

Housing Focus Group

Successes

- RCHDC
- Brand new Senior Housing through City of Ukiah PEP
- Community Development Commission partnered with the city on this, project based
- Housing vouchers
- Available land
- City easing permit process for approval and streamlining projects
- Rental assistance for over 1,000 households
- Downtown Ukiah zoning code permits for upstairs housing above businesses
- Sonoma /Mendocino Economic Development district
- Mendocino craigslist/Facebook/yahoo Bulletin Board group
- Rapid rehousing program for Calworks participants
- RCS is working on temporary sleeping pods as shelters
- Elected officials engaged and involved

Challenges

- Lack of community will for board-spectrum housing (NIMPY)
- No housing inventory
- Successes don't apply to rural areas
- High cost of new development and land
- Lack of water and water storage
- General lack of infrastructure
- Zoning issues – so much is zoned Ag
- High cost of existing house for rent and sale doesn't match salaries
- Lack of collaboration among service/faith groups for small home fixes and projects
- Lack of drug-free housing
- No shelter/limited placement programs
- Licensing, permitting, coding is restrictive
- Not enough vouchers, especially for certain populations, i.e. native
- Not many building contractors/workforce
- Lack of community awareness/education
- Rental stock dominated by a few agencies, not interested in certain populations.
- Not being able to qualify for stringent rental requirements

Victory Circle

- Single room occupancy/housing first model and property with Discovery Inn? for challenged people = zero homeless population with appropriate supports to keep them housed **2**
- Sober and non-sober housing available
- Permitted areas to camp/park as transition housing **1**
- Tax break to encourage development
- Community education programs for development and homelessness/public forums/buy-in **11**
- Political and community will is strong and supportive and engaged
- High-density/pod development with Ag and green space and culture
- Broad spectrum housing is available to all income levels, possibly through community capital
- Existing vacant land and/or structures converted to housing (discovery Inn) **2**
- Updated building codes relevant to today's realities
- Codifying housing priorities in CEDS, **happening 4**
- Updating UVAP to housing-friendly, **in process**
- Better housing = more jobs/economic development **2**
- Better housing = reduced hospital, police costs, reduced crime
- Student housing on Mendo college
- List of available land/assets=community mapping **6**

Strategy: Existing land/structure converted to housing (low income)

General Actions

- **List of available land/assets (community plan) ***
- Engage developers and incentivize to build a % as low income housing
- **Non-recourse loans = project/land as sole security**
- Work with government to reduce permit fees (especially sewer)
- Attract production tradesmen and train/develop
- Health workers attend existing meetings and advocate
- **Codify housing goals into a proclamation/health goal**
- CDBG money available (applications due soon)
- Share info with stakeholders

Specific Action

List of available land/assets in the county

Who?	By When?	Evidence of success
City of Ukiah – Mary Anne Landis	June 9	List/map in hand, give to John Kuhry
Ask Dick Seltzer – Ross Liberty	June 9	Email group leader a list
Ask Fort Bragg, Point Arena, Willits - John Kuhry	June 14	Lists in hand
Ask County – Becky Emery	June 8	List in hand

Strategy: Community and political will to develop housing

General Actions

- **Public forums – realtors, landowner, investors invited**
- **Share information with stakeholder – create a pamphlet? PR campaign: radio, social media, mailer, articles**
- Proclamation to BOS , city councils
- **One on one visits with politicians/quarterly attendance at meetings**
- **Develop specific goals as a group ***

Specific Action

Develop a specific goal (i.e. proclamation, list of housing needs, etc.)

	Who?	By When?	Evidence of success
Email group, ask for ideas, propose meeting times	Mary Lou Leonard	June 13	Everyone gets an email
Invite more housing specific folks to weigh in (realtors, trades, etc.) Shannon Rita (?), Dick Seltzer	Ross Liberty	June 14	