

Housing Element Update 2019-2027



Housing Element Update 2019–2027

The City of Ukiah is embarking on its 2019–2027 Housing Element Update process and is holding public workshops to receive community input.



Community Workshop (#2)
April 25, 2019



Workshop Agenda

5:30 PM Welcome and Introductions

5:35 PM Short presentation

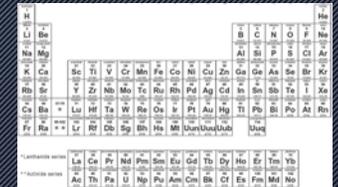
- Housing Element update schedule and next steps after tonight
- Input from housing workshop #1
- Key updated housing data
- Goals for this evening

5:50 PM Community discussions (two parts)

7:30 PM Conclusion

Warmup questions

- What is the City of Ukiah Housing Element?
 - A. One of the elements of the Periodic Table.
 - B. The plan and vision for current and future housing in Ukiah.
 - C. Weather conditions near housing units.
 - D. A quote from Sherlock Holmes- it is simply Housing Elementary Watson.
- How many housing units must be produced in Ukiah over the next 8 years to remain in compliance with RHNA goals?
 - A. 10
 - B. 45
 - C. 168
 - D. 239
- Bonus question: what is "RHNA"?



Housing Element Update Schedule

Date	Event
March 21	Community Workshop #1: Update Program Goals
→ April 25	Community Workshop #2: Review data and implementation programs ←
→ March - April	City updates data, analysis, and narrative sections and incorporates community input ←
May 6	Draft Housing Element sent to HCD for review
July 7	NOI for CEQA Initial Study/Negative Declaration
August 14	Planning Commission - Review Draft
Late August	Airport Land Use Commission - Determination of Consistency with Airport Comprehensive Land Use Plan
September 18	City Council - Adoption
By October 18	Adopted Housing Element sent to HCD and water and sewer providers
December 2019 - January 2020	Certified Housing Element (HCD)



1 | Input from Housing Workshop #1



Summary of Comments Received- Community Housing Workshop #1

2014-2019 Housing Element Goal	Summary of Received Comments
H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.	<ul style="list-style-type: none">• Many requests for financial assistance for property maintenance and improvements.• Request for rent stabilization.• Neighborhood safety concerns, including wildfire mitigation, traffic speeds, and security.• Implementation of CA Building code comments re: energy efficiency.
H-2: Provide housing for all economic segments of the community.	<ul style="list-style-type: none">• Providing adequate housing for undocumented immigrants and oversight on property owner to make sure housing is habitable.• Concern about young adults and college students finding housing.• Need increased HUD housing options and assistance in connecting the HUD Benefit with housing appropriate for the recipient.• The need for tiny/moveable homes.

Summary of Comments Received- Community Housing Workshop #1 (Continued)

2014-2019 Housing Element Goal	Summary of Received Comments
<p>H-3: Expand affordable housing opportunities for person with special needs such as the homeless, mentally ill, physically disabled, households with very low and low to moderate incomes, senior citizens, farm workers, female heads of households with children under 18 years old, first time homebuyers and the developmentally disabled.</p>	<ul style="list-style-type: none"> • Request to add Native Americans to this list. • Look to ways to add new types of housing projects to the allowed/permitted uses. • Encourage inclusionary housing projects over single-type special needs projects. • Financial assistance for infrastructure development. • Supply free building plans for accessory dwelling units. • Increase efforts to avoid homelessness.
<p>H-4: Promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.</p>	<ul style="list-style-type: none"> • Need for tenant/owner educational workshops. • Financial assistance to deal with code enforcement actions. • Financial assistance to make current housing stock more sustainable, green, and efficient. • Need for mobile home repair/replacement assistance.

Summary of Comments Received- Community Housing Workshop #1 (Continued)

2014-2019 Housing Element 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.

Summary of Received Comments

- Develop town centers and promote walkable neighborhoods for self-reliance and reduction of vehicle miles traveled.
- Regulations for green development in existing housing.
- Develop solar facility to support municipal and individual usage.
- Increase regulation to promote community goals, such as community gardens, solar development, water and power conservation.
- Need to define “smart growth” and “mixed-use”.
- Focus on rehabilitating existing housing stock with use of incentives.
- Comments pertaining to Hispanic population, homeless persons, and medical professionals.
- Relaxing zoning codes and development standards to maximize development potential.

Summary of Comments Received- Community Housing Workshop #1 (Continued)

2014-2019 Housing Element Goal	Summary of Received Comments
<p>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.</p>	<ul style="list-style-type: none">• Comment about adding tribal entities to the list of collaborators.• Similar comments to those summarized for Goals H-2 and H-3.

2 | Key Updated Housing Data

**TABLE 2.1
CITY OF UKIAH
POPULATION GROWTH TRENDS (1990-CURRENT)**

Year	Population	Change	% Change Over Period	Average Annual Growth Rate
1990	14,599			
2000	15,497	901	6.2%	0.6%
2010	16,042	575	3.7%	0.4%
Current	16,226	151	1.1%	0.1%

Source: California Department of Finance

**TABLE 2.3
RECENT LOCAL POPULATION TRENDS (2015-2018)**

Jurisdiction Name	2015	2018	Change (2015-18)	
			Number	%
Mendocino County	59,598	59,985	387	0.1%
City of Fort Bragg	7,377	7,512	135	1.8%
City of Lakeport	5,097	5,134	37	0.1%
City of Ukiah	15,785	16,226	441	2.8%

Source: California Department of Finance



2 | Key Updated Housing Data

TABLE 2.4
CITY OF UKIAH AND MENDOCINO COUNTY AGE COMPARISONS (2000-2010)

Age Group	% Ukiah (2000)	% Ukiah (2010)	% Mendocino County (2010)
Under 5 Years	7.0%	7.3%	6.1%
5-14 Years	14.8%	13.3%	12.1%
15-24 Years	14.3%	13.9%	11.9%
25-34 Years	13.9%	14.4%	12.1%
35-44 Years	14.2%	11.6%	11.7%
45-54 Years	13.3%	12.9%	14.2%
55-64 Years	8.3%	12.1%	16.4%
65-74 Years	6.0%	6.5%	8.6%
75 and Over	8.2%	8.0%	6.8%
Median Age	35	35.9	41.5

Source: 2000 and 2010 U.S. Census

TABLE 2.6
CITY OF UKIAH POPULATION DISTRIBUTION BY RACE (2000-2010)

Race	Percent (2000)	Percent (2010)
White	79.5	72.1
Hispanic	19.3	27.7
African American	1.0	1.1
American Indian and Alaska Native	3.8	3.7
Asian	1.7	2.6
Native Hawaiian/Pacific Islander	0.1	0.2
Other	9.7	14.8
Two or More Races	4.3	5.5

Source: 2000 and 2010 U.S. Census

2 | Key Updated Housing Data

**TABLE 2.8
CITY OF UKIAH AND MENDOCINO COUNTY CHANGE IN EMPLOYMENT**

	Ukiah					Mendocino County				
	2009		2017		2009-2017 Percent Change	2009		2017		2009-2017 Percent Change
	Number	Percent	Number	Percent		Number	Percent	Number	Percent	
Civilian employed population 16 years and over	6,037	100%	6,708	100%	11.1%	38,188	100%	37,084	100%	-2.9%
Agriculture, forestry, fishing and hunting, and mining	120	2.0%	352	5.2%	3.2%	2,165	10.3%	2,356	6.4%	-2.3%
Construction	548	9.1%	326	4.9%	-4.2%	3,944	7.9%	2,970	8.0%	-1.3%
Manufacturing	435	7.2%	451	6.7%	-0.5%	3,012	2.9%	2,455	6.6%	-0.5%
Wholesale trade	206	3.4%	158	2.4%	-1.0%	1,090	13.6%	907	2.4%	-0.7%
Retail trade	859	14.2%	843	12.6%	-1.6%	5,198	3.6%	4,785	12.9%	-0.9%
Transportation and warehousing, and utilities	324	5.4%	322	4.8%	-0.6%	1,385	1.4%	997	2.7%	0.4%
Information	53	0.9%	108	1.6%	0.7%	521	4.3%	673	1.8%	-0.4%
Finance and insurance, and real estate and rental and leasing	329	5.4%	278	4.1%	-1.3%	1,643	8.4%	1,456	3.9%	-0.4%
Professional, scientific, and management, and administrative and waste management services	361	6.0%	562	8.4%	2.4%	3,198	20.1%	2,970	8.0%	3%
Educational services, and healthcare and social assistance	1,354	22.4%	1,640	24.5%	3.1%	7,681	10.7%	8,549	23.1%	1.2%
Arts, entertainment, and recreation, and accommodation and food services	658	10.9%	877	13.1%	2.2%	4,093	4.3%	4,423	11.9%	1.3%
Other services, except public administration	297	4.9%	291	4.3%	-0.6%	1,652	6.8%	2,094	5.6%	-0.2%
Public administration	493	8.2%	500	7.5%	-0.7%	2,606	5.7%	2,449	6.6%	0.7%

Source: American Community Survey, Census Bureau Population Estimates Program



2 | Key Updated Housing Data

**TABLE 2.11
HOUSEHOLDS BY INCOME CATEGORY (2011-15)**

Income Category (% of County AMI)	Ukiah		Mendocino County	
	Households	Percent	Households	Percent
Extremely Low (30% or less)	840	8.9%	4,575	13.4%
Very Low (31-50%)	1,105	18.2%	5,050	14.8%
Low (51-80%)	950	15.7%	6,040	17.8%
Moderate or Above (over 80%)	3,165	52.3%	18,380	54.0%
Totals	6,060	100%	34,015	100%

Source: U.S. Department of Housing and Urban Development, 2011-15 Comprehensive Housing Affordability Strategy (CHAS)

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Mendocino County 4-Person Area Median Income: \$60,600	Extremely Low	12800	16460	20780	25100	29420	33740	37600	40200
	Very Low Income	21350	24400	27450	30450	32900	35350	37800	40200
	Low Income	34100	39000	43850	48700	52600	56500	60400	64300
	Median Income	42400	48500	54550	60600	65450	70300	75150	80000
	Moderate Income	50900	58150	65450	72700	78500	84350	90150	95950

2 | Key Updated Housing Data

TABLE 2.14
UKIAH HOUSEHOLDS OVERPAYMENT BY TENURE (2011-15)

Household Income Group	Renters	Owners	Total
Extremely Low (0-30% AMI)	785	55	840
Cost Burden >30%	540	40	580
%Cost Burden >30%	68.8%	72.7%	69.0%
Very Low (31-50% AMI)	980	125	1,105
Cost Burden >30%	775	35	810
%Cost Burden >30%	79.1%	28%	73.3%
Low (51-80% AMI)	625	325	950
Cost Burden >30%	435	225	660
%Cost Burden >30%	69.6%	69.2%	69.5%
Moderate or Above (>80% AMI)	1,175	1,990	3,165
Cost Burden >30%	150	605	755
%Cost Burden >30%	12.8%	30.4%	23.9%
Total	3,565	2,495	6,066
Cost Burden >30%	1,900	905	2,805
%Cost Burden >30%	53.3%	36.3%	46.2%

Source: HUD 2011-15 Comprehensive Housing Affordability Strategy (CHAS)

2 | Key Updated Housing Data

TABLE 2.12
CITY OF UKIAH HOUSEHOLD INCOME DISTRIBUTION COMPARISONS (2017)

	Ukiah		Mendocino County	
	Number	Percent	Number	Percent
Total Households	5,923	100%	34,182	100%
Less than \$10,000	459	7.7%	2,494	7.3%
\$10,000 to \$14,999	493	8.3%	2,758	8.1%
\$15,000 to \$24,999	810	13.7%	4,200	12.3%
\$25,000 to \$34,999	765	12.9%	4,044	11.8%
\$35,000 to \$49,999	797	13.5%	4,600	13.5%
\$50,000 to \$74,999	1,014	17.1%	6,148	18.0%
\$75,000 to \$99,999	507	8.6%	3,795	11.1%
\$100,000 to \$149,999	753	12.7%	3,826	11.2%
\$150,000 to \$199,999	129	2.2%	1,211	3.5%
\$200,000 or more	196	3.3%	1,106	3.2%

Source: 2013-2017 American Community Survey, Census Bureau Population Estimates Program

2 | Key Updated Housing Data

**TABLE 2.18
HOUSEHOLD SIZE BY TENURE**

	Total Owner Occupied		Total Renter Occupied	
	Number	Percent	Number	Percent
1-person household	750	28.0%	1314	37.7%
2-person household	969	36.3%	828	23.7%
3-person household	371	13.9%	539	15.5%
4-person household	288	10.8%	391	11.2%
5-person household	148	5.5%	219	6.3%
6-person household	73	2.7%	117	3.4%
7+ person household	74	2.8%	77	2.2%
Totals	2,673	100%	3,485	100%

Source: 2010 U.S. Census

**TABLE 2.19
SINGLE-PARENT HOUSEHOLDS (2010)**

	Total Households	Single-Parent Households	Percent Total Households	Female-headed Households with Children	Percent Single-Parent Households
Ukiah	6,158	1,294	21.0%	574	44.4%
Mendocino County	34,945	6,135	17.6%	2,295	37.4%
Fort Bragg	2,863	537	18.8%	244	45.4%
Willits	1,914	463	24.2%	194	41.9%

Source: 2010 U.S. Census



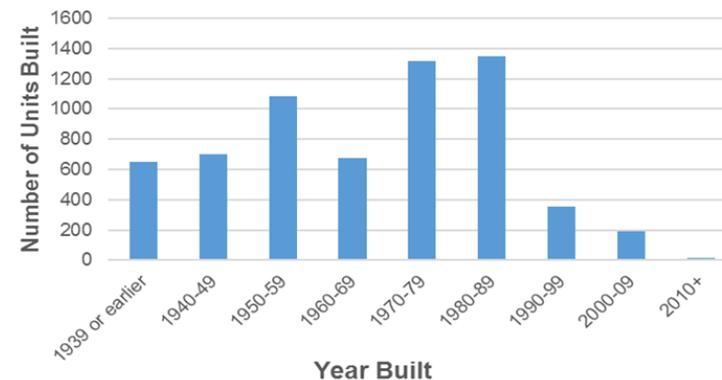
2 | Key Updated Housing Data

**TABLE 2.21
HOUSING STOCK AGE**

Year Built	Number of Units	Percent
2010 and later	17	0.3%
2000 to 2009	191	3.0%
1990 to 1999	357	5.6%
1980 to 1989	1,346	21.2%
1970 to 1979	1,318	20.8%
1960 to 1969	675	10.7%
1950 to 1959	1,081	17.1%
1940 to 1949	700	11.0%
1939 or earlier	651	10.3%
Total units	6,336	100%

Source: 2013-17 American Community Survey, 5-Year Estimates
Please note: housing units were produced in 2010 and later that are not recorded on the above Table or below Figure. Data is used only from ACS for consistency purposes.

**FIGURE 2.1
HOUSING STOCK AGE (2013-17)**



2 | Key Updated Housing Data

TABLE 2.22
HOUSEHOLDS BY TENURE (2000 – 2010)

	2000		2010	
	Number	Percent	Number	Percent
Ukiah				
Owner-occupied	2,899	48.4%	2,673	43.4%
Renter-occupied	3,086	51.6%	3,485	56.6%
Mendocino County				
Owner-occupied	20,383	61.3%	20,601	59.0%
Renter-occupied	12,883	38.7%	14,344	41.0%

TABLE 2.24
OVERALL VACANCY BY TENURE

Year Built	2000	2010	2017
Rental vacancy rate	1.7%	3.7%	2.8%
Owner vacancy rate	0.8%	2.6%	0.2%
Overall vacancy rate	2.5%	5.3%	3.0%

Source: 2000 and 2010 U.S. Census, 2013-2017 American Community Survey

3 | Goals for this Evening

- Participate in discussions and provide your input and ideas
 - Different opinions and perspectives are encouraged
 - Be respectful of your fellow community members
- Review draft implementing tasks from housing workshop #1
 - Consider housing data
 - Keep/revise/eliminate-consolidate
- Add new implementation tasks, if needed
 - Keep in mind 3 guidelines for adding a program/task:
 1. Is it realistic?
 2. Is it accessible?
 3. Is it implementable?
- Provide other ideas and input

4 | Community Discussions

Group Discussions- Part 1 (45 mins - 1 hr)

1. Goals are written in marker on each of the easels near a group of tables. Take 5 minutes and find the goal of importance to you.
 - You can stay at this group for the entire discussion or move around.
2. Designate a note taker for the group.
3. Review implementation policies associated with the goal. Decide on which to keep, revise, eliminate, or add to.
 - If adding, remember the three guidelines- realistic, accessible, implementable.
4. The note taker will (legibly) write implementation policies associated with each goal on the big sheets of paper.
5. When finished, hang your sheets on the wall under each goal.

Proposed Goals for 2019-2027 Housing Element (HE) Update

Proposed Goal: 2019-2027 HE Update	2014-2019 Existing HE Goal and Comments
<p>H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.</p>	<p>H-1: Conserve, rehabilitate and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents. <i>(HE H-1 is modified slightly.)</i></p>
<p>H-2: Support housing opportunities for all economic segments of the community, regardless of race, gender, age, sexual orientation, marital status, or national origin.</p>	<p>H-2: Provide housing for all economic segments of the community; and H-4: Promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin. <i>(H-2 modified slightly Goals H-2 and H-4 have been combined into a new H-2.)</i></p>

Proposed Goals for 2019-2027 Housing Element (HE) Update

Proposed Goal: 2019-2027 HE Update	2014-2019 Existing HE Goal and Comments
<p>H-3: Expand affordable housing opportunities for persons with special needs.</p>	<p>H-3: Expand affordable housing opportunities for persons with special needs such as the homeless, mentally ill, physically disabled, households with very low and low to moderate incomes, senior citizens, farmworkers, female heads of households with children under 18 years old, first time homebuyers and the developmentally disabled. <i>(First time homebuyers are not characterized as special needs households by the State or federal government. More simplified and broad goal proposed to encompass future potential for changes in definition of special needs populations. For example: the term "mentally ill" is no longer an appropriate characterization for persons with mental disabilities.)</i></p>

Proposed Goals for 2019-2027 Housing Element (HE) Update

Proposed Goal: 2019-2027 HE Update	2014-2019 Existing HE Goal and Comments
<p>H-4: Minimize governmental constraints for infill housing development.</p>	<p><i>(This is a new goal, partially derived from the text in Goal H-5- see below.)</i></p>
<p>H-5: Use land effectively to meet housing needs and maintain existing housing stock.</p>	<p><i>(2014-19 H-5 text reads: Use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development. New goals for H-4 and H-5 more broad; implementing policies can be added to more specifically address certain focus areas.)</i></p>
<p>H-6: Provide support for future housing needs.</p>	<p><i>(New goal. Components of 2014-19 HE Goal H-6 can be included as policies for other Goals. 2014-19 H-6 reads: 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.)</i></p>

Proposed Goals for 2019-2027 Housing Element (HE) Update (Summary)

H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.

H-2: Support housing opportunities for all economic segments of the community, regardless of race, gender, age, sexual orientation, marital status, or national origin.

H-3: Expand affordable housing opportunities for persons with special needs.

H-4: Minimize governmental constraints for infill housing development.

H-5: Use land effectively to meet housing needs and maintain existing housing stock.

H-6: Provide support for future housing needs.

Community Discussions- Part 2

Selecting Programs (30 mins)

1. Review all the implementation policies next to each of the goals.
2. Place dot stickers next to the implementation policies that are most meaningful for you.
 - Each person has 5 dots per goal, so choose carefully.
 - Although the dots are different colors, they all carry the same weight and priority (a red dot is just as important as a blue dot).

5 | Conclusion

Questions and comments?

Please remember to give us additional input on the inputs/ideas paper at your tables!



Thank You!

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Planning Division

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