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**DATE:** March 17, 2016

**TO:** Mendocino County Airport Land Use Commission

**FROM:** Kevin Thompson, Principal Planner, City of Ukiah

**SUBJECT:** CLUP Consistency Determination: City of Ukiah Housing Element

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**SUMMARY:** The City of Ukiah is in the process of updating the Draft Housing Element. The Housing Element is an important tool for decision makers. Specifically, the Housing Element sets forth how the City will address the housing needs for all segments of the community, focusing especially on low-and moderate-income families and special needs families and individuals. The Housing Element identifies housing needs, including the City's fair share of the regional housing need; establishes goals and qualified objectives; evaluates constraints to the production of housing; inventories available sites and establishes programs and policies to meet the identified needs.

No major changes are proposed with this Housing Element update. All six goals remain unchanged from the previous Element (See Table below). The Element has been updated with current statistics and data provided by various sources including: the Department of Finance and U.S Census Bureau. Further, no land use or zoning designations are proposed to be amended with this Housing Element update.

**Discussion changes from previous Housing Element:**

This is considered a Housing Element update, and as such, much of the information from the previous Element was retained.

The Housing Element contains six goals not proposed to be changed with this update as follows:

**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-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-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

**CONCLUSION:** City staff is able to conclude the proposed Housing Element is consistent with the provisions of the Mendocino County Airport CLUP for the following reasons:

1. No rezonings or landuse amendments would occur as a result of the Housing Element update.
2. All future development resulting from the Housing Element update will be required to comply with the standards contained in the CLUP.