist office	64%	C C1	1.390	15	Creek, Traffic
00111328	Crook, B.	650 N. Bush	Single Family Residence	87%	LDR R1	.7703	5	Drainage, Traffic
00118114	Goodwin, C. TTEE	400 Park Blvd.	Single Family Residence	62%	LDR R1	2.273	15	Flood Zone
00118115	Vargas, R.	1028 W. Standley Street	Multi Family Residences	53%	LDR R1	1.441	10	Flood Zone, Traffic
00225701	Liu, G. TTEE	390 W. Clay Street	Medical Office	39%	C C1	.4187	5	Mature Trees
00130403	Davis, J,	700 S. Oak Street	Single Family Residence	69%	MDR R2	.1423	1	Yard Setbacks

00303109	American Savings & Loan	S. State Street	Bank	66%	C C1	1.832	15	Traffic, Drainage
00305065	Obergin, D.	751 S. State Street	Affordable Housing	33%	C C1	2.179	40	Traffic, access, Drainage
00313008	Siderakis, S.	1090 S. State St	Small Strip Mall	54%	C C2	.7669	10	Flood Zone, traffic
00354023	Evans, A. TTEE	196 Wabash	Single Family Residence	62%	LDR R1	1.625	6	Drainage
00210112	Orchard Village	715 Sidnie Court	Affordable Housing	55%	MPA PD	1.604	10	Traffic
00210108	Orchard Village	568 Ford Street	Affordable Housing	71%	MPA PD	1.882	10	Traffic
00213804	Orchard Manor	610 N. Orchard Avenue	Affordable Housing	72%	HDR R3	3.988	15	Traffic
00309008	Wiles, G.	23 Betty Street	Single Family Residence	63%	MDR R2	.2597	2	Traffic
00309010	Grivette, H.	19 Betty Street	Single Family Residence	71%	MDR R2	.2612	2	Traffic
00309011	Ferrer, P.	17 Betty Street	Single Family Residence	49%	MDR R2	.2740	2	Traffic
00309012	Salisbury, J.	15 Betty Street	Single Family Residence	68%	MDR R2	.2500	1	Traffic
002232-12,	Northwestern Pacific Railroad	309 E. Perkins Street	Vacant	0%	C C1	6.31 acres	100	Airport B2 Zone, Drainage, Traffic
002232-13	Northwestern Pacific Railroad	309 E. Perkins Street	Railroad Depot	5%	C C-1	4.31 acres	50	Airport B2 Zone, Drainage, Traffic
002282-18	Northwestern Pacific Railroad	309 E. Perkins Street	Vacant	0%	C C-2	2.29 acres	35	Airport B2 Zone, Drainage, Traffic
002282-19	Northwestern Pacific Railroad	309 E. Perkins Street	Vacant	0%	C C-2	1.83 acres	15	Airport B2 Zone, Drainage, Traffic

00224706	Shami Enter	225 N. Orchard Avenue	Shopping Center	41%	C C1	2.123	25	Railroad, Drainage, Traffic
00224707	Shami Enter	275 N. Orchard Avenue	Shopping Center	36%	C C1	1.388	16	Traffic
00204018	Hunt, D.	902 Mazzoni	Single Family Residence	43%	C C2	.5673	1	Traffic
00301049	Wooldridge, J.	302 Banker Blvd.	Single Family Residence	67%	LDR R1	.3553	1	Infill
00114240	Snyder, M. TTEE	179 Park Place	Single Family Residence	86%	LDR R1	.5883	1	Infill
00214601	Penland, N. TTEE	589 N. School Street	Single Family Residence	38%	LDR R1	.72954	1	Infill
00218401	Keiffer, C.	493 N. School Street	Single Family Residence	52%	LDR R1	.1953	1	Infill
00210102	Porzio, F.	725 Orr Street	Single Family Residence	14%	MPA PD	.4878	1	Traffic
00209325	Seminack Most Reverend Richard	190 Orr Street	Church	43%	C C2	3.254	14	Traffic
00125245	Nazarene Church Dist. Advisory	604 Jones Street	Church	69%	LDR R1	.3788	1	Infill
00124220	Hammond, V. TTEE	606 Mary Lane	Single Family Residence	74%	LDR R1	.2432	1	Infill

APN	**Owner**	**Location**	**Existing Use**	**Percent (%) Dev**	**GP and Zoning**	**Acres**	**Potential Units and Dev Reduction Factor**	**Constraints (see note below)**
18007018	Action Rents JMP Enter	1400 Hastings Road	Equip Rental and Retail	37%	C C1	2.493	35	Drainage
18004008	Franks, J. TTEE	640 Talmage Road	Single Family Residence	74%	C C2	1.289	9	Drainage
00124217	Allen, M.	624 Mary Lane	Single Family Residence	77%	LDR R1	.5018	1	Infill

00121501	Cariveau, T. Administrator	915 W. Perkins Street	Multi Family residential	89%	LDR R1	.88595	1	Infill
00207231	Brody, T. TTEE	1000 N. Oak Street	Single Family Residence	79%	LDR R1	.8704	1	Infill
00347241	Gerhart, K.	1330 S. State Street	Commercial	66%	C C2	1.0151	10	Drainage, Traffic
0113010	McKinney, N.	506 Park Blvd.	Single Family Residence	50%	LDR R-1	1.1072	7	Odd narrow configuration
0114201	Delgrosso, B.	500 Park Blvd.	Single Family Residence	47%	LDR R1	.2586	2	Narrow configuration
00305087	Davis, M. TTEE	272 Cherry Street	Single Family Residence	49%	MDR R2	.2222	1	Traffic, Airport B1 Zone
00305088	Davis, M. TTEE	272 Cherry Street	Vacant	0%	MDR R2	.3219	1	Traffic, Airport B1 Zone
Total						**50.786**	**346**	

	2004	**2009**	**2014**
Total Vacant/Underutilized Potential Units	1129	904	879
Total Potential Hillside Units	66	63	63
Total Redevelopable Site Units	N/A	114	114
Total Potential Units	1195	1081	1056
Total Probable Units	733	659	634

1. The probable number of units takes into consideration property ownership, known long range plans of the property owner, location, market forces, and other constraints to development.

2. The traffic and access constraints are subjective and based on empirical observations and knowledge of the area surrounding each parcel. The potential number of units takes these observations into account and reflects a best guess or estimate of total probable units.

3. The drainage, creek, and flood zone constraints are listed because the sites are either located adjacent to or in close proximity to a creek or they are located in a 100-500 year flood area as mapped by FEMA. The potential number of units takes these observations into account and reflects a best guess or estimate of total probable units.

4. The Infill constraint merely recognizes that the sites are identified infill parcels that typically experience infill “issues” when proposed for development or redevelopment. These issues include neighborhood compatibility, noise, congestion, etc. Each site was evaluated independently with these “issues” in mind and the probable number of units were estimated accordingly.

5. The Airport B1 Zone limits the number of people on a site at any given time, and precludes multi-family residential development if the density standard cannot be met and other alternatives sites exist. The B2 Airport Compatibility Zone (Infill) allows a higher density than the B1, so that typical multi-family residential development (28 units per acre) can be achieved.

6. The same percentage reduction factor (36%) used in 2004 to arrive at the “Probable” units was used in 2009.

7. The 2009 land survey utilized GIS technology and more detailed field work than the 2004 land survey. As a result, additional vacant and underutilized parcels were discovered, and exact acreages were determined. In most cases, the size of the 2004 parcels were reduced somewhat with the more exact GIS technology for determining their sizes.

8. In regard to the Underutilized Land, Staff made assumptions regarding potential additional units based on such factors as where existing buildings were located on the parcels, the presence of mature trees, creeks and other natural “constraints”, etc.

9. As indicated 3 of the 4 Northwest Pacific Railroad parcels are vacant. They are included in the list of underutilized parcels because they represent a prime lot consolidation opportunity with the 1 partially developed parcel.

10. The Orchard Village/Manor parcels are listed as underutilized because the development on these parcels includes large expansive lawn/turf areas that could be utilized for additional affordable housing units.

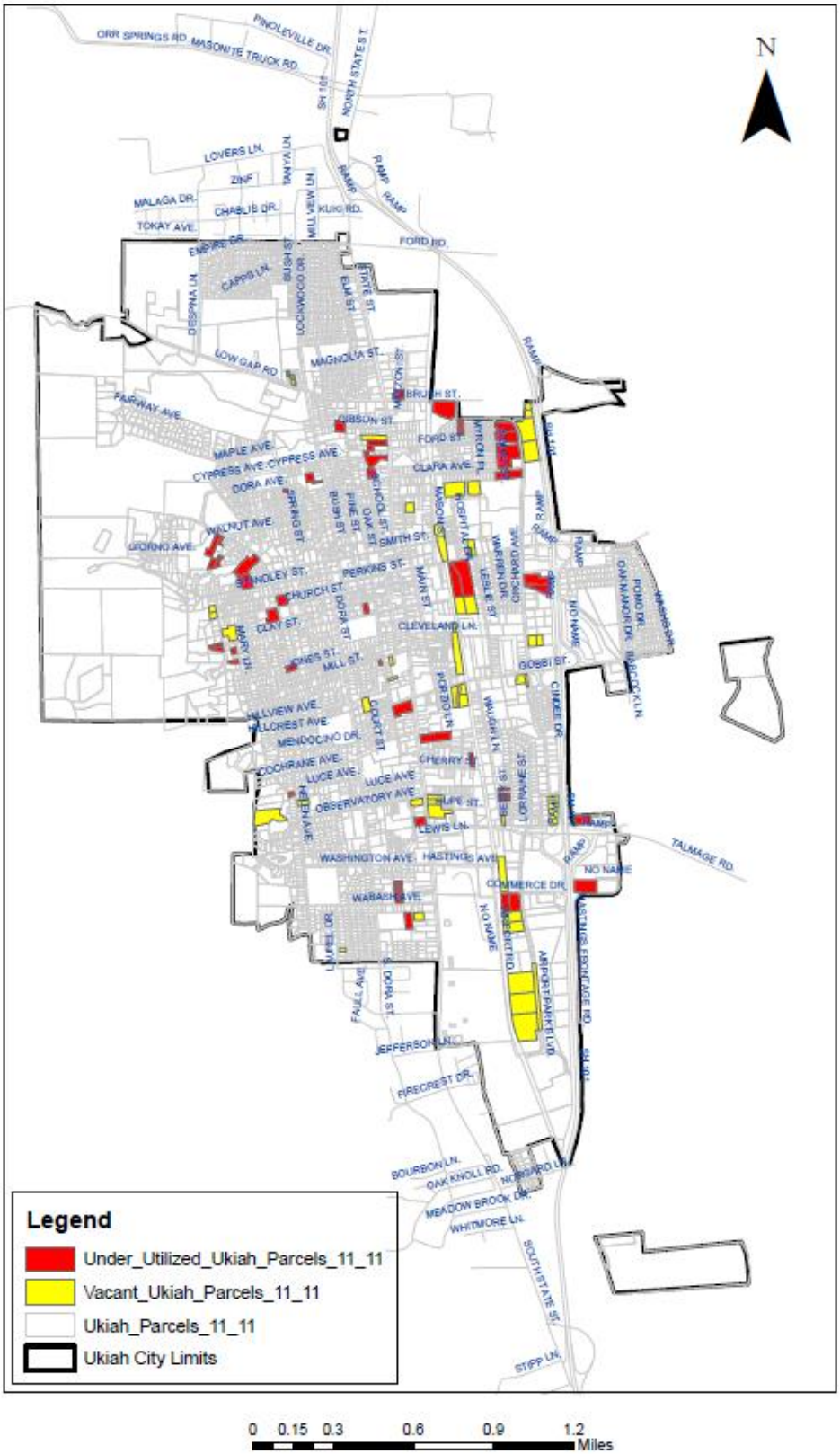
11. The residential development potential in the C-1 and C-2 zones is high. The maximum density allowed is 28 units per acre. Recently constructed housing developments in commercial zoning districts (non-mixed use) include a 6 unit apartment complex on North Main Street and a 12 unit apartment complex on South Main Street.

12. The maximum density allowed in the high density and commercial zoning districts is 28 units per acre.

13. There is a need for 234 extremely low, very low, and low income units. There is opportunity for 280 units on residentially zoned land (vacant, underutilized and redevelopable parcels).

14. It should be noted that as of March, 2011, the railroad depot site owned by the North Coast Railroad Authority was being considered by the State of California for the new Courthouse location.

CITY OF UKIAH
VACANT & UNDERUTILIZED LAND 2014-2019
GENERAL PLAN HOUSING ELEMENT UPDATE



APN	OWNER	SITUS_3	Status	MapID	Area (in Acres)
00204018	HUNT DENNIS L & MARY LYNN	902 MAZZONI ST	Underutilized	1	0.57
00209325	SEMINACK MOST REVEREND RICHARD	190 ORR ST	Underutilized	2	3.25
00203005	MORENO & COMPANY	595 BRUSH ST	Vacant	3	1.14
00207231	BRODY JOELE B TTEE	1000 NO OAK ST	Underutilized	4	0.87
00210102	PORZIO FRANK & KATHLEEN J TTEE	725 ORR ST	Underutilized	5	0.49
00210103	PORZIO FRANK & KATHLEEN J TTEE	725b ORR ST	Underutilized	6	0.42
00210112	ORCHARD VILLAGE	715 SIDNIE CT	Underutilized	7	1.60
00210108	ORCHARD VILLAGE	568 FORD ST	Underutilized	8	1.88
00213804	ORCHARD MANOR	610 NO ORCHARD AVE	Underutilized	9	3.99
00203006	MORENO & COMPANY	NO ORCHARD AVE	Vacant	10	4.74
00211414	ZBITNOFF IGOR 1/4	744 NO STATE ST	Vacant	11	1.18
00211418	TITEN HAROLD	720 NO STATE ST	Underutilized	12	0.92
00211420	BAARSCH BEATRICE J TTEE 1/2	682 NO STATE ST	Underutilized	13	0.51
00211429	BARRINGTON ROBERT W & JULIE A	660 NO STATE ST	Underutilized	14	1.39
00111126	PRIOR FAMILY TRUST	DORA @ SPRING ST	Underutilized	15	0.15
00111328	CROOK BRUCE D JR & CYNTHIA M	650 NO BUSH ST	Underutilized	16	0.77
00214601	PENLAND NORMAN H TTEE /	589 NO SCHOOL ST	Underutilized	17	0.73
00237026	PEAR ORCHARD ASSOCIATES		Underutilized	18	0.49
00237027	PEAR ORCHARD ASSOCIATES		Underutilized	19	1.03
00216013	HILLSIDE COMMUNITY HOSPITAL OF	WE HAMILTON DR	Vacant	20	2.42
00216010	HILLSIDE COMMUNITY HOSPITAL OF	EA HAMILTON DR	Vacant	21	1.45
00214615	VARGAS RODRIGO R & JOSEPHINE M	502 NO STATE ST	Vacant	22	0.12
00218401	KEIFFER CHRISTOPHER & BETTY M	493 NO SCHOOL ST	Underutilized	23	0.20
00215330	DOYLE BRENT A & HEIDI O TTEES	345 NO MAIN ST	Vacant	24	0.72
00215322	LEEPIN ALLEN	242 MASON ST	Underutilized	25	0.43
00217506	FIRST BAPTIST CHURCH OF UKIAH	460 NO OAK ST	Underutilized	26	0.22
00113010	MCKINNEY NORAH K	506 PARK BLVD	Underutilized	27	1.11
00114201	DELGROSSO BEVERLY A	500 PARK BLVD	Underutilized	28	0.26
00114240	SNYDER MARY E TTEE	179 PARK PL	Underutilized	29	0.59
00114239	SNYDER MARY E TTEE	179 PARK PL	Underutilized	30	0.43
00118114	GOODWIN EDITH M TTEE	400 PARK BLVD	Underutilized	31	2.27
00118115	VARGAS RODRIGO R & JOSEPHINE M	1028 WE STANDLEY ST	Underutilized	32	1.44
00219344	NORTHWESTERN PACIFIC RAILROAD	RR OFF MASON	Vacant	33	2.41
00219314	GRQ ENTERPRISES	326 EA PERKINS ST	Vacant	34	0.18
00223213	NORTH COAST RAILROAD AUTHORITY	309 EA PERKINS ST	Underutilized	35	2.54
00223212	NORTHWESTERN PACIFIC RAILROAD	309 EA PERKINS ST	Underutilized	36	3.93

00224706	UKIAH ORCHARD LLC	225 SO ORCHARD AVE	Underutilized	37	2.12
00224707	UKIAH ORCHARD LLC	275 SO ORCHARD AVE	Underutilized	38	1.39
00228218	NORTHWESTERN PACIFIC RAILROAD	200 EA CLAY ST	Vacant	39	1.81
00228219	NORTH COAST RAILROAD AUTHORITY	200 EA CLAY ST	Vacant	40	1.51
00225701	LIU GRACE C TTEE	390 WE CLAY ST	Underutilized	41	0.42
00121501	CARIVEAU TOM ADMINISTRATOR 1/4	915 WE PERKINS ST	Underutilized	42	0.89
00121409	TRINITY YOUTH SERVICES	200 SO BARNES ST	Underutilized	43	1.25
00120108	HILL THOMAS P	110 HIGHLAND AVE	Vacant	44	0.41
00120331	WILDBERGER JOSEPH A TTEE 1/2	HIGHLAND AND CLAY	Vacant	45	1.46
00228110	MORETTA GINO & MARY 1/3	190 CLEVELAND LN	Vacant	46	0.19
00234044	PATEL RAMAN M TTEE 1/3	560 SO ORCHARD AVE	Vacant	47	0.83
00124220	HAMMOND VIRGINIA TTEE	606 MARY LN	Underutilized	48	0.24
00124217	ALLEN MARY E	624 MARY LN	Underutilized	49	0.50
00125245	NAZARENE CHURCH DIST ADVISORY	604 JONES ST	Underutilized	50	0.38
00130403	DAVIS JAN L	700 SO OAK ST	Underutilized	51	0.14
00230125	SANCHEZ FRANCIS & MARGIE K	211 WE MILL ST	Vacant	52	0.23
00230111	FOUCAULT JOHN W	737 SO OAK ST	Vacant	53	0.15
00130606	HENRIE PATRICK	250 WE GOBBI ST	Vacant	54	0.93
00303109	AMERICAN SAVINGS & LOAN ASSOCI	SO STATE ST	Underutilized	55	1.83
00304077	SHAPIRO MICHAEL L & SHARON MK	210 EA GOBBI ST	Vacant	56	0.87
00304078	SHAPIRO MICHAEL L & SHARON K T	210 EA GOBBI ST	Vacant	57	0.59
00305065	OBERGIN DANIEL	751 SO STATE ST	Underutilized	58	2.18
00305088	DAVIS MARK E & DONNA TTEES 1/2	272 CHERRY ST	Underutilized	59	0.32
00305087	DAVIS MARK E & DONNA TTEES 1/2	272 CHERRY ST	Underutilized	60	0.22
00301049	WOOLDRIDGE JASON & MOHENI	302 BANKER BLVD	Underutilized	61	0.36
00311083	HIATT MARY D	1080 HELEN AVE	Vacant	62	3.19
00306125	CALVARY BAPTIST CHURCH	1030 HELEN AVE	Vacant	63	0.60
00313038	RITDET YAOWAPHA /	1006 SO STATE ST	Vacant	64	0.65
00308310	PHILLIPS SANDRA TTEE 1/2	1405 SO STATE ST	Vacant	65	0.76
00308302	CARDENAS JAIME & MARIA G 1/4	1045 SO STATE ST	Vacant	66	0.54
00314001	THOMAS CATHERINE 1/2	190 RUPE ST	Vacant	67	2.03
00313008	SIDERAKIS SID STEVE 1/2	1090 SO STATE ST	Underutilized	68	0.77
00309008	WILES GLENN M & ROSE	23 BETTY ST	Underutilized	69	0.26
00309010	GRIVETTE HUBERT E & ANITA M	19 BETTY ST	Underutilized	70	0.26
00309011	FERRER PAZ C	17 BETTY ST	Underutilized	71	0.27
00309012	SALISBURY JERRY G & MARY LOU H	15 BETTY ST	Underutilized	72	0.25
00315040	CITY OF UKIAH	410 TALMAGE RD	Vacant	73	0.26

00316057	MOUNTANOS MARK P TTEE	582	TALMAGE RD	Vacant	74	2.42
18004008	FRANKS JACK D TTEE 1/3	640	TALMAGE RD	Underutilized	75	1.29
18007003	VANVRANKEN FRANK A	1117	COMMERCE DR	Vacant	76	2.26
00354023	EVANS ALICE V TTEE	196	WABASH AVE	Underutilized	77	1.63
18007018	THURSTON AUTO GROUP INC	1400	HASTINGS RD	Underutilized	78	2.49
00347241	GERHART KATHERINE E	1330	SO STATE ST	Underutilized	79	1.02
00347206	NEVILL GARY L & JEANNE M	OFF	WABASH	Vacant	80	0.67
18008025	REDWOOD BUSINESS PARK OF UKIAH	1230	AIRPORT PARK BLVD	Vacant	81	3.60
00326053	CASHADA DONALD L & MARJORIE M	1381	LAUREL AVE	Vacant	82	0.20
18008028	REDWOOD BUSINESS PARK OF UKIAH	1701	AIRPORT RD	Vacant	83	4.68
18008029	REDWOOD BUSINESS PARK OF UKIAH	1701	AIRPORT RD	Vacant	84	4.71
18008030	REDWOOD BUSINESS PARK OF UKIAH	1701	AIRPORT RD	Vacant	85	7.84

APPENDIX C

Review of 2009-2014 Housing Element

Implementation Accomplishments

The City of Ukiah is committed to continually improving programs in the Housing Element to ensure that the housing needs of the community are met. Reviewing past accomplishments is an important step in developing housing strategies that are effective and address identified community needs. State law requires the City to report on progress made in meeting the goals, policies, and objectives set forth in the prior 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.

The last Housing Element was adopted in 2011 and covered the RHNA period from 2009 to 2014. Even with the loss of the Redevelopment Agency and a lack of staff and financial resources, moderate to good progress was made implementing the 2009-2014 tasks.

Program	Objective	Timeframe in Housing Element	Progress/Appropriateness
H-1.a: By the end of 2010, develop and implement A residential rehabilitation Program with an emphasis on Improving safety, comfort and Energy Efficiency.	Rehabilitate residential units	2010	**Progress:** CDBG funds secured for rehab projects. Mendocino County Community Development Commission managed program for the City. Two rehab projects completed. Additional funds being sought. **Appropriateness:** In theory, this program has a big bang for the buck, but the qualification requirements were challenging for many residents. Looking for additional funds with less stringent qualification requirements.
H-1.b: Work with the City Public Utility Department to potentially expand the City's Energy Efficiency Public Benefits Fund.	Energy Efficiency Improvements	Ongoing	**Progress:** Discussion in 2011. GHG Inventory and Climate Action Plan underway in 2012 -2013 – Expansion of the City's Energy Efficiency Public Benefits Fund may become a program in CAP. **Appropriateness:** This

			program is still appropriate and may be fulfilled with the adoption of the City Climate Action Plan – slated for 2014.
H-1.c: Provide informational materials to the public regarding sustainable and green building materials.	Education	Ongoing	**Progress:** Completed. Green Building Resource Center created in the Ukiah Civic Center. **Appropriateness:** This program provides valuable information to residents, contractors, architects, etc.
H-1.d: Consider measures That would preserve/conserve existing mobile home parks, such as a mobile home rehabilitation program, conversion to ownership program, infrastructure improvement incentives, rent stabilization, etc.	Preservation of Mobile Home Parks	Ongoing	**Progress:** Completed. Rent stabilization ordinance adopted in 2011. **Appropriateness:** While a major part of this program was completed, it remains appropriate and is included in the updated element.
H-1.e 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.	Maintain stock of affordable housing.	Ongoing	**Progress:** Inventory completed in 2011. **Appropriateness:** While a major part of this program was completed, it remains appropriate and is included in the updated element.
H-2.a: Provide copies of the inventory of vacant and underdeveloped land for public distribution.	Education	Ongoing	**Progress:** Completed in 2011. **Appropriateness:** The program is appropriate and on-going, and remains in the updated element.
H-2.b: Work with public transit providers and developers to encourage housing development located close to public transit facilities.	Education	Ongoing	**Progress:** Development project referral to the Mendocino Transit Authority routine procedure. **Appropriateness:** The program is appropriate and on-going, and remains in the updated element.

H-2.c: Provide reduced planning permit application fees for residential second dwelling units.	Encourage and increase second dwelling units	Ongoing	**Progress:** Reduced fees adopted if units are affordable. **Appropriateness:** Completed and no longer included in the updated element.
H-2.d: Review the zoning code and determine if any constraints to condominium developments and cooperative living projects exist, and if so, eliminate the constraints.	Encourage condo and cooperative living projects.	Ongoing	**Progress:** Preliminary review completed in 2011. **Appropriateness:** This program has not been completed and is still appropriate. It remains in the updated element.
H-2.e: As Staff and resources allow, assist the Staff of the Buddy Eller Homeless Shelter facility to resolve any neighborhood compatibility issues that arise.	Eliminate incompatibility	Ongoing	**Progress:** No complaints received. Ongoing discussions and monitoring. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-2.f: The zoning code shall be amended to allow homeless facilities without the requirement for a Use Permit in the M Manufacturing zoning district. The zoning code shall require a Site Development Permit and facility management plan, and reasonable site development standards for homeless facilities, pursuant to California Government Code Section 65583.	Increase homeless shelters	Ongoing	**Progress:** Low priority because no capacity issues at the existing shelter. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
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 rental housing stock	Ongoing	**Progress:** No conversions proposed in 2011-2013. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-2.h: Do not permit the conversion of single family residential homes to	Retain housing stock	Ongoing	**Progress:** No conversions proposed in 2011-2013.

professional offices unless the City's amount of residential units is sufficiently adequate.			**Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
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 affordable housing	Ongoing	**Progress:** Preliminary work completed. Minimal housing starts in the City. Inclusionary housing ordinance low priority. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-2.j: Adopt the following minimum standards for inclusionary housing units: 3. The exterior appearance of inclusionary units shall not be different than for other units in the housing development of which they are a part; and • 4. Inclusionary units shall be dispersed or distributed throughout the development rather than being concentrated in one portion of the development.	Increase affordable housing	Ongoing	**Progress:** Preliminary work completed. Minimal housing starts in the City. Inclusionary housing ordinance low priority. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-2.κ: 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 and/or pay a housing impact fee. If a nexus can be established, adopt the affordable housing requirement or housing impact fee.	Generate affordable housing funds	Ongoing	**Progress:** No work completed. Reduced staff and a lack of funds to prepare Study. Loss of Ukiah RDA stalled effort. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-2.l: Identify and meet with nonprofit builders who specialize in building housing	Develop partnerships with affordable housing developers.	Ongoing	**Progress:** Met and worked closely with an out-of-town affordable housing developer

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.			about the old Trinity School site. Effort stalled due to the elimination of the Ukiah RDA. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
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. 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/RDA funding, supporting grant and other applications for funding, and exploring housing types and construction methods to promote housing for ELI citizens.	Create more affordable housing	2015	**Progress:** Some progress made. Loss of staff and the elimination of the Ukiah RDA has stalled efforts. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-2.n: Amend the zoning ordinance to be consistent with Senate Bill 2. All transitional and supportive housing shall be considered a residential use and only those restrictions that apply to other residential uses of the same type (single family residential, duplex, multi-family, etc.) shall be imposed.	Streamline transitional housing projects.	Ongoing	**Progress:** Preliminary work completed in 2011. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-2.o: Post the sites inventory map and housing development in commercial zones information on the City's website and prepare hard-copy informational handout material for property	Education	Ongoing	**Progress:** Completed in 2011 **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.

owners and developers.			
H-2.p: Within 1-year of adoption of the Housing Element, conduct a roundtable meeting with non-profit housing sponsors and developers to educate and share information about vacant and underutilized sites, the planned development tool, the lot consolidation process, and incentives offered by the City.	Create more affordable housing	Ongoing	**Progress:** Loss of staff and the elimination of the Ukiah RDA have stalled efforts. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-2.q: To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. The City has identified residential capacity within the mixed use zone to accommodate 284 units of the City's RHNA for lower-income households. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need of 284 units, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the	Education	Ongoing	**Progress:** Completed. Inventory updated in 2014 **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.

shortfall on land zones exclusively for residential multifamily use allowing at least 16 du/acre.			
H-2.r: Facilitate the consolidation of smaller, multi-family parcels by 1) publicizing the underutilized sites inventory on the City's website, and 2) providing technical assistance to property owners and developers in support of lot consolidation. To encourage development of quality housing at prices lower income households can afford on smaller, multi-family parcels, the City will meet with non-profit sponsors and developers to promote strategies and the creation of lot consolidation incentives.	Create more affordable housing	Ongoing	**Progress:** Initial steps completed in 2012. Ongoing efforts slowed by reduced staff and the elimination of the Ukiah RDA. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-2.s: H-2.s : As a part of the Zoning Code Update, the City will continue to explore a variety of measures and make revisions as appropriate to promote higher density and mixed used development such as lot coverage setback, heights or other development standards	Create more affordable housing	Ongoing	
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.	Increase very low and special needs housing units	Ongoing	**Progress:** Reduced staff and the elimination of the Ukiah RDA have stalled implementation. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
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	Ongoing	**Progress:** Routine procedure with the review of development projects. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.

H-3.c: Review the zoning code and consider eliminating regulatory constraints to special needs housing projects.	Eliminate constraints	Ongoing	**Progress:** Preliminary work competed in 2011. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-3.d: Continue to support and assist farmworker housing advocates by providing technical assistance with development applications; lower planning application fees for affordable housing projects, and identifying potential sites for farm worker housing.	Increase farmworker housing	OnAnnually	**Progress:** Lower fees adopted. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
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.	Increase tools to encourage affordable housing.	Ongoing	**Progress:** Downtown Zoning Code adopted in 2012 – includes opportunities for SRO development. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-4.a: 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).	Education	Ongoing	**Progress:** No complaints received. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-4.b: Distribute housing discrimination public information and make it available at the Ukiah Civic Center and on the City's website.	Education	Ongoing	**Progress:** Completed. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-5.a: Apply the CEQA Infill Exemption when possible and perform expedited review for well designed, compact projects using green and sustainable design and building techniques.	Education	Ongoing	**Progress:** Implemented with Planning Commission approval in 2012 of the Richard Ruff project on North State Street. **Appropriateness:** This program is on-going and still

			appropriate. It remains in the updated element.
H-5.b: Prepare and present a downtown core small lot subdivision ordinance or similar tool for consideration.	Education	Ongoing	**Progress:** Completed with adoption of the Downtown Zoning Code in 2012. **Appropriateness:** Completed and not included in updated element.
H-5.c: Prepare and present a green building/sustainable development incentive tool(s) for consideration that could include expedited permit processing, density bonuses and relief from parking and other zoning requirements.	Education	Ongoing	**Progress:** Project programed for 2013. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-5.d: Green Building Codes: Consider Amending the building and zoning codes to identify and remove constraints to green-building, resource conservation, and alternative energy generation and establish green building and sustainable practice requirements for new developments, remodels and retrofits. Topics to be included are: Green building materials and practices, Passive solar design and siting, Energy efficient heating and cooling technology, Alternative water storage, wastewater treatment and reclamation, and storm-water management systems.	Education	Ongoing	**Progress:** Project programed for 2013 **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-5.e: Continue to administer the solar and energy efficiency rebate programs.	Education	Ongoing	**Progress:** The program continues and is under evaluation for possible expansion. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.

H-5.f: Assist developers and housing development agencies in incorporating green building, energy conservation, and alternative energy generation into their projects by providing information about resources and links to local organizations such as local renewable energy system designers and installers, rebates, energy-rating systems, and funding, on the Housing Resources website.	Education	Ongoing	**Progress:** Green Building Information Center completed in the Ukiah Civic Center. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
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 and financing options.	Education	Ongoing	**Progress:** Green Building Information Center completed in the Ukiah Civic center. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-5.h: Promote stormwater management systems for mutli-family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater.	Education	Ongoing	**Progress:** Routine practice of Public Works Staff. New storm-water ordinance adopted in 2010. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element. .
H-5.i: Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects. Strongly promote solar energy generation, use of solar water heaters, and passive solar design in new housing and, especially, multi-family housing both prior to and during project review.	Education	Ongoing	**Progress:** Routine practice during project review. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-5.j: Work with developers to create residential neighborhoods with mixed housing densities, types, and housing affordability levels that promote human	Education	Ongoing	**Progress:** No opportunities have surfaced. Poised to implement.

interaction, neighborhood-scale services and facilities, safety, and connectivity to schools, neighborhoods, and commerce.			**Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-5.k: Adopt a form based zoning code for the downtown that would promote and provide opportunity for compact, pedestrian friendly, infill mixed use development including a variety of housing types.	Education	Ongoing	**Progress:** Downtown form-based code adopted in 2012. **Appropriateness:** Completed and not included in the updated element.
H-5.l The City will review and revise, as appropriate, the procedure for providing reasonable accommodation (Section 9186) to address constraints on the maintenance, improvement and development of housing for persons with disabilities. Revisions include findings such as "….impacts on surrounding uses…." ,"……attributes of the property and structure" and "alternative reasonable accommodation".	Increase housing opportunities for persons with disabilities	Within 1 year of adoption of the Housing Element	**Appropriateness:** New program
H-6.a: Redesign and reinvigorate the RDA low and moderate income housing program.	Increase affordable housing	Ongoing	**Progress:** RDA eliminated by the State of California. **Appropriateness:** RDA eliminated and this program is not included in the updated element.
H-6.b: Develop a Housing Resources webpage that may be used to facilitate the development and improvement of affordable housing. Included on the webpage could be items such as funding resources, affordable housing development agencies and developers, energy conservation and green-building resources and services.	Education	Ongoing	**Progress:** New City website under construction 2012-2014. **Appropriateness:** This program is on-going and still appropriate. It remains in the updated element.
H-6.c: Conduct periodic meetings with developers and non-profit housing development agencies to identify constraints to	Education	Ongoing	**Progress:** Reduced staff and the elimination of the Ukiah RDA have stalled efforts. **Appropriateness:** This

development of affordable housing and use the information gained to consider zoning code amendments.			program is on-going and still appropriate. It remains in the updated element.

APPENDIX D

Zoning Matrix

CITY OF UKIAH
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BASE ZONING DISTRICTS – LAND USE MATRIX

This matrix provides a generalized reference for identifying uses by zoning district. The matrix is not adopted and does not amend or substitute for regulations adopted by the City. Consult the Ukiah Municipal Code (Division 9, Chapter 2, Zoning) for definitions, regulations, standards and exceptions. Other regulations may apply. Some base and combining zoning districts are not shown. The Ukiah Municipal Code is online at: http://66.113.195.234/CA/Ukiah/index.htm

BASE ZONING DISTRICTS – GENERALIZED LAND USE MATRIX
(A = Allowed use by right, UP = Use permit required)

USE	R-1	R-2	R-3	C-N	C-1	C-2	M	PF
RESIDENTIAL								
Condominiums	UP	A	A		A			
Duplexes		A	A		UP			
Dwelling groups		UP	UP					
Multiple-family residential units, apartment houses		A	A		UP	UP		
Mobile home parks			UP		UP	UP	UP	
Manufactured homes	A	A	A					
Single-family dwellings	A	A	A	A	UP			
Single-family dwelling - 3,000 square foot lot		UP						
Second dwelling units	A	A	A	A	A			
Farm labor camps								
Resident manager/security personnel housing						UP	UP	
RESIDENTIAL/COMMERCIAL								
Mixed residential with compatible commercial land uses					UP	UP		
Mixed rental dwelling units with allowed or permitted use(s)				UP				
Boarding or rooming houses		A	A					
Bed and breakfast establishments	UP	UP	UP	UP	A	UP		
Hotels, motels			UP		A	UP	UP	
PUBLIC, QUASI-PUBLIC, COMMUNITY								
Public buildings, structures and uses			UP			UP		A

BASE ZONING DISTRICTS – GENERALIZED LAND USE MATRIX
(A = Allowed use by right, UP = Use permit required)

USE	R-1	R-2	R-3	C-N	C-1	C-2	M	PF
Public buildings and places of temporary public assembly	UP	UP						
Quasi-public buildings, structures and uses						UP		UP
Public or private schools	UP	UP		UP	A			A
Churches, chapels, religious assembly and instruction	UP	UP	UP	UP	A			
Small family child daycare home - 6 maximum		A						
Small family child daycare home - 8 maximum, including children under the age of ten (10) years who reside at the home	A		A	UP	A			
Large family child daycare home - 7 - 14 including children under the age of 10 who reside at the home	UP	UP	UP	UP	UP			
Community care facility - 6 maximum	A	A	A		A			
Community care facility - 7 - 12	UP	UP	UP		UP			
Small homeless facilities - 7 - 12 (see section 9171)	UP	UP	UP	A	A	UP	UP	UP
Large homeless facilities - more than 12 (see section 9171)	UP	UP	UP	UP	UP	UP	UP	UP
Rest homes, convalescent services, residential medical facilities		UP	UP	UP				
Hospitals and pharmacies			UP	UP				
Conservation and natural resource conservation areas								A
Airports and aviation-related functions and uses								A
Corporation yards								UP
Public cemeteries and similar uses								UP
Public transportation facilities								UP
Public utility facilities and uses								A
Recycling facility						A		
Refuse disposal/recycling areas, refuse transfer stations								UP
Minor food services unrelated to primary use								A
Historical sites and monuments								A
Parks, community gardens, playgrounds	UP	UP	UP			UP		A
Fairgrounds								A
Community concerts, farmers markets, craft bazaar, flea markets								UP
COMMERCIAL								
Bar, dance hall, live entertainment establishment, nightclub					UP			
Billiard parlor, amusement arcade, bowling alley					UP			
Theater					UP			
Adult entertainment businesses (see section 9176)							UP	UP
Social halls and lodges		UP			UP			
Circuses, carnivals, amusement parks, open air theaters, similar	UP*	UP*	UP*	UP*	UP*	UP	UP*	UP

BASE ZONING DISTRICTS – GENERALIZED LAND USE MATRIX
(A = Allowed use by right, UP = Use permit required)

USE	R-1	R-2	R-3	C-N	C-1	C-2	M	PF
temporary establishments involving large assemblages of people								
Home occupations	A	A	A	A				
Outdoor sales establishments (see section 9184)	UP	UP		UP	UP	UP	UP	
Professional offices generally			UP	A	A	UP	UP	
Professional office - converted from a single-family residence		UP						
Medical offices				A				
Banks					A			
Business services						A		
Personal service establishments				UP	A		UP	
Barbershops, beauty shops			UP	A				
Coin operated laundromat			UP			A		
Laundry service						A		
Drugstores				A				
Florist			UP	A				
Video rentals/sales			UP					
Tailor shop				UP				
Bookstore				UP				
'Mom and pop' convenience grocery stores, delicatessens			UP	A				
Bakeries			UP	UP				
Coffee shops			UP	UP				
Restaurants, cafes (no drive-through)				UP				
Restaurants (includes drive-through)					A	UP		
Retail stores					A	UP	UP	
Retail – except large commercial retail stores (such as department stores, supermarkets, chain drugstores, discount clothing stores)				UP				
Wholesale stores						A		
Kennel, pet shop, and pet services						A		
Veterinarian					UP			
HEAVY COMMERCIAL OR INDUSTRIAL								
Auto sales – new or used					A	A		
Auto – repair , body and painting, car wash, service (gas) station					A	A	A	
Equipment repair shop						A	A	
Auto wrecking, junk yards							A	
Public or private parking lots for automobiles to accommodate primary use, or when next to C-N, C-1 or C-2 (see section 9176)	UP	UP	A					

BASE ZONING DISTRICTS – GENERALIZED LAND USE MATRIX
(A = Allowed use by right, UP = Use permit required)

USE	R-1	R-2	R-3	C-N	C-1	C-2	M	PF
Parking lots					UP			
Transportation services						A		
Blacksmith shops							A	
Building materials yards, lumber yards							A	
Construction sales and service						A	A	
Farm equipment sales and feed stores						A	A	
Cabinet shop					UP	A	A	
Machine shop					UP	A	A	
Planing mills							A	
Sign shop						A	A	
Safety services						A		
Mini/convenience storage					UP	A	A	
Storage facilities and bulk fuel storage							A	UP
Warehousing and distribution (limited)						A	A	
Warehousing and distribution (general)							UP	
Wholesale and storage establishments							A	
Light manufacturing and industrial uses						UP	A	UP
Industrial, manufacturing, or storage uses objectionable due to smoke, dust, noise, radioactivity, vibration, bright light, etc.							UP	
Heavy industrial and manufacturing uses without appreciable offensive or objectionable noise, odor, dust or nuisance factors							A	
Removal of minerals, earth, other natural materials (see section 9176)	UP	UP	UP	UP	UP	UP	UP	UP
Temporary uses meeting purpose and intent of district, not to exceed 6 months (see section 9176)	UP	UP	UP	UP	UP	UP	UP	UP
Fences - 6' or less	A	A	A	A	A	A	A	A
Fences - exceeding 6 feet (see section 9178)	UP	UP	UP	UP	UP	UP	UP	UP
Accessory uses and buildings	A	A	A	A	A	A	A	A

Source: City of Ukiah - Planning and Community Development Department, 6/2007