

Housing Element Update 2019-2027



Community Workshop
March 21, 2019



Workshop Agenda

5:30 PM Welcome and Introductions

5:35 PM Presentation

- Housing Element update overview
- Regional Housing Needs Allocation
- Update schedule
- 2014-2019 Housing Element status and accomplishments
- Goals for Housing Element update and goals for this evening

6:00 PM Community discussions

7:00 PM Reporting out of discussion groups

7:20 PM Summary/next steps

7:30 PM Conclusion

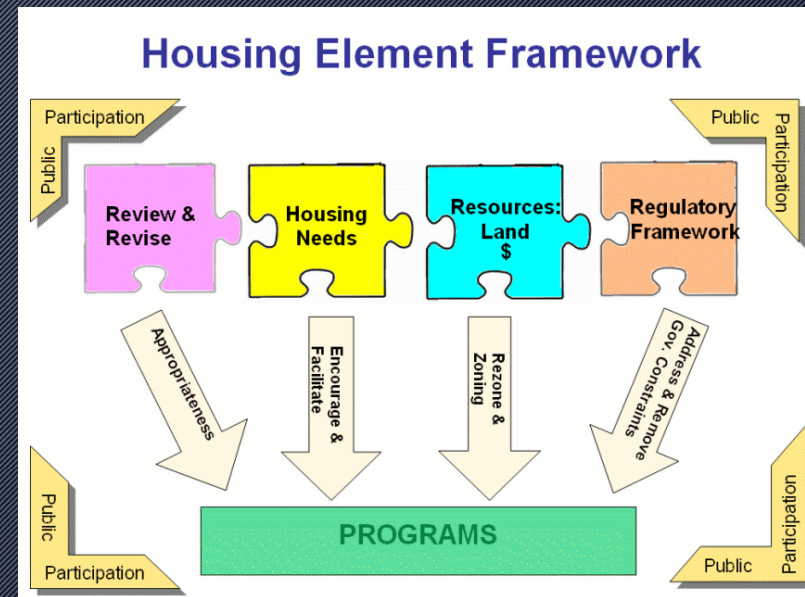


1 | Housing Element Update Overview



What is a Housing Element?

- Plan to meet the existing and projected housing needs of all economic segments of the community
- One of seven mandated General Plan Elements
- Analyzes different housing market conditions:
 - Existing and projected housing needs
 - Adequacy of site inventory for new housing
 - Constraints
- Sets program implementation goals and policies
- Must be updated every 4, 5, or 8 years
- Requires review/certification by California Department of Housing and Community Development (HCD)
- HCD sets schedule for Housing Element updates
 - 6th cycle = 8-year planning cycle
 - August 15, 2019 - August 15, 2027

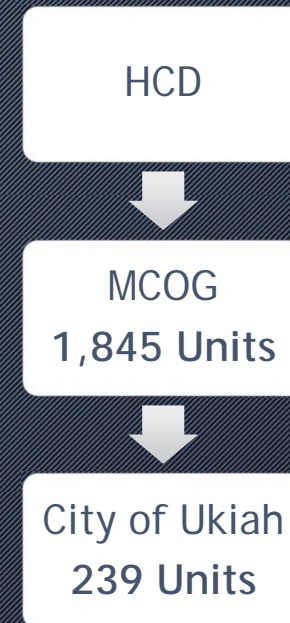


Statutory Citation	Brief Description of Requirement
Gov. Code §65583(c)(8)	Public Participation: description of diligent effort to include all economic segments of the community
Gov. Code §65588	Review and Revise: <ul style="list-style-type: none"> • Progress in implementation • Effectiveness of the element • Appropriateness of goals- objectives, policies and programs
Gov. Code §65583(a)(1 and 2)	Housing Needs Assessment: Quantification and analysis of existing and projected housing needs Populations and employment trends, including documentation of projections Housing and Household characteristics, including: <ul style="list-style-type: none"> • Level of payment compared with ability to pay (overpaying households) • Housing stock conditions • Overcrowded households Existing and projected needs for all income levels, including: <ul style="list-style-type: none"> • Regional Housing Need Allocation (RHNA) • Existing housing need for extremely low income households • Projected housing need for extremely low income households based on RHNA or Census
Gov. Code §65583(a)(7)	Persons with Special Needs: Identification and analysis of any special housing needs including: <ul style="list-style-type: none"> • Elderly • Persons with disabilities, including developmental disabilities • Large Households • Farmworkers (seasonal and permanent) • Female headed households • Homeless (annual and seasonal) • Other
Gov. Code §65583(a)(9)	At-risk Units: Inventory of at-risk units (10 years from the housing element due date) <ul style="list-style-type: none"> • Estimate of replacement versus preservation costs • Identification of qualified entities • Identification of potential funding
Gov. Code §65583(a)(5 and 6)	Potential Governmental Constraints: Include an analysis of actual and potential governmental constraints for each of the following: <ul style="list-style-type: none"> • Land use controls • Building codes and their enforcement • Site improvement requirements • Fees and other exactions • Local processing and permit procedures • Housing for persons with disabilities • Transitional housing and supportive housing as a residential use of property and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone
Gov. Code §65583(a)(5 and 6)	Potential Non-governmental Constraints Include an analysis of actual and potential non-governmental constraints for each of the following: <ul style="list-style-type: none"> • Availability of financing • Price of land • Cost of construction

Statutory Citation	Brief Description of Requirement
Gov. Code §65583 (a) (3) and 65583.2	Sites Inventory and Analysis: <ul style="list-style-type: none"> • Listing of properties by parcel number or other unique reference showing for each parcel • General description of environmental constraints to the development of housing • General description of infrastructure (planned/available) including water, sewer and other dry utilities, including availability and access to distribution facilities • For Non-vacant sites, specify the additional development potential for each site within the planning period and provide an explanation of the methodology to determine development potential • Demonstration of zoning to accommodate the housing need for lower income households • Map of sites included in the inventory • Number of units built between the start of the projection period and the deadline for adoption of the housing element (optional) • Number of units proposed using alternative provisions such as rehabilitation, conversion, preservation or accessory dwelling units (optional) • Analysis of whether inventory provides for a variety of housing types (Multifamily rental housing, Factory-built housing, Mobile homes, Housing for agricultural employees, Emergency Shelters, Transitional and supportive housing) • Carryover obligation (AB 1233), if applicable
Gov. Code §65583(b) and (c) (1 through 6)	Quantified Objectives and Housing Programs: Provide statement of quantified objectives; Maximum number of units, by income group, including extremely low-income of: <ul style="list-style-type: none"> • New construction; • Rehabilitation; and • Conservation.
Gov. Code §65583(c)	Include programs with: <ul style="list-style-type: none"> • Schedule of specific actions; and • Timeline for implementation with a beneficial impact in the planning period; and Identification of agencies and officials responsible for implementing each program.
Gov. Code §65583(c)(1)	Program(s) providing adequate sites: <ul style="list-style-type: none"> • Programs to rezone and any other programs needed to address a shortfall of sites to accommodate the regional housing need, if applicable, and any programs included pursuant to Section 65583.2(h) and (i) or carryover obligation pursuant to Section 65584.09. • Programs to rezone and any other programs needed to address a shortfall of capacity for housing for farmworkers that could not be accommodated on sites identified in the inventory, if applicable. • If applicable, programs to facilitate a variety of housing types, including multifamily rental, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single room occupancy, emergency shelters and transitional and supportive housing.
Gov. Code §65583(c)(2)	Programs to assist in the development of housing for extremely low, very low, low and moderate income households.
Gov. Code §65583(c)(3)	Programs to address governmental constraints and where appropriate and legally possible, to remove constraints to the maintenance, improvement and development of housing.
Gov. Code §65583(c)(3)	Program to remove constraints on housing for persons with disabilities and provide reasonable accommodation for housing for persons with disabilities.
Gov. Code §65583(c)(4)	Program(s) to conserve and improve the condition of the existing affordable housing stock.
Gov. Code §65583(c)(5)	Program(s) to promote housing opportunities for all persons.
Gov. Code §65583(c)(6)	Program(s) to preserve at-risk units.
Other Requirements	
Gov. Code §65583 (c) (7)	Description of general plan consistency.
Gov. Code §65585	Review by HCD and legislative body.
Gov. Code §65588	Analysis of construction, demolition and conversion of housing for lower income households in the Coastal Zone.
Gov. Code §65583 (a) (8)	Description of opportunities for energy conservation in residential development.
Gov. Code §65589.7	Water and Sewer Priority See the HCD Memo at http://www.hcd.ca.gov/hpd/memo_sb1087.pdf . *
Gov. Code §65589.5	Housing accountability act; analysis for rejection.

2 | Regional Housing Needs Allocation (RHNA)

- State law requires HCD to determine total regional housing needs
- Mendocino Council of Governments (MCOG) works with Mendocino County jurisdictions to allocate number of units per jurisdiction
- City of Ukiah assigned its share of housing units for 2019-2027 planning period



City of Ukiah RHNA by Income Category 2019-2027

Very Low (<50% AMI)	Low (51<80% AMI)	Moderate (81-120% AMI)	Above Moderate (>120% AMI)	Total
86	72	49	32	239
36%	30%	21%	13%	

AMI = Area Median Income

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

What income groups exist in Ukiah?

Low-Income

- Extremely low-income = < 30% AMI
- Very low-income = < 50% AMI
- Low-income = <80% AMI



Who does this income level represent?

- Servers, cooks, other food preparation workers
- Farmworkers and laborers
- Nursery and childcare assistants
- Retail salespersons, bank tellers, veterinary assistants, bus drivers
- College students
- Fixed income households

What income groups exist in Ukiah?

Moderate-Income

- Moderate income = <120% AMI



Who does this income level represent?

- Teachers
- Entry level nurses and other healthcare workers, police officers, firefighters

Above Moderate-Income

- Above moderate = >120% AMI
- Up to double AMI = "middle-income"



Who does this income level represent?

- General contractors, builders
- Education and health care professionals (non-entry level)
- Mid-level managers, social service professionals

3 | Update Schedule

Date	Event
March 21	Community Workshop #1: Update Program Goals
April 25	Community Workshop #2: Review and Finalize
March - April	City updates data, analysis, and narrative sections and incorporates community input
May 5	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)

4 | 2014-2019 Housing Element Status and Accomplishments

- As of December 31, 2018 all RHNA housing production goals met/exceeded
- City of Ukiah is one of handful of cities in full compliance with SB 35 requirements
- Majority of programs in progress or completed; remainder should be re-evaluated

		1	2								3	4
Income Level		RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019			Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	11		31			37				68	
	Non-Deed Restricted											
Low	Deed Restricted	7		10							10	
	Non-Deed Restricted											
Moderate	Deed Restricted	7					35				35	
	Non-Deed Restricted					4	16				32	
Above Moderate		20		5	7							
Total RHNA		45		46	7	4	88				145	
Total Units												

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

SB 35 Statewide Determination Summary

Cities and Counties Not Currently Subject to SB 35 Streamlining Provisions

This determination represents Housing Element Annual Progress Report (APR) data received as of December 4, 2018. The following 24 jurisdictions have met their prorated Lower (Very-Low and Low) and Above-Moderate Income Regional Housing Needs Assessment (RHNA) for the Reporting Period and submitted their latest APR (2017). These jurisdictions are not currently subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining), but the jurisdictions are still encouraged to promote streamlining. **All other cities and counties beyond these 24 are subject to at least some form of SB 35 streamlining, as indicated on the following pages.**

JURISDICTION	
1	AMERICAN CANYON
2	ATHERTON
3	BELL
4	BEVERLY HILLS
5	CALISTOGA
6	CARPINTERIA
7	EL CERRITO
8	FOSTER CITY
9	HEALDSBURG
10	HILLSBOROUGH
11	LAGUNA NIGUEL
12	LEMON GROVE
13	MENLO PARK
14	MILL VALLEY
15	MONTE SERENO
16	PASO ROBLES
17	SAN BERNARDINO COUNTY
18	SANTA CLARA COUNTY
19	SANTA MONICA
20	SOLVANG
21	SONOMA COUNTY
22	UKIAH
23	WEST HOLLYWOOD
24	WOODSIDE

City of Ukiah

Ongoing Programs and Incentives

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

5 | Goals for Housing Element Update

- Create a more streamlined and accessible document, with realistic and implementable goals guided by community
- Merge 2017 Housing Strategy into Housing Element = Housing Plan
- Maintain compliance w/SB 35 and RHNA production goals
- Secure adoption of Housing Element by due date (8/15/19)
 - Avoid new penalties enacted by State legislature
 - Remain eligible and competitive for State funding, including SB 1
 - Remain on 8-year update cycle instead of 4-year, per SB 375



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 2014-2019 Housing Element Implementation Goals
 - Keep/revise/eliminate-consolidate
- Add new goals/implementation tasks, if needed
 - Keep in mind 3 guidelines for adding a goal or task:
 1. Is it realistic?
 2. Is it accessible?
 3. Is it implementable?
- Provide other ideas and input

Community Discussion Groups

Questions 1 and 2

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

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

Question 3

For the current City Housing Element implementation programs and policies:

- Which should be kept and/or revised?
- Which should be eliminated or consolidated?
- What new goal(s) should be added for 2019-2027?

Next Steps

- Gather comments
- Update and analyze data
- Prepare 1st Draft of Housing Element
- Community workshop #2 – review program implementing tasks, with updated data

Conclusion

Questions and comments?



Thank You!

Community Development Department
Planning Division
300 Seminary Ave. Ukiah, CA 95482
(707) 463-6268; planning@cityofukiah.com