

Public Workshop #2 Input: Proposed Goals and Policies

The following proposed goals were revised by Staff using input received from Workshop 1 held on March 21, 2019. Proposed policies were developed by participants during Workshop # 2 held on April 25, 2019. Participants were asked to develop policies and then place sticker dots on the policies that meant the most to them or they found most important.

Proposed Goals and Policies (and # of sticker dots placed on each policy)
H-1 Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.
Support example policies in handout, except edit.
Renew & expand solar energy efficiency rebate programs. (3)
Incorporate renewable energy and energy efficient design in all new housing & remodeled housing. (4)
New development shall enhance the neighborhood, and create/maintain the peace and privacy of next door neighbors. (3)
For major remodels, require sustainable upgrades, i.e. attic and subflooring insulation. (2)
Construction and modifications must consider impacts on neighbors, lights and noise. (1)
Enable composting toilets and gray water systems. (2)
Maintain housing stock by not allowing housing to become commercial.
H-2 Support housing opportunities for all economic segments of the community, regardless of race, gender, age, sexual orientation, marital status, or national origin.
Please include the half of the population who earn too much to qualify for low income housing. (3)
Encourage variety of housing types - single family, multifamily, co-op, etc. Studio, 3+ bedrooms, tiny homes, single occupancy unit. (9)
Tiny, moveable homes as right-sized housing. (3)
Consider implementing rent control measures (translated from Spanish)
Provide options/assistance for affordable housing for low-moderate income levels (translated from written Spanish comment)
Consider lowering planning/building permit fees (translated from written Spanish comment)
Increase potential sites for mobile home parks (translated from written Spanish comment)
H-3 Expand affordable housing opportunities for persons with special needs.
Senior housing - market rate (not low income). (5)
Current H3.e should move forward (allow higher density too).
Remove barriers by flexible development standards: reduce setbacks, parking requirements, greater height allowance. (9)
Increase public transportation around affordable housing. (2)
Incentivize new home developers to make houses accessible for aging in place (not necessarily ADA). (4)
H-4: Minimize governmental constraints for infill housing development.
Reduce/defer Planning & Building fees for senior/affordable/special needs housing. (2)

Incentivize increased density (bonus). (1)
Review development standards (height, setbacks) to increase density - zoning ordinance amendments
Investigate use of "moveable" tiny homes as ADUs. (5)
Identify areas of desired growth & support development of infrastructure (water/sewer/electricity). (2)
Streamline design review. Avoid duplicative efforts. (5)
Reducing barriers (height, parking, setbacks, # of floors) for infill development. (1)
Consider deferment of curb, gutter & sidewalk requirement.
Expand live/work/mixed use options in additional commercial zoning districts. (7)
Question requirement of military department review of use permits.
Financial assistance for infrastructure development.
H-5 Use land effectively to meet housing needs and maintain existing housing stock.
Maintain and publish vacant/underutilized, property owner outreach, include R-1 in list for opportunities. (5)
Increase density on underutilized parcels. (6)
Incentivize multi-unit: taxes, fees, timelines.
Predeveloped plans that identify setbacks, including duplex, triplex, 4-plex. (4)
Clearly identify airport zone.
Annexation.
Develop walkways in the new and existing subdivisions through community outreach and imminent domain, if needed.
H-6 Provide support for future housing needs.
Update City Planning codes and Building codes.
Consolidate service districts. (1)
Pursue annexation to logical/natural boundaries. (7)
Offer pre-approved building plans for ADUs, duplexes, triplexes, 4-plexes. (2)
Extend city infrastructure. (1)
Update General Plan w/EIR. (2)
Update zoning district guidelines. (1)
Update Sphere of Influence. (1)
Resolve turf wars. (1)
Pursue low-income grants for market rate housing. (1)
Renew and expand solar energy efficiency rebates. (2)
New subdivisions, regulate trees & foliage to preserve solar access on neighboring parcels. (1)
Incorporate renewable energy & energy efficiency standards into new home design & construction. (6)
Promote pedestrian use into subdivision and design. (2)