



October 8, 2021

Mendocino County Grand Jury
P.O. Box 939
Ukiah, CA 95482

Dear Foreperson,

Please find enclosed the *Narrative Summary of Required/Requested Responses to Grand Jury Findings*, and one response form for the Grand Jury Report entitled, *Meeting Mendocino County's Needs for Housing Requires Coordination and Planning*. This response is from the City of Ukiah's Community Development Director.

This response has been emailed to the Presiding Judge and to the Foreperson for the Grand Jury. If you have any questions or concerns regarding the responses, please contact me at 707-463-6217 or klawler@cityofukiah.com.

Sincerely,

A handwritten signature in blue ink that reads "Kristine Lawler". The signature is written in a cursive, flowing style.

Kristine Lawler
Ukiah City Clerk/CMC

**Mendocino County Grand Jury Report:
Meeting Mendocino County's Needs for Housing
Requires Coordination and Planning
July 16, 2021**

City of Ukiah Community Development Director Responses

Narrative Summary of Requested Responses to Grand Jury Findings:

F6. The current shortage of affordable housing will continue without Mendocino County hiring qualified housing and community development planners. Such assets would assist in locating funding sources for infrastructure improvements, attracting appropriate developers, and informing the BOS what effect proposed regulations may have on the development of new housing. (Requested response by City of Ukiah Community Development Director.)

Partially disagree. The affordable housing shortage is more a function of external factors than the number of housing and community development planners employed by PBS.

F7. There is no formal or consistent communication between PBS and its counterparts in the cities of Fort Bragg, Point Arena, Ukiah and Willits which is indicative of the lack of planning on a regional basis in this County. (Requested response by City of Ukiah Community Development Director.)

Partially disagree. Although ^[SS1]there is a lack of consistent regional housing planning in Mendocino County, the City of Ukiah collaborates closely with PBS on other planning efforts- such as the 2021 Airport Land Use Compatibility Plan for the Ukiah Municipal Airport and the 2020 Mendocino Multi-Jurisdiction Hazard Mitigation Plan Update.

F9. The activation of a Mendocino County Building Trust Fund (In-Lieu fund) would give Mendocino County leverage in encouraging proactive development to meet the county's needs for infrastructure and housing projects. (Requested response by City of Ukiah Community Development Director.)

Agree.

F10. Federal and State funding is targeted to urban areas and the BOS does not direct PBS to actively seek mitigations on these restrictions to acquire funding for housing projects when State & Federal funds become available. (Requested response by City of Ukiah Community Development Director.)

Partially disagree. Although much of the Federal and State affordable housing funding favors (through application points) areas where adequate infrastructure and public services exist, it is often difficult, if not impossible, to seek waivers on

these restrictions or to change other facets of the Federal or State application such that the rural project is more competitive.

Denser urban areas tend to be more competitive in acquiring funding, and this is often consistent with both long-established housing policy and common sense. An isolated affordable housing project without access to adequate infrastructure, public services, and public transportation can create disadvantages for lower income persons of that community or neighborhood.

Narrative Summary of Requested Responses to Grand Jury Recommendations:

R1. By January 1, 2022, County Administration provide direction to PBS to establish periodic meetings to work cooperatively with cities, infrastructure oriented special districts, and Tribal governments on meeting the needs established in the Housing Element. (Requested response by City of Ukiah Community Development Director.)

The recommendation will not be implemented by the City of Ukiah as it is directed to County Administration which is not within the City's jurisdictional purview. However, the City of Ukiah's Community Development Department welcomes the opportunity for periodic meetings to foster collaboration with the County, special districts, and Tribal governments related to meeting the community's housing needs.

R2. By January 1, 2022, PBS host bi-monthly meetings with all housing development entities including the four incorporated cities to monitor progress of goals in the Housing Element. (Requested response by City of Ukiah Community Development Director.)

The recommendation will not be implemented by the City of Ukiah as it is directed to PBS, which is not within the City's jurisdictional purview.

Regional Housing Needs Allocation (RHNA) goals within the Housing Element are required to be tracked by each individual city and the County and annually reported to the State Department of Housing and Community Development. Because this data is public and easily attainable, bi-monthly meetings to monitor progress already reported annually would likely do little to improve regional coordination towards addressing housing production.

Perhaps a more meaningful approach would be for PBS to host bi-monthly meetings with all housing development entities and the four incorporated cities to develop a regional housing plan. Such a plan could incorporate infrastructure limitations and map out where housing is realistically appropriate, then design a step by step implementation plan with deadlines for completion.

R3. By FY 2022-23 County Administrators organize a coalition with cities to establish a framework for annexations through tax-sharing agreements. (Requested response by City of Ukiah Community Development Director.)

The recommendation will not be implemented by the City of Ukiah as it is directed to County Administration which is not within the City's jurisdictional purview. However, the City of Ukiah's Community Development Department welcomes the opportunity to work the County and other cities to establish a master tax sharing agreement for all cities and the County.

REQUIRED RESPONSE FORM

Grand Jury Report Title : *Meeting Mendocino County's Needs for Housing Requires Coordination and Planning*

Report Dated : July 16, 2021

Response Form Submitted By:

Craig Schlatter, Director of Community Development
 City of Ukiah
 300 Seminary Avenue
 Ukiah, CA 95482

Response MUST be submitted, per Penal Code §933.05, no later than: October 16, 2021

I have reviewed the report and submit my responses to the FINDINGS portion of the report as follows:

- I (we) agree with the Findings numbered:
 F9 _____
- I (we) disagree wholly or partially with the Findings numbered below, and have *attached* a statement specifying any portion of the Finding that are disputed with an explanation of the reasons therefore.
 F6, F7, F10 _____

I have reviewed the report and submit my responses to the RECOMMENDATIONS portion of the report as follows:

- The following Recommendation(s) have been implemented and **attached, as required**, is a summary describing the implemented actions: _____
- The following Recommendation(s) have not yet been implemented, but will be implemented in the future; **attached, as required**, is a time frame for implementation:

GRAND JURY REPORT
RESPONSE FORM
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The following Recommendation(s) require further analysis, and **attached, as required**, is an explanation and the scope and parameters of the planned analysis, and a time frame for the matter to be prepared, discussed and approved by the officer and/or director of the agency or department being investigated or reviewed: (This time frame shall not exceed six (6) months from the date of publication of the Grand Jury Report)

The following Recommendations will NOT be implemented because they are not warranted and/or are not deemed reasonable; **attached, as required**, is an explanation therefore:

R1, R2, R3

I have completed the above responses, and have attached, as required the following number of pages to this response form:

Number of Pages attached: 3

I understand that responses to Grand Jury Reports are public records. They will be posted on the Grand Jury website: www.mendocinocounty.org/government/grand-jury. The clerk of the responding agency is required to maintain a copy of the response.

I understand that I must submit this signed response form and any attachments as follows:

First Step: E-mail in pdf file format to:

- The Grand Jury Foreperson at: grandjury@mendocinocounty.org
- The Presiding Judge: grandjury@mendocino.courts.ca.gov

Second Step: Mail all originals to:

Mendocino County Grand Jury
P.O. Box 939
Ukiah, CA 95482

Printed Name: Craig Schlatter

Title: Director of Community Development

Signed: 
Craig Schlatter (Oct 8, 2021 11:34 PDT)

Date: 10/1/21