MENDOCINO COUNTY
HOUSING ELEMENT

ADOPTED MARCH 2010

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MENDOCINO COUNTY
HOUSING ELEMENT APPENDIX

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INTRODUCTION

The Housing Element is designed to facilitate the development of housing adequate to meet the needs of all County residents. This introduction presents an overview of the document, its purpose and methodology, and the scope and organization of the Element. In addition, major data sources used in the Housing Element are identified and community participation efforts are summarized. Finally, the Housing Element is reviewed for consistency with the General Plan.

OVERVIEW

The Housing Element is one of the seven required elements in the County's General Plan. It contains an overview of the housing needs in the unincorporated area of the County. The Element includes an analysis of both the constraints that may impact housing development as well as the resources available to facilitate it. Past accomplishments from the County's 2004 Housing Element are evaluated and a new plan presents goals, policies, and actions to achieve the County's share of the regional housing need.

LEGAL BASIS AND REQUIREMENTS

According to the California Legislature, "The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order."[1] Given this goal, the Legislature has required that all cities and counties must prepare a Housing Element as part of their General Plan.

The Housing Element is intended to address changing community needs. The present Housing Element covers a five year planning period (Government Code Section 65588(b)) from 2009 to 2014. The Housing Element is the only element of the General Plan that must be submitted to the State Department of Housing and Community Development (HCD) in order to determine compliance with State laws.

The Housing Element must demonstrate the availability of appropriately zoned land needed to meet the Regional Housing Needs Allocation (RHNA) (Government Code Sections 65582(a)(3) and 65582.2(a)). The previous Housing Element of 2004 demonstrated a need for increased land zoned for multiple-family housing development and established a provision to rezone 50 acres of land to R-3 zoning. This action was completed, as of June 22, 2009 (see pages 5-14 and 5-15 for further details). **The county currently has an ample supply of land suitable for residential development to meet the RHNA** (see Table 1-2 and Table 4-4 for further details).

[1] State of California, Government Code Section 65580.

State certification of the Housing Element provides the County with a number of benefits. These include:

- A legally adequate General Plan
- Greater protection from potential legal challenges to the Housing Element
- Priority access to State housing funds
- No potential financial penalties resulting from future legislation

ORGANIZATION

The Housing Element consists of two components, which address the requirements of State law. The *Housing Plan* presents Mendocino County's plan, including goals, policies, and actions to address the County's housing needs and to facilitate the development of housing for all income levels and groups. The Background information, contained in sections two through five, provides an assessment of existing conditions, past actions, and future needs and resources relating to housing the residents of the County.

The Housing Element consists of the following sections:

- *Introduction* – provides information on the housing element process, primary data sources used for the Element, community involvement, and consistency with the General Plan.
- *Section 1*: *Housing Plan* – contains goals, policies, and actions.
- *Section 2: Housing Needs Assessment* – contains a demographic and housing profile of the County, and includes a discussion of current and future housing needs.
- *Section 3: Housing Constraints and Opportunities* – contains an analysis of the constraints that impact the development of housing.
- *Section 4: Housing Resources* – provides an inventory of land in the unincorporated area suitable for development as well as the financial and administrative resources available to facilitate housing production.
- *Section 5: Housing Accomplishments* – evaluates the County's past performance based on its progress toward the objectives identified in the 1993 Housing Element.
- *Appendix A*: *Summary of Public Comments*- provides a summary of outreach efforts and community feedback from the Housing Element update process.
- *Appendix B*: *Residential Sites Inventory*- contains the residential sites inventory which provides a detailed analysis of potential development based on available land.
- *Appendix C: Housing Plan Summary and Responsibilities Table*- contains a summary of Housing Element Actions, responsible agencies, and timeframes.

PURPOSE AND METHODOLOGY

The Housing Element identifies the housing needs in the unincorporated area of the County and provides a plan to address those needs over the 2009-2017 planning period. Research for the Housing Element was compiled through the use of a variety of data sources (see below), agency contacts, interviews, and the review of existing documents. The goals, policies, programs, and objectives were developed based on the identified housing needs and constraints as well as with consultation with County staff and the public.

DATA SOURCES

This Housing Element was prepared by compiling and evaluating existing information from the U.S. Census Bureau, State and local governmental agencies, and information from local organizations. The following is a list of the primary data sources that were used for the preparation of the Housing Element:

- Decennial Census Data for 1990, and 2000 from the Census Bureau
- American Community Survey (ACS) data from the Census Bureau
- Data from the California Employment Development Department (EDD)
- Demographic Housing and population projection data from the California Department of Finance (DOF) Demographic Research Unit
- Housing affordability data from the California Housing and Community Development Department (HCD)
- Regional Housing Needs Allocation Report from the Mendocino Council of Governments
- General Plan, County Zoning, and other ordinances, and other County plans and reports
- General Plan Background Report, 2003
- Rent survey conducted by Planning and Building Services Staff
- Community Care Licensing Division data
- County staff and reference data
- Interviews with local non-profit service providers and developers
- Information, comments, and documents associated with housing forums, workshops, and the County's comprehensive General Plan Update

COMMUNITY PROFILE

Situated between Humboldt County and Sonoma County on the California coast, Mendocino County was established in 1850. Mendocino is a large and diverse county with a rugged and dramatic coastline, redwood forests, and agricultural valleys. The County has four incorporated cities: Fort Bragg, Willits, Ukiah, and Point Arena (refer to **Figure 1-1**). However, much of the rest of the County is more rural, with smaller communities like Boonville, Covelo, and Gualala scattered across the different regions.

Historically, resource and extraction industries, agriculture, and tourism have been the largest employers in the County. Increasingly, however, the County has become a destination for persons looking to move away from urban environments such as the San Francisco Bay Area and the Sacramento Valley. Between 1970 and 2000, the County's population increased by 70 percent. The growth rate has slowed in recent years and was only 5%, increasing from 86,265 in 2000 to 90,163 in 2008. The anticipated growth by the year 2020 is a 13% increase, resulting in a population of about 102,000 (Table 2-1).

Population increases and the desirability of the County, particularly along the coast, as a retirement and second-home destination have led to dramatic increases in housing prices. As reported in the 2000 Census and the American Community Survey 2006, between 2000 and 2006 the median home value in the State increased by 116 percent compared to 130 percent in Mendocino County (adjusted for inflation). Rents have increased by 22 percent in the County during this same time period. Though housing costs have increased, the incomes of many

County residents have not kept pace with increasing housing costs[2]. The County faces the challenge of providing affordable housing to meet the needs of all residents, while preserving the agriculture and open space that has made the County so attractive to visitors and residents alike.

COMMUNITY PARTICIPATION

The County conducted outreach in order to involve residents and community organizations in the development of the Housing Element. On November 15, 2008 a Housing Summit was held in Willits to kick-off the 2009 revision of the County Housing Element. A second community meeting, a Coastal Housing Summit was conducted in Fort Bragg on January 14th 2009. The outcome of these meetings assisted Planning and Building Services in revising the Housing Element.

Additional opportunities for public comments include hearings before the Planning Commission and Board of Supervisors. The draft Housing Element will also be available for public review on the Mendocino County Long-range Planning website at www.co.mendocino.ca.us/planning at County offices, and libraries.

CONSISTENCY WITH GENERAL PLAN

According to State law, a jurisdiction's general plan and its elements must be integrated, internally consistent, and a compatible statement of policies.[3] The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the County.

The 2009-2017 Housing Element has been revised during the County's comprehensive General Plan update process; planning staff have made an effort to maintain consistency between the two documents. Upon the adoption of both the updated Housing Element and General Plan, the Housing Element will be reviewed to ensure consistency with the other General Plan elements and amendments to the General Plan will be made if needed. Implementation of this Housing Element, as well as other elements of the General Plan, will require amendments to the County's Zoning Ordinances.

[2] U.S. Census 2000 and American Community Survey 2006

[3] State of California, Government Code Section 65583(c).

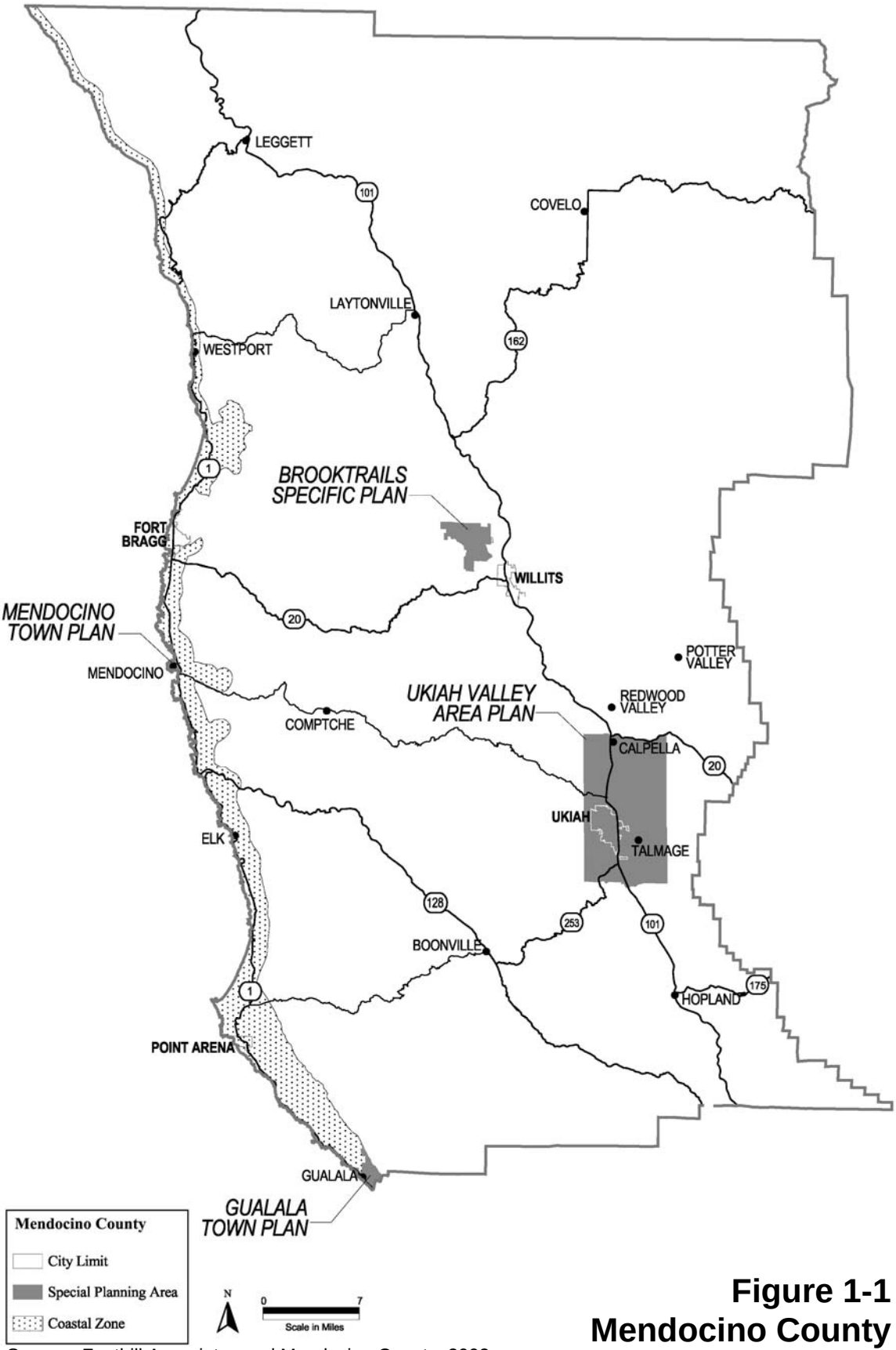

Figure 1-1
Mendocino County

Source: Foothill Associates and Mendocino County, 2002.

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1.0 HOUSING GOALS AND POLICIES

The Housing Element is one of the seven required elements in the County's General Plan. It is designed to facilitate the development of housing adequate to meet the needs of all County residents.

The goals, policies, and actions in this Housing Plan have been developed based on the evaluation of housing needs, constraints, and resources contained within chapters two through five. They are designed to address housing issues in the County and its communities and facilitate the development the County's share of the Regional Housing Need, as well as to advance the purposes of Housing Element law. Timeframes and agencies responsible for carrying out the actions below may be found in *Appendix C.*

HOUSING PRODUCTION

The Mendocino Council of Government's (MCOG) Regional Housing Needs Plan assigned the County a production goal of 2,552 housing units for the unincorporated area between 2009 and 2014 (Table 1-1). The following goals and policies facilitate the development of these housing units at a range of sizes and types to address this need.

GOAL 1 Develop Healthy and Well-balanced Communities through Cooperation between Public and Private Entities

POLICY 1.1 Promote safe and healthy housing arrangements for residents of all income levels

Action 1.1a Minimize the effects of excessive noise, light, traffic, and exposure to hazardous industrial facilities and uses through the appropriate location of all new housing away from incompatible uses. Use GIS and other tools to map and identify incompatible uses during the General Plan amendment process to change General Plan land-use Classifications.

Action 1.1b Assist in the identification of natural hazard areas by assisting community realtors and prospective home buyers with GIS assistance and information.

Action 1.1c Work with developers to create residential neighborhoods with mixed housing densities, types, and affordability levels that promote human interaction, neighborhood-scale services and facilities, and connectivity to schools, neighborhoods, and commerce, during pre-subdivision consultation and through the Inclusionary Housing development planning process.

POLICY 1.2 Encourage and support the development of affordable housing and supporting infrastructure and services by local agencies (including the Redevelopment Agency), non-profit, for-profit housing developers, and Indian housing authorities through financial assistance, local cooperation agreements, partnerships, and regulatory incentives.

Action 1.2a Initiate partnerships wherever possible between various governmental, financial and developmental sectors to create the supportive infrastructure and develop housing. Revisit these partnerships on an annual basis to assess and evaluate progress made and suggest direction for the next year.

Action 1.2b Work with new and existing affordable housing development organizations that identify and address affordable housing needs throughout the county.

Action 1.2c Continue to support housing development agencies that pursue and administer programs that provide low and moderate-income households with homeownership assistance.

Action 1.2d Support organizations pursuing grants to fund development or rehabilitation of affordable housing by providing assistance and information when feasible.

POLICY 1.3 Work cooperatively with the cities and special districts within Mendocino County and surrounding counties on regional housing issues.

Action 1.3a Facilitate future annexation and housing development by pursuing a master tax-sharing agreement between the County and its cities.

Action 1.3b Redevelopment Agency: Coordinate with the Redevelopment Agency to implement the goals and policies of the Housing Element.

POLICY 1.4 Recognize that the different regions of the county have varying housing needs unique to the specific geographical regions.

Action 1.4a Meet with individual communities and agencies on an ongoing basis to identify different housing related issues, needs, and potential solutions as they pertain to the various communities and investigate ways to work together to access funding.

Action 1.4b Community Planning: Support community-based organizations coalitions and agencies in their efforts to address housing issues by providing staff assistance, data research, and coordination to aid their efforts to improve the housing situation.

POLICY 1.5 Improve information sharing on housing-related programs, financial resources, and progress in meeting Housing Element

Goals between various governmental agencies and the general public.

Action 1.5a Develop a Housing Resources webpage that may be used to facilitate the development and improvement of affordable housing. Included on the webpage could be items such as funding resources, affordable housing development agencies and developers, energy conservation and green-building resources and services.

Action 1.5b Continue to disseminate housing related brochures (e.g. farmworker housing) to individuals, developers, and builders that visit Planning and Building offices.

Action 1.5c Annual Report: Report on the implementation and effectiveness of the Housing Element in the General Plan Annual Report to the Board of Supervisors and the Community Development Commission. Continue to hold an annual Board of Supervisors/Community Development Commission workshop.

Action 1.5d Require that building permit application packets include the Housing Affordability Survey, needed for the Annual Housing Report, with the requirement that it be turned in by the applicant with the permit packet in order for the permit to be considered complete.

Action 1.5e Require all residential building permit applications to specify if the unit is located within the Coastal Zone**.**

Action 1.5f Conduct an annual meeting(s) with agencies involved with implementing components of the Housing Element in order to get a status report and assist in identifying needed resources.

GOAL 2 PRESERVE AND IMPROVE EXISTING HOUSING STOCK, ESPECIALLY FOR LOW- AND MODERATE-INCOME HOUSEHOLDS

POLICY 2.1 Conserve the housing stock through preservation, rehabilitation or replacement of existing units. Priority shall be given to affordable housing and those serving special needs populations.

Action 2.1a Assist developers, including non-profit organizations, with the acquisition, rehabilitation, or development of affordable housing as funding permits.

Action 2.1b Continue code enforcement actions to identify substandard or unsafe housing and sanitary facilities. Provide contact information to property owners to assist in identifying programs to abate violations, assist with upgrades and weatherization, and conserve the housing stock.

Action 2.1c Use Revenue and Taxation Code Section 17274 as an inducement to private sector rehabilitation of rental housing (denies State tax deductions to owners of substandard rental property); include notice of potential use in violation notices.

Action 2.1d Monitor the dates that rent or price-restricted affordable housing projects in the unincorporated County will convert to market rate units. Work with owners and agencies to preserve this stock of affordable housing.

Action 2.1e Institute procedures to comply with Government Code Section 65590 in the Coastal Zone, including procedures to review and track conversions and Coastal Zoning Code amendments if necessary.

GOAL 3 INCREASE THE SUPPLY OF HOUSING, ESPECIALLY FOR LOW- AND MODERATE-INCOME HOUSEHOLDS

POLICY 3.1 Encourage the development of an adequate supply of housing and range of housing densities and types to meet the diverse needs of County residents.

Action 3.1a Work with developers to include a variety of housing types, such as smaller single-family homes, second units, duplexes, and multi-family units, including rental units for lower-income large families and developments exceeding 10 residential units, during pre-subdivision consultation and through the Inclusionary Housing development planning process. Consider reduced setbacks or other incentives.

Action 3.1b Evaluate the potential for reduced lot sizes or increased residential densities on land classified Rural Community, Mixed Use, Suburban Residential, and Commercial.

Action 3.1c On sites lacking public water, sewer or both, allow higher density housing development, within the scope of the of the zoning designation, that have alternate means of water supply or sewage treatment, which meet the requirements of the Environmental Health and the Regional Water Quality Control Board and geological review..

Action 3.1d To assure that the County of Mendocino contains a wide range of multiple family housing opportunities in all areas of the county, the

County shall rezone an additional 24 acres to R-3 and/or to the newly created MU (Mixed Use) land use category, provided at least 400 new units could be authorized by right. Lands to be rezoned shall be located in areas with both water and sewer district service (either currently in a district or annexable within the planning period). The County may use any combination of public or privately-initiated planning processes to achieve this goal.

Action 3.1e To ensure the General Plan land use category 'Mixed Use' is used in a manner that maximizes residential potential and provides a clear set of rules for those interested in developing their properties, the County shall develop a Mixed Use zoning designation. This code will allow up to 29.04 units per acre and include design criteria that will allow developers to submit a project, aware of the site design requirements.

POLICY 3.2 Promote the development of second units.

Action 3.2a Continue to publicize the opportunities for and encourage the production of second residential units for full time occupancy and encourage family care units.

Action 3.2b Subsequent to the County's Coastal Plan review, seek approval from the Coastal Commission to revise the Coastal Element and Coastal Zoning Ordinance to permit second units, subject to conformity with AB 1866 and other requirements.

POLICY 3.3 Utilize surplus public agency lands and structures to provide affordable or special needs housing opportunities.

Action 3.3a Inform local agencies of their obligations to:

(1) provide to the County a written offer to sell or lease surplus land for affordable housing purposes, (Government Code Section 54220 et seq.),

(2) fully use Revenue and Taxation Code regulations authorizing use of State tax-defaulted property for public purposes such as land banking or specific housing projects (Section 3695.5 and 3791.4), and

(3) promote housing opportunities using underutilized lands or facilities.

POLICY 3.4 Promote new residential development in or adjacent to towns and cities that facilitate infill and compact development and assist in the creation and improvement of community water and sewer services.

Action 3.4a Support the efficient delivery of water and sewer services to facilitate housing production through combined service agencies,

shared facilities, or other inter-governmental agreements. Explore these options in the annual meetings described in Action 3.4b.

Action 3.4b Assist special districts to expand or upgrade services by providing planning assistance. Planning and Building Services (PBS) shall host at least one meeting annually with service districts to identify infrastructure development constraints and ways in which PBS can assist in identifying needed planning resources. If feasible, develop a comprehensive infrastructure planning program with interested special districts. Planning and Building Services will coordinate the annual meetings with service providers.

Action 3.4c Work with water and sewer service districts to coordinate improvements with a priority to serve those medium and high residential densities as set forth in the General Plan. Inform the various service districts of the location of medium and high density residential designations to enable the districts to identify needed capacity improvements. Notify the districts of applicable grant opportunities that facilitate sustainable, compact development that the County has knowledge of.

Action 3.4d Service District Constraints: (1) Inform water and sewer districts of the requirement to grant priority to allocation of available and future water resources to lower income housing developments that help meet the regional housing need (Government Code Section 65589.7), and (2) recommend that service districts reduce, waive, or defer connection fees for affordable housing projects when requested for project feasibility. The County will request districts to provide a copy of adopted regulations, follow-up with subsequent correspondence, and notify the public of Section 65589.7 through the Housing Resources website

Action 3.4e Work with the Division of Environmental Health to develop and publicize, in writing and online, the technologically feasible alternatives to conventional wastewater treatment facilities that meet environmental requirements for areas outside of the municipal sanitation infrastructure. Develop usage standards if one or more technologies prove feasible for regular use and amend the zoning code to allow for greater density when alternative wastewater treatment facilities have been approved.

POLICY 3.5 Encourage and assist developers in developing affordable housing by reducing constraints and identifying incentives and tools for affordable residential unit development.

Action 3.5a Conduct periodic meetings with developers and non-profit housing development agencies to identify constraints to development of affordable housing and use the information gained to consider zoning code amendments.

Action 3.5b Reduce Constraints to Housing Production:

(1) Amend the Zoning Ordinance and the Division of Land Regulation to allow additional exceptions to standards to facilitate affordable project feasibility, such as setbacks, lot configuration, lot coverage, parking, building height, and others.

(2) Evaluate and where appropriate reduce or modify the standards above to facilitate market rate housing production.

(3)Upon adoption of the General Plan, the County will initiate amendments to the County Zoning Code to conform to the new General Plan.

Action 3.5c Provide priority processing by County staff and hearing boards for affordable housing units or special needs housing or supporting infrastructure.

Action 3.5d Consider permit fee waivers, reductions, or deferments requested by affordable housing developers, as the County budget permits, based upon the merits of each project in meeting the County's housing goals. All such requests must be reviewed and approved by the Board of Supervisors.

Action 3.5e Investigate the creation of an overlay district for affordable housing that permits an increase in density only after the purchase of land by developers of affordable housing in order to keep the cost of land more affordable than land already zoned for equally high density.

Action 3.5f Identify obstacles in zoning code requirements and possible conflicts between codes and policies that may prevent the development of affordable housing at full density levels. Amend such identified codes where feasible.

Action 3.5g Promote and assist with creation of Community Land Trusts for the purpose of developing and preserving affordable housing over the long-term. Consult with existing open-space land trusts to see if they are interested in including affordable housing. They could partner with non-profit housing agencies for management of the housing portion of the property.

Action 3.5h Pursue the development of the remainder of the affordable multi-family units for lower-income households approved by voters under the County's Article 34 authority.

Action 3.5i Consider advertising prime locations, as identified in Appendix B, for affordable housing development on the Housing Resources website.

Action 3.5j Work with local housing providers to utilize collected housing trust funds from the County's Inclusionary Housing Ordinance to develop housing units.

GOAL 4 FOCUS ON HOUSING ISSUES OF THE VULNERABLE AND THOSE WITH SPECIAL NEEDS

POLICY 4.1 Facilitate the resolution of housing discrimination complaints and promote fair housing programs.

Action 4.1a Continue to support CDC in their effort to conduct landlord-tenant workshops throughout the County to educate tenants and landlords about their rights and responsibilities and address concerns.

Action 4.1b Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD).

Action 4.1c Provide informative materials concerning fair housing and housing discrimination at locations that provide housing and related services.

Action 4.1d The County shall revise the definition of the word "family" to preclude the possibility that a residential group home could be prevented from locating in a single family area due to the inconsistency of that use and the existing definition. The revised definition shall only reference one or more individuals living together in a dwelling unit with common access and use of all areas of the dwelling unit.

POLICY 4.2 Identify and support programs that address the housing needs of special needs groups and work with local organizations that can address their housing needs.

Action 4.2a Special Needs Rental Housing: Support applications to State and federal agencies such as HCD, State Treasurer's Office, HUD and USDA for affordable rental housing financing to provide shelter for very low and extremely low-income families and special needs households. Programs available may be found in Chapter 4, Housing Resources.

Action 4.2b Extremely Low Income program development: Work in conjunction with other agencies and local partners including Legal Services of Northern California to jointly develop and implement a program that is designed to address the needs of the extremely low income households in Mendocino County to be developed in 2011. At least annually and on an on-going basis contact agencies and developers to facilitate implemention of the program**.** Actions to

be considered for inclusion in the program include prioritizing local funding, supporting applications for funding, applying for funding, establishing incentives and concessions, exploring housing types and methods to promote their development

POLICY 4.3 Encourage a range of housing types to address the housing needs of the County's special needs populations, such as seniors, single-parent families, large families, individuals with disabilities, the homeless, Native Americans, and farmworkers.

Action 4.3a Farm Employee/Labor Housing: Work with the agricultural community, housing providers and agricultural groups to develop and build year-round and seasonal agricultural worker housing. Analyze the three prime agricultural areas (Anderson, Sanel and Ukiah Valleys) in the County to identify suitable locations for at least 20 units of farmworker housing. Information gathered from this analysis shall be provided to agricultural and affordable housing developers in a manner conducive to their use for developing the actual units. Ensure that these groups are included in regular Housing Stakeholder Meetings.

Action 4.3b The County will encourage and support state and federal funding applications for farmworker housing and supporting infrastructure by providing technical assistance when needed, and continue to conduct pre-application conferences and meet with farmworker housing developers on an ongoing basis.

Action 4.3c If an outside source of funds can be found, the County shall conduct a Farmerworker Housing Survey within the Planning Period of the 2009 Housing Element. The survey should address issues such as (but not limited to) housing conditions, affordability, and commuting patterns and cost.

Action 4.3d Create an informative document that includes planning policies and regulations that will assist farmers in the development of farmworker housing.

- Provide information about the County's farm employee/labor housing regulations, including posting information on the Housing Resources website.
- Meet with the Mendocino County Farm Bureau and other farm advocacy groups to discuss agricultural related policies, regulations and opportunities contained within the County's planning documents and answer questions.

Action 4.3e Encourage the production of affordable housing for Native Americans (1) pursuant to the Native American Housing Assistance and Self-Determination Act of 1996 on fee land owned by Indian tribes that qualifies for the tax exemption under California Revenue and Taxation Code Section 237 or federal land held in trust for Indian tribes, (2) by entering into local

cooperation agreements with Indian tribes when required for the use of Native American Housing Assistance and Self Determination Act (NAHASDA) funding within the County, and (3) advocating that Indian tribes and housing agencies work with the County to maximize the compatibility of Indian housing projects with County General Plan objectives. (Policies 2.2 and 3.4)

Action 4.3f Increase housing opportunities for persons with disabilities consistent with the fair housing and disability laws, and encourage physical access to and within residential units and areas during the development review process. Encourage developers to make accommodations during the development review process and utilize Mendocino County Zoning Code Chapters 20.238 and 20.514 requesting accommodations for individuals with disabilities (Anticipated adoption June 2009)

Action 4.3g Provide planning assistance to address homelessness in the county by:

- Working with the Mendocino County's Continuum of Care Plan" to address homelessness by assisting the Homeless Services Planning Group (HSPG) when practical to develop shelters, transitional, and permanent supportive housing for homeless residents in the County.
- Treating applications for transitional and supportive housing applications similar to other residential applications within that zone.

Action 4.3h Homeless Multi-Service Shelter and Assistance and Hospitality Centers: Continue to support the efforts of the Homeless Services Planning Group, Ford Street Project, and the Hospitality House Center to provide emergency shelter to homeless families and individuals, by providing planning assistance, letters of support, and attending meetings when time permits.

Action 4.3i Amend the Commercial (C-1, C-2) zones to allow for emergency and transitional housing by right without a conditional use or other discretionary action, provided that the site is:

(1) located in a water and sewer district,
(2) located more than 300 feet from industrial uses,
(3) not located in Airport Zones A-1, A-2 or B-1 and
(4) not located in an Alquist-Priolo Fault zone.
(5) meets development standards to which other residential and commercial structures in this zone are subject to.

Action 4.3j Provide planning assistance to the Mental Health Branch of the Health and Human Services Agency if the division is working with a mental health service provider to develop new supportive care housing facilities in unincorporated Mendocino County.

GOAL 5 Conserve Energy and Resource

Policy 5.1 Promote energy and water conservation and efficiency in new development and rehabilitation of housing.

Action 5.1a Seek out and pursue, in conjunction with local partners, funding for and development of weatherization programs for new construction and rehabilitation through sources such as the rehabilitation loan program and through referrals to the North Coast Energy Service, which provides services on behalf of PG&E and enrollment in the Home Energy Link Program. Develop partnership with agencies and organizations offering weatherization services, such as Renewable Energy Development Institute (REDI), Community Development Commission (CDC), and North Coast Energy Services.

Action 5.1b Assist residents in conserving resources and lowering utility costs by working with the utilities and local partners to conduct energy audits, water leak detection, and other measures to identify and eliminate unnecessary or wasteful resource consumption. Identify services provided and advertise on website, brochures, and at stakeholder meetings.

Action 5.1c Protect and conserve water resources and lessen water-related expenses by encouraging rainwater collection and use, low-water landscape design and practices, gray water usage and alternative stormwater management systems for larger projects, including multi-family housing, during the development review process. Provide examples of pre-approved designs and examples, such as EPA and Low Impact Development standards and a list of drought-tolerant and native vegetation. Additionally promote water-conserving landscaping methods using brochures and the Housing Resources website.

Action 5.1d Promote stormwater management systems for multiple family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater. Provide examples of pre-approved designs and examples, such as EPA and Low Impact Development standards and a list of bio-filtering vegetation. Additionally promote approved stormwater management methods using brochures and the Housing Resources website.

Policy 5.2: Promote renewable energy generation subsequent to energy conservation efforts.

Action 5.2a Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects. Strongly promote solar energy generation, use of solar water heaters, and passive solar design in new housing and,

especially, multi-family and farm-worker housing both prior to and during project review.

Action 5.2b Promote the appropriate siting and design of passive solar homes that maximize the use of passive heating and cooling and reduce demand for non-renewable resources for heating and cooling and related utility expenses both prior to and during design review. Assist developers accessing passive design resources with brochures and using the Housing Resources website.

Action 5.2c Revise the Subdivision Ordinance of the Mendocino County Code, Title 17 Division of Land Regulations, to include provisions for identifying and protecting access to solar energy for passive heating of homes as well as electrical energy generation.

Policy 5.3 Reduce constraints to renewable energy development and resource conservation and develop conservation standards for new development.

Action 5.3a Amend the building and zoning codes to identify and remove constraints to green-building, resource conservation, and alternative energy generation and establish green building and sustainable practice requirements for new developments and remodels and retrofits.
Topics to be included are:

- Green building materials and construction techniques,
- Passive solar design and siting
- Energy efficient heating and cooling technology
- Alternative water storage, wastewater treatment and reclamation, and storm-water management systems
- Small scale and community energy generation systems

Action 5.3b Consult with service providers and municipalities to investigate feasibility of the usage of reclaimed water systems, where appropriate, for non-drinking water purposes, such as landscape irrigation and toilet flushing. This can be accomplished during the annual meeting identified in Action 3.4b.

Policy 5.4: Assist in meeting Housing Element Resource conservation goals through outreach and education.

Action 5.4a Assist residents with lowering their utility costs by advertising utility assistance, home weatherization, energy and water conservation, and green building services on the Housing Resources website.

Action 5.4b Assist developers and housing development agencies in incorporating green building, energy conservation, and alternative energy generation into their projects by providing information about resources and links to local organizations such as local

renewable energy system designers and installers, rebates, energy-rating systems, and funding, on the Housing Resources website.

Action 5.4c Promote energy and water conservation education programs that address steps to energy and water efficiency, benefits of weatherization and weatherization assistance programs, and information of onsite renewable energy generation technologies and financing options by advertising benefits and local conservation services, programs, and workshops on the Housing Resources website.

GOAL 6 PURSUE A VARIETY OF FUNDING SOURCES TO ASSIST THE COUNTY AND IDENTIFIED PARTNERS TO COMPLETE THE ACTIONS IN THE HOUSING ELEMENT

Policy 6.1 Pursue State, federal and other funding sources to assist lower- and moderate-income households with water or sewage disposal system installations or upgrades necessary to conserve the housing stock and provide sanitary and decent housing conditions.

Action 6.1a Support funding applications, when requested by service districts, for financial and technical assistance to undertake water and sewage treatment facility planning & engineering studies, improvements, and expansions that could facilitate future housing development. Provide planning and/or grant-writing assistance if time and staffing levels permit and matching funds if available. Take a proactive approach and remind the districts of the County's willingness to provide this support, annually at the meeting described in Action 3.4b.

Policy 6.2 Support agencies and organizations pursuing funding for development, preservation, and rehabilitation of affordable housing.

Action 6.2a Assist agencies and organizations in their pursuit of funding by providing technical assistance when requested, as time and funding permit.

Action 6.2b Pursuant to AB 2936 (Aroner), propose that the Board of Supervisors increase the General Plan Maintenance fee to include a higher percentage to maintain and periodically update the Housing Element in compliance with State law.

Action 6.2c Explore the feasibility of local funding for affordable or special needs housing that promotes mixed-use, transit oriented, or compact integrated communities, such as

(1) MCOG funds for eligible transportation infrastructure
(2) Air Quality Management District vehicle license fees

Action 6.2d Identify and pursue federal, state, local, and private funding sources to expand the County's rehabilitation loan program for income-eligible households and to provide funds for acquisition/rehabilitation of affordable housing.

Action 6.2e Assist CDC in offering loan programs for home improvement as well as water and septic system repairs and upgrades to income-eligible households through the County's Rehabilitation Loan Program by informing property owners with housing units in need of upgrades of the resource.

Policy 6.3 Work cooperatively with the appropriate entities to publicize funding programs that provide financial assistance to lower-income households.

Action 6.3a Continue to support application for the provision of rental housing assistance to very and extremely low-income households through the Section 8 (Housing Choice) Voucher Program.

Action 6.3b Identify and list internet sites and links (such as Community Development Commission, Social Services, other agency sites) for advertising housing assistance programs, such as Downpayment Assistance, Rehabilitation, and Mortgage Credit Certificate Programs.

Policy 6.4 Work with special need housing providers when needed to assist with their respective applications for funding.

Action 6.4a Shelter Plus Care Tenant-Based Rental Assistance Program: Continue to apply for and provide rental assistance to very and extremely low-income homeless disabled households.

Action 6.4b Continue to support the application for HUD Continuum of Care grants for homeless populations to provide and expand, through community contracts, resource centers and transitional and permanent supportive housing units for the homeless.

Table 1-1 identifies the Regional Housing Needs Allocation (RHNA) for all cities in the County as well as the unincorporated area. According to MCOG, approximately 73 percent of the future housing need is expected to be in the unincorporated area. The unincorporated County's share of the regional housing need is 2,552 units. Of these units, 1,339 units must be affordable to very-low, low, and moderate-income households.

TABLE 1-1
REGIONAL HOUSING NEEDS ALLOCATION, 2007-2014
MENDOCINO COUNTY

Jurisdiction	Income Group				Total Units	Percent
	Very Low	Low	Moderate	Above Moderate		
Point Arena	5	3	4	7	19	1%
Fort Bragg	92	49	40	75	256	7%
Willits	54	40	38	77	209	6%
Ukiah	134	130	120	75	459	13%
Unincorp. County	**513**	**366**	**460**	**1,213**	**2,552**	73%
County Totals	**798**	**588**	**662**	**1,447**	**3,495**	100.00%

Source: Mendocino Council of Governments, Regional Housing Needs Plan, August 2008.
Note: Extremely Low income housing units needed within the unincorporated county is **256 units**, calculated as 50% of the Very Low income category (Government Code 65583(a)(1)).

Table 1-2 demonstrates the current housing unit potential for vacant and developable parcels within the county, showing a variety of possible housing types needed to meet the different affordability levels established by the RHNA.

TABLE 1-2
CURRENT HOUSING UNIT POTENTIAL, 2009

Zoning Density	**Potential Units**
Single Family Units at Rural Densities	6,231
Single Family Units at Urban Densities	12,590
Multi-Family in all residential zones permitted by-right	1,157
Multi-family Units in C-1/C-2 zones permitted by-right	53
Countywide Totals	**20,031**

Note: For more details see **Table 4-4**.

Table 1-3 Quantified Objectives (per GC Section 65583(b)(1))

	Extremely Low	Very Low	Low	Moderate	Above Moderate
Construction*	233	233	160	321	525
Rehabilitation**	5	5			
Conservation/Preservation***	Unknown	Unknown	Unknown	Unknown	Unknown
TOTAL	238	238	160	321	525

The table above displays the estimated objectives for the number of housing units (by income level) over the time frame of the element by method.

* The construction estimates above are based on the number of new units constructed during the previous Housing Element planning period, from 2003 to 2008 (Department of Finance) with income category estimates based on the Annual Housing Element Progress Report averages, 2007 and 2008. The category of Extremely Low was calculated by assuming the half of the Very Low units will be Extremely Low units.

** Based on CDC's projected goals.

*** The number of price-restricted housing units is not currently known but will soon be monitored, per Housing Element Action 2.1d. Additionally, Actions 1.5e & 2.1e will allow the County to begin tracking the number of units in the Coastal Zone which will further assist with the conservation and preservation of housing units within the county.

1.3 GLOSSARY

Affordable housing: Any housing unit or combination of units developed through action of a private, public, or nonprofit party, or a combination thereof, which results in the production of housing unit(s) that are capable of being purchased or rented by household(s) with extremely low, very low, low or moderate incomes based on payment of not more than 30 percent of the gross monthly income, (or 25 percent based on specific program guidelines), including rent or mortgage, taxes, and insurance when the unit's affordability is protected for an established amount of time.

Article 34 of the California Constitution: Requires that any low rent housing project developed, constructed, or acquired in any manner by any State or public agency (i.e., Community Development Commission of Mendocino County) receive prior voter approval.

Coastal Zone: Land and water areas subject to the Coastal Act of 1976 and the Mendocino County Local Coastal Program.

Density ranges: The following residential density ranges, defined for the purposes of the Housing Element, are intended to be approximate.[1]

Rural density:	Not more than 1 unit per acre
Urban Density;	Greater than 1 unit per acre

Household income limits: Median household income adjusted for family size, used to determine extremely low, very low, lower, moderate, and above-moderate (upper income) household levels. The State of California, Department of Housing and Community Development adjusts these levels periodically and provides this information to local communities.

Housing unit: A single unit with complete living facilities including permanent provisions for living, sleeping, eating, and sanitation, whether provided individually in the unit or as part of shared facilities. Includes a single-family unit, multi-family dwelling unit, condominium, apartment, mobile home, manufactured home, or any other residential unit considered real property under State law, except as modified by any law or regulation.

Income groups: Income levels as a percent of Mendocino County's median family income:

Extremely Low:	Income not exceeding 30 percent.
Very-Low:	Income not exceeding 50 percent.
Low:	Income between 50 and 80 percent.
Moderate:	Income between 80 and 120 percent.
Above-Moderate:	Income above 120 percent.

[1] Second units may also be allowed.

Lower income groups: Encompassing low- and very low-, and extremely low-income groups.

LAFCo: Five member Local Agency Formation Commission of Mendocino County, charged with the responsibility for reviewing and approving special district and city boundary changes pursuant to Government Code Section 56000 et seq.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Universal design: Design and features that make residential units accessible to all who live there or come to visit, regardless of age or ability.

2.0 HOUSING NEEDS ASSESSMENT

Chapter Two analyzes the demographic, household, income, employment, and housing stock characteristics of Mendocino County. This information is used to determine the County's existing and future housing needs. It serves as the foundation for the development of the County's goals, policies, and programs designed to meet its identified housing needs as required by State law.

2.1 POPULATION CHARACTERISTICS

POPULATION GROWTH

Between 2000 and 2009, the population of Mendocino County increased from 86,265 to 90,206 people or 4.6 percent, compared to a 7 percent increase between 1990 and 2000 and a 20 percent increase from 1980 to 1990. While the unincorporated County area grew by 6.5 percent between 2000 and 2008, the incorporated cities only grew by 0.4 percent. During this period, the unincorporated County area absorbed 97 percent of the total County growth while the incorporated cities absorbed only 3 percent.

The California Department of Finance (DOF) projects the County's population will increase 13 percent, from 90,163 to 102,017 people, between 2008 and 2020 (**Table 2-1**). The population in the unincorporated area is projected to increase 13 percent, from 61,990 to 70,140 people. The increase in households, which relates to housing demand, is discussed under the section, Household Characteristics.

TABLE 2-1
POPULATION GROWTH, 1970 - 2020
MENDOCINO COUNTY

Jurisdiction	1970[1]	1980[1]	1990[1]	2000[1]	2009[2]	2020[3]	% County Population in 2009
Fort Bragg	4,455	5,019	6,078	7,026	6,868	7,796	**7.6%**
Point Arena	424	425	407	474	492	558	**0.6%**
Ukiah	10,095	12,035	14,599	15,497	15,711	17,830	**17.5%**
Willits	3,091	4,008	5,027	5,073	5,080	5,694	**5.6%**
Total Cities	18,065	21,487	26,111	28,070	28,155	31,877	**31.3%**
Unincorporated	33,036	45,251	54,234	58,195	62,055	70,140	**68.8%**
Total County	**51,101**	**66,738**	**80,345**	**86,265**	**90,206**	**102,017**	**100.00%**

Sources:
1. U.S. Census, 1970, 1980, 1990, and 2000.
2. California Department of Finance E-1 Table, 2009
3. County population total for 2020 from the Series 2007 P-3 Table. Sub-county estimates based on the 2008 population share.

POPULATION DISTRIBUTION

The County's population is centered in the Ukiah Valley where the City of Ukiah, the county seat and largest city, is located. Although 69 percent of Mendocino County's population is located in the unincorporated area, the city and surrounding urban area encompass about 34 percent of the County's total population. The County's other major population centers are the incorporated cities of Fort Bragg and Willits, with approximately 8 and 6 percent of the population, respectively. Assuming the same geographical distribution as of the 2000 census, about 15 percent is located in Willits and its vicinity, and 22 percent is located along the central coast from south of Elk to north of Fort Bragg together with the adjacent inland areas. By contrast, the northern one-third of the County encompasses only 7 percent of the County's population. Over 33 percent of the County's total population resides in the unincorporated communities.

In general, over the next five years the unincorporated south-eastern portion of the County from Willits south is expected to see the largest growth. This area has the greatest potential for residential growth due to availability of land and utility services. The unincorporated areas in the north of the County are not expected to grow significantly due to more constraints, such as lack of water and/or sewer services and distance from employment and retail locations. Growth in the western portion of the county is limited by density restrictions in the coastal zone and infrastructure constraints elsewhere. Only Gualala has potential to see additional growth during the planning period of this housing element.

AGE STRUCTURE

Changes in the age breakdowns are one of the most significant determinant of housing demand and absent drastic demographic events in migration patterns and natural increase provide an excellent prediction of future housing needs by examining key age cohorts as they hit prime periods of new household formation or reduction.

TABLE 2-2
AGE DISTRIBUTION, 1990 - 2007
MENDOCINO COUNTY (WHOLE COUNTY)

Age (Years)	1990		2000		2007	
Under 15	18,641	23%	17,837	21%	15,673	18%
15-24	9,392	12%	11,217	13%	13,183	15%
25-34	11,357	14%	9,642	11%	11,065	13%
35-44	14,385	18%	12,451	14%	10,738	12%
45-54	8,836	10%	14,600	17%	13,189	15%
55-61	4,591	7%	6,557	8%	9027	10%
62+	13,143	16%	13,961	16%	15,234	17%
Median Age	35.5		38.9		38.7	

Source: U.S. Census, 1980, 1990, and 2000.
U.S. Census, ACS Demographic and Housing Estimates: 2007

The County's age distribution reflects a trend to an aging population as the median age increased from 35.5 in 1990 to 38.9 in 2000 and remains in that range at 38.7 in 2007

(**Table 2-2)**. The county's age structure has undergone a number of significant demographic changes over the past two decades. The two most significant are the progression of the "Baby Boom" and "Baby Boom Echo" generations through the successive age groups. When each group entered their twenties they generated a relative increase in demand for new housing as this is the prime age for household formation. The original Baby Boom generation drove a lot of the earlier housing growth in the late 70s to early 80s with their children now entering that phase. In Mendocino County, new household formation by young adults is spread out over a longer period as a significant percentage leave the county to attend college (the County has no four-year institution) and return back to the county in their mid twenties to mid thirties, if they return at all. This has the effect of reducing demand for new housing in any one given year by spreading it out across multiple years when a larger cohort enters their prime household formation years. When the "Baby Boom Echo" has fully entered the 25 – 34 age group, the rate of new household formation will decrease as the succeeding age cohort currently enrolled in school is smaller in size than "Echo Boomers."

The other prime group that drives new housing demand are those near-retirees and early retirees that move to this county for the quality of life. Unlike young adults, this cohort has significant financial resources and can easily afford to purchase housing. In the more scenic/touristic areas of the county, purchases are actually second homes, which have the effect of reducing the overall supply of units to existing residents. The reduction in supply in turn drives up prices. As the Baby Boom Generation has entered this phase of life, the overall number of housing purchases has increased and would be expected to continue until this cohort has passed out of this phase. Mitigating this impact of late is the recent economic downturn and collapse in housing prices, which have greatly limited this group's ability to draw upon their financial resources to purchase or develop higher priced housing.

On the other hand, the over 70 age group is the most significant for the "freeing up" of housing units in the county. Although some individuals remain in their homes until the time of their death, this group is more inclined to "trade down" to smaller homes or condos, move into supportive living environments such as a second unit at a family member's house, retirement communities, and assisted-living facilities. All have the effect of creating housing opportunities for younger generations, primarily those entering or in their child-bearing ages. As this age group increases in numeric size over the next two decades, the rate at which existing housing is freed up will increase. Demand for senior related housing will likewise increase. The special housing needs of this age group are discussed under Special Need Groups.

When all three demographic-related housing trends are factored together, a picture of relative stability in housing demand emerges. The rate of new household formation among younger cohorts is balanced out by the freeing up of housing by the over 70 age group. Absent external in-migration, the county's internal demographic patterns will only drive a slow but steady increase in the overall number of units. Preference should be give to multifamily opportunities for younger (and lower income) households and specially targeted housing opportunities for senior households.

TABLE 2-3 RACE AND ETHNICITY, MENDOCINO COUNTY				
Race/Ethnicity	**2000**		**2007**	
White	64,581	75%	63,084	72%
African-American	471	1%	1,104	1%
Hispanic	14,213	16%	17,324	20%
Native American	3,438	4%	3,543	4%
Asian/Pacific Islander	1,113	1%	1,400	2%
Other	2,449	3%	1,654	2%
Total	86,265	100%	88,109	100%

RACE AND ETHNICITY

The racial and ethnic composition of the County and unincorporated area is nearly equivalent, as shown in **Table 2-3**. Whites (Caucasians) continue to comprise the majority, with 72 percent of the County population. Hispanics represented the second largest ethnic group, accounting for 20 percent of the population. While White residents remained the largest racial/ethnic group, their population has declined slightly over the past 7 years. The largest increases were among the Hispanic and African-American populations, with increases of122 percent and 234 percent respectively between 2000 and 2007. Native Americans comprised 4 percent of the County's population, while African-Americans and Asian/Pacific Islanders represent a small percentage.

2.2 HOUSEHOLD CHARACTERISTICS

TABLE 2-4 HOUSEHOLD SIZE, 1990 AND 2000 MENDOCINO COUNTY			
Households	**1990**	**2000**	**Percent Change**
Number of Households			
Unincorporated	20,178	22,315	11%
Total County	30,419	33,266	9%
Persons per Household			
Unincorporated	2.61	2.57	-2%
Total County	2.57	2.53	-2%
Persons per Household by Tenure			
Ownership Units (County)	2.58	2.49	-3%
Rental Units (County)	2.70	2.60	-4%

Household characteristics are important factors when analyzing housing demand, supply, and future needs. Household size, age, and composition all affect the type of housing needed in a particular region.

HOUSEHOLD SIZE

Between 1990 and 2000, the total number of households in the County grew from 30,419 to 33,266, an increase of 9 percent, compared with an 11 percent increase in the unincorporated area (**Table 2-4)**. Approximately 67 percent of the households were located in the unincorporated County in 2000.

Despite the increased number of households, the average household size declined slightly in both the County and the unincorporated area. In other words, household growth has been slightly outpacing population growth. The average County household size declined slightly from 2.57 persons per household to 2.53, while the unincorporated area, which had a slightly larger average household size, declined from 2.61 to 2.57.

Comparing household size with dwelling unit tenure, rental units in the County generally had larger household sizes than ownership units. However, the decline in persons per household between 1990 and 2000 was slightly higher for renter households. Renter household size declined from 2.70 to 2.60 persons per household from 1990 to 2000, while persons per household in ownership units declined from 2.58 to 2.49.

HOUSEHOLD TYPE

Table 2-5 identifies the types of households in the County in 1990 and 2000. Family households in the County comprised approximately 66 percent of all households. Non-family households, such as single persons living alone or non-related persons living together, comprised the remaining 34 percent. The unincorporated area had a higher percentage (68 percent) of family households than the County as a whole.

Significant changes have occurred between 1990 and 2000. The number of married households with children declined 11 percent. The most dramatic change has been the 50 percent increase in the number of other family households. Non-family households have also increased over the past ten years. Single persons living alone increased by 19 percent, while other non-family households, which include unrelated persons living together, grew by 43 percent.

Table 2-5
Household Type, 1990 and 2000
Mendocino County

Household Type	1990		2000		Change
	Number	Percent	Number	Percent	Percent
Family Households	*14,473*	*72%*	*15,226*	*68%*	*5%*
Married Households with Children	5,382	27%	4,787	21%	-11%
Married Household without Children	6,384	32%	7,085	32%	11%
Female-Headed Households with Children	1,408	7%	1,409	6%	0%
Other Family Households	1,299	6%	1,945	9%	50%
Non-Family Households	*5,705*	*28%*	*7,089*	*32%*	*24%*
Householders Living Alone	4,461	22%	5,310	17%	19%
Other Non-Family Households	1,244	6%	1,779	6%	43%
Total Households	*20,178*	*100%*	*22,315*	*100%*	*11%*

SPECIAL NEED GROUPS

Various segments of the population have special housing needs due to income level, age, disability, or other factors. As a result, they may have greater difficulty in finding housing. Special need groups identified by State law (Government Code Section 65583) include the elderly, persons with disabilities, female-headed households, large families, farmworkers, the homeless, and those needing emergency housing. In addition, Native Americans are recognized by federal law as a special need group requiring a separate housing program designed to meet their unique needs (Native American Housing Assistance and Self-Determination Act of 1996); however, the amount of existing federal trust land is not adequate to meet the ongoing need of Indian communities. The following discussion provides information on the special needs populations in Mendocino County and their housing needs.

The Elderly

According to Census2000, 14 percent of the County population, 11,709 persons, was over age 65. Of those, 7,771 elderly persons, or two-thirds, live in the unincorporated area. In addition, 1,859 households are comprised of persons 65 or older who are living alone. Approximately 42 percent of the elderly in the unincorporated area have disabilities. Approximately 87 percent of elderly households in the unincorporated area own their own home, while 13 percent rent. It should be noted that individuals that live in supportive or assisted care facilities are not counted in the household population by the Census Bureau.

Elderly renter households are not a significant percent of the population. Only 13 percent of elderly households in the unincorporated households rent, compared with the Statewide average of 25 percent. Of elderly households 75 and over, 15 percent rent in the unincorporated area, while 27 percent rent Statewide.

Residential opportunities for the elderly in the unincorporated area include market rate housing, residential care facilities, second units, subsidized rentals, and family care units. The County also facilitates housing for the elderly through liberal provisions for Family Care Units serving persons 60 years or older or persons who require care, on all residential parcels, subject to an annually renewable Administrative Permit.

Elderly households may have special housing needs due to fixed or limited incomes, increased health care costs, or physical limitations. Many elderly persons have limited funds for housing, housing repairs or modifications, or assistance for everyday living. As some elderly may require proximity to health care or supportive services, priority should be given to housing opportunities in more urbanized areas

The principal housing need of the lower-income elderly is affordable housing, including stable mobile-home space rents. Subsidized housing programs are options, including downpayment or rental assistance. The Community Development Commission of Mendocino County administers rental assistance programs for lower-income elderly households.

The County's Housing Rehabilitation Loan Program assists lower-income households, including elderly homeowners, with housing improvements, repairs, and modifications to make homes more accessible by providing deferred-payment loans in target areas of the County.

In-home assistance or a supportive care environment such as provided by group living facilities may be housing alternatives. Licensed community care facilities located in the County are

examples of supportive and group care, including services for elderly persons with disabilities. Six facilities with a total capacity of 59 beds, all of which are available for persons with physical disabilities, were located in the unincorporated area of the County in 2009. Second units and mobile homes also offer housing opportunities for elderly persons. No assisted senior complexes are located in the unincorporated area, though several, such as Duncan Place and Lenore Senior Housing, are located in Fort Bragg, Willits, and Ukiah. Mobile home parks also offer housing options for the elderly. There are approximately 20 mobile home parks located throughout the County.

Persons with Disabilities

Persons with disabilities include those with physical mobility or self-care limitations, mental illness, or such disabilities as developmental disabilities, psychological disorders, Alzheimer's disease, or HIV/AIDS. Within the unincorporated portion of Mendocino County there were almost 21,000 individuals—about 36% of the total population—reporting some sort of disability. This figure includes individuals of all age groups and disability types. Table 3-20b breaks down disability types for the three principal age groups for unincorporated Mendocino County.

Table 2-6: Disability by Age and Type for Unincorporated Mendocino County

Age Group	Total disabilities tallied	Sensory disability	Physical disability	Mental disability	Self-care disability	Go-outside-home disability	Employment disability
5 to 15 year olds	**620**	107	32	432	49	-	-
	1.1%	0.2%	0.1%	0.7%	0.1%	-	-
16 to 64 year olds	**14,155**	1,047	3,439	1,797	775	1,890	5,207
	24.3%	1.8%	5.9%	3.1%	1.3%	3.2%	8.9%
Over 65	**6,127**	1,456	2,174	740	585	1,172	-
	10.5%	2.5%	3.7%	1.3%	1.0%	2.0%	-
ALL AGES	**20,902**	2,610	5,645	2,969	1,409	3,062	5,207
	35.9%	4.5%	9.7%	5.1%	2.4%	5.3%	8.9%

Source: Census2000 Summary File 3, Table P-41

Persons with disabilities may experience restricted mobility, or limited ability to work or care for themselves; these limitations may progress over time. As a result, a wide range of housing types are needed depending on disability type and severity. These range from licensed residential-care facilities to housing that supports independent or semi-independent living. Affordable and accessible housing are the most significant requirements for those with disabilities. Accessibility means both onsite features to improve access (e.g., ramps, wider doorways, bathroom modifications, special sensory devices) and community accessibility through curb cuts, public transportation, and services.

The federal Americans with Disabilities Act (ADA) requires not only physical accessibility in the built environment, but also greater access to employment and services.

Various agencies, organizations, and businesses provide supportive housing, care, or services to disabled populations. Church groups, senior centers, the Mendocino County AIDS Volunteer Network, Mendocino County Departments of Mental and Public Health, Ford Street Project, Ukiah Valley Association for the Handicapped, and Families United are just a few; however,

most of the efforts are focused on the Ukiah area. County regulations also allow family care units in many zoning districts and second units on most parcels outside the Coastal Zone.

Single-Parent Households

Single-parent households are households with children under the age of 18. According to Census data, 1,409 female-headed and 810 male households with children lived in the unincorporated County in 2000.

Single-parent households generally have a higher ratio of expenses to income compared to two-parent households. Single-parent households with children must balance housing and family responsibilities, which may include childcare expenses, on one income. Female-headed households with children have a much higher incidence of poverty; approximately 35 percent with children under 18 lived in poverty, and 46 percent with children under age 5 lived in poverty. Therefore, the greatest special need of single-parent households is affordable housing proximate to childcare, health care, and other supportive services.

Large Families

Large-family households are defined as households with five or more persons. Large families typically require housing units with three or more bedrooms. For example, a five-person household would typically need a three-bedroom unit while a seven-person household would need a five to six-bedroom unit to avoid overcrowding. Large family households have special housing needs due to the lack of adequately sized and affordably priced units in most communities, resulting in overcrowding or overpayment.

According to the 2000 Census, approximately 10 percent or 3,430 of the County's households had five or more members, with 67 percent or 2,306 households located in the unincorporated area. **Table 2-7** compares the number of large households by tenure to the number of units with three or more bedrooms. A much larger percentage of units with three or more bedrooms (56 percent) are ownership, rather than rental, units. A sufficient number of units to serve most large-family households exists, with the exception of seven-person renter households, which experience a shortage of five-bedroom rental units. While there are generally enough units for most large-family households in the unincorporated area, the central concern is the affordability and availability of these units.

TABLE 2-7 COMPARISON OF LARGE HOUSEHOLDS AND UNIT SIZE UNINCORPORATED MENDOCINO COUNTY					
Household Size	**Number**	**Percent**	**Bedroom Size**	**Units**	**Percent**
Owner					
5-person	774	5%	3-bedroom	7,056	46%
6-person	295	2%	4-bedroom	1,324	9%
7+-person	218	1%	5+-bedroom	272	2%
Total Owner HHs	**1,287**	**8%**	**--**	**8,652**	**56%**
Renter					
5-person	594	8%	3-bedroom	1,879	27%
6-person	216	3%	4-bedroom	217	3%
7+-person	209	3%	5+-bedroom	30	0%
Total Renter HHs	**1,019**	**15%**	**--**	**2,126**	**30%**

Source: U.S. Census, 2000.

Farmworkers

Agriculture is an important industry in Mendocino County and farmworkers play an integral part in keeping that industry viable. Major crops include grapes, apples, and pears. The majority of agricultural activity occurs in the Ukiah, Anderson, Sanel, Redwood, and Potter Valleys.

Farmworkers are a special need population with several interrelated problems, according to a 1997 study: [1]

- *Limited Income:* Agricultural work, especially seasonal work such as harvesting, typically pays low wages. The very-low incomes typical of farmworkers, particularly migrant farmworkers, and their families affect the type of housing that they can afford, especially if they stay on a year round basis.

- *Substandard Housing:* Whether they are employed year-round or seasonally, farmworkers often live in substandard housing, which may lack a postal address, plumbing and/or kitchen facilities, or be in poor structural condition.

- *Overcrowding:* As a result of low wages, a lack of affordable housing, and in some cases, large family sizes, farmworkers may live in overcrowded conditions in order to pay for adequate housing.

- *Overpayment:* Limited incomes force farmworkers, particularly migrant workers, to overpay for housing, unless provided by the employer. To counteract these effects, farmworkers may live in substandard and/or overcrowded conditions.

[1] California Institute for Rural Studies, *Finding Invisible Farmworkers: The Parlier Study*, 1997.

The U.S. Census 2005-2007 American Community Survey identified 1,295 persons employed in the farming, forestry, and fishing industries. This number fails to take into account many of the seasonal agricultural employees. Furthermore, in the past, the Census has often undercounted migrant and seasonal farmworkers.[2]

The State Employment Development Department (EDD) provides monthly and annual employment data by industry and type of work. The number of farmworkers in Mendocino County ranged from a high of 2,520 in August 2008 to a low of 1,440 in January 2008.[3] From 2000 to 2008, farm employment decreased by 26 percent in Mendocino County.

The *2007 Census of Agriculture* provided far more detail about farmworkers in Mendocino County. The 2007 Census of Agriculture identified 1136 farms in the County, 371 of which use hired labor. Those farms employ a total of 5,240 workers. Of those workers, 3895 worked less than 150 days per year, while only 1345 worked 150 days or more. Unlike other census surveys that attempt to count individual employees, the Agricultural Census surveyed their employers.

Mendocino County Department of Planning and Building Services has taken several steps to facilitate farmworker housing. The County conforms to State law by allowing farmworker housing for 5 to 12 farm employees and their families in all zoning districts by right where agriculture is a permitted use. Second, the Department is working with representatives of the Mendocino Community Council,[4] Mendocino Winegrowers Alliance, Legal Services of Northern California, and other housing providers regarding code enforcement, a farmworker housing project, and community education about farmworker housing. The Department also secured funding from the Caltrans Agricultural Workers Transportation Program to partially fund a Transportation and Housing Needs Assessment that was developed and conducted in 2007. The data analysis was conducted in 2008 and the Assessment was accepted by the Board of Supervisors in July of 2008. Origin/destination information from the survey indicated several areas in the County that have a number of employment centers (farms), but little or no local affordable housing available to farmworkers. The information from this assessment has been used to prioritize locations for future farmworker housing. Since farmworkers typically have low incomes, they are often at a disadvantage in the housing market. In addition, migrant farmworkers often have different needs compared to those that live in the County year-round. Housing opportunities for migrant farmworkers may include bunkhouses and other congregate living facilities as well as affordable multi-family or single-family rental units, while year-round farmworkers typically need affordable rental or ownership housing. Several of the employers, such as Fetzer Vineyards and Roederer USA, provide housing for their seasonal employees. Rural Community Housing Development Corporation (RCHDC) and the Anderson Valley Housing Association (AVHA) have developed and/or rehabilitated housing for the use of farmworkers. AVHA has converted an older motel in Boonville into units for farmworkers. In addition the County has rezoned a 1.23 acre County owned parcel in Hopland to Multi-family residential (R3) as a possible future site for farmworker housing.

[2] Ibid.
[3] California Employment Development Department. 2009.
[4] Meetings sponsored by California Human Development Corporation involving a consortium of agencies dealing with farmworker housing and migrant education.

Table 2-8 provides information on recent permits issued for farmworker housing in the County.

TABLE 2-8
PERMITS ISSUED FOR FARMWORKER HOUSING: 2003 - 2008

General Location	Type of Unit	Number of Bedrooms	Employees
Hopland	1 Mobilehome	1	2 persons
Philo	4 Duplexes	2 each	8 persons / 4 families
Philo	1 Bunkhouse	4	8 persons
Philo	1 Bunkhouse	4	8 persons
Philo	1 Mobilehome	2	4 persons /1 family
Talmage	Single Family	2	4 persons / 1 family
Westport	Single Family	1	2 persons

Extremely Low Income Households

Extremely low income households—those making less than 30% of the Median Family Income for Mendocino County—face many challenges in securing adequate housing. These individuals and families can often be one step ahead of homelessness and are often marginally employed or collecting small amounts of government assistance such as Social Security. The 2000 Census identified approximately 2,000 households in unincorporated Mendocino County that fell into this category, split almost evenly between homeowners and renters. A third of those in the homeowner category are comprised of elderly individuals, most of which own their home outright. Never the less, overpayment for housing (usually property taxes and small mortgage payments) is still an issue for this income group with two-thirds paying more than a third of their limited incomes on housing. Half of the extremely-low income households that own their own homes paid 50% of their income on housing costs. Housing stock for this group can often consist of older homes handed down through the generations and mobile homes placed on their own properties.

On the other hand, the census identified 997 rental households that make less than 30% of the MFI. The situation of this group is far more precarious due to the fact that they do not own their housing and must be able to pay rent on a continual basis, even if their income is sporadic or seasonal. Slightly less than 85% of rental households in this income category are comprised of employment-age individuals. Employment in the extremely low income category can typically consist of part-time, itinerant, seasonal or sporadic jobs as well as those engaged in self-employed sales activities. Other households subsist with unemployment, welfare and disability payments. Close to 70% of all renters in the extremely low income category pay more than a third of their income for housing and 60% pay over half, both figures higher than homeowners in the same income group. Typical housing stock and quality vary greatly, from subsidized apartments built by non-profit organizations, single family housing of generally lower quality, and mobile homes. Some households in this category rent hotel rooms in long term rental arrangements while those engaged in farmwork may live in farm housing.

Table 2-9 Housing Characteristics of Extremely Low Income Households.

Extremely Low Income Household	Elderly 1 & 2 member hsehlds	Small Related (2 to 4)	Large Related (5 or more)	**Total Extreme low Income Renters**	Elderly 1 & 2 member hshlds	Small Related (2 to 4)	Large Related (5 or more)	**Total Extreme low Income Owners**	**Total Extreme low Income Hshlds**
Households with Income ≤30% MFI	157	325	99	**997**	324	295	29	**1,007**	**2,004**
% with any housing problems	59.4%	81.2%	89.8%	**76.4%**	67.6%	79.6%	100.0%	**69.7%**	**73.0%**
% Paying >30% on housing	52.8%	79.7%	73.7%	**68.8%**	66.4%	76.3%	100.0%	**64.9%**	**66.9%**
% Paying >50% on housing	48.4%	68.3%	53.5%	**58.6%**	52.7%	52.9%	72.4%	**46.8%**	**52.7%**

Source: Comprehensive Housing Affordability Strategy data, derived from Census2000 data.

The Homeless

Homeless individuals and families have a range of special housing needs described in Mendocino County's *Continuum of Care Plan*, including emergency shelter, transitional housing, and permanent supportive housing. Emergency shelters provide immediate short-term housing typically limited to less than six months. Transitional housing provides housing between six-months and two years, often coupled with intensive case management, alcohol and drug abuse assessment and treatment, mental health treatment, life skills and employment training, and assistance with credit worthiness. Permanent supportive housing offers a stable residential environment with mental health counseling, job training, and case management among other services to reinforce the advancements of formerly homeless persons up the ladder of the continuum of care. Each type of housing is distinct and meets a specific need.

According to the County's 2007 *Point-in-Time Homeless Population count*, there are around 1,325 homeless people in Mendocino County's unincorporated area and cities at any given time[5], 187 in emergency shelters, and 1,138 without shelter. Most of the homeless are located in the urban areas, particularly Ukiah and Fort Bragg, where the majority of the emergency shelters and transitional housing are located. The emergency shelters in the County have a total capacity of 56 beds for homeless individuals and 91 beds for families (**Table 2-10)**. The number of beds includes the motel vouchers used by several agencies to provide temporary assistance.

Transitional and Supportive Care

Table 2-11 lists the transitional housing facilities in the County. Most of the 138-bed capacity is located in Ukiah and Fort Bragg. In October 2008, there were 222 permanent supportive housing beds in the county, subsidized by the CDC's Shelter Plus Care Program. The County Department of Mental Health permanently housed 38 homeless mentally ill clients and has 22 additional units under development. The Ford Street Project also has eight units of permanent supportive housing for formerly homeless families with children and six units for individuals.

Approximately 1,100 people remain without shelter despite efforts described in the Continuum of Care Plan. Moreover, according to census data, 15 percent of the population in the unincorporated area (8,620 persons) lived below the poverty line. Those persons are considered at risk of becoming homeless.

[5]Mendocino County's *Continuum of Care Plan, 2008* Point-in-Time Homeless Population counts taken in 2007.

TABLE 2-10 EMERGENCY SHELTERS, 2008 MENDOCINO COUNTY

Provider Name	Facility Name	Facility Capacity	
		Individuals	Persons in Families with Children
Ford Street Project	Buddy Eller Center	24	40
Mendocino Coast Hospitality	Hospitality House	20	4
Project Sanctuary Inc.	Domestic Violence Shelter	3	12
MC Dept. Mental Health/	Crisis Shelter	3	--
MC Youth Project	Youth Respite Shelter	6*	--
Motel Voucher Programs[6]	(See footnote)	5 (approx.)	35 (approx.)
Total		**56**	**91**

Source: Mendocino County Department of Social Services and the Homeless Services Planning Group, *Mendocino County Continuum of Care Plan*, October 23, 2008..

*Of the 6 MC Youth Project units, 4 were under development in 2008

TABLE 2-11 TRANSITIONAL HOUSING FACILITIES IN MENDOCINO COUNTY

Provider Name	Facility Name	Capacity	
		Individuals	Persons in Families with Children
Ford Street Project	Waugh Lane	8	--
Ford Street Project	Progress House	--	4
Ford Street Project	Unity Village	--	32
Ford Street Project	TOTIL*	22	--
Ukiah/Coast Community Center	Yellow House	3	--
Ukiah/Coast Community Center	Women's House	3	9
Ukiah/Coast Community Center	Harrison St. House	4	4
Ukiah/Coast Community Center	Gibson House	4	6
Ukiah/Coast Community Center	Stewart St. House	--	5
Ukiah/Coast Community Center	466 Redwood A & B	--	8
Ukiah/Coast Community Center	331 N. Harrison St. 1/2	--	2
Mendocino County Youth	Transitional Living	10	--
Mental Health /RCHDC	Holden Street Project	6	--
Project Sanctuary	N/A	2	6
Total		**62**	**76**

Source: Mendocino County Department of Social Services and the Homeless Services Planning Group *Mendocino County Continuum of Care Plan*, October 23, 2008.

* Facility under development in 2008.

[6] Motel vouchers are distributed by the following: Ukiah Community Center, Willits Community Services, Department of Social Services, and Salvation Army.

TABLE 2-12
PERMANENT SUPPORTIVE HOUSING, 2008
MENDOCINO COUNTY

Provider Name	Facility Name	Facility Capacity	
		Individuals	Persons in Families with Children
Ford Street Project	Garden Court	6	8
Mendocino County HHSA	Oak St. Apartments	10	--
Mendocino County HHSA	Board and Care	12	--
Mendocino County HHSA	Gibson St. Project	16	--
Mendocino County HHSA	ANKNA*	16	--
Mendocino County HHSA	Willits*	6	--
Community Development	Shelter + Care Tenant	85	129
Community Development	Shelter + Care Tenant	--	8
Total		**151**	**226**

Source: Mendocino County Department of Social Services and the Homeless Services Planning Group, *Mendocino County Continuum of Care Plan*, October 23, 2008.

*Facility under development in 2008.

Native Americans

Native Americans are recognized by federal law as a special need group requiring a separate housing program designed to meet their unique needs (Native American Housing Assistance and Self-Determination Act of 1996). However, while much housing assistance takes place on federally owned rancherias and reservations, which are outside the County's jurisdiction, the amount of existing federal trust land is not adequate or sufficiently distributed to meet the on-going need of Indian communities for additional low-income and other housing. In recent years many Tribes have purchased land for housing that is has not been placed into Federal Trust. SB18 Tribal Consultation with various Tribal Governments conducted for the General Plan Update revealed a number of areas where the County of Mendocino could facilitate the production of Native American housing. During the consultation process, the Tribes requested the development of a "Tribal Lands" designation, with certain mixed-use components, that would be a voluntary designation that a Tribe could apply to have placed on fee status (non-trust) lands. Implementation of such a category could facilitate the development of additional Native American housing.

With the largest Native American population of any region in the County (41%), the Round Valley area also has the lowest level of economic development in Mendocino County. In 2000, median household income was $20,017 compared to $35,996 countywide. More than 25 percent of that region's population lived below the poverty level, compared to 15.9 percent countywide.

2.3 EMPLOYMENT CHARACTERISTICS

Educational and employment characteristics are fundamental to understanding current and future housing needs in the County. Both are important in determining household income levels as related to housing type, affordability, and location.

Educational Level

TABLE 2-13
EDUCATIONAL ATTAINMENT
MENDOCINO COUNTY, BY POPULATION 25 AND OLDER

Education	Persons	Percent
Less than High School	5,203	8.8%
Some High School, no degree	5,676	9.6%
High School Diploma / GED	15,195	25.7%
Some College, no degree	12,830	21.7%
College Degree, Associates	5,853	9.9%
College Degree, Bachelors	9,105	15.4%
Graduate or Professional Degree	5,262	8.9%
Total	**59,126**	**100%**

Source: U.S. Census, ACS 2005-2007

Income typically rises as education level increases. According to the U.S. Census American Community Survey (2005-2007 average) the majority of County residents had a high school diploma or some college education. Approximately 25 percent had a college degree (associate or bachelor degree) and 9 percent have a graduate degree according to the 2000 Census. However, as shown in **Table 2-13**, a significant percentage (18 percent) of County residents did not attain a high school education.

Employment Trends

TABLE 2-14 OCCUPATION OF RESIDENTS
MENDOCINO COUNTY

Occupation	Number	Percent
Managerial/Professional	11,572	30%
Sales and Office	9,640	25%
Services	7,879	20%
Production/Transportation	4,305	11%
Construction/Maintenance	4,425	11%
Farming, Forestry, and Fishing	1,295	3%
Total	**39,116**	**100%**

Source: U.S. Census, ACS Survey 2005-2007.

The County's job base has become increasingly diversified over the last several decades as timber, fishery and industrial employment declines. The retail trade, service, government, and manufacturing sectors continue to gain as the major sources of employment in Mendocino County. **Table 2-14** summarizes the occupations of County residents between 2005 and 2007. Managerial/professional occupations accounted for 30 percent of all jobs in the County, followed by sales/office jobs at 25 percent, and service jobs at 20 percent.

The County's total employment is expected to grow at an average annual rate of about 15 percent between 2005 and 2012, resulting in 4,800 new wage and salary jobs. The highest growth is forecasted in the government sector, followed by the service sector, while mining and manufacturing are expected to decline over the period[7]. According to projections prepared for MCOG, approximately 90 percent of the job growth is expected to occur in and around existing urban areas, with the exception of jobs produced in the agricultural, mining, and other resource extraction industries.

TABLE 2-15
AVERAGE EARNINGS PER EMPLOYEE, 1999-2005
MENDOCINO COUNTY

Industry	Average Earnings Per Employee	
	1999	2005
Total	**$21,507**	**$26,943**
Agriculture, Forestry, Mining	$16,134	$17,283
Construction	$29,170	$33,268
Manufacturing	$30,236	$31,571
Transportation/Public Utilities	$33,294	$35,495
Wholesale Trade	$25,192	$36,968
Retail Trade	$16,206	$22,959
Financial, Real Estate, Leasing	$26,639	$23,628
Professional, Technical Services	-	$38,320
Education, Social, Health Services	-	$30,647
Arts, Accommodation, and Food Services	$18,572	$15,182
Public Administration	-	$40,517

Source: Employment Development Department, 2005.

Table 2-15 identifies the average earnings by type of industry in 2005. As shown, the average annual earnings for persons employed in the growing government (public administration) and service sectors are the highest and lowest in the County respectively. This trend will increase, the need for affordable housing by these lower wage earners.

[7] Ukaih Valley Area Plan Economic Background Report, prepared by Economic & Planning Systems April 2007.

TABLE 2-16 UNEMPLOYMENT RATES, MENDOCINO COUNTY 2001-2008			
Year	Rate		
	January	September	Annual
2001	7.3%	4.7%	**5.9%**
2002	8.7%	5.2%	**6.7%**
2003	8.4%	5.8%	**6.9%**
2004	8.1%	5.1%	**6.4%**
2005	7.2%	4.9%	**5.8%**
2006	6.4%	4.3%	**5.2%**
2007	6.6%	4.8%	**5.6%**
2008	7.3%	6.4%	**7.0%**
2009	10.8%	10.2%	**10.8%***

Source: Employment Development Department, January, September 2009.
* Preliminary Annual Rate estimate.

Employment Rates

Mendocino County's population grew by 4.5% between 2001 and 2009. During the same period, the County's labor force grew slightly from 43,560 persons to 43,724, a much smaller increase of only 0.4%. The annual unemployment rate increased from a low of 5.2% in 2006 to 10.8% in 2009.

Although Mendocino County's annual average unemployment rate is generally higher than California's rate, the State's unemployment rate increased more rapidly in 2008, resulting in an unemployment rate higher than the County's. The County's natural resource and tourism industry clusters are affected by seasonality, which compounds unemployment and lowers household earnings. Agriculture, tourism, and forestry experience seasonal fluctuations in unemployment with levels highest in winter and lowest in fall. As shown in **Table 2-16**, the unemployment level in January 2009 was 10.8% compared to 7.0% in January of the previous year, according to the EDD.

Household Income

Income is the single most important factor that determines a household's ability to pay adequate housing. There are wide variations in income patterns by type, size, and age of households. **Table 2-17** shows the range of household income levels in 2000 for the unincorporated area and the County.

In 1980, the median household income was $15,126. By 1990, the median had increased 83 percent to $27,675. Between 1990 and 2000, the median income increased 30 percent. According to the 2000 Census, the median household income for the County was $35,996 in 1999.[8]

[8] Median household income level for the unincorporated area is not available from the 2000 Census DP-3: Profile of Selected Economic Characteristics. Income figures not adjusted for inflation.

Mendocino County as a whole had a higher percentage (49 percent) of households with incomes below $35,000 than the unincorporated area (44 percent). The unincorporated area also had a higher percentage (10 percent) of households with incomes above $100,000 compared to the County (8 percent).

TABLE 2-17
HOUSEHOLD INCOME, MENDOCINO COUNTY

Income Level	Unincorporated		County	
	Households	Percent	Households	Percent
Less than $10,000	2,114	9%	3,533	11%
$10,000 to $14,999	1,454	6%	2,448	7%
$15,000 to $24,999	3,347	15%	5,536	17%
$25,000 to $34,999	3,211	14%	4,697	14%
$35,000 to $49,999	3,976	18%	5,612	17%
$50,000 to $74,999	4,091	18%	5,952	18%
$75,000 to $99,999	1,980	9%	2,715	8%
$100,000 to $149,999	1,429	6%	1,830	5%
$150,000 to $199,999	361	2%	446	1%
$200,000 or more	484	2%	562	2%

Source: U.S. Census, 2000.

Overall, the median household income varied by region of the County. As **Table 2-17** shows, the highest household income was $35,966 in the South Coast area compared to a low of approximately $29,000 in the North County and the Round Valley area. The poverty level is also highest on the Round Valley American Indian reservation and in the North County and lowest in the Southern Inland area.

TABLE 2-18 HOUSEHOLD INCOME AND POVERTY BY REGION		
Region	**Median Household Income**	**Percent of Individuals in Poverty**
Countywide	$35,966	15.9%
North County	$29,702	18.9%
Willits	$33,915	14.1%
South Inland	$37,359	11.7%
North Coast	$35,852	14.4%
South Coast	$38,966	13.6%
Anderson Valley	$37,251	16.4%
Round Valley	$29,017	25.2%

Note: 1. South Inland includes Potter, Ukiah, and Sanel Valleys.
Source: U.S. Census, 2000.

Each year the U.S. Department of Housing and Urban Development (HUD) determines the median family income (MFI) level for metropolitan areas and counties. The State of California uses the median income level to define four income categories as a basis for allocating needs and beneficiaries of various programs (**Table 2-18**). Government agencies also use income guidelines adjusted for family size for analytical and program purposes. MCOG's Regional Housing Needs Plans, 2001 and 2008, estimated the income distribution for the unincorporated area of the County as shown in **Table 2-19**. Over the past seven years, the percentages of very-low and low income households have declined while the number of above-moderate or upper-income households has increased.

Table 2-19 Income Distribution UNINCORPORATED MENDOCINO COUNTY			
INCOME CATEGORY	**PERCENT OF MFI**	**2001**	**2008**
Very Low	<50	22%	20%
Extremely Low	*<30*	*N/A*	*10%*
Low	51-80	19%	14%
Moderate	81-120	17%	18%
Above Moderate (Upper)	120+	42%	48%

Note: MFI = Median Family Income.
Extremely Low estimated as 50% of the Very Low Households (Government Code 65583(a)(1)).
Source: Mendocino Council of Governments, 2001 and 2008; derived from State Department of Finance projections and State Department of Housing and Community Development, Regional Housing Needs Determination, September, 2008.

2.4 HOUSING CHARACTERISTICS

This section describes the housing stock characteristics of Mendocino County, including housing stock growth, tenure, age, condition, costs, and affordability. The housing stock is as diverse as are the households that occupy it.

TABLE 2-20
REGIONAL HOUSING GROWTH
MENDOCINO AND ADJOINING COUNTIES

County	2000[1]	2008[2]	Percent Change
Mendocino	36,397	39,563	9%
Unincorporated Area	25,517	27,725	9%
Glenn	9,982	10,804	8%
Humboldt	55,912	59,370	6%
Lake	32,528	35,348	9%
Sonoma	183,153	197,907	8%
Tehama	23,547	27,308	16%
Trinity	7,980	8,482	6%

Source: [1]U.S. Census, 1990 and 2000.
[2]Department of Finance, 2008

Mendocino County had 36,397 housing units in 2000, which increased by 9 percent to 39,563 units in 2008. During this period, the number of housing units in the unincorporated area also grew by 9 percent. Approximately 70 percent or 27,725 units were located in the unincorporated area of the county in 2008. **Table 2-20** shows the number of housing units in 2000 and 2008 in Mendocino and the neighboring counties. At 9 percent, Mendocino County's percentage increase of housing units was greater than that of most neighboring counties, matched only by Lake county and exceeded by Tehama county.

TABLE 2-21
HOUSING UNITS BY TYPE, 2000 AND 2009
UNINCORPORATED MENDOCINO COUNTY

Housing Unit Type	2000		2009		Percent Change
	Units	Percent	Units	Percent	
Single-Family					
Detached	18,983	74%	21,132	75.9%	11.3%
Attached	535	2%	535	1.9%	0%
Total Single-Family	19,517	76%	21,547	77.3%	10.4%
Multi Family					
2-4 Units	695	2%	737	2.6%	6.0%
5+ Units	778	3%	778	2.8%	0%
Total Multi-Family	1,473	6%	1,515	5.4%	2.9%
Mobile Homes	4,184	16%	4,675	16.8%	11.7%
Other*	343	1%	--	--	--
Total Units	**25,517**	**100%**	**27,857**	**100%**	**9%**

Notes: *"Other" category in Census includes recreational vehicles, boats, caves, tents, railroad cars, and the like; counted if occupied as permanent residence. Estimate not available for 2009

Source: U.S. Census2000, California Department of Finance Table E-5, May 1, 2009

Housing Type

Table 2-21 identifies the type of housing units in the unincorporated area in 2000 and 2009. Detached single-family homes comprised three-fourths of the housing stock in 2009 an increase of more than 2,000 units since 2000. Single-family attached units represented only 2 percent of the housing stock, showing no growth in this segment since 2000. Multi-family housing, including apartments and condominiums, represented approximately 5.4 percent of the housing stock. Mobile homes constituted 17 percent of the housing stock in the unincorporated area, representing an 11 percent increase since 2000. Overall unit growth for unincorporated Mendocino County between 2000 and 2009 was 9.2%, which is faster than the 6.5% growth in population during the same period.

Housing type includes single-family and multi-family units and mobile homes. Tenure refers to whether a housing unit is owner or renter-occupied and is frequently associated with type of housing unit.

Tenure

According to the 2000 census, approximately 69 percent of the occupied housing units in the unincorporated area were ownership units. Rental units comprised 31 percent. Between 1990 and 2000, the number of both owner-occupied and renter-occupied units increased as shown in **Table 2-22.**

TABLE 2-22
HOUSING TENURE
UNINCORPORATED MENDOCINO COUNTY

Housing Tenure	1990		2000		Change
	Units	Percent	Units	Percent	
Occupied housing units	20,168	88%	22,315	87%	11%
Owner-occupied	13,874	69%	15,297	69%	10%
Renter-occupied	6,294	31%	7,018	31%	12%

Source: U.S. Census, 1990 and 2000.

Vacancy Rate

TABLE 2-23 VACANCY RATES UNINCORPORATED MENDOCINO COUNTY		
Housing Tenure	**1990**	**2000**
Homeowner Vacancy Rate	1.2%	1.4%
Rental Vacancy Rate	7.2%	3.3%

Source: U.S. Census, 1990 and 2000.

Despite the growth in the number of rental units in the unincorporated area, the vacancy rate declined significantly between 1990 and 2000. On the other hand, the vacancy rate for ownership units increased slightly (**Table 2-23**). Vacancy rates for both renter and homeowner units are lower in the cities and higher in the unincorporated areas according to the 2000 Census.

The California Department of Finance (DOF) utilizes a different methodology for calculating vacancy rates and consequently, reports a different vacancy rate. Since 2000, vacancy rates in the unincorporated county remained strikingly consistent at 12.5% for the entire time period. According to the DOF, nearly 3,500 units of all types across unincorporated Mendocino County were vacant.

Given the range of time between 2000 and present and the events that transpired over the past decade (a building boom followed by a foreclosure surge), the vacancy rate is almost certainly higher than the 1.4% identified above.

Bedroom Size

The vast majority of owner-occupied units in the unincorporated area have two or three bedrooms (**Table 2-24**). Rental units were more evenly divided between one, two, and three-bedroom units, though two-bedroom units made up the largest segment of the rental housing stock, comprising 37 percent of all units.

TABLE 2-24 BEDROOM SIZE BY TENURE UNINCORPORATED MENDOCINO COUNTY				
Bedroom Size	**Owner-Occupied**		**Renter-Occupied**	
	Number	**Percent**	**Number**	**Percent**
0- Bedroom	275	2%	521	7%
1- Bedroom	1,430	9%	1,746	25%
2- Bedroom	5,007	33%	2,592	37%
3- Bedroom	7,056	46%	1,879	27%
4- Bedroom	1,324	9%	217	3%
5+ - Bedroom	272	2%	30	0%
Total	15,364	100%	6,985	100%

Source: U.S. Census 2000.

Housing age and Condition

Age is an important factor in the condition of a housing unit. Housing gradually deteriorates over time and, like other infrastructure, regular maintenance of the housing stock is necessary. Typically, after 30 years most housing shows signs of deterioration and needs reinvestment to maintain its condition. Without proper maintenance, housing that is over 50 years requires major reinvestment to maintain its quality and appearance. Homeowners with older units may require assistance to upgrade conditions or such units will become substandard for use by homeowners or renters and may eventually be unsuitable for occupancy.

Table 2-25 Age of Housing Stock MENDOCINO COUNTY				
Age	County		Unincorporated	
	Units	%	Units	%
< 10 Years	4,921	13%	3,862	15%
10-20 Years	6,582	18%	4,981	20%
20-30 Years	8,733	24%	6,604	26%
30-40 Years	4,587	12%	3,161	12%
40-60 Years	7,786	21%	4,509	18%
60+ Years	4,328	12%	2,400	9%
Total	**36,937**	**100%**	**25,517**	**100%**

Source: U.S. Census 2000.

Table 2-25 shows that housing in the unincorporated area is newer than housing in the County as a whole. Approximately 31% of the County's units compared to 35% of units in the unincorporated area are less than 20 years old. Roughly a quarter of all units are 20-30 years old, an age where housing begins to show more serious signs of decline. A substantial portion (27 percent) is more than 50 years old.

Another major concern in the County is substandard housing. There are a significant number of substandard apartments and motel conversions as well as housing with open septic systems, hazardous wiring, broken windows, and lack of working sanitary facilities. Many of these are occupied by minority households; however, few tenants file complaints. The substandard housing is not concentrated in one specific area, but is spread throughout the County.

The *Housing Conditions Survey* prepared by the Community Development Commission of Mendocino County surveyed 8,859 housing units in the unincorporated County Census Tracts between August 2002 and January 2003. A point rating system prescribed by the California Department of Housing and Community Development was used. The study found that approximately 62.5 percent of the units surveyed require some form of rehabilitation according to the definitions in the study:

- 47 percent need minor repairs
- 12.8 percent need moderate repairs
- 0.6 percent need substantial repairs
- 2.1 percent are in dilapidated condition

The County's Code Enforcement Division employs three code enforcement officers as well as a staff assistant to address code violations. The Division handles approximately 500 complaints a year. The Division has about 1500 active cases and about half of those cases relate to housing issues. A breakdown of those cases is as follows: 20 percent illegal travel trailer occupancy; 20 percent substandard housing; 15 percent unpermitted construction; 15 percent unpermitted grading; 20 percent junkyard conditions, fencing, RV parking; and 10 percent setback and other issues.

According to code enforcement staff, there has been an increase in the number of cases involving illegal travel trailers, campers, and tents. The primary issues include illegal occupancy, a lack of or inadequate sewage disposal, and other health and safety violations. Many sites are located within or near established communities or urban areas. In many cases, the occupants hold minimum wage jobs. These occupants are likely to have been priced out of the housing market. A smaller percentage of the cases are located in remote, rural areas.

Housing Costs and Affordability

Housing costs have continued to rise in Mendocino County over the past 6 years. Both homeowners and renters have seen an increase housing costs with homeowners experiencing a greater increase. (**Table 2-26)**

TABLE 2-26
MEDIAN HOMEOWNER/RENTER COSTS 1990-2006
MENDOCINO COUNTY ACS 2006

Values	Year			Percent Change*	
	1990	2000	2006	1990-2000	2000-2006
Median Monthly Ownership cost	$758	$1,128	$1,700	38%	29%
Median Gross Rent	$471	$600	$859	18%	22%

Source: U.S. Census, 1990 and 2000 and 2006 American Community Survey
*Percent change adjusted for inflation

Housing Prices and Trends

Home values in Mendocino County and the surrounding counties increased significantly between 2000 and 2006. The median home value in Mendocino County grew by 130 percent to $457,000 in 2000. Compared with neighboring counties, Mendocino had the second highest median home value, after Sonoma County, according to the 2000 Census (**Table 2-27**).

TABLE 2-27
REGIONAL MEDIAN HOME VALUES ACS

County	Median Value		Percent Change*
	2000	2006	
Glenn	$94,900	Not Available	---
Humboldt	$133,500	$336,000	115%
Lake	$122,600	$317,800	121%
Mendocino	**$170,200**	**$457,400**	**130%**
Sonoma	$273,200	$618,500	93%
Tehama	$103,000	Not Available	---
Trinity	$112,000	Not Available	---

Source: U.S. Census, 2000 and 2006 American Community Survey.
Data not available for counties less than 20,000 people in size.
*Percent change adjusted for inflation

Although ACS data is not available for subsequent years, housing values have declined significantly. Data from local realtor sources which in **Table 2-28**, which provides a more complete picture of home values in Mendocino County.

Table 2-28 shows median home sales prices for 2004, 2006 and 2008 in various areas of the County. Housing prices in the County rose from 2004 to 2006 but then decreased by 2008 in most areas. The most expensive housing markets were located along the coast such as Point Arena and Gualala. The northern inland area of the County is generally less expensive than the rest of the County. Housing markets in the southern inland areas varied depending on the region. Redwood Valley and Anderson Valley are the most expensive housing markets in the inland areas, with a median home sales price of $455,000 in 2008, compared to the Willits or Talmage/Hopland areas at $305,000 and $288,500 respectively.

TABLE 2-28
MEDIAN SALES PRICES BY AREA

Area	2004	2006	2008
Anderson Valley	$436,250	$545,000	$455,000
Calpella/Redwood Valley	$379,000	$480,000	$460,000
Covelo	$230,000	$188,000	$250,000
Gualala	$436,250	$545,000	$455,000
Laytonville/Branscomb	$288,000	$381,950	$359,000
Point Arena/Manchester	$436,250	$545,000	$455,500
Potter Valley	$400,000	$392,500	$420,000
Talmage/Hopland	$512,000	$450,000	$288,500
Willits	$260,000	$370,000	$305,000
Countywide	$339,000	$430,000	$339,000

Source: C. Alfano, Pacific Properties (Real estate)

During the period from 2004 to 2007, housing price increases were driven by easy access to credit in combination with the overall attractiveness of the County as a place to live and retire. A lack of new housing construction versus demand and a conversion of homes along the coast to vacation home rentals have also been major factors affecting home prices. While most are conversions of existing housing, some may be new units or vacation home rentals that have changed ownership. The prices of homes began to decline in 2007 when lending standards were significantly tightened and an increasing number of foreclosed properties entered the market. Job losses and the poor economy both regionally and nationwide have also limited the potential pool of homeowners to the point where the local supply of homes exceeds the demand.

Housing Prices by unit size

Countywide, in 2008 the median price for a two-bedroom, one bath house was $273,471, while the median price for a three bedroom, two bath home was $319,000.

TABLE 2-29
MOBILE HOME PARKS
UNINCORPORATED MENDOCINO COUNTY

Name	Spaces	Location
North County (inland north of Willits)		
Covelo	33	Covelo
Twin Oaks	10	Covelo
Camp Leggett	10	Leggett
Redwoods River	16	Leggett
The Adams	2	Leggett
Water Wheel	10	Leggett
Harwood	18	Branscomb
Long Valley Estates	19	Laytonville
Subtotal	**118**	
South County (inland Willits area and south)		
Clarks	16	Willits
Creekside Cabins	15	Willits
Ez Livin Mobile	27	Willits
Golden Rule	94	Willits
Little Lake	17	Willits
Parkside Estates	30	Willits
Quail Meadows	2	Willits
San Hedron	4	Willits
Sleepy Hollow	6	Willits
Valley Oaks	54	Willits
Wagon Wheel	113	Willits
Willits Ukiah KOA	2	Willtis
B\L Foothill	12	Potter Valley
Green Acre Park	2	Redwood Vly
Hillcrest	5	Redwood Vly
Oak Park	38	Redwood Vly
The Meadows	66	Redwood Vly
Valley Village	11	Redwood Vly
Calpella	9	Calpella
Caravan	37	Ukiah
Crest	19	Ukiah
Deep Valley MHP	78	Ukiah
Happiness Is	37	Ukiah
Lk. Mendocino	99	Ukiah
Meadow Oaks	40	Ukiah

Name	Spaces	Location
South County *(continued)*		
North Valley	57	Ukiah
O'Conner	2	Ukiah
River Lane Est.	22	Ukiah
Sunset View	71	Ukiah
Travelers	15	Ukiah
Twin Palms	38	Ukiah
Ukiah Mobile Est.	15	Ukiah
Western Hills	42	Ukiah
William/Norton	2	Ukiah
Subtotal	**1097**	
Anderson Valley		
Redwood	**7**	Boonville
Lemons Philo	**9**	Philo
Subtotal	**16**	
Coastal Areas		
Harbor	29	Ft. Bragg
North Noyo Park	24	Ft. Bragg
Ocean Lake	70	Ft. Bragg
Pomo Campground	1	
Trailer Cove	51	Ft. Bragg
Travel Shores	47	Ft. Bragg
Vagabond Vlg	60	Ft. Bragg
Woodside	21	Ft. Bragg
Albion River	1	Albion
Schooners Landing	1	Albion
Caspar Beach	5	Caspar
Light House Point	1	Pt. Arena
Point Cabrillo	10	Pt. Cabrillo
The Woods	120	Little River
Manchester Bch.	12	Manchester
Gualala Mobile	42	Gualala
Villa Del Mar	20	Gualala
Subtotal	**515**	

Total Spaces in Unincorporated County: 1746 Spaces

Mobile homes offer a more affordable option for those interested in homeownership. Mobile homes range in price from approximately $35,000 to $80,000 depending on the size, amenities, and age (April 2009 inventory of mobile home listings in Realtor.com). Overall, 4,184 mobile homes are located in the unincorporated area, according to the 2000 Census. As shown in

Table 2-29, there are 63 mobile home parks in the unincorporated area of the County with a total of 1,746 spaces. Most mobile home parks are located in the southern (1,097 spaces) and the coastal (515 spaces) regions, with fewer in the north (118 spaces).

In addition to the cost of a mobile home, owners must either purchase a residential site or rent a mobile home space. The cost of renting a space ranged from $270 to $640 per month (April 2009 phone survey). The rent typically included water, sewer, and garbage service. Most mobile home parks reported few vacancies and several in the coastal region reported waiting lists.

Housing Affordability

TABLE 2-30
OWNER HOUSING AFFORDABILITY, 2008
MENDOCINO COUNTY

Income Group[3]	Annual Income[1]	Maximum Affordable Payment[2]	Principal & Interest[5]	Taxes & Insurance[5]	Maximum Affordable Price[5]
Extremely Low					
One Person	$11,310	$282	$195	$62	$38,640
Small Family	$14,520	$363	$280	$89	$55,680
Medium Family	$16,140	$403	$324	$103	$64,320
Large Family	$17,430	$435	$351	$112	$69,600
Very Low					
One Person	$18,850	$471	$325	$104	$64,400
Small Family	$24,200	$605	$468	$149	$92,800
Medium Family	$26,900	$673	$541	$173	$107,200
Large Family	$29,050	$726	$585	$187	$116,000
Low					
One Person	$30,150	$660	$607	$194	$120,300
Small Family	$38,750	$847	$780	$249	$154,700
Medium Family	$43,050	$942	$867	$277	$171,900
Large Family	$46,500	$1,017	$936	$299	$185,700
Moderate					
One Person	$45,200	$1,210	$910	$291	$180,400
Small Family	$58,100	$1,553	$1,170	$374	$232,000
Medium Family	$64,600	$1,726	$1,301	$415	$257,900
Large Family	$69,800	$1,864	$1,405	$449	$278,700

Notes:
1. Annual income based on HCD's 2008 Income Limits for each category.
2. Maximum affordable payment based on CA Health & Safety Code § 50052.5.
3. Small Family - 3 persons, Medium Family - 4 persons, Large Families - 5 or more persons.
4. Principle & Interest, Taxes & Insurance, and Maximum Affordable Price based on 10% down payment, 30-year mortgage, 5.38% fixed interest rate, and monthly gross household income, adjusted for average debt of $225.00 per month.

Source: California Department of Housing and Community Development, *2008 Income Limits*, Mendocino County, May 2008; and www.mortgage101.com.

Housing is considered affordable if a household spends no more than 30 percent of its income on housing, according to HUD. **Table 2-30** identifies housing affordability levels by family size based on the State Department of Housing and Community Development's (HCD) *2008 Income Limits* for Mendocino extremely-low, very-low and low-income households regardless of household size cannot afford the median sales price in any area of the County. Moderate-income families would only be able to afford the median sales prices in the northern portion of the County, where there are fewer jobs. Mobile homes and town homes offer more affordable alternatives for all groups. As noted earlier, housing values have been declining since 2007 following the large increase in prices from 2002 to 2006, which is making home ownership more affordable. Most experts believe prices will continue to fall into 2010 before any modest recovery in home prices were to occur due to the large overhang in foreclosed houses (which account for quarter to half of all sales) and a slow demographic demand for new housing as the population ages.

Rental Rates

Similar to housing sales prices, rents also increased between 2000 and 2005. According to the U.S. Census 2005 American Housing Survey, rents increased by 11 percent in Mendocino County during the ten-year period, as shown in **Table 2-31**.

TABLE 2-31
REGIONAL MEDIAN RENTS
MENDOCINO AND ADJOINING COUNTIES*

County	Median Rent			Percent Change
	1990	2000	2005	
Glenn	$355	$458	$670	29%
Humboldt	$409	$537	N/A	--
Lake	$460	$567	$683	6%
Mendocino	**$471**	**$600**	**$757**	**11%**
Sonoma	$645	$864	$1,080	10%
Tehama	$366	$486	$663	20%
Trinity	$367	$487	N/A	--

Source: U.S. Census, 2000 and
U.S. Census 2005 American Housing Survey
*Percent change adjusted for inflation

The unincorporated areas of the County had a range of rent levels. As with home prices, median rents in communities along the coast and in Redwood Valley were higher than for the County as a whole. Rents in the northern inland area were the least expensive. **Table 2-32** identifies the Fair Market Rent[9] for Mendocino County by bedroom size as determined by HUD

[9] Fair Market Rent (FMR) is the rent established by HUD for units of varying sizes (by number of bedrooms). The level at which FMRs are set is based on the median rent distribution of standard

based on typical local rent levels. The Fair Market Rent for a two-bedroom apartment was $940 in 2009, while a one-bedroom apartment was $774.

TABLE 2-32
FAIR MARKET RENTS, 2002 AND 2009
MENDOCINO COUNTY

Bedroom Size	2002 Rents	2009 Rents
Studio	$442	$627
1-Bedroom	$533	$774
2-Bedroom	$653	$940
3-Bedroom	$910	$1,283
4-Bedroom	$916	$1,649

Source: HUD, January 2002 and January 2009.

The rising rents mirror the rise in home values, albeit at a reduced rate. As home prices escalated and units were purchased for investment purposes, rents increased as well. On the overall supply side, the rental vacancy rate remains low, indicating some tightness in the market. Rental unit supply has historically been limited in the inland valleys due to a lack of land suitable for multi-family development, an issue that has been addressed during the period of the last housing element. In the coastal areas, the use of residential structures as second units or vacation rentals have lowered the overall supply of potentially rentable units while coastal development restrictions in the Coastal Zone prevent additional density increases that could alleviate the situation. Over the period of the next housing element, additional growth in rental unit demand is likely due to an increase in the number of young adults establishing their first household in the years after high school and college.

Table 2-33 shows the variation of rental rates across the county. The rental rates were generally the lowest in the Willits/Brooktrails areas, higher in the Ukiah/Redwood Valley areas, and the highest in the Coastal region. Some outlying rents were lower than the minimums shown below. Additionally, the difference between the low and high rental rates in the different areas varied considerably. The rates in the Willits area, for all bedroom sizes, showed the least amount of difference between minimum and maximum rents where as the Coastal region showed the most dramatic range from low to high. Additionally, the one bedroom rental rates showed a smaller range from low to high, where as the three bedrooms showed greater variability.

TABLE 2-33
RENTAL RATES

	1 bedroom	2 Bedroom	3 Bedroom
Willits Area	$663 - $781 Median $725	$761 - $1,064 Median $873	$1,044 - $1,438 Median $1,237
Fort Bragg Area	$660 - $947 Median $796	$937 - $1,344 Median $1,152	$1,363 - $2,058 Median $1,645
Ukiah Area	$625 - $963 Median $758	$877 - $1,075 Median $971	$1,085 - $1,750 Median $1,407
Countywide	$625 - $925	$761 - $1,344	$1,044 - $2,058

Source: Ukiah Daily Journal, The Willits News and the Fort Bragg Advocate newspaper classified ads; not including out-of-area rentals, and compiled on a weekly basis from February 2008 – February 2009.

Rental Affordability

In evaluating the survey findings for affordability according to HCD affordability levels (**Table 2-34**), it becomes clear there is a definite need for housing and/or assistance programs in the low-income categories. Only a few in the Ukiah region were in the low-income range. For the Three bedroom units several of the units were in the above moderate income range, with over half the units in the Coastal region in the above moderate income category. This last point was made clear at the January 2009 Housing Summit the Planning Team conducted in Fort Bragg as the meeting attendants expressed a need for moderate income housing in the area in addition to the need for low income housing. Similar to the affordability table for housing prices, **Table 2-34** shows maximum rent affordable to extremely low, very low, low, and moderate-income households by household size.

TABLE 2-34
RENTAL AFFORDABILITY
MENDOCINO COUNTY - 2008

Income Group	Annual Income	Maximum Affordable Payment
Extremely Low		
One Person	$11,300	$283
Small Family	$14,550	$363
Medium Family	$16,150	$404
Large Family	$17,450	$436
Very Low		
One Person	$18,850	$471
Small Family	$24,200	$605
Medium Family	$26,900	$673
Large Family	$29,050	$726
Low		
One Person	$30,150	$566
Small Family	$38,750	$726
Medium Family	$43,050	$807
Large Family	$46,500	$872
Moderate		
One Person	$45,200	$1,037
Small Family	$58,100	$1,331
Medium Family	$64,600	$1,480
Large Family	$69,800	$1,598

State Dept. of Housing and Community Development, *2008 Income Limits*

Comparing Housing affordability, shown in **Table 2-30**, with the cost of housing in Mendocino County, expressed in tables **Tables 2-31, Median Rent Price** and **2-32 Fair Market Rents**, it becomes clear that housing is generally only affordable to moderate-income households and certain households in the lower income group as well. The extremely and very low-income households are primarily limited to Section 8 rental housing or other subsidized rental housing complexes. However, many households in the middle or lower end of the low-income category require some type of subsidized rental housing.

2.5 AT-RISK HOUSING ANALYSIS

At-risk housing refers to assisted housing with affordability restrictions that are set to expire during the ten-year period from 2003-2013. This housing is at risk of losing its affordability controls and converting to market rate housing. However, no public or assisted housing is located in the unincorporated County. All of the County's public and assisted housing is located in the cities of Ukiah, Fort Bragg, and Willits. Actions are being taken to preserve the affordability of some units in those cities. For example, the Rural Community Housing Development Corporation with assistance from CDC secured financing from several sources and purchased and rehabilitated Orchard Manor (64 units) and Orchard Village (48 units) in Ukiah and River Gardens (48 units) in Ft. Bragg in 2003.

2.6 HOUSING NEEDS ASSESSMENT

This section discusses existing and projected housing needs for the unincorporated area of the County. Existing housing needs address issues such as income, overcrowding, overpayment, and substandard housing. Future projected needs are based on the Mendocino Council of Governments' (MCOG) Regional Housing Needs Plan allocating housing units from 2008 to 2014.

existing housing needs

Previous sections of the Housing Element describe the population, employment trends, household, and housing stock characteristics of Mendocino County. Drawing on that information and additional data, this section discusses existing housing needs in the unincorporated County area including overcrowding, overpayment, and rehabilitation and replacement needs, as well as the needs of lower-income households and other special need populations.

Overcrowding

The U.S. Bureau of the Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways). The percentage of overcrowded housing units is a general measure of the availability of housing units with adequate rooms for the households who occupy them. In 2000, the unincorporated and total County areas had similar proportions of overcrowding, at approximately 8 percent. The rate of overcrowding increased slightly in the unincorporated area, rising from 7.4 to 8 percent. This rate is nearly seven times the State average.

In 2000, there were 2,793 households living in overcrowded conditions in Mendocino County, 1,783 in the unincorporated area. As **Table 2-35** shows, overcrowding is a more serious problem for rental households. Severe overcrowding, which is defined as more than 1.5 persons per rooms, was especially high among renters. Of the 1,111 households that were overcrowded, over half were severely overcrowded.

The *Housing Conditions Survey* prepared by the Community Development Commission in 2002 noted that the County's high level (14.8 percent) of overcrowding in rental dwellings is nearly seven times the State average. Overcrowding can lead to serious health and safety issues and a more rapid deterioration of the units. The study recommended that the County aggressively pursue the creation of new rental housing stock to alleviate the overcrowding identified in the existing rental housing stock.

TABLE 2-35
OVERCROWDING BY HOUSEHOLDS
UNINCORPORATED MENDOCINO COUNTY

Overcrowding	Households	Percent
Owners		
Overcrowding	672	4%
Severe Overcrowding	253	38%
Renters		
Overcrowding	1,111	16%
Severe Overcrowding	613	55%
Total	1,783	8%

Source: U.S. Census, 2000.

Overpayment

Affordability problems occur when housing costs become so high in relation to income that households must pay an excessive proportion of their income for housing, or are unable to afford any housing and are homeless. A household is experiencing a housing cost burden if it is paying more than 30 percent of its gross income on housing.

TABLE 2-36
OVERPAYMENT BY HOUSEHOLDS
UNINCORPORATED MENDOCINO COUNTY

Overpayment	Households	Percent
Owners		
>30% Household Income	2,349	25%
Renters		
>30% Household Income	2,178	36%
>50% Household Income[1]	919	42%

Note: 1. >50% is a subset of households paying >30% of income.
Source: U.S. Census, 2000.

According to the 2000 Census, 36 percent of renters and 25 percent of homeowners were paying more than 30 percent of their total income on housing. The incidence of overpaying for housing is much higher for renters than for owners and especially for households in the lowest income ranges (**Table 2-36**). For example, approximately 64 percent of renter households that earned less than $20,000 per year were overpaying and experienced a housing cost burden. For households earning less than $10,000, 70 percent overpaid for housing. Overall, renters also experienced a high level of severe housing cost burden. Of those paying 30 percent or more for housing, 42 percent spent over half of their income for shelter.

According to the 2006 American Community Survey, 35.5% of households that make less than $50,000 a year are overpaying for Housing. Nearly half of the renters in this income category, 47.8%, are overpaying for housing (**Table 2-37).**

TABLE 2-37
OVERPAYMENT BY HOUSEHOLDS
MAKING LESS THAN $50,000 A YEAR
MENDOCINO COUNTY, 2006

Overpayment	Households	Percent
Owners		
>30% Household Income	6,172	28.8%
Renters		
>30% Household Income	5,612	47.8%
Total		
>30% Household Income	11,775	35.5%
Total Households in all Income Categories		

Source: 2006 American Community Survey

Substandard Housing

Most housing in Mendocino County is in sound condition, but a portion is not. Housing conditions are important in terms of not only health and safety, but also in economic terms. If routine maintenance is not performed and deficiencies are not corrected, the economic life of a house will be threatened.

TABLE 2-38
SUBSTANDARD HOUSING UNITS
UNINCORPORATED MENDOCINO COUNTY

Substandard Housing	Households	Percent
Owner-occupied		
Lacking complete plumbing facilities	354	2%
Lacking complete kitchen facilities	219	1%
Renter-occupied		
Lacking complete plumbing facilities	241	2%
Lacking complete kitchen facilities	128	2%

Source: U.S. Census, 2000.

One measure of housing condition is the number of housing units lacking complete plumbing and kitchen facilities. The 2000 Census reported 595 occupied housing units lacking complete plumbing facilities and 347 housing units lacking complete kitchen facilities in the unincorporated area (**Table 2-38**). A slightly higher percentage of rental units lacked complete kitchen facilities than did owner-occupied units.

Another measure of housing condition is the physical inspection of housing units. The *Housing Condition Survey*, conducted in 2002, concluded that there is a serious need for the rehabilitation of a significant portion of the existing housing stock. The most needed repairs involve health and safety, federal housing quality standards, and compliance with State/local codes. Substandard housing has adverse social and economic implications and the private market, without pressure and incentives from the County, will not bring about change. Efforts to correct substandard housing and infrastructure issues should be an ongoing priority of the County.

The *Housing Condition Survey* recommended the following:

- The County should focus on a strong owner-occupied housing rehabilitation program. State CDBG and HOME programs are the most effective tools available to the County.

- A program to replace older mobile homes, especially those manufactured prior to 1976, to assist in removing these substandard units from the County housing stock.

- Code Enforcement and, to a lesser degree, Building Inspection staff should have a basic understanding of housing rehabilitation programs and be equipped to refer property owners to the housing authority for assistance.

- The County needs a supply of new market-rate housing and affordable rental units to meet the needs of low and moderate-income wage earners. This will encourage the demolition and/or rehabilitation of substandard units.

- The County should determine its multi-family zoning needs and establish priority areas to alleviate the saturated rental housing market.

3.0 HOUSING CONSTRAINTS AND OPPORTUNITIES

While the provision of adequate sites is an important goal for the County, a number of factors can constrain residential development. These include market constraints, such as development costs and interest rates, and governmental constraints, which include land use controls, fees, processing times, and development standards, among others. In addition, environmental and infrastructure issues also impede residential development. This section provides an overview of the factors that may constrain development as well as those that may facilitate it.

3.1 MARKET CONSTRAINTS

Market constraints include land and construction costs, the availability of financing, interest rates, and lending practices. All of these impact the affordability of housing. Though these factors are the result of market conditions and are generally outside the control of the County, steps can be taken to lessen the impact of these constraints.

Development Costs

Development costs include both the price of land as well as the cost of construction. A number of factors affect the price of land, such as the size, necessary improvements, and supply. Land prices vary greatly throughout the County. In general, residentially-zoned lots were much more expensive along the coast compared to inland areas and the price of land was typically higher in the central and south than in the far north. The availability of infrastructure is also another major factor affecting the price of land in the County. Lots with water and sewer service are usually more expensive than those without.

According to sales data from local realtors, prices of (inland) residentially-zoned lots in April 2009 ranged from $510,000 for an 80-acre parcel in the hills above Ukiah to a $120,000 for a 9-acre lot in Laytonville.[1] The average cost per acre of vacant land is $2,932 in the inland areas, a figure that is greatly affected by the larger Remote Residential lots in the calculations. Properties zoned at Suburban Residential densities or higher could command a price over 100 times that level based on current listings. Due to a lack of recent residential transactions in the urbanized areas, an actual cost per acre cannot be determined.

On the coast, lot prices vary substantially depending on location but, as a rule, are significantly higher than inland properties. Non-ocean view, in-town lots are often half the price of those with an ocean view. Prices for land in the Town of Mendocino are particularly high. In inland areas, location was the primary factor affecting land prices. Prices in the inland valleys, such as Ukiah Valley and Redwood Valley were on average more expensive than other inland locations.

Construction costs exhibit a high degree of variability depending on the type of amenities included. Custom homes are generally more expensive than tract home development. According to North Coast Builders Exchange, the average cost for housing development is $200 per square foot. According to Terra Partners, construction costs for affordable single-family units generally range from $100 to $120 per square foot. Utilizing self-help programs, single-family unit construction costs can be reduced to $90 to $110 per square foot. Multifamily units using TCAC financing range from $130 to $170 and higher per square foot. Construction costs and

[1] Bay Area Real Estate Information Services (BAREIS) - Multiple Listing Service (MLS) for Napa, Solano, Sonoma, Marin, and Mendocino Counties, April 2009).

home prices can be reduced by reducing the amount of amenities and the quality of building materials. Furthermore, larger developments or higher-density projects can reduce the per-unit cost of construction due to economies of scale. However, market forces can impact the County's ability to encourage affordable housing production. One tool that can lessen the cost of affordable housing is to use redevelopment funds to write down the cost of land, cover connection fees or aid in construction.

Cost and Availability of home financing

Financing issues impact sales prices or rental payments in three ways. The first is the interest rate charged for construction loans. Developers pass on the cost of carrying construction loans, (usually equal to or one point above the prime rate) to the consumer in the form of a higher selling price.

The second way interest rates affect the prospective buyer or renter is the rate charged for a long-term mortgage, usually over 30 years. While rates have fluctuated between 5 and 10 percent over the past 10 years, rates are currently below 5 percent, plus loan origination fees and other closing costs. The second component is the amount financed. Although interest rates decreased, the total amount financed reached record levels during the period of the last housing element. By 2007 the median cost of housing reached $449,000, lifting average monthly (fixed) mortgage costs well beyond what most in the county could afford. Prices have fallen by over 25% since then to $339,000 in 2008 and continue to fall into 2009. Combined with low mortgage rates and federal incentives, housing affordability rates have improved dramatically.

In the last year, a third financing-related issue has dramatically affected both affordability and access to housing and that is the access to credit itself. While interest rates affect affordability, the rate at which credit is extended to both developers and homeowners is very important. During the timeframe of the last housing element, the availability of loans (at any interest rate) fluctuated widely. From 2004 to early 2007, access to home mortgages (and refinancing) was greatly eased to the point where nearly anyone could qualify for a loan. The loans themselves grew more favorable to borrowers with low payments in the first few years. The result was a dramatic increase in home prices as more people bid on a limited number of units. Then in 2007, lending standards began to tighten, cutting off many borrowers who previously qualified. Lending activity dropped steeply in 2008 as the global Credit Crunch left banks deprived of capital to lend out. The result was sharp decline in the number of mortgages being written as banks limited lending to only the most creditworthy. For multiple family properties, the financial crisis has almost completely cut off access to the necessary financing to develop such projects. Two such projects in the county (the permitted apartments at S. State and Plant Road in Ukiah and the RCHDC Brush St. Triangle) are in this position.

Table 3-1 shows the disposition of home loan applications for residents within the Santa Rosa Metropolitan Statistical Area (MSA), which includes Sonoma and Mendocino Counties. Applications are broken down by applicant income level.

TABLE 3-1
CONVENTIONAL HOME LOAN APPLICATIONS
SANTA ROSA MSA (SONOMA AND MENDOCINO COUNTIES)

Applicant Income Level	Conventional Loans		
	% Approved	% Denied	% Other
Very Low * (<50% MFI)	39%	42%	19%
Low (50-80% MFI)	60%	17%	23%
Moderate (80-120% MFI)	65%	15%	20%
Upper (120%+ MFI)	57%	17%	26%
Total	56%	18%	26%

Source: FFIEC, Home Mortgage Disclosure Act (HMDA) Data, 2006.
The OTHER column represents mortgage offers extended by the bank but rejected by the borrower (for any reason), incomplete applications as well as any other circumstance that could not be construed as a "rejection" by the lender.
*No data was available for "extremely low income" household groups.

Typically, lower-income households have a more difficult time qualifying for a home purchase loan or home improvement due to a high debt-to-income ratio, poor credit history, or other related factors. Between 2003 and 2006 these challenges ceased to be an issue as mortgage companies progressively loosened lending restrictions. Table 3-1 shows the disposition of conventional loans in 2006, the latest year data was available. Conventional loan applications were those issued by private institutions and represented a significant percentage of lending activities in that time period. Lending rejection rates during this time fell to record lows with over half of even the Very Low Income households qualifying for mortgages. Many lenders structured repayment with very low rates for the first 1-3 years before mortgages "reset" to a higher rate. Other lenders failed to even check incomes to verify repayment ability.

It is unlikely that current lending approval rates approach those depicted above.

In previous years and very likely for the foreseeable future, lending practices will require a sizeable down payment. In order to address this constraint, Mendocino County offers a Downpayment Assistance Program to help lower-income families afford to purchase a home. Mortgage Credit Certificates (MCCs) are also another way of helping low and moderate-income households afford their first home by lowering the tax they pay, which enables them to afford a larger payment.

3.2 GOVERNMENTAL CONSTRAINTS

Local governmental policies and regulations can affect the cost and development of housing. Land use controls, development standards, permit and processing fees, and processing procedures can impede or facilitate housing production. The following discussion reviews the local policies and regulations governing housing development in the unincorporated area of the County.

Land Use Controls

Land use designations identify the location, density, and type of residential uses for different areas throughout the County. The County's Land Use Element determines land uses in the inland area of the County, while the Coastal Element regulates land uses within the Coastal Zone. The County's Zoning Ordinances define the type of development and the development standards for specific residential uses on property throughout the County. The County Zoning Ordinance includes Division I, which sets development standards for the inland area, and Divisions II and III, which apply to the Coastal Zone and the Town of Mendocino respectively.

As shown in **Table 3-2**, four residential land use designations currently exist in the inland area: Remote Residential, Rural Residential, Rural Community, and Suburban Residential. The Remote Residential and Rural Residential classifications apply to rural inland areas of the County and correspond to the Upland Residential (U-R) and Rural Residential (R-R) zoning districts, respectively. The Rural Community land use designation allows residential development in rural communities and small towns. This corresponds to the zoning district of the same name (R-C). The primary designation for suburban and urban residential development in the County is the Suburban Residential. There are four residential zoning districts that correspond to this land use: Suburban Residential (S-R), Single-Family Residential (R-1), Two-Family Residential (R-2), and Multiple-Family Residential (R-3). These districts allow a range of housing types from single-family homes on large rural lots to multi-family developments of up to 29 dwelling units per acre (with a minor use permit required for SR and R-1).

As part of the General Plan update process, a fifth residential designation was added, called Mixed Use (MU). The following residential zoning districts outside the coastal zone will be allowed under the Mixed Use designation: Two Family and Multiple Family Residential (R-2 and R-3). This classification will also allow for compatible commercial zoning as well. Following the adoption of the General Plan, staff will undertake additional code amendments that will create a mixed use zoning district (M-U) with specific guidelines and requirements. The new M-U zoning designation will provide greater design guidelines and specifications to prospective developers. To accomplish that, the County shall engage in a code amendment process that will develop these guidelines. To ensure the new Mixed Use zoning designations will allow residential development at the same densities by right as the R-3, the County shall incorporate the standards outlined in Action Item 3.1e.

TABLE 3-2
RESIDENTIAL LAND USE CLASSIFICATIONS AND RESIDENTIAL ZONING DISTRICTS IN THE INLAND AREA ‡

General Plan Land Use Classification	Zoning District(s)	Typical Residential Use
Remote Residential – 40 and 20 acre minimums	Upland Residential (U-R)	Low density single-family homes on larger lots for small-scale farming.
Rural Residential – 10, 5, 2, and 1 acre mins.	Rural Residential (R-R)	Single-family homes on lots in rural/semi-rural areas.
Rural Community	Rural Community (R-C)	Single-family, duplex and small (under four units) multiple family homes in community/town setting in a rural area.
	Suburban Residential (S-R)	
	Single-Family Residential (R-1)	
	Two-Family Residential (R-2)	
	Limited Commercial (C-1)*	
	General Commercial (C-2)*	
Suburban Residential	Suburban Residential (S-R)	Single-family home in a suburban environment.
	Single-Family Residential (R-1)	Single-family home in subdivision or urbanized area.
	Two-Family Residential (R-2)	Two-family units in an urbanized area.
	Multiple-Family Residential (R-3)	Higher density multi-family units such as apartments.
Mixed Use	Two-Family Residential (R-2)	Two-family units in an urbanized area.
	Multiple-Family Residential (R-3)	Higher density multi-family units such as apartments.
	*Mixed Use (MU-)***	*A mix of residential and commercial uses within a set of parameters outlined in the zoning code.*
Commercial *	Limited Commercial (C-1)*	One to four unit residential structures without a permit
	General Commercial (C-2)*	One to four unit residential structures without a permit

‡ Only residential classifications and zoning districts are shown in this table. Limited single family residential development is also possible in other non-residential districts.

* Commercial zoning allows for one to four unit residential structures without a use permit

** *Upon completion of the zoning code amendments*.

Source: Mendocino County, Zoning Ordinance – Title 20 – Division I of the Mendocino County Code; and Mendocino County, General Plan

Several other land use classifications and zoning districts also permit limited residential development by right in the inland area. These include the Agricultural, Range Lands, Forest Lands, and Remote Resource land use classifications; however, housing in most of these areas is limited to one single-family unit per legal parcel. The Commercial land use classification and corresponding C-1 and C-2 zoning districts permit single-family, two-family, and multi-family development subject to a Minor Use Permit. Several combining zoning districts in the inland area permit a variety of housing types and allow for unique development standards: the Cluster, Planned Development, and Plan Combining Districts. These combining districts are discussed later in this section.

Coastal residential land use designations are summarized in **Table 3-3**. With the exception of the Rural Village classification, they are the same as those in the inland area. These four land use classifications have corresponding zoning districts with the same name. Development in the Coastal Zone (refer to **Figure 1-1**) is subject to the regulations of the California Coastal Act, and requires a Coastal Development Permit (refer to Coastal Act Regulations later in this section).

TABLE 3-3
RESIDENTIAL LAND USE AND ZONING
COASTAL ZONE

Coastal Element Land Use Classification	Zoning District	Typical Residential Use
Remote Residential	Remote Residential (RMR)	Low density single-family homes on larger lots generally 20 acres or more.
Rural Residential	Rural Residential (R-R)	Low density single-family homes on lots generally 1 to 10 acres.
Rural Village	Rural Village (R-V)	Single-family home in coastal rural village areas.
Suburban Residential	Suburban Residential (S-R)	Single-family home adjacent to or in existing suburban or urban areas.

Source: Mendocino County, Coastal Zoning Ordinance – Title 20 – Division II of the Mendocino County Code; and General Plan – Coastal Element, 1992.

In the Coastal Zone, the Clustering and the Planned Unit Development Combining Districts permit variations in residential development standards. The Commercial (C) zoning district permits single-family, two-family, and multi-family development subject to a Coastal Development Use Permit.

The Town of Mendocino has residential land use designations distinct from those of the rest of the Coastal Zone due to the unique characteristics of this community and its role as a tourist attraction (**Table 3-4).** The Town of Mendocino has a mixed-use land use classification and zoning district (MMU), a multiple-family residential land use classification and zoning district (MRM), and suburban residential land use classification and zoning district (MSR). These designations support a range of housing from single-family homes to apartments and mixed-use developments.

TABLE 3-4 RESIDENTIAL LAND USE AND ZONING MENDOCINO TOWN PLAN		
Mendocino Town Plan Classification	**Zoning District**	**Typical Residential Use**
Mendocino Rural Residential	Mendocino Rural Residential (MRR)	Single-family homes in low-density residential areas.
Mendocino Mixed-Use	Mendocino Mixed-Use (MMU)	Single-family, two-family and multi-family units that serve as a transition from residential to commercial areas.
Mendocino Suburban Residential	Mendocino Suburban Residential (MSR)	Single-family homes in Point of View Estates Subdivision.
Mendocino Town Residential	Mendocino Town Residential (MTR)	Single-family units on larger parcels allowing second units.
Mendocino Multiple Family Residential	Mendocino Multiple Family Residential (MRM)	Multi-family units such as apartments or townhomes with density limitations.

Source: Mendocino County, Coastal Zoning Ordinance – Title 20 – Division III of the Mendocino County Code; and General Plan – Coastal Element, Mendocino Town Plan 1992.

The Town of Mendocino also has several other districts that permit residential uses. The Mendocino Commercial District (MC) allows single-family, two-family, and multi-family development as a permitted use subject to a Coastal Development Permit. The Mendocino Planned Unit Development Combining (PD) District allows the development of residential units and other uses in order to reduce the costs of development and preserve open space; however, a Coastal Development Use Permit is required for the PD district.

The Gualala has two land use classifications and zoning districts specific to the town. These include the Gualala Village Mixed-Use (GVMU) and the Gualala Highway Mixed-Use (GHMU) designations (refer to **Table 3-5**). Other designations are found in the rest of the Coastal Zone, such as Remote Residential (RMR), Rural Residential (RR), and Suburban Residential (SR). These designations support a range of housing types, from single-family outside the town area to multi-family units (up to a 29 dwellings per acre) in the south-central downtown along Highway 1. As with other communities in the Coastal Zone, development requires at minimum a Coastal Development Permit.

TABLE 3-5 RESIDENTIAL LAND USE AND ZONING GUALALA TOWN PLAN		
General Plan Land Use Designation	**Zoning District**	**Typical Residential Use**
Remote Residential	Remote Residential (RMR)	Low density single-family homes on larger lots generally 20 acres or more.
Rural Residential	Rural Residential (RR) or Suburban Residential (SR)	Low density single-family homes on lots generally 1 to 10 acres.
Gualala Village Mixed-Use	Gualala Village Mixed-Use (GVMU)[1]	Single-family, two-family, and multi-family units in compact walkable downtown.
Gualala Highway Mixed-Use	Gualala Highway Mixed-Use (GHMU)[1]	Single-family, two-family, and multi-family units along Highway 1.
Gualala Planned Development	Gualala Planned Development (G-PD)	50% of area must be dedicated to residential uses; all types allowed.

Note: 1. The GVMU and GHMU classifications are only applied in the Town of Gualala.
Source: Mendocino County, Coastal Zoning Ordinance – Title 20 – Division II of the Mendocino County Code; and General Plan – Coastal Element, Gualala Town Plan 2002.

The Town of Gualala also encompasses the Gualala Planned Development (GPD) District, designed to provide a mix of residential as well as commercial and recreation/open space on two properties in the community. Both the GVMU and GHMU districts permit second units and mixed-use developments. Residential units, including multi-family, are permitted uses in the Commercial district. All residential development requires a Coastal Development Permit.

Development Standards

The following tables summarize the development standards for residential units in the inland and Coastal Zones of the County, as well as the towns of Mendocino and Gualala. Residential densities are generally lower in the Coastal zoning districts due to the sensitive nature of the environment. However, the Town of Gualala does permit higher density development in proximity to Highway 1. In general, a larger minimum lot size (40,000 square feet) is required outside public water and sewer district boundaries and for lots not served by public water and the sewer district. For those lots where either water or sewer service is available, the minimum lot size is generally 12,000 square feet, with a 6,000 square-foot minimum when both services are available and used.

TABLE 3-6
SUMMARY OF RESIDENTIAL DEVELOPMENT STANDARDS
INLAND AREA

Development Standards	Residential Zoning Districts							
	U-R[1]	**R-R[2]**	**R-C[3]**	**S-R[3]**	**R-1**	**R-2**	**R-3[3]**	**MU[5]**
Min. Lot Area[4] (sq. ft.)	20 - 40 ac.	40,000 to 10 ac.	6,000	6,000	6,000	6,000	6,000	N/A
Max. Density (du/ac)	0.03 to 0.05	0.1 to 1.09	7.26	7.26	7.26	14.52	29.04	29.04
Front and Rear Setback (ft.)	50	20 – 50	20	20	20	20	20	0
Side Setbacks (ft.)	50	6 – 50	6	6	6	6	6	0
Max. Height (ft.)	35	35	35	35	35	35	50	50
Max. Lot Coverage (%)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Notes:
1. U-R includes U-R:L-20 acres and U-R:L-40 acre minimum lot areas.
2. R-R includes R-R:L-1, R-R:L-2, R-R:L-5, and R-R:L-10, with minimum lot areas of 40,000 sq. ft., 80,000 sq. ft., 5 acres, and 10 acres, respectively.
3. 4,000 sq. ft. minimum lot area allowed for mobile home and manufactured housing subdivisions.
4. Public water and sewer required for 6,000 sq. ft. lot, public water or sewer required for 12,000 sq. ft. lot, minimum lot area for lots located outside water or sewer service areas is 40,000 square feet.
5. MU combines Commercial zoning lot sizes and setbacks with R-3 level densities. MU can only be designated in areas with water and sewer service.

Source: Mendocino County, Zoning Ordinance – Title 20 – Division I of the Mendocino County Code.

In the inland area (refer to **Table 3-6**), the R-3 zone is the only district that permits multi-family development by right (without a use permit). When the Mixed Use zoning code is developed, it will allow multiple family development by right in that district as well. Multi-family residential development of up to 29 dwelling units per acre (du/ac) is also allowed in both the Suburban Residential, Rural Community, Limited Commercial (C-1), and General Commercial (C-2) Districts with a Minor Use Permit. There is a 4-unit exception to a use permit in Commercial zones. Setback requirements generally decrease as density increases.

Within the Coastal Zone, residential development requires a Coastal Development Permit. Single-family homes are permitted in all zones subject to a Coastal Development Administrative Permit. Multi-family units are permitted in the Suburban Residential and Rural Village as well as the Commercial zones with a Coastal Development Use Permit. Special height regulations affect development in highly scenic areas east of Highway 1 (refer to **Table 3-7**). Unlike the inland areas, housing in the Coastal Zone is subject to lot coverage restrictions in order to preserve views and open space. The maximum lot coverage varies by the size of the lot. In general, the smaller the lot, the greater the coverage allowed. For instance, maximum coverage is 50 percent in the SR zone, while lot coverage is 10 percent in RMR 20-acre zone.

TABLE 3-7
SUMMARY OF RESIDENTIAL DEVELOPMENT STANDARDS
COASTAL ZONE

Development Standards	Residential Zoning Districts			
	RMR[1]	**RR[2]**	**RV**	**SR[3]**
Min. Lot Area[4] (sq. ft.)	20 to 40 ac.	2 to 40 ac.	6,000	6,000
Max. Density (du/ac)	0.05 to 0.03	0.5 to 0.03	7.26	7.26
Width x Depth (ft.)	N/A	100 x 300	N/A	N/A
Front and Rear Setback (ft.)	50	20 – 50	20	20
Side Setbacks (ft.)	50	6 – 50	6	6
Max. Height (ft.)	28 (18)[5]	28 (18)[5]	35	35
Max. Lot Coverage[6] (%)	10/15/20	10/15/20	50	50

Notes: Excludes Mendocino Town Plan and Gualala Town Plan.

1. RMR includes RMR:L-20 acre and RMR:L-40 acre minimum lot zones.
2. R-R includes R-R:L-1, R-R:L-2, R-R:L-5, and R-R:L-10, with minimum lot areas of 40,000 sq. ft., 80,000 sq. ft., 5 acres, and 10 acres, respectively.
3. 4,000 sq. ft. minimum lot area allowed for mobile home and manufactured housing subdivisions.
4. Public water and sewer required for 6,000 sq. ft. lot, public water or sewer required for 12,000 sq. ft. lot, minimum lot area for lots located outside water or sewer service areas is 40,000 sq. ft.
5. RMR and RR require 18 feet in Highly Scenic Areas east of Highway 1.
6. Maximum lot coverage in RMR and R-R zones depends on size of lot: 10% for 5+ acres, 15% for 2-5 acres, 20% for <2 acres.

Source: Mendocino County, Zoning Ordinance: Coastal Zone – Title 20 – Division II of the Mendocino County Code.

The residential development standards for the Town of Mendocino are summarized in **Table 3-8**. Density in the Town of Mendocino ranges from 0.5 dwelling units per acre in the Mendocino Rural Residential zone to almost 11 du/ac in the Mendocino Multiple Family Residential zone. Lot coverage in the Mixed Use zone is determined by the number of buildings on the site.

TABLE 3-8
SUMMARY OF RESIDENTIAL DEVELOPMENT STANDARDS
MENDOCINO TOWN PLAN

Development Standards	Residential Zoning Districts					
	MRR[1]	MSR	MTR	MRM[2]	MMU[2]	MC
Min. Lot Area[4] (sq. ft.)	40,000 – 2 ac.	20,000	12,000	12,000	12,000	12,000
Max. Density (du/ac)	1.09 to 0.5	2.18	4.84 – 9.68	10.89	10.89	10.89
Width x Depth (ft.)	100 x 300	60 x 180	60 x 180	60 x 180	60 x 180	60 x 80
Front and Rear Setback (ft.)	20	20	20	20	20	0
Side Setbacks (ft.)	6	6	6	6	6	
Max. Height (ft.)	28	28	28	28	28	28
Max. Lot Coverage[3] (%)	10/15/20	25	25	25	15/25	25

Notes:

1. MRR includes MRR-1 with a minimum lot area of 40,000 square feet, and MRR-2 with a minimum lot area of 2 acres.
2. Density based on: 1 unit/6,000 sq. ft., and then 1 additional unit/3,000 additional sq. ft. up to 5 units, then 1 additional unit/6,000 additional sq. ft.
3. Maximum lot coverage in MRR is 10% for 5+ acres, 15% for 2-5 acres, 20% for <2 acres. In MMU zone, max. coverage is 15% for main building and 25% for 2 or more buildings.

Source: Mendocino County, Zoning Ordinance: Coastal Zoning Ordinance – Title 20 – Division III of the Mendocino County Code.

In addition to the RMR, RR, and SR zoning districts, the Town of Gualala also encompasses the GVMU and GHMU districts, with development standards unique to Gualala (refer to **Table 3-9**). These zones permit mixed-use as well as multi-family development at up to 30 du/ac. The standards for these zones are designed to foster a pedestrian-friendly and integrated commercial and residential area.

TABLE 3-9
SUMMARY OF RESIDENTIAL DEVELOPMENT STANDARDS
GUALALA TOWN PLAN

Development Standards	Residential Zoning Districts				
	RMR[1]	RR[2]	GHMU	GVMU	SR[3]
Min. Lot Area[4] (sq. ft.)	20 to 40 ac.	2 to 40 ac.	6,000	6,000	6,000
Max. Density (du/ac)	0.05 to 0.03	0.5 to 0.03	10 – 25[5]	10 – 30[5]	7.26
Width x Depth (ft.)	N/A	100 x 300	N/A	N/A	N/A
Front and Rear Setback (ft.)	50	20 – 50	50 and 10[6]	30 – 40[7]	20
Side Setbacks (ft.)	50	6 – 50	10	6	6
Max. Height (ft.)	28 (18)[8]	28 (18)[8]	28	28 (18)[8]	35
Max. Lot Coverage[7] (%)	10/15/20	10/15/20	20	20	50

Notes:
1. RMR includes RMR:L-20 acre and RMR:L-40 acre minimum lot sizes.
2. RR includes RR:L-1, RR:L-2, R-R:L-5, and RR:L-10, with minimum lot area of 40,000 sq. ft., 80,000 sq. ft., 5 acres, and 10 acres, respectively.
3. RR zone permits a smaller min. lot area of 4,000 sq. ft. for mobile home and manufactured housing subdivisions.
4. Public water and sewer required for 6,000 sq. ft. lot, public water or sewer required for 12,000 sq. ft. lot, minimum lot area for lots located outside water or sewer service areas is 40,000 sq. ft.
5. Density is 10 du/ac for single-family homes in GVMU and GHMU; density is 30 du/ac (GVMU) and 25 du/ac (GHMU) for two-family and multi-family units.
6. Front setback is 50 feet from Highway centerline; rear setback is 10 feet.
7. Front setback is 40 feet from Highway centerline and 30 feet from local road centerline.
8. Requires 18 feet in Highly Scenic Areas east of Highway 1.
9. Maximum lot coverage in RMR and RR zones depends on size of lot: 10% for 5+ acres, 15% for 2-5 acres, and 20% for <2 acres

Source: Mendocino County, Zoning Ordinance: Coastal Zone – Title 20 – Division II of the Mendocino County Code.

A substantial difference exists between height and lot coverage regulations in the R-3 zone and in other zones that allow multi-family units. Height restrictions of 28 feet in the Coastal Zone and 35 feet inland may affect the development of buildings exceeding two stories or residential units above ground-floor commercial development. Furthermore, the combination height and lot coverage regulations (as defined in the Coastal Zoning Code) may significantly affect the ability to develop multi-family units at medium to high densities. These restrictions are especially limiting in the GHMU, GVMU and GPD zones.

Parking Standards

Tables 3-11 through **3-12** identify the parking standards for Mendocino County. **Table 3-10** identifies the parking standards for both the inland area and Coastal Zone. Single-family homes require two spaces, while parking standards for multi-family units depend on the number of bedrooms per unit. Parking standards are not required to be covered or in a garage. The parking standards for other residential districts are the same as those in the rest of the County.

TABLE 3-10
RESIDENTIAL PARKING STANDARDS
MENDOCINO COUNTY[1]

Residential Type	Parking Spaces
Single-Family Dwelling	2 spaces/unit
Mobile Home	2 spaces/unit
Two-Family Dwelling	2 spaces/unit
Multiple-Family Dwellings	
0-1 bedroom	1 space/unit
2 bedrooms	1.5 spaces/unit
3+ bedrooms	2 spaces/unit

Note: 1. Includes inland and Coastal Zones.
Source: Mendocino County, Zoning Ordinance: Title 20 – Division I and Coastal Zone – Division II of the Mendocino County Code.

TABLE 3-11
RESIDENTIAL PARKING STANDARDS
MENDOCINO TOWN PLAN

Zoning District	Parking Spaces
MMR	2 spaces/unit + 1.5 spaces/additional unit
MTR	2 spaces/unit + 1.5 spaces/additional unit
MSR	2 spaces/unit
MRM	1.5 spaces/unit
MMU	1.5 spaces/unit

Source: Mendocino County, Zoning Ordinance: Title 20 – Coastal Zone – Division III of the Mendocino County Code.

TABLE 3-12
RESIDENTIAL PARKING STANDARDS
GUALALA TOWN PLAN (SELECTED DISTRICTS)

Zoning District	Parking Spaces
GHMU	
0-1 bedroom	1.5 spaces/unit
2+ bedrooms	2 spaces/unit
GVMU	
0-1 bedroom	1.5 spaces/unit
2+ bedrooms	2 spaces/unit

Source: Mendocino County, Zoning Ordinance: Title 20 – Coastal Zone – Division II of the Mendocino County Code.

The residential off-street parking standards for all parts of the unincorporated County are comparable to the cities of Ukiah and Willits and surrounding counties. However, these standards may be excessive for apartment projects developed for seniors and the disabled, who typically require fewer spaces.

Permit Processing and Fees

While permit processing and development review are necessary to ensure that development proceeds in an orderly manner, the fees, study costs, mitigation measures, and time requirements, impact the cost of developing new housing.

Since the adoption of the last Housing Element, the County has made strides to improve the permitting process for residential development. Through the County's Permit Streamlining Program, the County has improved coordination among departments and improved overall permit function. The County has continued to provide cross-training to various departments involved in the development process. This includes updates to the Permit Place which provides a centralized source of information on land use development in the unincorporated area of the County for both staff and potential developers. The County has also established a permit tracking system to facilitate the timely processing of development applications.

The County Department of Planning and Building Services (PBS), the primary department responsible for permit processing, coordinates pre-application meetings with prospective developers in order to answer questions and provide information on the development permit process, development issues, and requirements. Two types of pre-application meetings are available: Roundtable Conferences and Custom Conferences. Roundtable Conferences are held twice a month and involve representatives from Planning, Environmental Health, the Department of Transportation, and the Air Quality Management District. These conferences provide general information about the development permit process and related issues at no cost. The Custom Conference provides detailed information about a project concept and may involve representatives from other departments; a fee is required.

Much of the information on the development permit process is available on-line at the Permit Place (www.co.mendocino.ca.us/planning/PermitPlace/PermitPlace1.htm

Table 3-13 summarizes the average processing times and fees for residential development.

TABLE 3-13 MENDOCINO COUNTY LAND USE APPLICATIONS AVERAGE FEES AND PROCESSING TIMES				
Application[1]	**Inland Area**		**Coastal Zone[2]**	
	Fee	**Time**	**Fee**	**Time**
General Plan Amendment	$3800	8-12 mo.	$5590	8-12 mo.
Rezone	$2100	6-9 mo.	$2480	6-9 mo.
General Plan Amendment & Rezone	$4060	8-12 mo.	$5860	8-12 mo.
Subdivision:				
*Minor- 4 lots***	$4400	4-6 mo.	$5330	4-8 mo.
*Major - 10 lots*** *- 20 lots***	$10,180 $13,380	6-10 mo.	$11,250 $14,450	6-10 mo.
Use Permit:				
Minor	$1560	3 mo.	$2430	--
Major	$3000*** $3880 (10 space Mobile home or RV Park)	4-6 mo.	$4010*** $5340 (10 space Mobile home or RV Park)	5-8 mo.
Environmental Review:				
Initial Study and Negative Declaration	Included in application	--	Included in application	--
Environmental Impact Report	15% of contract ($3,000 Deposit)	12-18 mo.	15% of contract ($3,000 Deposit)	12 mo.

Notes:

1. Fees for application through approval or tentative approval. Processing time does not include applicant delays in submitting information, which are often substantial.
2. Does not include Coastal Commission processing time.

** Average Fees also include amounts collected for the Department of Transportation, Environmental Health and the Assessors Office; combined to equal the total due to Planning & Building Services.

*** Major Use Permit – Not for Planned Development of a mobile home or RV Park

Source: Mendocino County Department of Planning and Building Services, April 2009.

General Plan amendments and rezones require public hearings by the Planning Commission and Board of Supervisors; proposals in the Coastal Zone must be approved by the California Coastal Commission. The timeframes in **Table 3-13** do not reflect the Coastal Commission process which ranges from about six months to a year or more. Minor and major subdivisions and use permits require public hearings by the Planning Commission; minor use permits and variances are heard by the Zoning Administrator. More information on the effect of fees and processing timeframes is found in the section, Development Impact and Connection Fees.

The building permit process for single-family and multi-family units in both the inland area and the Coastal Zone typically takes between two weeks and a month from the receipt of the application to the issuance of the building permit.

Table 3-14 provides average building permit fees for different residential types in Mendocino County. These fees are generally lower than those of neighboring counties. The County has allowed building permit fee reductions or waivers for affordable housing projects, when requested by the developer. Reductions or waivers of planning fees will also be considered.

TABLE 3-14
AVERAGE BUILDING PERMIT FEES

Housing Type	Size	Average Fee
Mobile Home[1]	Single wide, no foundation	$790
	Double wide on foundation	$1,500
Single-Family Unit[1] (Detached)	1 bedroom - 800 sq. ft.	$1,700
	2 bedroom - 1,200 sq. ft.	$2,300
	3 bedroom - 1,600 sq. ft.	$2,800
Multi-Family Complex[2]	4 1-bedroom units – 650 sq. ft. each	$3,990
	10 2-bedroom units – 800 sq. ft. each	$7,230

Notes:
1. Fees based on $90.60 per square foot x valuation = fee.
2. Multi-family- $80.40 per square foot x valuation = fee.

Source: Mendocino County Department of Planning and Building Services, March 26, 2009.

Design Review

Design or development review is not required for residential development in the inland area. The exception to this is residential development within the Brooktrails Township Specific Plan area northwest of the City of Willits. Development review is required for construction or landscaping activities. Development review regulates the exterior design of structures so that they conform to the overall appearance of the specific plan area. The Board of Directors of the Brooktrails Township Community Services District acts as the Development Review Board. It appoints a District Architect who is responsible for reviewing and approving development plans prior to granting the necessary permits. Appeals may be made to the Development Review Board. The development review process takes about 10 days and does not act as a constraint to the development of different types of housing.

Within the Town of Mendocino, **all** construction, renovation, repair, rehabilitation, demolition, or changes to the exterior of any structure within the Historical Preservation District requires review by the Mendocino Historical Review Board. The Historical Preservation District encompasses the area bounded by the Pacific Ocean to the west, Big River and Mendocino Bay to the south, Slaughterhouse Gulch to the north, and to the east by Gurley Lane. The Historical Review Board consists of five residents of the district appointed by the Board of Supervisors. The development review process is designed to preserve the historic character of the area and is by its nature restrictive. The review process is incorporated into the Coastal Development Permit review process (refer to Coastal Act Regulations). Historical review typically adds up to one month to the process. The historical review process does not prevent the construction of second units or multi-family development, but is designed to preserve the historical architectural character of the district.

The Gualala Town Plan incorporates design guidelines for mixed use and planned development. These policies are considered by the Coastal Permit Administrator when

reviewing development plans within the Town Plan area. The policies include site planning to protect environmentally sensitive areas and scenic views, architectural form to ensure compatibility with the community, and design that fosters a pedestrian-friendly environment. These design guidelines are not unduly restrictive and do not prevent the development of mixed use or multi-family development. They are part of the required review process for a Coastal Development Permit and do not add substantial time or expense to the process.

Coastal Act Regulations

In the Coastal Zone, the County Local Coastal Program and the Coastal Act requirements pose limitations on development, particularly higher density development. The subdivision of land outside the "urban-rural" boundary can only occur when market areas defined in the Coastal Land Use Element are at least 50 percent built-out and the proposed parcel size is comparable with other parcels in the vicinity. Lands within the urban-rural boundary are considered better suited to development since they are more likely to have public water or sewer services and community services, necessary to support higher density housing.

Projects in the Coastal Zone are regulated under the County's Local Coastal Program (LCP), which includes the Coastal Element, Zoning Ordinance, Land Use Plan (LUP) Maps and implementing activities. Residential development must obtain a Coastal Development Permit (CDP) or a Coastal Development Use Permit for conditional uses. A Coastal Development Permit is required for new construction and for some additions and expansions residential development depending on the location of the project. The Coastal Permit Administrator takes actions on CDPs, which are appealable to the Board of Supervisors. The cost of a typical Coastal Development Permit ranges from approximately $900 to $2,600; use permits cost more. The County Planning Commission has authority over Coastal Development Use Permits. Some CDPs and CDUs can be appealed to the state Coastal Commission

As of 1992, single-family dwellings, wells, and septic systems in specified areas where coastal resources will not be affected are categorically exempt from Coastal Development Permit requirements. This has reduced processing times for single-family units. The County is limited in its efforts to reduce permitting requirements because Coastal Element or Zoning Ordinance amendments requested by the County or developers require certification by the Coastal Commission.

The categorical exclusions from the Coastal Development Permit requirement are allowed only in specified areas where coastal resources will not be affected. The general location of the categorical exclusion areas, north to south, are: East of Highway 1, south of Sherwood Road (south of Fort Bragg) extending south to Gibney Lane, together with limited areas west of Highway 1; an approximate one-half square mile area south of Caspar, east of Highway 1; existing subdivided lands west of Highway 1 on the Point Cabrillo Headlands; some areas between Russian Gulch State Park and Little Lake Road; an area east of Little River; the area south of Buckhorn Creek to north of Dark Gulch; east of Point Arena in the area of Riverside Road and Ten Mile Cutoff Road; and much of the south coast extending south from Schooner Gulch. These areas include parcels with fewer constraints for low-density housing.

Lands excluded from Categorical Exclusion areas are generally within 100-year floodplains, tsunami inundation areas, tidal or beach areas, pygmy soils or vegetation areas, Development Limitations (DL) zones, California Natural Areas, Alquist-Priolo Special Studies zones, and on slopes exceeding 20 percent. Lands within 100 feet of the centerline of a perennial or intermittent stream, within 100 feet of the upland limit of any stream, marsh, estuary, wetland or

lake, within 200 feet of parks, preserves or parcels zoned AG, RL, FL or TP, within 350 feet of the east or 200 feet of the west side of Highway 1, or within any highly scenic or tree removal areas are also excluded.

While the regulations have not precluded consideration of a range of housing types, Coastal Zone regulations implemented through the County's Local Coastal Plan have tended to:

- Limit the availability of lands for higher density development
- Restrict second units (which comprise more than 10 percent of building permit applications inland)
- Result in more restrictive housing and land use regulations than inland (for example, mobile home parks are not allowed in Rural Village zones)
- Result in ambiguities between Coastal regulations and State laws promoting housing opportunities
- Increase costs and timeframes associated with planning application review

The County has overcome some of these impediments through the adoption of town plans. The Mendocino and Gualala Town Plans allow multi-family development and second units and encourage mixed-use development. Nonetheless, the County should continue to advocate land use regulations that allow a wider range of housing opportunities as well as resolve legal ambiguities.

The Coastal Commission believes the greatest factors limiting residential density in the Coastal Zone are water availability/septic system limitations. The Commission has historically looked at our LCP and assumed to 100% build out scenario even if recent history has not proven that to be correct.

Development Impact and Connection Fees

The County has investigated but not yet enacted a development impact fee ordinance or collect impact fees. Only the school districts collect impact fees.

School impact fees for residential development within the Ukiah Unified School District are $2.24 per square foot. The Willits Unified School District is the only other district within the inland area that collects fees which is also $2.24 per square foot. All the coastal school districts collect impact fees. The school impact fees in Mendocino and Ft. Bragg are also $2.24 per square foot for residential development. In some districts, second units connected to the meter serving the primary unit are not subject to school impact fees. Family care units, which are temporary uses utilizing existing meters, are usually exempt from connection fees.

Connection fees are required for new residential developments within water and sewer district boundaries. **Table 3-15** provides connection fees for several water and sewer districts in the inland area. Due to current financial conditions, no districts surveyed offered waivers or fee reductions for affordable housing development or hardship cases.

Sewer service in the unincorporated Ukiah Valley area is provided by the Ukiah Valley Sanitation District. This district serves the largest number of County residents living outside the cities. As of January 13, 2010, the hook up fee for a two-bedroom unit is $10,911, while a three-bedroom unit is 12,002. Fees are consistent regardless of unit type and no discounts are available.

TABLE 3-15
WATER SERVICE CONNECTION FEES

Service District	Type of Service	Connection Fee	Fee Reduction or Waiver Available
Brooktrails Township CSD	Water	$6,200, per unit, (additional units at a discounted fee)	No
	Sewer	$3,567 per unit, (additional units at a discounted fee)	
	Total	$9,767 per unit, (additional units at a discounted fee)	
Willow Water Company[1,2]	Water (3/4" line)	$750 plus time/materials	No
	Water (1" line)	$1,000 plus time /materials	
Calpella CWD[1]	Water (3/4" line)	$1,500 plus time /materials	No
	Water (1" line)	$2,500 plus time /materials	
	Sewer	$1,400 per unit plus time /materials	

Note: 1. More than one dwelling unit on one parcel may connect to same meter.
2. Only district in Inland Mendocino that has significant hookup capacity remaining
Source: Brooktrails, CSD, Willow Water Co., Calpella CWD, March 2009.

Site Improvements

Site improvements are required to supply services, mitigate environmental constraints, and ensure community compatibility. Site improvements may include wells, septic systems, road and infrastructure improvements, mitigations to address flooding, seismic or other environmental constraints, or measures such as design modifications for compatibility with the area. For larger developments, developers are responsible for paying for road and circulation, utilities, and other basic infrastructure. However, developer-funded improvements for large lot or small-scale projects (such as minor subdivisions) are typically limited to access roads.

The installation of wells for water and septic systems for sewer service are the most typical type of site improvement on lots 40,000 square feet or larger throughout the unincorporated County. The feasibility of water and septic systems depends on the groundwater level and percolation rate. Local well drilling and septic companies have noted that the water level has declined in some areas over the past ten years, such as in the Potter Valley area. In general, water availability can vary widely from lot to lot. Costs for drilling a well range from $5,000 to over $15,000 depending on the depth of the well and groundwater levels.[2] The cost of the pump system can range from $3,000 to $15,000. With these costs combined the cost of developing a well can be as high as $30,000. In addition to the costs of drilling the wells, the County's Department of Environmental Health requires a well permit fee ranging from $300 to $350.

The engineering, design, and installation of septic systems can cost between $12,000 for a basic system to $40,000 for a larger system that includes a secondary treatment system, though some systems can more than $50,000 Included in this cost is the permit and design review fees required by the County's Environmental Health Division which range from $800 to $1500. The cost of upgrades and repairs to septic systems for lower-income households are eligible activities under the County's rehabilitation loan program.[3]

[2] Information based on discussions with Herman Larry Drilling, Weeks Drilling Company, and Mendocino County's Environmental Health Department 2009.
[3] Septic information based on discussions Mendocino County's Environmental Health Department 2009.

Community wells and septic systems serving several lots or units on the same lot can reduce the cost of providing sewer and water. Several developments in the unincorporated County, such as farmworker housing and some single-family developments in Anderson Valley, have used community wells septic systems. However, lack of maintenance and monitoring of small systems to ensure compliance with State regulations protecting water quality and human health is a growing State and County concern.

Growth Management

The County has not enacted any growth management ordinances or moratoriums on growth. However, some water and sewer districts have enacted or have been placed under temporary moratoriums on new connections due to problems with inadequate infrastructure or water availability (refer to the Environmental, Infrastructure, and Public Service Constraints discussion later in this section).

Building Codes and Enforcement Issues

Building codes and code enforcement do add to the cost of housing, but are necessary to ensure the safety and habitability of housing. Building codes can also ensure that requirements, such as those associated with the federal Americans with Disabilities Act, are implemented in order to provide units for special needs groups. In addition, State requirements in the Coastal Zone regarding the replacement of residential units occupied by low and moderate-income households can add to the time and cost of construction. However, these requirements ensure the preservation of housing units occupied by low and moderate-income residents.

Overall effect of fees on housing costs

Fees of all types add to the final cost of housing in Mendocino County. The extent to which they affect housing costs depends greatly on what permits are required, where the structure(s) are proposed and the size and number of units in the development. These variables make it extremely difficult to create a ***single*** countywide average percentage of housing costs attributable to fees. Instead, eight different fee scenarios are included below.

Housing Fee Scenarios

1. Double-wide mobile home placed on land *already owned by the applicant* outside of service districts and within a school district that **does not** charge an impact fee: Unit is either first or second structure on the lot, and **no** planning permits are required.
2. Single Family Unit (2bed/1bath) located outside of service districts and within a school district that **does not** charge an impact fee. **No** planning permits are required.
3. Single Family Unit (3bed/2bath) located outside of service districts and within a school district that **does not** charge an impact fee. **No** planning permits are required.
4. Single Family Unit (3bed/2bath) located in water, sewer and school districts with impact fees. **No** planning permits are required.
5. Single Family Unit (3bed/2bath) in service and school districts with impact fees, and requiring a minor subdivision.
6. Single Family Unit (3bed/2bath) in a ten-unit major subdivision located within service and school districts with impact fees.
7. A four-unit multiple family unit in service and school districts with impact fees but not requiring a planning permit (Located in the R-3 and C-1 / C-2 zones.) 2br/1ba
8. A ten-unit multiple family unit in service and school districts with impact fees and requiring a minor use permit (located in the R-1/R-2, SR, C-1/C-2 and RC zones) 2br/1ba

Table 3-16: Fees as a Percentage of Total Development Costs

Costs	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Scenario 8
Building Permits	1,500	2,300	2,800	2,800	2800	2800	3990	7320
County Minor Use Permit	0	0	0	0	0	0	0	1560
County Minor / Major Subdivision	0	0	0	0	4400	13380	0	0
Environmental Health Well Permit [4]	$400	$400	$400	0	0	0	0	0
Environmental Health Septic Inspection Fee[5]	$1,175	$1,175	$1175	0	0	0	0	0
District Water Connection	0	0	0	3,000	3,000	3,000	12,000	30,000
District Sewer Connection	0	0	0	12,002	12,002	12,002	43,644	109,110
School District Impact Fees	0	0	0	3,584	3,584	3,584	10,672	26,680
Subtotal Fees/Exactions	**3,075**	**3,875**	**4,375**	**21,386**	**25,786**	**34,766**	**70,306**	**174,670**
Development Costs [6]	75,000	240,000	320,000	320,000	320,000	320,000	720,000	1,800,000
Septic/Well Costs [7]	45,000	45,000	45,000	0	0	0	0	0
Total Cost	**123,075**	**288,875**	**369,375**	**341,386**	**355,786**	**354,766**	**790,306**	**1,974,670**
FEES AS A PERCENTAGE OF TOTAL HOUSING COST	**2.5%**	**1.3%**	**1.2%**	**6.3%**	**7.2%**	**9.8%**	**8.9%**	**8.8%**

The eight scenarios described above are commonly sought by individuals seeking housing permits with Planning and Building Services. Other scenarios are possible as well. However it is readily apparent that fees comprise a minor portion of housing costs when compared to the current median sales price ($273,471 for two bedrooms, $319,000 for three bedrooms) for that particular housing type within the County. Finally it should be noted that properties outside of water and sewer districts have well and septic installation costs that exceed the cost of connection fees for properties located within service districts. Unlike locations within service districts however, these units will have lower ongoing costs.

[4] Mid-point. Ranges from $300-500
[5] Mid-point. Ranges from $800-1500
[6] Single family development costs are based on 2009 Building Industry Association figures of $200 per square foot for single family, $150 per square foot for multiple family construction.
[7] Mid-point. Ranges for well costs are $8,000-30,000; ranges for septic are $20,000-70,000

Uniform Building Code

The County has adopted the most recent version of the Uniform Building Code (UBC) including the Uniform Housing Code. The code sets forth building standards and requires inspections to ensure compliance. In accordance with the federal American with Disabilities Act, the County's building code includes requirements that new residential construction have a minimum percentage of units that are fully accessible to the physically disabled. While the building codes and their enforcement may increase the cost of housing, they are designed to ensure the provision of safe and structurally sound housing.

Code Enforcement

The County's Code Enforcement Division addresses violations of the County codes, investigating approximately 500 complaints a year. About half of these cases relate to housing issues, with more than half of these involving substandard housing, unpermitted construction, and illegal travel trailer occupancy. The illegal conversion of buildings is a particular problem in the Coastal Zone.

The Code Enforcement Division indicates that the illegal habitation of trailers, campers, and tents has been a growing problem. Many cases involve the lack of or inadequate sewage disposal methods. Many of these cases are in urban areas. Substandard housing throughout the County is also a significant concern for code enforcement staff. Open septic systems, hazardous wiring, broken windows, and lack of working sanitary facilities are the most common complaints. Public input at community workshops points to this as a particular concern of the Hispanic community.

Code enforcement activities have been hampered by a lack of staff resources. The number of persons devoted to code enforcement in the unincorporated County (excluding abandoned vehicle abatement) was increased from one to two in 2003. Even with increased coordination among code enforcement and social service agencies, the lack of alternatives for many persons and families living in illegal or substandard structures complicates code enforcement.

Demolition and Replacement

According to the County's Planning and Building department permit records, 158 residential units were demolished between 2004 and 2008. Building Division staff indicated that demolition usually occurred as part of a replacement of an older mobile home or substandard unit with an improved one.

Government Code Section 65590 requires that residential dwelling units occupied by persons of low or moderate-income located within the Coastal Zone, which are converted or demolished, must be replaced. However, the County does not currently maintain data on the affordability levels of residential units. The building permit tracking system needs to track either the rental rates or the income level of occupants residing in the units to be converted or demolished, located within the Coastal Zone, in order to fully comply with State law.

Vacation Home Rental Conversions

While the conversion of housing to vacation home rentals supports the tourist-based economy, which tends to generate jobs, though usually at lower wage levels, it also reduces the housing supply for local residents by driving up home values and average rents. Most vacation rentals result from investment or retirement purchases, often by persons living outside the area. Typically, larger older units, often with three or more bedrooms, are those converted. Impacts in the form of noise, traffic, and the presence of vacant units for part of the year affect the well-being of the community.

The Coastal Element and Coastal Zoning Ordinance categorize vacation home rentals as a residential-use type allowed in the same locations as single-family dwellings, subject to a business license. Most conversions are exempt from Government Code Section 65590, which addresses replacement in the Coastal Zone.

Some jurisdictions limit transient use to a period of less than 30 consecutive days in exchange for remuneration, classify transient lodging as a commercial use, limit transient rentals in single-family residential zones, or have adopted a maximum number of units or ratio. In unincorporated Mendocino County, the Mendocino Town Plan prohibits the conversion of residential units except in the Mixed Use or Commercial Zones and/or under a permitted ratio of 13 long-term residential dwelling units to one vacation home rental unit, with some exceptions. Limitations on housing unit size and deed restrictions to prevent the use of other units as vacation rentals are also imposed. The Gualala Town Plan prohibits second units from use as vacation home rentals or transient residential use.

Facilitating Housing Diversity

Mendocino County allows a variety of housing types for the diverse needs of its residents. Housing ranges from single-family and multi-family dwellings to farm employee housing and group care facilities. **Tables 3-17** through **3-19** identify the residential zoning districts for the inland area and Coastal Zone (including the Towns of Mendocino and Gualala). A more detailed discussion of the range of housing types follows these tables. This discussion also identifies non-residential zoning districts that may permit certain types of housing units such as homeless or group care facilities.

TABLE 3-17
RESIDENTIAL TYPES BY INLAND ZONING DISTRICT

Residential Type	Residential Zoning Districts								
	U-R	R-R	R-C	S-R	R-1	R-2	R-3	MU	C
Single-Family	✓	✓	✓	✓	✓	✓	✓		✓
Two-Family			p	p		✓	✓	✓	7
Multi-Family			p	p			✓	✓	7
Cluster Development		P							
Dwelling Groups	p		p	p	p	p	p		
Mobile/Manuf. Housing	✓	✓	✓	✓	✓	✓	✓		
Mobile Home Park			P	P			P		
Second Units	✓	✓	✓	✓	✓	✓	✓		
Family Care Home[1] (≤6 persons)	✓	✓	✓	✓	✓	✓	✓	✓	p
Group Care (7-25 persons)	p	p	p	p	p	p	✓	✓	P
Family Care Unit	p	p	p	p	p	p	p	P	p
Homeless Shelters[2]	p/P	p/P	p/P	p/P	p	p	P	p/P	p/P
Transitional Housing[3]	P	P	P	P	P	P	P	✓	✓
Farm Labor Housing[4, 5, 6]	✓	✓							

Notes: ✓ = Permitted; p = Minor Use Permit; P = Major Use Permit.

1. Also known as a licensed community care facility or residential care facility.
2. Type of permit required depends on size of homeless shelter. Group care homes serving 7 to 25 persons require a Minor Use Permit (p); Major Impact Facilities serving over 25 persons require a Major Use Permit (P). Major Impact Facilities are not allowed in R-1 and R-2 zones.
3. Transitional housing is defined as "Transient Habitation- Lodging, Limited: 3 to 6 rooms" or "Transient Habitation- Lodging: 7 or more rooms." Lodging with more than 7 rooms is permitted in the S-R district, but no other residential districts.
4. Farm labor housing is permitted on parcels of 10 acres or greater, but is not subject to parcel zone density requirements.
5. Farm labor housing for 5 to 12 employees and their families is permitted by right in zones that allow agricultural uses.
6. Permitted in U-R and in RR:L-10 districts.
7. Up to four multifamily units are permitted by right in the Commercial zoning district when located in water and sewer districts and more than 300 feet from an industrial zone. Multifamily structures not meeting those criteria require a minor use permit.

Source: Mendocino County, Zoning Ordinance – Title 20 – Division I of the Mendocino County Code.

TABLE 3-18
RESIDENTIAL TYPES BY COASTAL ZONING DISTRICT[1]

Residential Type	Residential Zoning Districts[2]					
	RMR	R-R	R-V	S-R	GHMU	GVMU
Single-Family	✓	✓	✓	✓	✓	✓
Two-Family				C	✓	✓
Multi-Family				C	✓	✓
Cluster Development[3]	C	C				
Dwelling Groups	C					
Mobile/Manuf. Housing	✓	✓	✓	✓	✓	✓
Mobile Home Parks	C	C		C		
Mixed Use					✓	✓
Second Units					✓	✓
Family Care Home[4] (≤6 persons)	✓	✓	✓	✓	✓	✓
Group Care (7-25 persons)	C	C	C	C	✓	✓
Family Care Unit	✓	✓	✓	✓	✓	✓
Homeless Shelters[5]	C	C	C	C	✓	✓
Transitional Housing[5]	C	C	C	C	✓	✓
Farm Labor Housing[6, 7]	✓	✓				
Boarding House				C	✓	✓

Notes: ✓ = Permitted; C = Coastal Development Use Permit (Conditional Use).

1. Residential development in the Coastal Zone requires a Coastal Development Administrative Permit.
2. GHMU and GVMU are permitted in Town of Gualala only. Town of Mendocino is not included in this table.
3. Family Residential - Cluster Development is only permitted in RR:L-10 district.
4. Also known as a licensed community care facility or residential care facility.
5. Homeless shelters or transitional housing serving 25 or more persons are not permitted in any residential district.
6. Farm labor housing is permitted on parcels of 10 acres or greater, but is not subject to parcel zone density requirements.
7. Permitted only in RMR and RR:L-10 districts.

Sources: Mendocino County, Zoning Ordinance: Coastal Zone – Title 20 – Division II of the Mendocino County Code.

TABLE 3-19
RESIDENTIAL TYPES BY TOWN OF MENDOCINO RESIDENTIAL ZONING DISTRICT[1]

Residential Type	Residential Zoning Districts				
	MRR	MSR	MTR	MRM	MMU
Single-Family	✓	✓	✓	✓	✓
Two-Family			✓	✓	✓
Multi-Family				✓	✓
Mobile/Manuf. Housing	✓	✓	✓	✓	✓
Mixed Use					✓
Second Units[2]	✓	✓	✓	✓	✓
Family Care Home[3] (≤6 persons)	✓	✓	✓	✓	✓
Group Care (7-25 persons)					
Family Care Unit	✓	✓	✓	✓	✓
Homeless Shelters					
Transitional Housing					
Farm Labor Housing					
Boarding House				✓	✓

Notes: ✓ = Permitted; C = Conditional Use Permit; p = Minor Use Permit; P = Major Use Permit; s = Coastal Development Standard Permit

1. All residential development in the Coastal Zone requires a Coastal Development Permit.
2. Second units permitted on parcels of 9,000 sq. ft. or greater except in MMR district; permitted in MMR:2 acre district on parcels greater than 40,000 sq. ft.
3. Also known as a licensed community care facility or residential care facility.

Source: Mendocino County, Zoning Ordinance: Coastal Zoning Ordinance – Title 20 – Division III of the Mendocino County Code.

Multi-Family Development

The inland Multiple-Family Residential (R-3) zone is the only zone that currently allows multiple-family units as a permitted use; however, this district also allows single-family and two-family units as a permitted use. Upon adoption of the updated General Plan, a Land Use Category, Mixed-Use (MU) will also allow Multiple-family development. The Suburban Residential (SR), Rural Community (RC), Limited Commercial (C-1), and General Commercial (C-2) districts all permit multi-family development subject to a Minor Use Permit.

In the Town of Mendocino, the Commercial (MC), Mixed Use (MMU) and Multiple Family Residential (MRM) zones permit multi-family units under a Coastal Development Permit. In Gualala, the Gualala Highway Mixed Use (GHMU), Gualala Village Mixed Use (GVMU), and Gualala Planned Development (GPD) districts allow multi-family housing subject to a Coastal Development Permit.

The RC and SR zones allow 7.26 dwelling units per acre by right. Up to 29 units per acre (or 30 units in Coastal Zone) of multi-family development may be allowed when public water and sewers are utilized, subject to a use permit.[8] Maximum development potential is based on 80 percent of maximum density to accommodate easements and infrastructure improvements.

[8] Additional permits are required in the Coastal Zone.

While only three to four percent of SR and RC acreage has been developed with multifamily units, the County has not denied or decreased density in multi-family housing projects. The housing site inventories in **Table 3-23** and **Appendix B** assume the development of multiple-family units in SR zones could increase as land use constraints are removed.

Allowance for multi-family development in C zones without the necessity of a public hearing process (as well as designating additional R-3 zoned parcels) will encourage the development of multi-family units.[9] Past estimates indicate approximately 5 percent of C zoned land was developed with multifamily uses.

Community and Specific Plans

Community and specific plans can be tools to encourage a greater range of housing types and the use of more flexible development standards. The Mendocino and Gualala Town Plans, draft Ukiah Valley Area Plan, and Brooktrails Township Specific Plan are discussed later in this section. In the 1990s, a draft specific plan for a large residential/limited commercial development north of Ukiah incorporated affordable housing provisions negotiated by County staff. Adopted guidelines could bring more certainty to the process, to the benefit of both the developer and County.

Planned Development and Combining Districts

Combining districts are another County planning tool that can foster the development of different housing types. The Planned Development Combining District (P-D) and the Planned Unit Development Combining (PD) District in the Coastal Zone allow modified lot size regulations, including reduced minimum lot size in the SR and RC zones. The P-D district also allows density averaging on contiguous parcels under the same ownership. All uses, except single-family and second units and accessory uses, require a Use Permit. The Cluster Combining District (C) allows the grouping of dwellings in residential and resource zones, provided density is not exceeded. Dwelling groups not exceeding four units are allowed in some larger lot zones, provided density is not exceeded.

Density Bonus

The County's Inland Zoning Ordinance Title 20, Division I, provides for density bonuses for developments in which at least 25 percent of the units are affordable to low and moderate-income households. However, in the Coastal Zone, the California Coastal Commission removed the density bonus provision from the County's Coastal Zoning Ordinance in 1991.

Despite the density bonus provisions for the inland area, this has not stimulated the development of affordable housing. The only developer that has ~~have pursued the use of~~ utilized this tool was Ukiah Land LLC's Garden's Gate recently approved subdivision (application S3-2005). No ~~development~~ construction has occurred to date.

The density bonus for the inland area does not include the development of senior housing as eligible for a density bonus. Although County staff refers to State law when apprising developers of density bonus provisions, the County's density bonus should be updated to

[9] The precise processes and standards must be formulated at the Code amendment stage.

conform to State law, including changes enacted under SB 1818. A draft ordinance has been prepared to satisfy this need and will be presented to the Planning Commission and the Board of Supervisors in 2009.

Mixed-Use Development

Mixed-use development can facilitate a range of housing opportunities especially in urban areas, town centers, or in close proximity to services and public transportation. Mixed-use development is permitted in the towns of Mendocino and Gualala. In Mendocino, it is allowed in the MMU district and in Gualala, it is permitted in both the GVMU and GHMU districts. Since both these towns are in the Coastal Zone, a Coastal Development Permit is required. In the inland areas, residential and commercial uses are allowed in the Commercial (C-1 and C-2) zoning districts; multiple-family units require a use permit.

A Mixed Use (MU) category was also recently created for use in inland Mendocino County. Although no land is currently designated MU, this classification will allow for a range of commercial and residential types in close proximity to each other vertically or horizontally. Residential densities are equal to those found in the R3 zone but do not have the same setbacks or other layout criteria found in that zone. Due to their density MU can only be used in areas with water and sewer systems or suitable alternatives. It is anticipated that the MU designation will serve as a more conducive tool for creating a range of more affordable housing opportunities near compatible commercial activities than the existing C or SR classifications currently allow for.

As part of the County of Mendocino's follow-up Code Amendment process

Mobile Homes/Manufactured Housing and Mobile Home Parks

Mobile homes and manufactured housing offer more affordable homeownership opportunities to low and moderate-income households. According to the 2000 Census, mobile homes comprised about 16 percent of the housing stock, or 4,184 units, in the unincorporated area. The County allows mobile homes on a permanent foundation in all single-family zones. According to the 2000 Census, the number of mobile homes in the unincorporated area has declined by 7 percent since 1990.

Mobile home parks also offer an affordable alternative to purchasing a single-family lot. The Rural Community (RC) and Suburban Residential (SR) General Plan land use classifications specifically authorize mobile home parks while the Remote Residential (RMR) and Rural Residential (RR) classifications do not. The Inland Zoning Ordinance does not allow mobile home parks in the R-1, R-2, R-R, and U-R zones. The Coastal Element Suburban Residential (SR) classification allows mobile home parks. The Coastal Zoning Ordinance permits mobile home parks in the SR, RR, and RMR zones, subject to a Coastal Development Use permit, but the Rural Village (RV) zone does not.

Both zoning ordinances set more stringent standards for mobile home parks than does the Mobile Home Parks Act (Title 25 of the California Code of Regulations). The County requires a five-acre minimum size, a minimum of 10 lots (inland ordinance), common areas and recreational facilities, landscaping, fencing, etc. Under the County Zoning Ordinances, mobile home parks whose base density per space is less than 6,000 square feet may not be subject to all regulations, but those with a 6,000 square foot or greater density must comply with these regulations. The County does allow a reduced lot size of 4,000 square foot, which constitutes

an automatic density bonus. A Major Use Permit is required for mobile home parks in all zones that permit them.

The County has a number of mobile home parks, but most are located in the incorporated cities (refer to **Table 2-28** in Section 2). While mobile home parks are permitted in several residential zones, State law requires that mobile home parks should be allowed in all residential zones, although a Use Permit may be required.[10] Permitting mobile home parks in all residential zones may encourage the development of more parks. In addition, permitting mobile home parks in the higher density residential zones, where public services exist, will provide additional opportunities for park locations.

Second Residential Units

Second residential units (second units) can often provide an affordable housing option for special needs groups, such as the elderly and persons with disabilities, as well as other low and moderate-income households. Second units are permitted by right in the inland area in all zones that permit a single-family dwelling. However, the Coastal Zoning Ordinance prohibits second dwellings due to concerns regarding the limited availability of potable water and sewage disposal. There are two exceptions to this prohibition in the Coastal Zone. Both the Town of Mendocino and the Town of Gualala permit second units in certain residential districts (refer to **Tables 3-18** and **3-19**) subject to a Coastal Development Permit.

Definition of "Family"

Currently the County references the need for a family to be related by "blood, marriage or adoption" or have two or more people living together with the generic character of a "family unit as a relatively permanent household." This definition could potentially make it more difficult to site residential group homes for certain special needs populations. To address concerns raised by HCD that the County's definition of family was too restrictive, the Mendocino County will amend the definition to one that more closely matches the State's suggested definition.

Residential Care Facilities

Residential care facilities (referred to as family care homes in the Mendocino County Zoning Ordinances) provide housing for persons with disabilities who require supervision in a group setting. Residential care facilities include small family homes, group homes, adult residential facilities, and elderly residential facilities, among others. The Lanterman Act requires that licensed residential care facilities serving six or fewer persons be permitted by right in residential zones permitting single-family homes.

Residential care facilities serving six or fewer persons are permitted by right in all residential areas of the County, including both the inland and Coastal Zones. Larger facilities serving between 7 and 25 persons (referred to as "Group Care" facilities in the Zoning Ordinance) are permitted by right in the R-3 and Public Facilities (P-F) zones in the inland area as well as in the GVMU and GHMU zones in the Town of Gualala. They are permitted in several other residential zones subject to Minor Use Permit (inland area) or a Coastal Development Use Permit (Coastal Zone). The County of Mendocino does not have a minimum spacing requirement between residential care facilities or group homes that could unduly restrict their location or operation.

[10] State of California, Government Code Section 65852.7.

Family Care Units

Family Care Units are allowed as an annually renewable temporary use for a family care situation. These units provide temporary housing for persons with home care needs such as the frail elderly or persons with a disability. Family Care Units are permitted in all single-family zones, subject to an administrative permit in the inland areas and a Coastal Development Standard Permit in the Coastal Zone.

Housing for Persons with Disabilities

Disability affects all ages, however the specific needs and programs to address these issues differ by age group. Programs that focus on the needs of those individuals under 15 are largely directed and carried out within the educational system and directed at those facilities. Disability issues for those over 65 are often related to the aging process and like the under-15 group, the programs that address the particular needs of this group are focused at specific institutions that service this population.

Licensed community or residential care facilities provide housing for persons with more severe disabilities. The unincorporated area of the County has 15 facilities with a total capacity of 118 beds, located in Gualala, Laytonville, Little River, Philo, Potter Valley, and Redwood Valley. Several provide housing for persons with physical, mental, and developmental disabilities. **Table 3-20** identifies the residential facilities by type and the specialized services provided.

TABLE 3-20
LICENSED COMMUNITY CARE FACILITIES
IN UNINCORPORATED MENDOCINO COUNTY

Facility Type	Facilities	Capacity (Beds)	Capacity By Disability Type		
			Develop.	Physical	Mental[4]
Group Home[1]	4	31	0	0	31
Adult Residential[2]	5	28	11	0	17
Elderly Residential[3]	6	59	0	59	0
Total	**15**	**118**	**11**	**59**	**48**

Notes:
1. Facilities of any capacity, 24-hour nonmedical care/supervision for children in a structured environment.
2. Facilities with 24-hour nonmedical care for adults 18-59 unable to provide for daily needs and who may be physically, developmentally, and/or mentally handicapped or disabled.
3. Facilities with care, supervision, and assistance with activities of daily living for ages 60 and up.
4. Mental Disability category includes emotionally disturbed children or adults.

Source: California Department of Social Services, Community Licensing Division

This section of the Housing Element focuses on disability for two additional reasons: disability affects household income potential of those aged 16 to 64 and often necessitates accessibility modifications for individuals of all age groups.

Persons with disabilities generally have lower incomes since their disability may affect their ability to work. Additionally,–persons with physical disabilities require affordable housing for households lead or affected by disabled individuals. Additionally housing with special design features and other accommodations, such as wheelchair ramps or grab bars, etc. The Americans with Disabilities Act requires that in new apartments complexes with three or more units (or condominium buildings with four or more units) 20 percent of all ground floor units must be adaptable and on an accessible route. Given the lack of new multi-family construction in the unincorporated area, the shortage of affordable, accessible housing is a concern. The County does allow variances in order to accommodate accessibility improvements to homes and apartment units.

As part of the 2004 Housing Element, the County undertook several efforts to improve housing access for the disabled. Pursuant to Action 2.3 of the 2004 Housing Element, Mendocino County added a new chapter to the Inland (20.238) and (pending Coastal Commission approval), the Coastal (20.566) Zoning Code that incorporates the SB 520 requirements that allow for reasonable accommodation during the building development and enforcement process. The County also added new definitions for “Group Care Facilities” that incorporate disabilities into the definition. The draft Housing Element continues to maintain policies that address the needs of this group.

Farmworker (Agricultural Employee) Housing

Agriculture remains a vital part of the County’s economy. In recent years, the number of vineyards has increased. Farmworkers, both permanent residents and seasonal workers, are an important part of the local economy. Without an adequate supply of housing, farmworkers, especially migrant workers, may live in unhealthy, overcrowded conditions. To address these issues, County staff in 2003 conducted a farmworker housing forum, including the formulation of a Fact Sheet (**Table 3-21**), targeting the agricultural community about opportunities to increase farmworker housing production**.**

TABLE 3-21
FACT SHEET: FARM EMPLOYEE/LABOR HOUSING
OUTSIDE THE COASTAL ZONE IN UNINCORPORATED MENDOCINO COUNTY

USE/OCCUPANCY	ZONING DISTRICT (refer to Assessor's Parcel No. on Tax Bill or property address)	PROCESS/ TIME FRAME	SPECIAL RESTRICTIONS (selected provisions)	KEY CODE REFERENCES
1 single-family unit & 1 second unit	All agricultural, residential & commercial zoning districts	• County building/ health permits (2-4 weeks)	• 1 unit may be occupied by < 6 unrelated farm employees w/out families • HCD Permit to Operate may be required for 5 or more employees	Ca. Health & Safety §17021.5
FARM EMPLOYEE/LABOR HOUSING CATEGORIES				
1 Farm Employee (& family)	Agricultural, Rangeland, Timberland Production, Forestland	• County Administrative Permit (1-2 weeks) • County building/ health permits	• I unit per ownership; farm employee to be employed on the ownership • 10 acre minimum parcel size required* • single-family unit, mobilehome, trailer coach, or other living quarters • County permit must be renewed annually	Mendocino County Inland Zoning §20.008, 20.016
2-4 Farm Employees (& families)	Agricultural, Rangeland, Timberland Production, Forestland	• County Minor Use Permit • (3-4 months) • County building/health permits	• full range of living quarters may be considered • employees need not be employed on the premises	Mendocino County Inland Zoning §20.016
5-12 Farm Employees ** (& families)	All zoning districts that allow agriculture as a permitted use	• County building/ health permits • State HCD Permit to Operate	• full range of living quarters may be allowed if facility is for farm employees/families only • employees need not be employed on the premises, except in 'urban areas' (parts of Ukiah Valley and near Ft. Bragg)** • in 'urban areas' accommodations must be supplied by an agricultural employer and maintained in connection with work or place where work is being performed**	Ca. Health & Safety §17021.6, 17000 et seq.; 50101, 50104.7
>12 Farm Employees (& families)	Agricultural, Rangeland, Timberland Production, Forestland	• County Minor Use Permit • County building/ health permits • State HCD Permit to Operate	• 10 acre minimum parcel size required * • full range of living quarters may be considered • employees need not be employed on the premises	Mendocino County Inland Zoning §20.016

USE/OCCUPANCY	ZONING DISTRICT (refer to Assessor's Parcel No. on Tax Bill or property address)	PROCESS/ TIME FRAME	SPECIAL RESTRICTIONS (selected provisions)	KEY CODE REFERENCES
OTHER INFORMATION				
< 5 acres in Agricultural Preserve (Williamson Act contracts) may be sold or leased for Farm Employee housing	Land in Agricultural Preserve (zoned Agricultural, Rangeland, Timber Production, or Forestland)	• County subdivision & Minor Use Permit • County building/health permits • State HCD Permit to Operate	• parcel to be sold or leased must be *contiguous* to parcel(s) already zoned residential, commercial or industrial & developed with existing residential, commercial, or industrial uses • parcel may remain in Agricultural Preserve as 'compatible use' • must be sold or leased to nonprofit, city, county, housing authority, or state agency • parcel must remerge with original parcel when farmworker housing use ceases • deed restriction limiting use to farmworker housing for > 30 years • other requirements/restrictions apply	Government Code §51230.2
Conversion of existing motels/boarding houses to non-transient occupancy > 30 days	General Commercial, Rural Community; conversions in other zones may be considered	• County Use Permit • County building/health permits	• efficiency units may allow 150 sf floor area/unit for 1-2 persons (County Building Code) • not limited to farmworkers; may be used as farmworker housing if compliant with regulations above • State HCD Permit to Operate if operated as farmworker housing for 5 or more employees	Mendocino County Inland Zoning §20.204
Motels/boarding houses: 3–6 rooms, occupancy < 30 days	All agricultural, residential & commercial zoning districts	• County Major Use Permit (4-6 months) • County building/health permits • County Business License	• not limited to farmworkers • State HCD Permit to Operate if rented as farmworker housing for 5 or more employees	Mendocino County Inland Zoning §20.024.135

Notes: Table applies outside the Coastal Zone. Contact Mendocino County Dept. of Planning & Building Services for Coastal Zone requirements.

***** The 10-acre minimum is identified as a constraint in the Housing Plan.

Farm employee housing generally: Includes a, dwelling, boardinghouse, tent, bunkhouse, maintenance-of-way car, mobilehome, manufactured home, recreational vehicle, travel trailer, or other housing accommodations, maintained in one or more buildings or one or more sites, and the premises upon which they are situated or the area set aside and provided for parking of mobilehomes or camping of five or more employees (H&S §17008).

**** Special considerations for 5-12 employees when a use permit is not required is regulated by code sections referenced.**

In rural areas, such housing accommodations may be for (a) temporary or seasonal residency, or (b) permanent residency if the housing accommodation

is a mobilehome, manufactured home, travel trailer, or recreational vehicle. Check with Planning and Building Services for allowed dwellings per State law.
In urban areas, (portions of the Ukiah Valley and areas near Ft. Bragg), the accommodations must be provided by an agricultural employer as defined by the Health and Safety Code and maintained in connection with work or place where work is being performed. (H&S § 50101, 50104.7).
Land zoned Agricultural, Rangeland, Timberland Production, or Forestland: The restrictions above pertaining to rural and urban lands may not apply on land zoned Agricultural, Rangeland, Timberland Production, or Forestland subject to application for and approval of a minor use permit.

Use/occupancy: Use includes total combined farm employee accommodations per legal parcel (or ownership as indicated). Mobilehomes or camping sites may be required to comply with the Mobilehome Parks Act. (H&S §17008 et seq.)

Farm employee status: Verification of farm employee status required annually (W-2 tax documents or other proof acceptable to County) (County Zoning §20.008.028).

Process/timeframes: Timeframes are approximate minimum time to process a complete application. HCD Permit to Operate required by California Department of Housing & Community Development for accommodations for 5 or more agricultural employees.

Special restrictions/code references: Basic information about use, occupancy, permitting and zoning. Information and code references are not intended to substitute for or convey complete requirements of law. Other permits, entitlements, processes, fees, and restrictions may apply.

Source: Mendocino County Planning and Building Services Department, May 2004.

The County allows a number of housing types to accommodate the needs of both year-round and migrant workers. In addition to single-family homes and second units, the County has two categories of farmworker housing: Farm Employee Housing and Farm Labor Housing. The "Farm Employee Housing" category allows housing for one farmworker and his/her family on an annually renewable basis, while the "Farm Labor Housing" category includes housing for more than one farmworker and their families.

Under State law, six or fewer unrelated farm employees may occupy a single-family residence on a parcel, but the operator must have a valid Permit to Operate from the California Department of Housing and Community Development (HCD). In addition to the single-family home and second units in the inland area, a third unit for farm employee housing is permitted in A-G, R-L, F-L, and T-P zoning districts on a minimum 10-acre parcel, subject to an Administrative Permit. The housing may be used for one farm employee and his/her family (Inland Zoning Ordinance).

With respect to farm labor housing, two to four units are permitted in the A-G, R-L, F-L, and the T-P zoning districts on a minimum 10-acre parcel, subject to an Administrative Permit (Inland Zoning Ordinance). Five to 12 units of farm labor housing (for 5 to 12 farm employees and their families) may be allowed in all zoning districts that allow agricultural uses as a permitted use, subject to the following criteria:[11]

- Must be for 5 to 12 bona-fide farm employees (and their families).
- Farm employees need not work on the subject property.
- Type of living quarters allowed depends on the type of occupancy and other factors. Facility may not house more than 12 farm employees and their families.
- Minimum parcel size of 10 acres applicable to farm labor housing does not apply.
- All other zoning, land use, health, and fire requirements apply. Use of mobile homes, tents, or recreational vehicles may be required to comply with the Mobilehome Parks Act.[12]

Farm labor housing for more than 12 farm employees (and their families) is also permitted on a minimum 10-acre parcel size in A-G, R-L, F-L, and T-P zoning districts, subject to a Minor Use Permit. Operators of farm labor housing must have a valid State Permit to Operate.

The County also allows for the conversion of motels, hotels, or boarding houses to multi-family uses with a use permit. This has been done in the past by the Anderson Valley Housing Association, which rehabilitated an old motel in Boonville and converted it to 12 units of farmworker housing. A use permit is not required in an R-3 zone. Multi-family units typically require 1,500 square feet of lot area per unit and must comply with all building, health, and all other codes and requirements. However, efficiency units only require 150 square feet of floor area per unit, provided that units to be occupied by more than two people require an additional 100 square feet per person.

Another option to facilitate farmworker housing is the division of agricultural preserve land. Under State law, a landowner may sell or lease 5 acres or less in an Agricultural Preserve to a

[11] State of California, Health and Safety Code, Section 17021.6.
[12] State of California, Health and Safety Code, Sections 17021.7, 18214, 18215, and 18217.

nonprofit organization, city, county, housing authority, or State agency for agricultural laborer housing facilities.[13]

Though the County has several ways to facilitate farmworker housing, there remains a major need for affordable, decent, and safe housing. Second units may supply a unit for an agricultural worker and his/her family. Some of the larger vineyard owners, such as Fetzer or Roederer USA, provide housing for their employees, but many other smaller growers do not given the costs of permitting, construction, and operation, or other reasons. Companies that provide farm employee housing have expressed concerns about the delays and additional costs associated with permits for farm employee housing for more than 12 workers, as well as possible complexities or costs associated with the State Department of Housing and Community Development's Permit to Operate.

To address these concerns, the County of Mendocino will undertake Action Items 4.3a through 4.3d that will help identify potential sites for farmworker housing, assist funding applications for construction, and work with ag-related interests to develop and maintain farmworker housing.

Housing for the Homeless Individuals and Families

Emergency shelters provide homeless persons with short-term housing accompanied by limited supplemental services. Transitional housing, which provides housing for a period between six months and two years, assists individuals and families to move from homelessness to permanent housing. Transitional housing facilities usually provide supportive services to assist formerly homeless persons. These stages are described in the "Continuum of Care" model utilized by the County.

The Community Development Commission, has assisted local non-profit service providers such as the Ford Street Project, with developing several emergency shelters and homeless facilities within the Cities of Ukiah, Willits, and Fort Bragg by assisting with acquiring financing, applying for the CDBG funds, and administering grants. These regional facilities serve needy populations without regard to jurisdictional boundaries, and are appropriately located in areas with access to the necessary infrastructure and, most importantly, access to supportive health, welfare, social, and employment services, and public transportation.

Mendocino County zoning regulations categorize emergency shelters and transitional housing under Civic and Commercial use types. Civic use types include (a) Major Impact Facilities: facilities for more than 25 persons, and (b) Group Care: authorized, certified, or licensed by the State for 7 to 25 persons. Commercial use types include (a) Transient Habitation-Lodging, Limited: 3 to 6 rooms, and (b) Transient Habitation-Lodging: 7 or more rooms. These uses are permitted by right in the Public and Semi-Public Facilities zones. State law requires six or fewer unrelated persons in a residential care facility to be regulated as a single-family use. The code amendments adopted July 20, 2009 brought the County into compliance with state codes on this matter.

The County has an adequate supply of vacant land zoned for Public Facilities (PF) spread throughout the different regions. Several other districts permit emergency shelters or transitional housing, subject to a Use Permit Criteria for a Use Permit for emergency shelters or transitional housing include health, safety, and compatibility with surrounding uses.

[13] State of California Government Code, Section 51230.2.

In order to facilitate the siting of emergency shelters or transitional housing, the Zoning Ordinances were modified to clearly identify these types of uses and the zones in which they are permitted. The recently adopted code amendments now include the definitions of emergency shelters and transitional care facilities. This occurred with the amendments adopted July 20, 2009 that brought the County of Mendocino into compliance with state codes.

Despite the recent code amendments, some questions remain on whether sufficient Public Facility designated lands exists to provide for meaningful shelter opportunities. To better achieve this goal, a new Action Item, 4.3i to page 1-9 was added:

> Amend the Commercial (C-1, C-2) zones to allow for emergency and transitional housing by right provided that the site is (1) located in a water and sewer district, (2) located more than 300 feet from industrial uses, (3) not located in Airport Zones A-1, A-2 or B-1 and (4) not located in an Alquist-Priolo Fault zone.

This action uses the same parameters from the earlier C-1/C-2 Multiple Family code amendment to guide location-related decisionmaking. It also addresses the concern that sufficient lands be made available for shelter use. With the recommended change, the County will be able to demonstrate that there is sufficient land available for emergency and transitional housing in the unincorporated areas.

Another component to address a segment of the homeless population is mental health housing for individuals with serious mental illnesses. These individuals are adults with severe and persistent mental conditions that are frequently homeless or at risk of becoming so. In many cases these individuals are returning from more intensive care outside of the County of Mendocino and without supportive care are at risk of re-institutionalization. To address this need, the Mendocino County Health and Human Services Agency (HHSA) has secured a 1.2 million dollar grant to develop permanent supportive housing for individuals with serious mental disorders. These grants are targeted for organizations/firms that can provide mental health support housing. This type of housing could be existing units that are purchased or rented for mental health-related purposes or newly constructed units. At this time, no such housing has been created however, during the planning period of this element, new units will be made available for this housing need. The County has added Action Item 4.3j to assist the Mental Health Branch to achieve these goals.

Native Americans

Increasing housing opportunities on and near Indian reservations and rancherias helps to restore Indian communities and contributes to the well-being of Native Americans and the County's communities as a whole. The development of housing on trust land frequently demands County services, including law enforcement, animal control, social welfare, and services from other local government agencies, including water districts and fire-protection districts. The County of Mendocino has entered into such agreements with local tribal governments. Indian communities may also develop housing projects on fee land, which will be eligible under Revenue and Taxation Code Section 237 for an exemption from State taxes and may require a local cooperation agreement between the County and the Indian tribe.[14]

[14] 25 U.S.C. §4111(c).

Policies that encourage the development of additional housing for Indians help to meet the County's obligation under State law to meet the housing needs of the County population, including the special needs of Native Americans. Conflicts between the County's land use policies and federal regulations or tribal plans have occurred in the past, often centering on the location of federal trust lands in areas of the County designated for resource uses. County policy recognizing Native Americans as a special needs group with unique needs, coupled with increased understanding and coordination, may improve cooperation in achieving mutual objectives.

Article 34

Article 34 of the California Constitution requires State and local agencies, housing authorities, and redevelopment agencies to demonstrate voter approval before they develop, construct, or acquire certain types of low-income housing. Article 34 units may be constructed by private or public non-profit developers. In 1990, County voters approved 100 units under Article 34. Forty units were developed in the Cities of Fort Bragg and Ukiah. The Community Development Commission of Mendocino County (CDC) indicates that approximately 60 units remain authorized. The focus for development of Article 34 units has been within the cities due to the availability of infrastructure and the higher concentration of need in these areas. The CDC is researching additional funding opportunities in order to develop more affordable housing units to meet the growing need.

General and Community Plans

The County recently completed a comprehensive update to its General Plan. This update added a new General Plan land use category (Mixed Use) and made minor modifications to land uses throughout the County. Several areas within Mendocino County are covered by community plans that provide greater local flexibility in terms of providing a range of housing types. These local plans include the Gualala Town Plan, the Mendocino Town Plan, the draft Ukiah Valley Area Plan (expected to be adopted by 2010), and the Brooktrails Township Specific Plan.

Gualala Town Plan

The Town of Gualala is located on the southern coast near the border with Sonoma County. The Gualala Town Plan was developed through citizen efforts stemming from concerns over the area's rapid growth in the 1970s, assisted by the Gualala Municipal Advisory Council (GMAC) and County. The GMAC continues to make recommendations on development projects within its south coast planning area and assist with long range planning efforts. The Gualala Town Plan was certified by the Coastal Commission in March 2002, and amends the Coastal Element of the County General Plan and the Coastal Zoning Ordinance.

The Gualala Town Plan area includes the commercial district of Gualala and adjoining residential areas. The Town Plan area includes most of the lands within the Gualala Community Services District's service and sewer assessment area as well as the Ocean Ridge subdivision and the intervening residential and resource lands. All of the lands within the Gualala Town Plan are also within the North Gualala Water Company's service area, although some parcels are served by private domestic wells.
The Gualala Town Plan increases potential residential construction and advocates the development of affordable housing in the Gualala Town Plan area through several measures:

- Residential uses are allowed as principal uses in the new Mixed Use districts. The Gualala Highway Mixed Use zone permits multi-family housing up to 25 dwelling units per acre (du/ac), and the Gualala Village Mixed Use zone also permits multi-family units, as well as other residential and commercial uses, up to 30 du/ac.
- At least 50 percent of the acreage of the new Gualala Planned Development district parcels is required to be developed with residential uses;
- Second residential units are permitted in the Town Plan area; and
- Advocates adopting inclusionary zoning measures.

The Gualala Town Plan also designates 480 acres east of town as a "Residential Reserve," intended for future residential development.

Mendocino Town Plan

This historic community, with its New England style architecture, is a key attraction on the Mendocino Coast. The Town encompasses a National Register Historic District. In order to preserve the historic character of the community, the Mendocino Historical Review Board (MHRB) is responsible for reviewing development applications within the historic district to ensure continued preservation of the historic architectural resources.

Despite the restrictions associated with the Historic Preservation District, the Mendocino Town Plan, which was adopted in 1992, amends the Coastal Element to include several districts that facilitate the provision of housing. The Town Plan encourages affordable housing in Mendocino through key provisions:

1. Allows second units in all residential zones;
2. Requires dwelling units in the Mixed-Use zone (MMU);
3. Allows dwelling units to be intermixed with commercial uses and allows single-family, two-family, and multi-family dwellings in the Commercial (MC) and MMU zones;
4. Limits conversions of dwellings units to non-residential uses; and
5. Allows student/instructor temporary housing in the Mendocino Art Center.
6. The Multiple Family Residential (MRM) zone permits multi-family dwelling units.

Ukiah Valley Area Plan

The draft Ukiah Valley Area Plan (UVAP) for the unincorporated Ukiah Valley originated as a shared City-County vision for the future of the valley. The UVAP contains many aspects of the General Plan but delves deeper into issues specific to the Ukiah Valley, pertaining to growth and development. The plan discusses at length a variety of land use choices under consideration, many of which increase the availability of single and multiple family units. A draft plan prepared in 2003 was publically reviewed and sent back to staff for revisions.

Site inventories in **Table 3-23** and **Appendix B** provide more detail on the availability of sites with water and sewer services zoned for multifamily units. Specific sites inventoried in Appendix B identified 335 multiple family and lower income single family units that could be constructed. As part of the UVAP process, background research indicates that a total of 1,430 new single family and 296 multiple family units could be developed through out the valley, which includes other properties not surveyed in this inventory. Other alternatives under discussion increase the potential residential development level to more than twice the existing General Plan.

The Land Use Element of the draft UVAP proposes measures to locate higher density residential uses within the City of Ukiah, the Ukiah Urban Boundary, and mixed use development in areas with services and access. The plan would utilize the existing land use classification system for the most part, adding two to five new classifications, depending on the alternative. The plan will create a design review process and encourage density averaging, density transfers, and clustering. Second units will continue to be permitted by right in all residential zones, and density bonuses will be used to encourage the production of affordable housing.

Based on the analysis of existing residential potential, unincorporated Ukiah Valley has a sufficient supply of residentially zoned land to meet up to 2/3rds of the County's total projected housing need. Full development of the proposed 2007 UVAP could allow for up to 5,430 new units valley-wide at full buildout, which is more than twice the unincorporated County's 2007-2014 Regional Housing Needs Allocation.

Mendocino County Redevelopment Project Area No. 1

The County of Mendocino adopted an initial Redevelopment Plan, created by the Redevelopment Agency, in 2003. The Redevelopment Agency has one Project Area, consisting of three project Subareas, all adjacent to State Street. These Subareas are located south of Ukiah, north of Ukiah, and encompassing the unincorporated Town of Calpella. The Project Area generates tax-increment funds, utilized by the Redevelopment Agency to improve the Project Area through removal of existing blight, funding infrastructure improvements, minimizing further deterioration, and increasing the supply of low to moderate-income housing.

On November 18, 2008, the Redevelopment Agency adopted a Five-Year Implementation Plan, which projects the increase of affordable housing tax increment revenues from $131,000 in Fiscal Year 2008 – 2009, to $137,000 in Fiscal Year 2012 – 2013. According to the Five-Year Implementation Plan, these resources will be used in pursuit of a Redevelopment Agency goal to "ensure a range of quality housing choices for lower-income households".

Laytonville Area Municipal Advisory Council Planning Area

The Laytonville Area Municipal Advisory Council (LAMAC) conducts community planning and makes recommendations on development projects within its planning area, encompassing the community of Laytonville and surrounding areas. The LMAC has prepared a *Community Action Plan*, *Laytonville Downtown Development Plan,* and *Wastewater Feasibility Study*. Future construction of a wastewater treatment system, which became the main focus of community meetings, would allow increased housing densities and could lead to a reevaluation of land use designations during the County's General Plan update. The Laytonville County Water District is working on a project to drill a second well that would expand the service area. Mendocino County has applied for a U.S. Department of Agriculture Rural Community Advancement Program grant to fund wastewater-treatment system construction.

Brooktrails Township Specific Plan

Located northwest of the City of Willits, the Brooktrails Township comprises 12.6 square miles with 6,605 parcels. The Brooktrails Township Specific Plan was prepared by the township's Community Service District and adopted by the Board of Supervisors in 1997 to address

services and infrastructure to support the buildout of this existing residential development. The Plan incorporates a voluntary program to reduce the number of lots to approximately 4,000 to reflect development and service potential. In addition, lot sizes may be reduced from 6,000 to a 4,000 square foot minimum.

In 2003, the State Department of Health Services put a moratorium on new water connections due to a lack of water storage capacity with its existing reservoir, Lake Ada Rose. The Brooktrails Township CSD is active in addressing those shortcomings and lift the moratorium to serve new hook up requests from those on the waiting list. The district has completed many those improvements and is expecting a decision on this issue by the adoption of this Housing Element.

The lifting of the moratorium will allow a limited number of new units. Upgrades to the City of Willits wastewater treatment plant will be able to support that level of development. For full build out to occur, a second reservoir and road access will need to be constructed to properly serve all 4,000 new and existing units. Studies for both are currently underway by the CSD and County of Mendocino, respectively. Other impacts such as fire protection and sewage treatment would also need to be addressed. It is unlikely all necessary improvements will be complete and in place by the end of this housing element.

3.3 ENVIRONMENTAL, INFRASTRUCTURE, AND PUBLIC SERVICE CONSTRAINTS

Environmental issues and a lack of adequate infrastructure or public services can increase costs and limit the amount of land suitable for residential development. This section discusses those constraints that may impact the development of housing in the unincorporated area.

Environmental Constraints

Environmental factors such as agricultural land, seismicity, flood zones, and fire hazards can impact housing development. Costs associated with mitigation can increase housing prices, and environmental issues may preclude development in some areas. A detailed analysis of all these issues is contained in the County's General Plan. The following discussion focuses on the most pertinent environmental constraints as they relate to housing.

Agricultural Constraints

A substantial portion of the County is used for agricultural purposes such as farming and viticulture. In fact, about 86 percent of the land in private ownership is classified as Agricultural, Rangeland, Forestland, or other resource zoning. Of the land in agricultural use, almost 500,000 acres are in Type I or II Agricultural Preserve areas. Williamson Act Contracts may preclude or substantially delay development in some areas. In order to preserve agricultural uses and a rural environment, the County has generally designated areas in towns or near incorporated cities for higher density residential development, while outlying areas have been typically zoned for low-density and low-impact development. Despite the agricultural constraints, the County has an adequate supply of developable residential land, as discussed in Section 4.0 – Housing Resources.

Seismic and Other Geological Constraints

Structures located in seismically active areas can be at risk of damage or injury to the inhabitants. Furthermore, problems associated with earthquakes, such as landslides and liquefaction, can cause severe damage to dwelling units.

Five active or potentially active faults traverse Mendocino County. All of these faults are part of the San Andreas Fault system of right lateral strike-slip faults. These include the Etsel Ridge Fault, Maacama Fault, Round Valley Fault, San Andreas Fault, and the Whale Gulch Fault. The two fault zones that are of primary concern are the San Andreas and Maacama. The San Andreas Fault traverses the southwest corner of the County and continues offshore north of Manchester. The Maacama fault extends from northern Sonoma County to north of Laytonville in Mendocino County. Both of these faults have established Earthquake Fault Zones.

Liquefaction of the soil from earthquakes can cause severe damage to homes. There are several alluvial basins within Mendocino County where the subsurface conditions are locally conducive to liquefaction. Most notably, these areas include the alluvial basins in the Willits, Ukiah, and Covelo areas.

The County's Zoning Ordinances have special districts, such as the Seismic Study Combining (SS) District, that restrict development in these areas. Mendocino County is also subject to seismic safety standards for the design and construction of buildings within Seismic Zone 4 as identified in the Uniform Building Code (UBC). The County's Building Division ensures that structures in the County comply with the UBC and the County's ordinances.

Landslides in Mendocino County are a concern particularly along the coast and in mountain and hillside areas. Bluff erosion is also a concern along the coast. This process can be hastened by winter storms or earthquakes, resulting in potentially catastrophic damage to residences.

In order to address these constraints, the Mendocino County Coastal Zoning Ordinance includes requirements for geologic studies and setbacks for proposed structures that are to be located on or atop coastal bluffs.

Hydrological Constraints

Hydrological constraints such as flooding can increase the cost of housing due to mitigation requirements or may preclude housing in certain areas. This discussion addresses constraints related to flooding. Water supply issues are addressed under Infrastructure and Public Service Constraints.

Several areas within the County are particularly prone to flooding. These include:

- State Route 175 at the Russian River Bridge
- State Route 1 at the Garcia River
- Talmage Court - east side of the Ukiah Valley
- City of Ukiah - eastern side along/near the Russian River
- Little Lake Valley near the City of Willits sewage treatment plant

The County has established "Flood Plain Combining District" (FP) in its Inland and Coastal Zoning Ordinances. The FP zone applies to floodplain areas as delineated on Flood Insurance Rate Maps prepared by Federal Emergency Management Agency (FEMA). Certain

development within the combining district is prohibited, while other development is subject to standards designed to reduce flood hazards. While the cost of housing in these areas may be increased, these measures are necessary to protect life and property.

Fire Hazards

Forests and grasslands are located throughout the County, along with residences and small communities. Widespread areas of the County have high fire risk, and many areas can be classified as wildland/urban interfaces. Wildland fires are a major risk to housing development.

The State Board of Forestry has adopted "fire safe" regulations that apply to State Responsibility Areas (SRAs) as a means of reducing pre-fire fuel loads.[15] Within SRAs, the State has the primary financial responsibility for preventing and suppressing fires. Much of the unincorporated County is within SRAs. The statewide fire safe regulations include:

- Road standards for emergency access and evacuation, including width, surface, and grade
- Standards for signs identifying streets, roads, and buildings
- Minimum water supply reserves for emergency fire use
- Fuel breaks (i.e., "defensible space") around structures and greenbelts around new subdivisions

All new construction and subdivisions within SRAs must meet State Board of Forestry standards as set out in Title 14 of the California Code. Only within the County's limited valley areas which are also served by local districts are the State fire regulations not applicable.

Fire Risk and Homeowner's Insurance

The high risk of fires in rural counties such as Mendocino can dramatically increase the cost of homeowner's insurance. Some homeowners may be precluded from purchasing such insurance based on their Insurance Services Office (ISO) rating and/or the location of their home. ISO ratings range from 1 (best) to 10 (worst). Most major companies require a home to be located within five miles or less of a fire station in order to qualify for homeowner's insurance. For homes located outside this range or with a high ISO rating (8 or 9), homeowner insurance may not be available or may be prohibitively expensive. In order to address this concern, the County, through its zoning and land use classifications, should encourage residential uses in areas with water infrastructure and fire service, which are generally closer to the incorporated cities.

Infrastructure and Public Service Constraints

A lack of infrastructure or public services can be a substantial constraint to residential development. Providing these services in order to keep pace with anticipated growth is one of the most difficult challenges facing the County. The following discussion reviews the existing and potential constraints to housing associated with the provision of infrastructure and public services.

[15] State of California, Code of Regulations, Title 14, Section 1270 *et seq*.

Water and Sewer Infrastructure and Services

Most densities in the County exceeding one unit per 40,000 square feet require public water or sewer. The minimum allowable lot area per single family unit is typically 12,000 square feet when water or sewer is used, or 6,000 square feet when both are used. Multi-family units generally require a minimum of 1,500 square feet per unit when water and sewer are used. . In addition, most public housing subsidy programs for affordable housing development require public water and sewer services.

In unincorporated Mendocino County, water and sewer services are provided exclusively by, special districts, private water purveyors or in a few cases, the incorporated cities. There are approximately 30 service districts providing water and/or sewer services. Although the County may support funding applications for district projects, the County has no direct control over the affairs of these entities.

In many parts of the unincorporated County, public water or sewer services are nonexistent, or are constrained by system deficiencies or water rights issues, which negatively affect service to new or expanded development. Most of the smaller communities, such as those in Anderson Valley, lack one or both services.

Many of the service districts throughout the County have aging or inadequate infrastructure to serve future growth. Water rights issues currently affect new water connections in the Ukiah Valley/Redwood Valley/Hopland areas, encompassing the largest urban population. **Table 3-22** identifies the service districts for these areas, the water supply issues affecting them, and the status of their water system. All water districts serving this area are dependent on water from the Russian River. However, a State drinking-water assessment found the right to Russian River water may have been exceeded. Overall, the complexities of water issues and the lengthy time period for resolution impede housing starts in the northern portion of the Ukiah Valley and in Redwood Valley.

Some preliminary steps have been taken to address the water supply issue. The U.S. Army Corps of Engineers is also studying the feasibility of raising Coyote Dam at Lake Mendocino, potentially increasing water supply capacity by 77,000 acre-feet.[16]The Redwood Valley Community Water District (CWD), which serves users in the Ukiah Valley, had proposed the Dos Rios Project but have since abandoned this project due to legal constraints associated with development of water projects on Wild and Scenic rivers. The project would have diverted surplus winter flows from the Eel River for use during the summer months. Water conservation may also provide some short-term relief.

The Ukiah Valley Sanitation District is the primary public sewer provider in the unincorporated Ukiah Valley. In 2002, the district enacted a moratorium on new services for developments of more than five units due to wastewater-treatment plan capacity issues.

The unincorporated areas adjacent to the cities of Fort Bragg and Willits rely on the extension of city services, which are affected by city and LAFCO policies governing out-of- jurisdiction service, in addition to system limitations. In 2003, the State Department of Health Services issued a Compliance Order restricting new water connections to the Brooktrails Township Community Services District (CSD), until water supplies are increased to conform to State requirements. Plans for supply increase and demand reduction, water conservation, and leak

[16] Second construction phase authorized in original Coyote Valley Dam project would raise the dam by 40 feet creating 77,000 acre-feet of increased water supply capacity.

reduction have mostly been completed at this point. The CSD has petitioned the state to lift the moratorium, which may occur this year. The improvements are small-scale in nature however and will mostly go to serve those on a pre-established waiting list. Full development of Brooktrails will require new water supplies.

Annexation to a city can be a means of increasing the supply of land available for higher density housing. However, city services are often likewise constrained. The failure of the County and City of Ukiah to execute the tax-sharing agreement necessary to pursue annexation of the undeveloped 'Brush Street triangle' area is one instance where annexation to a city has been obstructed. Mendocino County Local Agency Formation Commission (LAFCO) has also cited the cost and complexity of master service elements that service agencies must prepare, as well as the annexation process itself, as hindrances.

TABLE 3-22
WATER PROVIDERS: WATER SUPPLY AND ISSUES

Agency	Water Rights	Water Supply	Water System	Under Moratorium
Russian River Flood Control District (RR District)	8,000 acre-feet per year (AFY) Water Right Permit. Permit is scheduled for Licensing in the summer/fall of 2009. RRFC has filled a water right application for an additional 6,000 af from Lake Mendocino. The application has been accepted by the SWRCB however it is not clear whether or not the SWRCB will issue a water right permit – if ever for the full or even a fraction of the 6,000 af request.	8,000 AFY from Coyote Dam Project.		
City of Ukiah	The City has a pre-1949 right (pre Lake Mendocino) right of 2,027 af and a post-1949 right of 14,480 af, as well as groundwater – approximately 1000 af/yr – and a contract with RRFC for 800 af	Adequate water right during normal stream flow. Plenty of water available in normal years, but during extreme drought the supply is typically limited to some pre-1949 water, groundwater, and the RRFC contract. Supply still adequate in dry years but not nearly as robust as face value of water rights would suggest	8 storage tanks: 3 Ground water sources; reserves for Summer = 1 day; Winter = 3 days	
Millview CWD	1,440 AFY, November 1-June 30. Contract with RRFC for 970 af/yr. Exploring possibility of purchasing Masonite well (check with district on current status of this)	Source capacity of 2.9 MGD is not adequate to meet current 3.38 Million Gallons per Day (MG/D) maximum day demand. If the projected growth actually occurs the District will have to increase its source capacity to 6.2 MGD to meet the 2025 demand (According to 2006 Department of Health Services Report)	~1500 connections. Plant capacity = 3.0 mgd Storage capacity = 2.2mg	✓
Calpella CWD	None. [1] Has contract with RRFC for 101 af/yr Main source is Millview CWD per contract for 100-gpm max. if available.	Fails to meet standards for adequate and reliable water supply.	165 active service connections Plant capacity = 0.314 mgd Storage capacity = 2-day supply	✓

Rogina Water Co. (RWC)	None. Has contract with RRFC for 400 af/yr	Source capacity exceeds 2010 demand; however, relies on RR District water.	70 domestic customers + 12 agricultural users— Storage capacity = 925,00 gal – Plant capacity = 1.2 mgd Emergency intertie with Millview.	✓
Willow CWD	1,440 AFY, November - June. 728 af/yr year round diversion of underflow, contract with RRFC for 900 af/yr	Two well fields with a total capacity of 2,000 gallons per minute.	1,051 active service connections—Storage capacity = 1.348 mg ---Hook-ups available within the district	
Other Districts				
Brooktrails Community Service District	Off stream water source	Surface water---dam--	1553 connections---10 month capacity—currently conducting feasibility study for dam expansion	✓
Laytonville County Water District	Well	Groundwater well	276 connections---270 customers—510,000 gal reserve Hook-ups available within district	
Hopland PUD	None. Has contract with RRFC for 200 af/yr Litigating to determine water rights.	Well field considered to be underflow by SWRCB	320 active service connections -- Storage capacity 600,000 gal --- Presently ½ supply in summer	✓
Redwood Valley CWD (RVCWD)	None May-November.[2] Surplus water from RR District May-October per Superior Court Order (1980)	Moratorium; 1998 legislation-135 domestic hardship connections. Projected 2010 surplus less than 680 AF required for domestic needs alone.	Intake pumping capacity at limit due to ag. users. Need additional capacity and standby power for intake pump station and treatment plant at-risk during natural disaster. 1350 domestic customers	✓
River States Mutual Corp.			82 active connections Storage capacity = 185 mgd	✓
North Gualala Water Company			1041 active service connections Storage capacity =1million gal. New meter installation moratorium	✓

Notes:

1. Reliance upon the RR District assumes that well(s) draw from river underflow rather than percolated groundwater.
2. RVCWD has various other rights including 1.22 mgd for domestic purposes and 2,800 AY for storage November 1 to April 30.

Source: California Department of Health Services, *Drinking Water Adequacy Report, Ukiah Valley, Mendocino County*, April 2002 and conversations with individual water districts in April 2009.

TABLE 3-23: SUMMARY OF POTENTIAL RESIDENTIAL UNITS BASED ON A SELECTION OF POTENTIAL HOUSING SITES		
Zoning Category	**Total Acreage**	**Maximum Number of Units**
Covelo (2)	2.6	76
Laytonville (1)	9.8	249
Willits Area (A)	8.5	163
Calpella (1-M) (2)	2.3	16
North Ukiah Valley (1-M) (2) (A)	14.3	158
South Ukiah Valley Area (1) (2)	8.18	143
Hopland (1-M) (2)	9.25	114
Booneville *	4.95	9
Town of Mendocino **, (2)	2.5	24
Gualala (1) (2)	12.5	366
TOTAL	**74.8**	**1,318**

Key:

(1) In or adjacent to a water district
(2) In or adjacent to a sewer district
(A) Annexation may be required
(-M) Under a moratorium
* No water or sewer services present
** No centralized water system; well connections regulated by CSD

Table 3-22 provides a complete accounting of specific properties in various different communities countywide that could serve as potential multiple family/lower income housing sites. Some locations are fully developable now, others require measures, such as improving water district service capabilities, to achieve full development potential. **It is important to note that all sites in this inventory could develop during the planning period of the 2009 Housing Element is element.** Please refer to pages 3-47 and Tables 4-2 to 4-4 for the complete accounting of vacant acreage in all residential zones and full development potential countywide and Appendix B which was used to identify appropriate land needed to meet the Regional Housing Needs Assessment multiple family/lower income allocations.

Water and sewer capacities necessary to achieve the densities required for affordable housing are shown in **Tables 3-23** and **Appendix B**. **Table 3-23** summarizes vacant or underused parcels zoned for multiple-family units in the ten largest communities that comprise a majority of the county's population. Both inland and coastal areas were inventoried. These areas include the properties within the Calpella County Water District, Ukiah Valley Sanitation District (overlying water providers), Hopland Public Utilities District, and Gualala Community Services District (overlying the North Gualala Water Company). Several properties adjacent to the cities were considered as well. In the North Ukiah Valley, the City of Ukiah has entered into an out-of-area service agreement for water service for an affordable multiple-family project in the Brush Street Triangle (annexation is also an option). The Laytonville County Water District and the Laytonville Area MAC are working toward developing decentralized sewer services.

In other locations, small water systems in areas with sufficient ground water resources or onsite sewage systems serving multifamily units or multiple parcels may be feasible to support higher density housing such as apartments. The most constrained area included in this inventory is Boonville, which has no water or sewer service, necessitating large parcel sizes. The Anderson Valley Unified School District has proposed such a development, a multi-family teacher housing

project located on the school grounds in Boonville. An affordable project (Holly Ranch) outside of the City of Fort Bragg also utilized wells and septic systems in a similar manner. The only area excluded from this inventory is the Brooktrails Township. With a moratorium in place preventing new hook-ups, provisions that preclude private wells and no prospect for resolving these issues limiting new development within the planning period, it is unlikely this area will be a source of single or multiple family growth for the foreseeable future.[17]

According to the 2007 RHNA figures, 513 and 366 new units would be required to meet Extremely Low, Very Low and Low household income housing needs, respectively, for a total of 879 new units. All of that need could be accommodated within lands **already** zoned for multifamily (or equivalent) that have few water or sewer constraints that could be addressed within the planning period. With the inclusion of Action Item 3.1d, which will require the County to rezone additional acreage to R-3 and the new Mixed Use (MU) category, the number of potential multiple family / lower income units will well exceed the 2007 RHNA.

Even if full development does not occur on the multiple family areas, the number of potential units will be greater than the likely demand because many moderate and low income residents do not live in apartments. On the single-family side, more than twenty thousand potential units are theoretically possible in all residential zones (not counting second units) throughout the county and even if less than 10% of those units ever materialize, it would more than meet the demand for any remaining low, moderate and above moderate income households.

In comparison to the selected locations in the site inventory in Table 3-23, **the potential development analysis of all vacant and developable R-3, GHMU, and GVMU zones (along with C-1/C-2 zoned parcels that multifamily could be constructed by-right) Table 4-4 identified 1,318 potential multiple family units throughout the unincorporated county.** This estimate only covers those designations that allow multiple family units by right. Multiple family development is also permissible other urban density residential zones along with the C-1 and C-2 Commercial districts. Far greater numbers of residential units (first and second units) are possible for the remaining residential densities from SR to RMR-40.

For full development potential based on zoning, please refer to Chapter 4 and Appendix B.

Based on both the selected inventory of potential housing sites and the complete GIS analysis of all vacant and developable residential zoning districts within the county, more than enough residentially zoned land exists in all densities to support new housing developments for all income categories. Action Item 3.1d will further improve on that.

Water and Sewer Issues

Aside from the R-3 category, **all other zoning categories that allow for multiple family development have water and sewer service**. Some districts may currently be under moratoriums but as it has been noted elsewhere in this element, **these are considered to be temporary conditions**[18] as most districts affected are actively engaged in efforts to resolve the issues that lead to their issuance. The R-3 category includes parcels that are both inside and outside of water district service areas.

[17] Brooktrails CSD has completed a number of small-scale improvements to their water supply and has petitioned the Department of Public Health to lift the moratorium to connect those on the waiting list. Those improvements are insufficient to supply the broader development.

[18] Brooktrails excepting

Areas outside of service districts were only included if there were viable alternatives to conventional water or sewage services. Total development potential was reduced to better reflect buildout potential for these alternatives. After reviewing Table 3-23, it is clear that the County can demonstrate sufficient land to meet the RHNA allocation at the most conservative estimate (Adjusted for Constraints and market limitations~~.~~ When the other residential categories that allow multiple family by use permits are included, total multiple family development (even at reduced rates) far exceeds the County's housing needs for this classification.

Circulation

Deficiencies in local or areawide infrastructure can be impediments to housing development, particularly large-scale projects. Increased congestion at key intersections, inadequate infrastructure in the outlying areas, the need for improvement studies, and the limited availability of financing for improvements also affect the ability to develop.

Based on in-depth modeling of the Ukiah and Redwood Valleys and a comprehensive assessment of circulation network and patterns countywide, road infrastructure poses only a limited impediment to new housing. Two areas in particular stand out: the North State / Lover's Lane area and the Willits / Brooktrails region. Both places have an outdated road network that constricts local and through traffic.

The North State / Lovers Lane area has only two main thoroughfares, US101 and State Street. Although US101 itself operates far below its design capacity, the interchanges with local streets are poorly designed and present both congestion and safety concerns for traffic. State Street is the only arterial through this area and operates close to capacity. The presence of the private Masonite Truck road complicates matters by limiting the construction of a parallel north-south road to the west of 101. Any large scale residential development in this area will have to address those issues before construction.

The Willits / Brooktrails area is challenged by a lack of secondary route options. Unlike the Ukiah Valley, US-101 operates as surface arterial (Main Street) through the city of Willits. Exacerbating the situation is that east-west through traffic on CA-20 also has to traverse through the southern and western portion of the city to reach the Mendocino Coast. At this point no bypass option exists to separate the through trips from the local ones on both highways, although a two lane bypass is slated for construction within the next several years to separate the US-101 through traffic from Main Street through the City of Willits. The community of Brooktrails complicates matters further north along Main Street in Willits. This sprawling, nearly two thousand-unit community has only one access route. This route (Sherwood Drive) exits onto North Main Street directly across from the high school which further adds to the congestion in the area. A Brooktrails second access study was completed by the Department of Transportation but as of yet there are no routing options identified or funds to construct it. Given the nature of the road network in the Willits / Brooktrails area, any large scale residential development would have to address those issues in all parts of this area before construction. A possible exception might be residential development on the far south side of the city where congestion is not as serious a problem.

Outside of those two specific areas, circulation infrastructure plays only a minor role in affecting residential development in the county. Traffic impacts are minor for the most part and would not affect potential residential development.

4.0 HOUSING RESOURCES

This section of the Element identifies resources available to assist in the development of housing in Mendocino County. This includes available land suitable for housing, the County's ability to satisfy its share of the regional housing need, and the financial resources for affordable housing development.

4.1 AVAILABILITY OF SITES FOR HOUSING

The Mendocino Council of Governments developed the Regional Housing Needs Plan, which allocates the estimated number of housing units needed in Mendocino County from 2007 to 2014. **Table 4-1** shows the unincorporated County's share of the regional housing need by income category, excluding the incorporated cities of Fort Bragg, Point Arena, Ukiah, and Willits.

TABLE 4-1
REGIONAL HOUSING NEEDS ALLOCATION, 2007-2014

Income Category	Income Range	Housing Units
Very Low	0-50% MFI	513
Low	51-80% MFI	366
Moderate	81%-120% MFI	460
Above Moderate	120+% MFI	1,213
Total	0-120+% MFI	2,552

Note: MFI means median family income.
Extremely Low income housing units needed within the unincorporated county is **256 units**, calculated as 50% of the Very Low income category (Government Code 65583(a)(1)).
Source: Mendocino Council of Governments, Regional Housing Needs Plan, August 2008.

As shown in **Table 4-1**, the unincorporated County's share of the regional housing need is 2,552 over the seven and one-half year period. The County is responsible for identifying that an adequate amount of land suitable for residential development is available to accommodate this need. However, the County is **not responsible for the actual construction of these units**.

INVENTORY OF AVAILABLE LAND

Mendocino County has over 2,200,000 acres of land including its cities. However, approximately 20 percent of the land is under ownership or control of Federal, State, and local agencies. Of the land in private ownership, 86 percent is used for agricultural or timber production.

Approximately 14 percent of privately held land is designated for residential, commercial, industrial, and other urban uses. Only a portion of this land is actually being used for those purposes. Additional areas within these classifications remain for development.

A comprehensive GIS-based analysis provides geographic information about the size and number of vacant parcels in each zoning district by their general location within the county. In the unincorporated area, there are approximately 48,731 acres of vacant or developable residentially zoned parcels available for development, as shown in **Table 4-2**. The table identifies three major regions of the County.

TABLE 4-2
VACANT AND DEVELOPABLE ACREAGE
IN ALL RESIDENTIAL ZONES BY REGION

Zone	Maximum Residential Unit Density per acre	Region of County			TOTAL
		North-East*	South-East	West	
RMR-40	0.025	4,634	11,710	778	**17,121**
RMR-20	0.05	7,710	2,200	1,630	**11,541**
RR-10	0.10	1,704	1,291	1,636	**4,631**
RR-5	0.20	1,722	1,656	3,177	**6,556**
RR-2	0.50	1	283	1,026	**1,310**
MRR 2	0.50	0	0	83	**83**
MRR 1	1.00	0	0	6	**6**
RR-1	1.00	625	1,054	1,052	**2,731**
RV	1.00	0	0	57	**57**
MSR	2.18	0	0	2	**2**
GPD[1]	7.26	0	0	114	**114**
R-1	7.26	77	608	0	**684**
RC[2]	7.26	1,187	197	70	**1,454**
SR[2]	7.26	1,577	814	7	**2,397**
MTR	9.68	0	0	1	**1**
MMU	10.89	0	0	1	**1**
MRM	10.89	0	0	2	**2**
R-2	14.52	0	0	0	**0**
R-3	29.04	18	22	0	**40**
Total	**--**	**19,256**	**19,835**	**9,640**	**48,731**

Notes:
* The Northeast portion of the County excludes Brooktrails in these figures. Inclusion would add several thousand more acres of residential land to this area.

1. GPD allows for a range of residential uses including multi-family units at higher densities.
2. SR and RC allow up to 29 du/ac if Minor Use Permit for multi-family development is granted.

Source: Mendocino County Department of Planning and Building Services; Potential Development Reports based on Assessor's Parcels, September 2007.

Most of the available residential acreage is in low-density designations that are located in the Northeast and Southeast regions of the County, which have limitations on the levels of new development (see constrains in Chapter 3 and Appendix B for more details). Between the previous Housing Element and this one, Brooktrails Community has reached the limitations of its water supply and road access, leading to a complete moratorium on new construction. These issues (water and access) will not be resolved during the planning period of this element. Unlike other areas, well use is not an option. As a consequence, Mendocino County has removed all Brooktrails parcels from further consideration for housing purposes until further notice.

Outside of these residential designations in Mendocino County, Forestland (FL), Rangeland (RL), and Agricultural (AG) zones predominate, offering very limited new residential potential. Never the less, the quantity of land available for development **far exceeds the total regional housing need** for unincorporated Mendocino County.

Along with the large amount of land for lower-density residential uses, the unincorporated area has an adequate supply of vacant land in a variety of zones that support multi-family uses to meet the Regional Housing Needs Allocation. **Table 4-3** identifies all the zones that permit multi-family development, either by right or through a use permit. This table identifies land that is both vacant and developable (as defined in Table 4-4). About 1,651.5 acres have residential, community, or commercial zoning that allow multi-family development. Most of this land is located in the Southeast region (1,050 acres), followed by the Western region with around 400 acres. The previous housing element helped relieve one of the constraints on multifamily housing (insufficient amount of appropriately zoned lands) by rezoning ~~43~~ 50.1 acres to R-3 countywide. Unfortunately during the same time period, the County lost more than 30 acres of previously designated R-3 with the removal of Brooktrails from further consideration. **Despite the removal of these parcels from this element's development calculations, the underlying land use designations have not been changed.** If and when the issues affecting Brooktrails are addressed, the County will once again include these parcels in the Housing Element calculations. Around 70 acres (R-3, MMU, MRM, GHMU and GVMU) allow multi-family structures by right. C-1 and C-2 allow up to 4 units by right. Other zones such as R-1, SR and RC also allow multiple family structures with a use permit as do the commercial zones for any structure with more than 4 units.

TABLE 4-3: VACANT ACREAGE IN ZONES PERMITTING MULTI-FAMILY UNITS BY RIGHT

Zone	Maximum Density	Region			Total
		North-East	South-East	West	
MMU[1]	11	--	--	**1**	**1**
MRM[1]	11	--	--	**2**	**2**
GHMU	25			**2**	**2**
R-3	29	**18.0**	**22**	--	**40**
GVMU		**0**	**16**	**0**	**16**
Total	30	--	--	**9**	**71**

Notes:
1. Requires a Coastal Development Permit in the Coastal Zone.

Source: Mendocino County Department of Planning and Building Services; Potential Development Reports based on Assessor's Parcels, September 2007.

HOUSING UNIT DEVELOPMENT POTENTIAL

Based on the amount of available residential land, the County has sufficient sites for future residential development (refer to **Table 4-4**). This includes not only lower-density single-family development, but also higher density mixed-use and multi-family development. The Residential Site Survey in Appendix B and **Table 3-22**, supply more refined information on the availability of land with services for lower income households/multiple family units.

TABLE 4-4
POTENTIAL RESIDENTIAL UNITS IN RESIDENTIAL ZONES BY REGION

Zone		Maximum Density	Region of County			Total
			Northeast	Southeast	West	
Rural Single-Family	RMR-40	0.025	112	275	27	**414**
	RMR-20	0.05	370	103	94	**567**
	RR-10	0.1	165	147	218	**530**
	RR-5	0.2	372	314	912	**1,598**
	RR-2	0.5	1	130	455	**586**
	MRR 2	0.5	0	0	39	**39**
	MRR 1	1	0	0	5	**5**
	RR-1	1	582	951	959	**2,492**
Urban Single-Family	RV	1	0	0	59	**59**
	MSR	2.18	0	0	2	**2**
	GPD[1]	7.26	0	0	820	**820**
	R-1	7.26	529	3,109	0	**3,638**
	RC[2]	7.26	1,272	207	72	**1,551**
	SR[2]	7.26	3,058	3,438	21	**6,541**
	MTR	9.68	0	0	3	**3**
low inc.	SR[3]	7.26+	0	76	0	**76**
Multiple-Family	MMU	10.89	0	0	6	**6**
	MRM	10.89	0	0	18	**18**
	R-2	14.52	0	0	0	**0**
	GHMU	25	0	0	64	**64**
	R-3	29.04 *	329	438	0	**767**
	GVMU	30	0	0	302	**302**
	C-1[4],C-2[4]	*4du/parcel*	*0*	*53*	*0*	**53**
Total		**--**	**6,790**	**9,215**	**4,076**	**20,031**

Notes: Maximum number of potential units at full build-out. Actual development is dependent on terrain, infrastructure, demographic need and economic conditions. All calculations are parcel-specific to eliminate the potential for counting partial unit remainders as full units. (e.g. the development potential two 14 acre RR5 lots is 4 units, not 5 if the parcel acreages were added together to 28 acres and then divided by 5 to arrive at 5 units and a remainder.)

* Although the R-3 designation allows for densities of up to 29 units per acre, for this analysis, a calculation of only 20 du/ac was used to better reflect on-the-ground reality.

1. GPD allows for a range of residential uses including multi-family units at higher densities.
2. SR and RC allow up to 29 du/ac if Minor Use Permit for multi-family development is granted.
3. Parcels incorporated in this category (SR) are reserved for lower income households. The sites may develop with single-family units and/or townhomes. These set-asides take the form of a self-help housing and state density bonuses incorporated into new development projects that have yet to start construction.
4. In areas with water and sewer district service, up to 4 units per parcel is allowed by right in commercial zones, provided the parcels are more than 300 feet from an industrial area and not located in a restricted airport zone. **Source:** Mendocino County Department of Planning and Building Services; Potential Development Reports based on Assessor's Parcels

The table on the previous page provides an estimation of the maximum number of new units by calculating the total residential development potential for all vacant and developable (defined below) parcels in the unincorporated county. Vacant properties are those lacking any structures. Developable parcels are those with structures that have additional subdivision potential (such as a 20-acre property that is designated RR-5). Planning staff used GIS records from the assessor's office to best estimate the quantity and distribution of potential new housing units based on zoning.

These housing estimates represent an improvement over previous housing elements through the use of GIS data. From the review of vacant and developable lands in the county, as many as 20,000 residential units could be theoretically constructed throughout the county. Additional single and multiple family units were made available to lower income households in lands zoned 'SR' via either through density bonuses or outright development by an affordable housing provider. Two examples of these are Garden's Gate units set aside for moderate income households by the market-rate developer and the Lakewood Homes Subdivision by the affordable housing provider RCHDC for low income households. Based on a review of housing data sufficient quantity of residential designated lands are available in the county even before the pending and proposed density-increasing land use changes are made.

Table 4-5 summarizes major constraints to the provision of high-density housing and the most important Housing Plan actions to reduce those constraints.

TABLE 4-5
SUMMARY OF SITE AND SERVICE AVAILABILITY CONSTRAINTS AND ACTIONS TO REDUCE CONSTRAINTS

Community	Major Constraints	Actions to Reduce Constraints
Covelo	Lack of public water system.	Actions 3.4a, 3 .4b, 3.4c, 6.1a
Laytonville	Lack of public sewers.	Actions3.4a, 3.4b, 3.4c, 3.4e, 6.1a
Brooktrails	Lack of water capacity.	Actions 3.4a, 3 .4b, 3.4c, 6.1a
Willits	Lack of water availability	Actions 3.4a, 3 .4b, 3.4c, 6.1a
Calpella	Lack of sites for MF as permitted use; lack of water rights.	Actions 3.4a, 3.4b, 3.4c, 6.1a, 3.5b, 3.5e and UVAP
North Ukiah Valley	Lack of water rights.	Actions 3.4a, 3 .4b, 3.4c, 6.1a and UVAP
Hopland	Lack of water rights	Actions 3.4a, 3 .4b, 3.4c, 6.1a
Anderson Valley	Lack of sites for MF, lack of water and sewer systems	Actions 3.4a, 3.4b, 3.4c, 6.1a, 3.5b & 3.5e
Fort Bragg	Lack of sites for MF, lack of water and sewer availability	Actions 3.4a, 3.4b, 3.4c, 6.1a, 3.5b & 3.5e
Gualala	Coastal Zone permit process; height and lot coverage restrictions.	Actions 3.2b, 3.5b, 3.5e, & 3.5f

Source: Mendocino County Planning and Building Services Department, June 2009.

Finally it should be noted that despite the availability of multifamily site opportunities, the vast majority of affordable housing development in Mendocino County has occurred primarily in the form of privately owned single family units rented out to individuals and families.

4.2 DEVELOPMENT RESOURCES

Funding and housing developers are essential to providing affordable housing to meet the needs of Mendocino County residents. This section outlines the financial resources available to the County as well local developers who have been active in constructing and rehabilitating affordable housing in the County.

FINANCIAL RESOURCES

The County has access to a variety of funds for housing construction and rehabilitation activities. Some of the major funding sources used by the County are identified below. Additional sources of funding available to the County are summarized in **Table 4-6**. The County may also have access to additional funds for affordable housing through its proposed redevelopment area.

Community Development Block Grant (CDBG) Funds

The U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) provides funds for community development and housing activities. Examples of such activities include acquisition housing or land, rehabilitation of housing, homebuyer assistance, and public facility and infrastructure improvements, among others. Mendocino County applies to the State for Community Development Block Grant (CDBG) funds, which are awarded on a competitive basis. The County has used the funds that it has received from the State for its rehabilitation program and its Downpayment Assistance Program (DAP). CDBG funds have also been used to assist in the development of affordable housing in the unincorporated County area.

HOME Investment Partnership Act (HOME) Funds

The HOME Investment Partnership Act is another HUD program that is designed to improve and increase the supply of affordable housing. As with CDBG funds, Mendocino County applies to the State for these funds and the grants are awarded on a competitive basis. HOME funds may be used for housing rehabilitation, new construction, and acquisition and rehabilitation, for both single-family and multi-family projects.

Mortgage Credit Certificates

The Mortgage Credit Certificate (MCC) Program is a first-time homebuyer program that provides low and moderate-income homebuyers with federal income tax credits. The program provides a maximum tax credit of up to 20 percent of the annual interest on the borrower's mortgage. The tax credits reduce the household's tax liability enabling them to put more money toward mortgage payments.

Section 8 Rental Assistance

Section 8 Rental Assistance, also referred to as the Housing Choice Voucher Program, provides vouchers to extremely and very low-income households in need of affordable housing. This program, funded by HUD, is administered by the Community Development Commission (CDC) of Mendocino County. The program pays the difference between what the household can afford (i.e., 30 percent of their income) and the Fair Market Rent (FMR) for the region, which is established by HUD. The vouchers are portable and may be used at any rental complex that accepts them.

Redevelopment Set-Aside

Redevelopment Agencies are governed by California Community Redevelopment Law, and funded through the collection of tax-increment within their Project Areas. The Redevelopment Agency's primary concern is improvement of the Project Area, and this goal is often achieved through the elimination of blight, funding infrastructure improvements, minimizing further deterioration, and increasing the supply of affordable housing. Redevelopment Agencies are required to reserve 20 percent of total tax increment funds for the construction, rehabilitation, or replacement of affordable housing. These set-aside funds represent one of the few local sources for the provision of affordable housing.

The County adopted an initial Redevelopment Plan, created by the Redevelopment Agency, in 2003. The Redevelopment Agency has one Project Area, consisting of three Subareas, all of which are adjacent to State Street. These Subareas are located south of Ukiah, north of Ukiah, and encompassing the unincorporated town of Calpella.

On November 18, 2008, the Redevelopment Agency adopted a Five-Year Implementation Plan, which projects the increase of affordable housing tax increment revenues from $131,000 in Fiscal Year 2008 – 2009, to $137,000 in Fiscal Year 2012 – 2013. According to the Five-Year Implementation Plan, these resources will be used in pursuit of a Redevelopment Agency goal to "ensure a range of quality housing choices for lower-income households". The use of Low and Moderate Income Funds (LMIHF) over the planning period is as follows:

FY 09-10
-Explore property acquisition possibility for affordable housing units
-Explore cooperating with a partner organization to create model housing. Consider rehabilitating one underutilized property for housing as a demonstration project utilizing green building techniques and small footprint units.
-Expand residential rehabilitation program

FY 10-11
-Identify potential mixed-use housing site and begin pre-development
-Continue residential rehabilitation program

FY 11-12
-Assist in housing project development
-Continue residential rehabilitation program

FY 12-13
-Assist in housing project development
-Continue residential rehabilitation program

Additionally, the City of Ukiah Redevelopment Agency shares control over a portion of their housing set-aside funds with the County of Mendocino. Upon County request, these funds are available for distribution to affordable housing projects within the City, provided the City Redevelopment Agency determines the expenditure is legally appropriate.

Private Individuals

It may be counter-intuitive, but private individuals have also been instrumental in developing housing (second units) that may be affordable to others. Unlike the programs and entities listed above, individual property owners have developed single units (legal or otherwise) that have been rented out at rates that can be considered affordable by HCD or let extended family members stay at no cost, thereby decreasing the demand for affordable housing elsewhere, particularly in the eldercare sector. While almost all second unit permits are one-time-only requests from a given individual, cumulatively, they add up to a significant percentage of affordable housing units being created.

However since this is largely an unregulated area, there is no requirement to maintain an affordable level of rent or even keep the unit for residential use.

TABLE 4-6
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING

Program Name	Description
FEDERAL PROGRAMS	
Community Development Block Grant (CDBG) Program	Federal block grant program administered and awarded by the State Dept. of Housing and Community Development (HCD) on behalf of HUD through an annual competitive process to cities and counties. Funds may be used for affordable housing acquisition, rehabilitation, construction, homebuyer assistance, community facilities, community services, and infrastructure improvements, among other uses that assist low-income persons.
HUD Continuum of Care Program	Continuum grants fund outreach/assessment/case management services and provide transitional and permanent supportive housing for the homeless.
HOME Investment Partnership Act (HOME) Funds	Federal block grant program for affordable housing activities administered and awarded by the State on behalf of HUD through an annual competitive process to cities, counties, and private non-profit housing development agencies.
HOME Investment Partnership Act (HOME) Funds	Federal block grant program for affordable housing activities administered and awarded by the State on behalf of HUD through an annual competitive process to cities and counties.
HUD Section 8 Rental Assistance Program	Provides project-based rental assistance or subsidies in connection with the development of newly constructed or substantially rehabilitated privately owned rental housing financed with any type of construction or permanent financing.
HUD Section 8 Housing Choice Voucher Program	HUD Section 8 Voucher program provides very-low income tenants with a voucher to be used in rental housing of the tenant's choosing.
HUD Section 202 - Supportive Housing for the Elderly Program	Provides funding for construction, rehabilitation or acquisition of supportive housing for extremely/very low-income elderly persons and provides rent subsidies for the projects to help make them affordable.
HUD Section 203(k) - Rehabilitation Mortgage Insurance Program	Provides, in the mortgage, funds to rehabilitate and repair single-family housing.
HUD Section 207 - Mortgage Insurance for Manufactured Home Parks Program	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multi-family manufactured home parks.
HUD Section 221(d)(3) and 221(d)(4)	Insures loans for construction or substantial rehabilitation of multi-family rental, cooperative, and Single Room Occupancy (SRO) housing.
HUD Section 811 - Supportive Housing for Persons with Disabilities	Provides funding to nonprofits to develop rental housing for persons with disabilities, and provides rent subsidies for the projects to help make them affordable.
HUD Self-help Homeownership Opportunity Program (SHOP)	Provides funds for non-profits to purchase home sites and develop or improve the infrastructure needed for sweat equity affordable homeownership programs.
HUD Supportive Housing Program (SHP)	Provides grants to develop supportive housing and services that enable homeless people to live independently.
Low-Income Housing Tax Credit (LIHTC) Program	Provides federal and State income tax credit based on the cost of acquiring, rehabilitating, or constructing low-income housing.

TABLE 4-6
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING

Program Name	Description
Mortgage Credit Certificate (MCC) Program	MCCs can be used by lower-income first-time homebuyers to reduce their federal income tax by a portion of their mortgage interest.
USDA RHS Direct Loan Program and Loan Guarantee Program (Section 502)	Provides low-interest loans to lower-income households. Also guarantees loans made by private sector lenders.
USDA RHS Home Repair Loan and Grant Program (Section 504)	Provides loans and grants for renovation including accessibility improvements for persons with disabilities
USDA RHS Farm Labor Housing Program (Section 514)	Provides loans for the construction, improvement, or repair of housing for farm laborers.
USDA RHS Rural Rental Housing - Direct Loans (Section 515)	Provides direct loans to developers of affordable rural multi-family rental housing and may be used for new construction or rehabilitation.
USDA RHS Farmworker Housing Grants (Section 516)	Provides grants for farmworker housing.
USDA RHS Multi-Family Housing - Rental Assistance Program (Section 521)	Provides rent subsidies to ensure that elderly, disabled, and low-income residents of multi-family housing complexes financed by RHS are able to afford rent payments.
USDA RHS Rural Housing Site Loans (Sections 523 and 524)	Provide financing for the purchase and development of affordable housing sites in rural areas for low/moderate-income families.
USDA RHS Housing Preservation Grant Program (Section 533)	Provides grants to nonprofit organizations, local governments, and Native American tribes to renovate existing low-income multi-family rental units.
USDA RHS Rural Rental Housing Guaranteed Loan Program (Section 538)	Provides funding construction of multi-family housing units to be occupied by low-income families.
STATE PROGRAMS	
CalHome Program	Provides grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans and offers direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions.
CDLAC Tax-Exempt Housing Revenue Bonds	Local agencies can issue tax-exempt housing revenue bonds to assist developers of multi-family rental housing units, acquire land, and construct new projects or purchase and rehabilitate existing units. Reduce interest rate paid by developers for production of affordable rental housing for low, very and extremely low-income households.
CalHFA Affordable Housing Partnership Program (AHPP)	Provides below-market rate mortgages to qualified low-income, first-time homebuyers who also receive direct financial assistance from their local government, such as down-payment assistance or closing cost assistance.
CalHFA Homeownership Program	Program offers single-family low-interest homeownership loans requiring as little as 3 percent down payment to first-time low- and moderate-income buyers to purchase new or existing housing.

TABLE 4-6
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING

Program Name	Description
CHFA 100% Loan Program (CHAP)	Provides 100 percent of the financing needs of eligible first-time homebuyers by providing a below market interest rate first mortgage combined with a 3 percent "silent second" mortgage to purchase newly constructed or existing (resale) housing.
CHFA Self-Help Builder Assistance Program	Offers an opportunity to households with limited downpayment resources to obtain homeownership. The borrower's labor represents the downpayment.
CTCAC Tax Credit Program	Through a competitive process, awards tax credits to eligible limited partnerships for the development of affordable rental housing.
Emergency Housing Assistance Program (EHAP)	EHAP provides funds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing. The funds are distributed to all 58 counties based on a “need” formula derived from factors including population, unemployment, and poverty.
Proposition 46 EHAP Capitol Development Program	Proposition 46 EHAP is a competitive grant program, with a rural set-aside, that provides capital development funds for emergency shelter, transitional, and permanent supportive housing for the homeless.
Joe Serna, Jr. Farmworker Housing Grant (JSJFWHG) Program	Finances new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households. (Currently no new funds being offered).
Mobile home Park Resident Ownership Program (MPROP)	Finances the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.
Multi-family Housing Program (MHP)	Assists construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. (Currently no new funds being offered).
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities for migrant housing.
Downtown Rebound Planning Grant Program	Provides grants to local public agencies for local planning for infill housing, adaptive reuse (conversion) of commercial and industrial space into residential units, and the development of other forms of high-density downtown housing.
LOCAL PROGRAMS	
Redevelopment Area Set-Aside Funds	20 percent of tax-increment funds must be set aside for affordable housing activities.
City Redevelopment Area Housing Set-Aside Funds	County share of City redevelopment funds for affordable housing activities serving County residents in City Redevelopment Areas.
Single-Family Mortgage Revenue Bonds	Bonds may be issued and used to fund programs for construction and rehabilitation of affordable single-family housing.
Multi-Family Mortgage Revenue Bonds	Bonds may be issued and used to fund programs for construction and rehabilitation of affordable multi-family housing.
PRIVATE RESOURCES	
Federal Home Loan Bank Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction, and/or rehabilitation of owner-occupied housing by lower and moderate-income households and/or to finance the purchase, construction, or rehabilitation of rental housing.

TABLE 4-6 SUMMARY OF FINANCIAL RESOURCES FOR HOUSING	
Program Name	**Description**
Federal National Mortgage Association (Fannie Mae) Programs	Provides low downpayment mortgage to help first-time buyers purchase a home.
Federal Home Loan Mortgage Corporation (Freddie Mac) Affordable Gold Program	Provides mortgages requiring as little as 3 percent downpayment.
California Community Reinvestment Corporation (CCRC)	Provides long-term mortgage and bond financing for new construction, acquisition, and rehabilitation as well as direct equity investment funds to acquire housing at risk of going to market rate rents.
Low-Income Housing Fund	Provides financing for low-income housing at affordable rates and terms.
Source: HUD, HCD, USDA, and CCRC, January 2003.	

LOCAL HOUSING RESOURCES

Community Development Commission (CDC) of Mendocino County: The Community Development Commission serves as the Housing Authority and primary public agency in the County for housing assistance. CDC administers the Section 8 voucher, Mortgage Credit Certificate, Downpayment Assistance, and the County's rehabilitation programs. CDC has used its Article 34 authority to develop several public housing and affordable projects within the incorporated cities. CDC also issued bonds and secured tax credit financing, which enabled Rural Community Housing Development Corporation to purchase three affordable apartment complexes in Ukiah that were at risk of conversion to market rate.

Rural Community Housing Development Corporation (RCHDC): The Rural Community Housing Development Corporation is one of the most active developers of affordable housing in the County. Based in Ukiah, RCHDC serves both Mendocino and Lake Counties. The primary mission of RCHDC is to increase home ownership and develop self-help projects, senior projects, and apartments. The non-profit has built over 10 affordable apartment complexes for lower-income households. In addition, RCHDC has done 20 self-help housing projects in Mendocino County since its foundation in 1983, assisting about 200 families. Of these self-help housing projects, approximately 13 have been done in the unincorporated County area near Ukiah and Willits. Funding requirements for water and sewer infrastructure have generally precluded development of affordable multi-family housing in the unincorporated area. Future projects in the County include 50-60 units on Lake Mendocino Drive for self help housing affordable to low and moderate-income households, and the agency is also planning to develop another six-acre site on N. State Street in Ukiah that is currently zoned AG. In addition to its development activities, RCHDC is involved in three other housing activities: 1) the preservation of at-risk units; 2) homebuyer education; and 3) below market interest rate home loans.

Anderson Valley Housing Association, Inc. (AVHA): The Anderson Valley Housing Association, a local non-profit based in Boonville, develops, rehabilitates, and manages affordable housing for lower-income residents, including farmworkers. AVHA also advocates for affordable housing for workers in the Anderson Valley. Recently, AVHA renovated Ray's Road Facility, a 14-unit complex for single farmworkers. AVHA also converted a downtown Boonville motel into 10 units of affordable housing for families. Both complexes are managed by AVHA.

Habitat for Humanity for the Mendocino Coast, Inc.: Habitat for Humanity for the Mendocino Coast specializes in developing self-help single-family housing for lower-income individuals and families from Westport to Elk. However, all of its developments have been in the City of Fort Bragg. Habitat has plans to develop additional single-family homes in Fort Bragg.

Rural Community Assistance Corporation (RCAC): The Rural Community Assistance Corporation is one of the major funding sources for the development and rehabilitation of affordable housing in Mendocino County. As a certified Community Development Financial Institution (CDFI), RCAC provides financing to non-profits and public agencies for housing affordable to lower income households, community facilities, and water and wastewater systems. RCAC Housing Services has three areas of emphasis: farm worker housing, self-help housing, and Community Housing Development Organizations (CHDOs). RCAC, which is located in West Sacramento, has funded projects for RCHDC and AVHA in Mendocino County. In other counties, RCAC has funded projects that combine housing with supportive services such as health and child care.

Terra Partners
Terra Partners LLC is a development company motivated by a "triple bottom-line" – to develop properties that provide a fair return to our investors, that are environmentally sustainable, and that promote economic and community prosperity. Terra's principals bring over fifty years of combined experience in the design, financing, and management of affordable, market-rate, and mixed-use neighborhood development initiatives. Terra is an affiliate of Newport Partners, LLC, a national tax credit equity provider and investor asset management company that has led in the development of over 1,700 units of affordable housing and has participated in over $1.2 billion of equity investment in real estate tax credit transactions."

4.3 ENERGY CONSERVATION

Energy conservation measures can help reduce a household's overall housing costs. Weatherization and appliance upgrades, use of solar energy, and the use of "green" or sustainable building materials can help increase efficiency and lower energy consumption.

Pacific Gas and Electric Company (PG&E) provides electrical service to approximately 90 percent of homes in Mendocino County. Natural gas is provided by PG&E to only a limited area of the County primarily in the Hopland-Ukiah-Willits corridor. Liquefied petroleum gas is used by the remainder of County's households, while a more limited number use passive solar design, wood, or other sources for some or all home-heating needs.

PG&E offers several residential programs designed to improve household energy efficiency, including rebates on energy efficient appliances. PG&E also has several programs designed to assist lower-income households with weatherization, energy efficiency improvements, and assistance with utility costs. Their primary assistance program is the California Alternate Rates for Energy or CARE program. CARE is a discount program for low-income households and housing facilities, which provides a 20 percent discount on monthly bills. CARE consists of four programs to address different housing needs:

- *CARE Residential Single Family Program*: provides a 20 percent discount to single-family, low-income customers who have their own accounts.

- *CARE Sub-Metered Tenant Program:* provides a 20 percent discount to low-income tenants who are metered or billed by their landlord—including residents of mobile home parks, sub-metered apartments, and marinas.

- *CARE for Qualified Nonprofit Group Living Facilities Program:* provides a 20 percent discount to tax-exempt non-profit group living facilities serving low-income groups such as homeless shelters, hospices, and women's shelters.

- *CARE for Qualified Agricultural Employee Housing Facilities Program:* provides a 20 percent discount to privately owned and licensed employee housing, nonprofit migrant housing, and migrant farmworker housing owned and operated by the State Office of Migrant Services (OMS).

- *CARE for Migrant Farm Worker Housing Centers Program:* provides a 20 percent discount for Migrant Farmworker Housing Centers.

Weatherization services, which increase the energy efficiency of homes, are provided for low-income households on behalf of PG&E Energy Partners Program by North Coast Energy Services (NCES). NCES contractors work with low-income customers to make their homes more energy efficient. The Renewable Energy Development Institute (REDI) works in partnership with NCES to provide weatherizations for qualifying households through their Home Energy Link Program (HELP). REDI additionally runs the REDI Haus, a demonstration home and educational resource center featuring energy efficiency and green building technologies.

The State's Low Income Home Energy Assistance Program (LIHEAP) Block Grant also provides funding for low-income households to offset the costs of heating and/or cooling their dwellings and/or to have their dwellings weatherized to make them more energy efficient. The U.S. Department of Agriculture's Rural Development division also assists low-income seniors with weatherization needs. In addition, the County's Community Development Block Grants may be used to rehabilitate infrastructure and make other home improvements that improve energy efficiency.

The County Code and the permit process provide additional ways of encouraging or requiring energy conservation measures for new developments. For instance, State law requires findings relative to energy conservation in major subdivisions. The Building Department enforces the State Residential Energy Standards. Use of solar energy represents another opportunity for energy conservation. According to the County Building Department, fewer than ten percent of new dwellings include solar water heaters.

Energy rating systems, such as the Home Energy Rating System program (HERS)[1] and the GreenPoint Rated[2] program provide a mechanism for evaluating the efficiency of homes. Additionally, utilizing the rating system may assist homeowners in identifying the most cost-effective energy efficiency measures when weatherizing or rehabilitating their homes. Rating systems may also assist prospective buyers identify homes that are more energy efficient, thus resulting in lower utility costs over the years, as well as help realtors to increase the marketability of energy efficient homes.

[1] http://www.energy.ca.gov/HERS/index.html
[2] http://www.builditgreen.org/greenpoint-rated

5.0 HOUSING ACCOMPLISHMENTS

This section includes a detailed review of the County's progress toward facilitating the production of its share of the regional housing need for the unincorporated area. The section also includes a detailed evaluation of the effectiveness of the element, the progress in implementation, and the appropriateness of the goals, policies, and objectives of the 2004 Housing Element.

5.1 Housing Units Constructed

This chapter reviews the efficacy of the *previous* housing element. Section 5-1 discusses construction in the proceeding planning period and Section 5-2 details progress in meeting that term's RHNA. Section 5-3 reviews all of the previous Housing Element Policies and Action Items.

Table 5-1 shows the total number of building permits issued between 2004-2009. Over the length of the 2004 Housing Element, 89% of the 1,276 permitted units were single-family structures.

TABLE 5-1
BUILDING PERMITS 2004-2008

Year	Single Family	Duplex	Multi-Family		Second Units [1]	Mobile Homes	Total	Demolitions
			3-4 units	5+ Units				
~~2003~~							~~398~~	~~15~~
2004	306	0	4	0	0	24	334	~~3~~ 34
2005	292	12	0	0	0	20	324	~~17~~ 32
2006	258	2	0	0	0	10	270	~~12~~ 26
2007	168	0	0	0	22	7	197	27
2008	114	0	~~1~~ 8	0	17	12	151	22
Totals	**1138**	**14**	**12**	**0**	**39**	**73**	**1276**	**141**

[1] Not tracked separately before 2007

Source: Mendocino County Annual Housing Reports, 2006 to 2008. Years 2004 and 2005 are found in the 2006 report.

Over the past decade, the unincorporated area has seen limited residential development. Most ~~new~~ development has been in the form of custom-built single-family homes as opposed to larger scale housing-tract development that is found in many suburban areas. The subdivision of land has generally led to single-family development; however, this has included the use of mobile homes, manufactured housing as well as affordable self-help units.

Housing for Special Needs Populations

Mobile homes, second units, and farmworker housing often provide housing options for special needs groups. Permanent supportive housing, transitional housing, and emergency shelters also provide critical housing for the homeless, the disabled homeless, and formerly homeless individuals and families. The rehabilitation of hotels and motels in to single-room occupancy

(SRO) units for the one-time homeless disabled and for single seniors is a model for increasing the stock of permanent housing for special needs population.

Second units often provide a source of affordable units as well as an efficient way for the private sector to house special need households, such as the elderly or disabled. These are allowed on single-family zones in the inland area. Annually renewable family care units to provide temporary housing for persons 60 years or older or with home care needs may be established as a second or third unit in single-family zones.

Mobile homes are an affordable homeownership option for farmworkers and other low and moderate-income households. These units are permitted by right in all single-family zones. Mobile home parks are also permitted in many commercial and residential districts in both the inland area and the coastal zone, subject to a Major Use Permit and a Coastal Development Use Permit, respectively. Approximately 21 mobile homes were delivered in 2001.

Farmworker housing includes such residential types as bunkhouses, homes, mobile homes, duplexes, and multi-family units. **Table 2-8** on page 2-11 goes into greater detail on farmworker housing created during the last element.

Table 5-2 details housing construction by income group during the previous housing element period by income category. This data was gathered in one of two ways, depending on the year. From 2007 onward, Mendocino County surveyed everyone pulling a building permit to ask them several questions on housing costs and rents asked (if the structure was to be rented out). Based on the individual responses staff was able to identify which income group each unit should be placed in. Since the response rate was less than 100%, all unreturned surveys were automatically classified as an "above moderate" income units. Prior to 2007, no surveys were

TABLE 5-2 HOUSING PRODUCTION BY INCOME CATEGORY

Development Category	Income Category				Total
	Very Low *	Low	Moderate	Above Moderate	
Income Level:	*0-50% MFI*	*51-80%MFI*	*81-120% MFI*	*121%+ MFI*	*0-121+% MFI*
Density Range:	*20+ du/ac*	*20+ du/ac*	*9-19 du/ac*	*0.5-8 du/ac*	*0.5-20+ du/ac*
Units Issued 2004 (1)	14	14	0	296	334
Units Issued 2005 (1)	10	10	12	302	324
Units Issued 2006 (1)	5	5	2	258	270
Units Issued 2007 (2)	56	25	45	71	197
Units Issued 2008 (2)	51	13	29	58	151
TOTAL UNITS	**136**	**67**	**88**	**985**	**1,276**

(1) Very Low and Low Income groups split 50/50 between the sum of mobile homes and multifamily structures constructed that year. Moderate Income group is equal to the number of duplexes. Note: in Mendocino County, manufactured homes are counted as single family units if they are placed on foundations on their own parcel. Mobile homes refer the smaller, lighter units, which may or may not be placed on foundation.

(2) Income categories are based on rental/ownership cost survey responses submitted by individuals pulling building permits.

Source: MCOG Regional Housing Needs Plan, August 2008; and Mendocino County Department of Planning and Building Services, April 2008.

conducted. For those years, staff used housing type as a proxy for the income group assignment. Multiple family and mobile home units were split 50/50 between low and very low-income groups. Both types had a clear relationship to these income groups. Duplexes were assigned to the Moderate-income group. All remaining units were presumed to be "Above Moderate".

Residential development activity in Mendocino County since 2004 has included the subdivision of land and the construction of custom-built homes. The largest subdivision that occurred during this time was the Lakewood Homes subdivision in the Ukiah Valley area. This development included 58 lots that will be built as low-income self-help housing. Since the project is currently in the infrastructure development stage with no actual housing constructed, all new units will be credited to meeting the 2009 Housing Element RHNA allocation figures. Through a combination of sites for higher-density multi-family and mixed-use development along with a variety of less dense housing types, such as mobile homes, second units, and development, the County will be able to add to the number of sites to support housing affordable to lower-income households. The most difficult challenge is facilitating the development of housing affordable to extremely low- and very low-income households. This type of housing requires not only the availability of appropriately zoned land with adequate infrastructure, but also sufficient subsidies and incentives to make the housing feasible for developers to build and maintain.

5.2 PROGRESS IN MEETING PAST HOUSING NEED ALLOCATION

During the past Housing Element cycle (2004-2009), the County had a regional housing need of 3,391 units. **Table 5-3** shows the County's share of the regional housing need for the unincorporated area by income category. During this period, the County was responsible for providing adequate sites and facilitating the development of housing to meet the needs of each income level.

TABLE 5-3
PAST REGIONAL HOUSING NEEDS ALLOCATION
UNINCORPORATED COUNTY: 2003-2008

Income Category	Total Need (units)	Percent
Very Low	746	22%
Low	644	19%
Moderate	577	18%
Above Moderate	1424	41%
Total	3391	100.0%

Source: Mendocino Council of Governments, Mendocino County Housing Needs Plan, 2003.

The unincorporated County's share of housing units affordable to very low-income households is 746 out of a total lower-income allocation of 1,390 units. The development of housing units affordable to very low-income households is difficult without subsidies and adequately zoned land zoned for the upper range of densities, such as R-3. The primary challenge during the previous planning period continued to be facilitation of affordable multi-family units. At the outset of the 2004 Housing Element, the County had an inadequate supply of land zoned for multi-family uses, and faced numerous obstacles in trying to rezone additional parcels. The primary impediments involved the lack of infrastructure, services, and cooperation by individual

landowners. Discussions with affordable housing developers, such as RCHDC, indicate that the lack of infrastructure often precludes the use of government funding, due to requirements for adequate infrastructure and water/sewer service. An alternative method would be to place a small-scale water or sewer system onsite, could add significant cost to any potential project.

As mandated by Action 4.2, Mendocino County was required to rezone 50 acres to R-3 to facilitate the development of lower income housing units. To date, the County has successfully completed that requirement by rezoning 50.1 acres within sewer and/or water districts or adjacent to communities/towns. Although 50.1 acres were rezoned, not all of it was immediately available for development due to a variety of issues discussed in Appendix B. Further complicating matters was the removal of the Brooktrails properties as a case could no longer be made that sufficient water hook-ups or road access would occur during the planning period of this element. Due to the uncertainty this change causes the County, an "unaccommodated housing need" test was conducted pursuant to Government Code Section 65584.09.

Table 5-4: Unaccommodated Housing Need for the 2004 Housing Element

INCOME GROUPS →	**Very Low***	**Low Income***	**Moderate**	**Above Moderate**
2004 RHNA	746	644	577	1424
Units Constructed 2004-2009	136	67	88	985
Remaining need	610	577	489	439
Identified multiple family and lower income sites at the end of the 2004 Housing Element** (Code Maximum)	659	659	18,821 / --	
Number of units over or under the RHNA requirements (+/-)	+49	+82	--	--
TOTAL UNACCOMMODATED NEED	**131 more units than needed**		**N/A**	

* Total Multiple family and lower income unit potential identified on Table B-21, divided equally between both income groups. 50% of Very low income is presumed to be Extremely Low

** The net developable figure of 1318 after the removal of Brooktrails and the addition of the R-3 rezone properties, divided equally between the low and very low income groups.

The County does have more than sufficient land available for the development of moderate and above moderate-income units. For the lower income groups, housing options are more limited according to the amount of available land currently zoned for multiple family units. Closely following the existing Zoning Codes, there were 131 more potential units than were needed at the conclusion of the 2004 Housing Element, indicating no unaccommodated need. By this definition, the County has fulfilled all requirements to produce a sufficient quantity of lands designated for multiple family use, even after incorporating the loss of the Brooktrails parcels. Thus Government Code Section 56684.09 does not apply to Mendocino County.

Because the potential unit count is so close to the previous housing need however, Mendocino clearly would benefit from having additional multiple family and lower income lands set aside for development. As a consequence, the County will incorporate Action Item 3.1d that will rezone

additional land—24 acres of R-3 and/or Mixed Use—to net the County no fewer than 400 units using a constrained estimate. This rezoning may occur as a part of or separately from the Ukiah Valley Area Plan. The County shall initiate work on this item within the Initial Phase of the 2009 Housing Element.

This item will continue the intent of Action 4.2 of the 2004 Housing Element into the 2009 Housing Element.

5.3 EVALUATION OF THE 2004 HOUSING ELEMENT POLICIES AND ACTIONS

The Mendocino County General Plan Housing Element was adopted by the Board of Supervisors on September 24, 1981. The current revised Housing Element certified by the California Department of Housing and Community Development was originally adopted by the Board of Supervisors on January 27, 2004 and amended December 14, 2004. State Housing Element law requires each local government to review its housing element to evaluate all of the following:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal.
- The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- The progress of the County in implementation of the housing element.

The law further requires that the housing element be revised to reflect the results of this review. Such an evaluation includes the following:

- A review of the actual results of the housing element's goals, objectives, policies, and programs (effectiveness of the element).
- An analysis of the significant differences between what was projected or planned in the housing element and what was achieved (progress in implementation).
- Based on the above analysis, a description of how the goals, objectives, policies, and programs of the updated element incorporate what has been learned from the results of the previous element (appropriateness of goals, objectives, and policies).

For of the actions that have been retained from the 2004 Housing Element, partially or in full, the corresponding 2009 Housing Element Action is listed, following the review of the 2004 Action.

Evaluation of goals, policies, and implementation Actions

Housing Production

GOAL 1: INCREASE THE SUPPLY OF HOUSING, PARTICULARLY HOUSING AFFORDABLE TO LOWER -INCOME HOUSEHOLDS.

Appropriateness: This goal remains appropriate and therefore should be retained in the revised Housing Element.

Policy 1.1: Encourage the development of an adequate supply of housing and a range of housing densities and types to meet the diverse needs of County residents.

Effectiveness: Some progress has been made in encouraging a range of housing opportunities but it will be necessary to continue this policy.

Appropriateness: This policy remains appropriate and therefore should be retained in the revised Housing Element.

Policy 1.2 Encourage the development of housing that is affordable or serves special needs populations in areas with community services and infrastructure, employment, and supportive services in (1) towns and adjacent to cities, or (2) locations that facilitate infill and compact development patterns.

Effectiveness/Appropriateness: This policy remains appropriate and therefore should be retained in the revised Housing Element.

Policy 1.3: Support mixed-use developments, infill, reuse, and redevelopment in towns and adjacent to cities.

Effectiveness: The draft County General Plan Update now under review includes a new "Mixed Use" category. The draft Ukiah Valley Area Plan now also under review includes up to 80 acres of land proposed to be designated "Mixed Use" in areas adjacent to the City of Ukiah, depending on the selected alternative.

Appropriateness: This policy will become even more important in the future since funding for affordable housing is increasingly being tied to infill and redevelopment, and therefore should be retained in the revised Housing Element.

Policy 1.4: Continue to publicize the opportunities for and encourage the production of second residential units for full time occupancy and encourage family care units.

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Effectiveness: Information on second units is included in the Fact Sheet on housing regulations available to the public which publicizes opportunities for such housing. A separate Fact Sheet focusing only on second units could be provided to further publicize and encourage the production of second units as a means of increasing affordable housing opportunities.

Appropriateness: This policy remains relevant and should therefore be retained in the revised Housing Element.

Policy 1.5: The County recognizes that an adequate supply of decent affordable housing for its workforce and residents is necessary to support healthy communities and a vibrant economic base.

Effectiveness/Appropriateness: Since the County does not construct housing, this policy should be reworded:

Policy 1.6: The County encourages actions by other jurisdictions that facilitate attainment of Regional Housing Need objectives and opposes actions that may hamper the ability of those jurisdictions to meet their Regional Housing Needs.

Effectiveness/Appropriateness: This policy remains relevant and should therefore be retained in the revised Housing Element.

Action 1.1: Second Units in Coastal Zone: Subsequent to the County's Coastal Plan review, seek approval from the Coastal Commission to revise the Coastal Element and Coastal Zoning Ordinance to permit second units, subject to conformity with AB 1866 and other requirements.

Progress: To date, the County has not sought approval from the Coastal Commission to revise the Coastal Element and Coastal Zoning Ordinance to permit second units.

Effectiveness/Appropriateness: Public input from the Coastal Housing Summit Meeting indicated that affordable housing is a critical issue for the coast. Therefore, the implementation of this action should be included in the revised Housing Element. (Action 3.2b)

Action 1.2: Mixed-Use and Multi-Family Development: Amend the Zoning Ordinances to permit mixed-use residential/commercial and multi-family development as a permitted use subject to design standards in the Limited Commercial and General Commercial districts in the inland area and in the Commercial district in the Coastal Zone, consistent with density ranges prescribed in the General Plan. The County will promote the changes in Action 1.2 to the public and will monitor the effects of those changes in its Annual Report.

Progress: On December 9, 2008, the Board of Supervisors passed an ordinance amending Chapter 20.088 C-1 Limited Commercial District and Chapter 20.092 General Commercial sections of the zoning code to allow up to four multi-family residential units as a permitted use not subject to a use permit. Chapter 20.180 Off-Street Parking was also amended at the same time to permit reduced parking requirements for affordable housing and/or senior housing. and to permit shared parking between commercial and residential uses having different peak use times on a single site.

Effectiveness: Research on the possible number of units permitted under the amended C1 and C2 zoning districts projects a possible 53 additional residential units (assuming the 4 unit cap). Additional units are possible with use permits for more than four units, via redevelopment activities or improved water and sewer services. These changes will be promoted through the Planning and Building Services Department website.

Appropriateness: The amendments to the C-1 and C-2 districts were appropriate without a use permit at the 4 unit cap, and the item has been completed at this level and will be removed from the revised plan.

Action 1.3: Annexation: Facilitate future annexation and housing development by pursuing a master tax-sharing agreement between the County and its cities

Progress: To date, while this has been a topic of discussion, no Master Tax Sharing Agreement has been proposed or executed between the County and any cities to date.

Effectiveness/Appropriateness: This action should be retained in the revised Housing Element for future consideration in order to facilitate annexation and housing development where determined feasible. (Action 1.3a)

Action 1.4: **Community Based Planning:** Support community-based organizations and coalitions in their efforts to address housing issues by sponsoring an informational meeting on the revised Housing Element, and providing staff assistance with technical information, speaking engagements, and coordination.

Progress: Community meetings have been sponsored and held by the County during the past housing planning period to address housing issues.

Effectiveness: Community Planning Workshops and consultations have been very effective in identifying housing concerns, and in focusing areas where limited County resources can be expended efficiently.

Appropriateness: This action remains appropriate and should be included in the revised Housing Element. (Action 1.4b)

Action 1.5: **Housing Task Force:** The Board of Supervisors will recognize an inland and coastal community-based affordable housing task force to foster communication, advance Housing Element objectives, and develop a program to reduce NIMBY ("not in my backyard") housing opposition.

Progress: A Housing Task Force was established in 2004 with meetings held through 2006. During that time, a program of guidelines was developed and a recommendation to the Board of Supervisors (BOS) was made for the development of an Inclusionary Housing Ordinance. Presentations on the need for affordable housing were also given to the BOS.

Effectiveness: The Housing Task Force was instrumental in influencing the drafting of the County's Inclusionary Ordinance which was adopted March 23, 2009 by the Board of Supervisors.

Appropriateness: Since this action has been successfully completed, it is no longer needed and can be removed from the revised Housing Element.

Action 1.6: Interjurisdictional Cooperation: Work cooperatively with the cities in Mendocino County and the surrounding counties on local and regional housing issues.

Progress: The Planning and Building Services Department has applied for funding for housing-oriented planning projects in coordination with MTA and MCOG for both low-income and special needs populations. Funding was secured from the Caltrans Agricultural Workers Transportation Program to fund the

Farmworker Housing/Transportation Needs Assessment In 2007. Further funding was secured In 2008, from the same source in the amount of $213,000 to fund a farmworker vanpool. An application to the Caltrans Environmental Justice Grant program was submitted in 2009 to fund a study on the jobs/housing nexus in the coastal area. Funding has been secured for two of the grants. The Environmental Justice Grant is still pending.

Effectiveness/Appropriateness: Since partnering with other agencies and jurisdictions is ongoing as a means of securing funding for housing-oriented planning, this action is appropriate to be retained in the revised Housing Element. (Policy 1.3)

Action 1.7: Annual Report: Report on the implementation and effectiveness of the Housing Element in the General Plan Annual Report to the Board of Supervisors and the Community Development Commission. Continue to hold an annual Board of Supervisors/Community Development Commission workshop.

Progress: Annual reporting was retroactive for the years 2004-2006. Reporting has been annual since that time.

Effectiveness: Data on number of affordable units permitted was not tracked by the Planning and Building Services in the past. In 2007, a survey on income level was developed and data was gathered through a phone survey of property owners and their income level. Beginning in 2008, the survey was included in the building permit packet and information is being collected for the Annual Report. Annual reports to the Board of Supervisors and the Community Development Commission provide a effective means of communicating progress on meeting the goals of the Housing Element.

Appropriateness: This action remains appropriate for retention in the revised Housing Element. (Action 1.5c)

Action 1.8: Fact Sheet: Prepare a Fact Sheet of County regulations and incentives that facilitate housing production and conservation

Progress: A Fact Sheet providing general information about regulations, processes and opportunities that facilitate the provision of housing has been published and is kept updated for public review and is available at the Department of Planning and Building Services as well as online.

Effectiveness/ Appropriateness: This action has been accomplished, and should be removed.

Action 1.9: Advertise Funding: Identify Internet sites and links (such as Community Development Commission, Social Services, other agency sites) for advertising housing assistance programs, such as Downpayment Assistance, Rehabilitation, and Mortgage Credit Certificate Programs.

Progress: This item will be modified in the revised plan..

Effectiveness/Appropriateness: Carry over into the new element. (Action 6.3b)

Action 1.10 Impact Fee: Pursuant to AB 1600, identify and pursue funding to prepare a nexus study for a jobs (including tourist-based and agribusiness) /housing linkage impact fee. Seek direction from the Board of Supervisors to prepare an impact fee ordinance to fund the production of affordable housing.

Progress/Effectiveness: A study to evaluate establishing a jobs/housing linkage impact fee was completed in 2008. Based on this study and public input, the Board of Supervisors subsequently decided not to pursue it.

Appropriateness: Unless the Board of Supervisors decides to study this issue again, it would not be appropriate to include this action in the revised Housing Element.

Action 1.11: Housing Element Update Fee: Pursuant to AB 2936 (Aroner), propose that the Board of Supervisors adopt building and land use fees to maintain and periodically update the Housing Element in compliance with State law.

Progress/Effectiveness: Funding to update the Housing Element is included in the General Plan Maintenance fee, but the percentage of this fee used to fund Housing Element updates is very low, and therefore it may not cover the cost of periodically updating the Housing Element in compliance with State law.

Appropriateness: This action should be maintained but rewritten to state that the amount of this fee should be increased. (Action 6.2b)

Action 1.12: Local Funding Options: Explore the feasibility of local funding for affordable or special needs housing that promotes mixed-use, transit oriented, or compact integrated communities, such as (1) MCOG funds for eligible transportation infrastructure, (2) Air Quality Management District vehicle license fees, or (3) jobs/housing impact or inclusionary housing fees, and (4) the County will work toward the establishment of a housing trust fund for the provision of housing for special need and lower income households.

Progress/Effectiveness: No progress has been made in regard to items (1) and (2). However, the County has subsequently adopted an Inclusionary Housing Ordinance that provides for the establishment of Affordable Housing Trust Fund. In addition, the County has received funds for various planning programs that support affordable housing production, and will continue to seek funding from various sources to facilitate affordable housing, including housing that promotes mixed-use, transit oriented, or compact integrated communities.

Appropriateness: This action should be rewritten. (Action 6.2c)

SPECIAL NEEDS HOUSING

GOAL 2: ENCOURAGE HOUSING OPPORTUNITIES FOR PERSONS WITH SPECIAL NEEDS

Appropriateness: This goal remains appropriate to retain in the updated Housing Element.

Policy 2.1: Identify and support programs that address the housing needs of special needs groups and work with local organizations that provide housing opportunities for these groups.

Effectiveness/Appropriateness: The County has a number of programs which it administers that serve the needs of under-represented populations. As such, this is an important policy to maintain in the revised Housing Element.

Policy 2.2: Encourage a range of housing types to address the housing needs of the County's special needs populations, such as seniors, large families, single-parent families, the homeless, persons with disabilities, Native Americans, and farmworkers.

Effectiveness/Appropriateness: This policy continues to be implemented in a number of program and projects that have been supported by the County, and therefore should be retained in the revised Housing Element.

Policy 2.3: Increase housing opportunities for persons with disabilities consistent with the fair housing and disability laws, and encourage physical access to and within residential units and areas.

Effectiveness/Appropriateness: This policy has been supported by adoption of procedures to provide for reasonable accommodation for disabilities in the administration and enforcement of County regulations such as zoning and building code standards. Additionally, the Department of Social Services prepared a Universal Design flyer which was distributed to the public in 2006 and translated into Spanish in 2007. This policy remains appropriate to maintain in the revised Housing Element.

Policy 2.4: Encourage partnerships among the development, financial, governmental, nonprofit, tribal, and other sectors involved in the provision of housing, supporting infrastructure, and supportive services for special needs populations.

Effectiveness/Appropriateness: Community input suggests that this policy has been less than effective, and that the County should sponsor and maintain a housing website with links to all agencies that provide services to special needs populations.

Policy 2.5: Support the Mendocino County "Continuum of Care Plan" of outreach, housing, and support services for the County's homeless families and individuals.

Effectiveness/Appropriateness: The Continuum of Care has been successful in outreaching to homeless families and individuals, and therefore this policy is appropriate to maintain in the revised Housing Element.

Action 2.1: Homeless Multi-Service Shelter and Assistance and Hospitality Centers: Continue to support the efforts of the Homeless Services Planning Group, Ford Street Project, and the Hospitality House Center to provide emergency shelter to homeless families and individuals.

Progress: In 2005, a Mendocino County Homeless Census and Survey was prepared to support the efforts of these organizations in evaluating demand for services to homeless families and individuals.

Effectiveness/Appropriateness: While lack of staff and financial resources is a major deterrent to providing assistance to organizations that assist homeless families and individuals, this measure remains appropriate for retention in the revised Housing Element. (Action 4.3h)

Action 2.2: Native Americans: Encourage the production of affordable housing for Native Americans (1) pursuant to the Native American Housing Assistance and Self Determination Act of 1996 on fee land owned by Indian tribes that qualifies for the tax exemption under California Revenue and Taxation Code Section 237 or federal land held in trust for Indian tribes, (2) by entering into local cooperation agreements with Indian tribes when required for the use of NAHASDA funding within the County, and (3) advocating that Indian tribes and housing agencies work with the County to maximize the compatibility of Indian housing projects with County General Plan objectives.

Progress: To date, no local cooperation agreements with Indian tribes have been executed between the County and local tribes required for the use of Native American Housing Assistance and Self-determination Act (NAHASDA) funding. However, the County has encouraged the production of affordable housing for Native Americans by conducting meetings with a Native American Stakeholder's Group as part of the General Plan update. As a result of these efforts, a new "Indian Lands" category has been proposed to be used on County jurisdiction fee lands for inclusion in the County General Plan update now underway that is intended to facilitate production of affordable housing for Native Americans. In addition, the draft Ukiah Valley Area Plan (UVAP) now under review is proposed to include 17 acres intended to be used for affordable housing for Native Americans.

Effectiveness Appropriateness: Efforts to date have been effective in facilitating communication with Tribal Governments and Native American Housing Authorities, as well as facilitating affordable housing for this population. This action remains relevant and should therefore be retained in the revised Housing Element. (Action 4.3e)

Action 2.3: Persons with Disabilities: Facilitate housing for persons with disabilities by (1) Providing procedures for reasonable accommodation for housing and supportive services for persons with disabilities pursuant to the fair housing and disability laws, including developing procedures for and information about reasonable accommodation during the building, development and enforcement process, (2) pursuant to SB 520 effective January 1, 2002, amending County development codes (i.e., subdivision, building and zoning) to provide a process to request reasonable accommodation for housing and supportive services for persons with disabilities, incorporate a specific allowance for flexible standards for housing for persons with disabilities, and incorporate provisions to facilitate ADA retrofits and ADA compliance, (3) amending the Zoning Codes to permit care facilities serving six or fewer persons pursuant to the Health and Safety Code and clarifying allowance for group homes, care facilities and emergency shelters, and (4)

encouraging "universal design" for new and renovated housing through an informational handout.

Progress/Effectiveness: In regard to items (1) and (2), an application form requesting "Housing-Related Reasonable Accommodation For Disability" was completed by staff for use by persons requesting such accommodation, and a draft ordinance has been drafted to support the procedure but not yet adopted by the Board of Supervisors. In regard to item (3), County Zoning Codes already permit care facilities serving six or fewer persons pursuant to the Health and Safety Code in all zones which allow residential use in compliance with State law (Section 1502 of the California Health and Safety Code). In regard to item (4), the Department of Social Services prepared a Universal Design flyer which was distributed to the public in 2006 and translated into Spanish in 2007.

Appropriateness: Since this action has already been accomplished, it should be deleted from the revised Housing Element.

Action 2.4: Special Needs Rental Housing: Apply to State and federal agencies such as HCD, State Treasurer's Office, HUD and USDA for affordable rental housing financing to provide shelter for very low-income families and special needs households. Programs include State Supportive Housing Initiative Act (SHIA), California Proposition 46, Shelter Plus Care, Supportive Housing, State Emergency Housing Assistance (EHAP), HOME, JOE Serna Farmworker Housing, and Community Development Block Grant (land acquisition, infrastructure, feasibility studies), Multi-family Housing, Tax Credits, and USDA 515 Programs.

Progress: CDC and the Department of Social Services apply for and receive funding from the HUD Supportive Housing Program and other State and Federal programs to provide shelter and assistance to low income and special needs families.

Effectiveness/Appropriateness: This action is ongoing and therefore should be retained in the revised Housing Element. (Action 4.2a)

Action 2.5: Homeless Services and Facilities: Promote Mendocino County's policy to reduce homelessness by linking health and human services with shelters and affordable housing. Work with the Homeless Services Planning Group (HSPG) to acquire funds to develop shelters, transitional, and permanent supportive housing for homeless residents in the County.

Progress/Effectiveness: Homeless Service Planning Group coordinates grant applications, and prioritizes projects. Funding is applied for annually. The Department of Social Services provides the lead coordination for the Homeless Service Group (HSPG). Through the HSPG, links are made to service agencies resulting in more efficient connections of clients in shelters to mainstream providers of other benefit programs.

Appropriateness: This action is ongoing and is therefore appropriate to be retained in the revised Housing Element. (Action 4.3g)

Action 2.6: The County will encourage and support state and federal funding applications for farmworker housing and supporting infrastructure. The County will continue to conduct pre-application conferences and meet with farmworker housing developers on an ongoing basis, such as through the Housing Task Force.

Progress: The County has approached two developers of Farmworker Housing, one non-profit and one for profit, to use a County-owned surplus property as a local match for funding in order to facilitate the development of Farmworker Housing in the Hopland area. The County also has supported permit applications for farmworker housing whenever possible.

Effectiveness/Appropriateness: Ten units of farmworker housing (of various types), were permitted during the planning period (see Table 2-8 Technical Appendix). This action remains appropriate to continue on an ongoing basis, but not necessarily through a Housing Task Force since this entity has completed its work and is no longer in existence.

Action 2.7 Farmworker Housing Needs Survey: The County shall participate in a survey to analyze the housing needs of all farmworkers in the County, including migrant, seasonal and permanent farmworker households. The County will pursue funding from governmental and nongovernmental sources and partner with other agencies to accomplish this objective. The County shall consult with farmworker advocacy organizations (including California Rural Legal Assistance) in conducting the survey.

Progress/Effectiveness: A Farmworker Transportation and Housing Needs Assessment was conducted in 2007. Data analysis occurred in 2008 and was reviewd by the Board of Supervisors in July 2008. Data from the survey is being used to evaluate areas to prioritize for future farmworker housing development.

Appropriateness: While this action could be deleted from the revised Housing Element, as it has been completed, Mendocino County will include a revised action to conduct an another survey if funding can be found during the implementation period of the next element.

HOUSING AFFORDABILITY

Goal 3: **Expand and Preserve the County's Affordable Housing Stock**

Appropriateness: This goal remains appropriate for inclusion in the revised Housing Element.

Policy 3.1: Continue to pursue and administer programs that provide low and moderate-income households with homeownership assistance.

Effectiveness: Both Rural Community Housing Corporation (RCDC) and CDC have developed secured funding for home ownership projects. CDC's proposes to fund 10 lower-income households per year over their 5 year planning period. In addition, the County has adopted an Inclusionary Housing Ordinance that

requires that housing projects with 10 or more units include housing affordable to lower and moderate-income households that may include owner-occupied units.

Appropriateness: The concept represented by this policy should be retained, but the language needs to clarify the County's role as a supporting agency rather than as a housing builder/financing agency.

Policy 3.2: Continue to pursue and administer programs that provide rental assistance to lower-income households.

Effectiveness/Appropriateness: The concept represented by this policy should be retained but should be clarified as to the County's role in rental assistance program which are typically administered by other agencies or organizations.

Policy 3.3: Support land use entitlements that expand or preserve a wide variety of housing opportunities affordable to the County's households, consistent with other policies.

Effectiveness/Appropriateness: The County has adopted Inclusionary Housing requirements which will ensure that land use entitlements provide a wider range of housing affordable to households beyond market rate housing. This policy is complete and should be deleted from the new plan.

Policy 3.4: Encourage and support the development of affordable housing and supporting infrastructure and services by local agencies through financial assistance, local cooperation agreements, partnerships and regulatory incentives (e.g., density bonus, fee waivers, and flexible development standards).

Effectiveness/Appropriateness: This policy is supported by the County's use of the State density bonus law in a subdivision now being processed as well as the recent adoption of Inclusionary Housing requirements which allow both density bonuses and flexible development standards based on a development agreement. This policy remains appropriate to be included in the revised Housing Element.

Policy 3.5: Identify and pursue available federal, State, regional, local, and private sources of financial assistance for the provision of affordable housing and make the information available to potential developers.

Effectiveness/Appropriateness: The concept represented by this policy should be retained but should be clarified as to the County's role in securing funding.

Action 3.1: Range of Housing Opportunities: Encourage housing developments exceeding 10 residential units, to include a range of housing types, such as smaller single family homes, second units, duplexes, and multi-family units, including rental units for lower-income large families. Consider reduced setbacks or other incentives.

Progress/Effectiveness: The County has encouraged new housing development to include a range of housing types by imposing Inclusionary Housing requirements (adopted on March 23, 2009 that is a) that are applicable

to all housing projects of 10 or more units. These requirements also allow for flexible development standards to accommodate a range of housing types based on a development agreement in all zones which allow for such housing. Currently, a 197-unit subdivision is being processed by the County that includes a range of housing types including smaller single-family homes and townhomes based on the use of the State Density Bonus law.

Appropriateness: This policy remains appropriate to be included in the revised Housing Element. (Action 3.1a)

Action 3.2: Downpayment Assistance: Continue to apply for Downpayment Assistance Program funds to provide lower-income households with homeownership assistance.

Progress/Effectiveness/Appropriateness Actions 3.2 through 3.10 will be combined and/ rewritten as a new action to implement Policy 3.2 by commiting the County to support the agencies or organizations that provide and administer funding for the development of affordable housing.

Action 3.3: Mortgage Credit Certificates: Continue to apply for Mortgage Credit Certificates to provide low- and moderate-income households with homeownership assistance. Continue to disseminate brochures to the general public and educate local lenders on program promotion.

Progress/Effectiveness/Appropriateness: This action will be combined and condensed in the revised plan

Action 3.4: Section 8: Continue to apply for and provide rental housing assistance to very low-income households through the Section 8 (Housing Choice) Voucher Program.

Progress/Effectiveness/Appropriateness: This action will be combined and condensed in the revised plan (Action 6.3a)

Action 3.5: Section 8 Subsidies: Work to align HUD's Fair Market Rent rates with the actual costs of rental housing.

Progress/Effectiveness/Appropriateness: This action will be combined and condensed in the revised plan

Action 3.6: Shelter Plus Care Tenant-Based Rental Assistance Program: Continue to apply for and provide rental assistance to very low-income homeless disabled households.

Progress/Effectiveness/Appropriateness: This action will be combined and condensed in the revised plan. (Action 6.4a)

Action 3.7: Supportive Housing Act Program (SHP): Continue to apply for HUD Continuum of Care grants for homeless populations to provide and expand, through community contracts, resource centers and transitional and permanent supportive housing units for the homeless.

Progress/Effectiveness/Appropriateness: This action will be combined and condensed in the revised plan. (Action 6.4b)

Action 3.8: Housing Initiative (SHIA) Act Program: Continue to apply for and provide SHIA program rental subsidies and case management services to disabled homeless families and individuals living in permanent supportive housing.

Progress/Effectiveness/Appropriateness: This action will be combined and condensed in the revised plan. (Action 3.5h)

Action 3.9: Article 34 Housing: Pursue the development of the remainder of the affordable multi-family units for lower-income households approved by voters under the County's Article 34 authority.

Progress/Effectiveness/Appropriateness: This action will be combined and condensed in the revised plan (Action 3.5h)

Action 3.10: Affordable Housing Development Funding: Pursue U.S. Department of Agriculture Rural Housing Development and other available funds for the production of affordable multi-family and/or self-help housing.

Progress/Effectiveness/Appropriateness: This action will be combined and condensed in the revised plan. (Action 3.5h)

Action 3.11: Inclusionary Zoning: Develop and adopt an inclusionary housing ordinance that requires market-rate residential development to supply onsite affordable housing or alternatives such as offsite housing or infrastructure, land donations, in-lieu fees, or other reasonable alternatives. The ordinance measures will include requirements for housing affordable to lower income households and reflect the real costs of housing development.

Progress/Effectiveness: An Inclusionary Housing Ordinance was adopted by the County on March 23, 2009. Since this ordinance has been only recently adopted, no housing projects have been subsequently approved subject to its requirements to evaluate its effectiveness in providing any affordable housing units to date. However, the Inclusionary Housing Ordinance will be evaluated for effectiveness in providing affordable housing in the next housing element update.

Appropriateness: This action should be deleted from the revised Housing Element since it has now been completed. Alternatively, an action in the revised Housing Element could commit the County to evaluating the effectiveness of the Inclusionary Housing requirements in regard to the production of affordable housing and meeting quantified housing objectives and housing allocations of the current RHDA.

ADEQUATE RESIDENTIAL SITES

GOAL 4: **INCREASE THE AMOUNT OF LAND WITH LAND USE AND ZONING DESIGNATIONS THAT FACILITATE A RANGE OF HOUSING CHOICES IN THE VARIOUS COMMUNITIES.**

Appropriateness: While this goal has been met, additional lands will provide for a wider range of opportunities, particularly in the lower income groups. Consequently, action items that continue the intent of this policy will be included in the 2009 Housing Element.

Policy 4.1: Evaluate current land use through the General Plan Update and subsequent rezoning to ensure that sufficient land is designated at a variety of densities to meet the unincorporated County's share of the Regional Housing Need.

Effectiveness: Although this policy was identified for completion as part of the General Plan Update, these actions were conducted independently by staff. At the conclusion of the 2004 Housing Element, Mendocino County had a total of 120.3 acres of R-3 zoning countywide, including the 51.9 acres that was rezoned as part of the 50-acre Rezone measure as outlined in Action 4.2. Although 71.6 R-3 acres were identified as vacant and located in areas where water and sewer service could be potentially made available at some point, not all areas are suitable for development during this planning period. The Brooktrails community is a prime example of an area where development will not occur due to serious constraints. Brooktrails parcels and associated development potential will not be included with this element.

This change represents a loss of 31.8 acres that were previously counted in the 2004 Housing Element. As a consequence, **only 39.8** of the 71.6 acres of the R-3 land were located in areas suitable for development during the timeframe of the 2009 Housing Element. It should be noted that most districts currently under new hookup moratoriums are engaged in activities that will address the root causes. Where these actions have a reasonable chance of success during the planning period, they will be included in development calculations. New actions have been added to the updated plan to work with service providers to expand services. New unit potential at urban densities also exist in the R-2, R-1/SR, RC, C1/C2 and certain coastal zoning districts. Less dense housing opportunities also exist in the rural areas (under one unit per acre).

When all areas that offer multiple family opportunities (e.g. GVMU) are added together, around 70.3 acres of vacant properties are available for development. An additional 37.5 acres of land is available for development of income-restricted single family units and/or attached housing at multiple family densities.

As calculated in Table 4-4, the following is the current housing unit potential for vacant and developable parcels countywide:

- 6,231 Single Family Units at rural densities (less than 1 du/ac)
- 12,590 Single Family Units at urban densities, including 76 potential units that are restricted to lower incomes. (more than 1 du/ac)
- 1,157 Multiple Family and/or income restricted single family units in all residential zones that permit those units by-right.

- 53 Multiple Family Units possible by-right in C-1/C-2 zones according to the recently adopted C-1/C-2 Code Amendment.
- **20,031 Total Units, countywide.**

Additional single family units are also possible on many parcels as a result of the second unit provisions in the Mendocino County Zoning Ordinance.

With 1,187 units remaining unconstructed from the 2004 Low and Very Low housing needs allocation of 1,390 and a maximum potential of 1,286 units of multiple family and income-restricted single family units (many of which will be developed at multiple family densities), Mendocino County does have sufficient land in a variety of housing densities to accommodate this need and close out this policy. Since the development figure is so close to the allocation figure, Mendocino County shall add an additional 24 acres of lands designated R-3 or Mixed Use (MU) to provide an enhanced buffer for the lower income groups.

Appropriateness: This policy will be retained with modified wording in the 2009 Housing Element as Action Item 3.1d.

Policy 4.2: Ensure an adequate supply of sites zoned to accommodate housing for special needs populations.

Effectiveness/Appropriateness: This policy has been followed during the General Plan update and was completed by the July 20, 2009 Board of Supervisor's meeting.

Policy 4.3: Maximize the efficient use of lands with adequate public water and sewer services and transportation infrastructure for housing, including affordable and special needs housing opportunities. High density residential uses should be located in (1) towns and adjacent to cities, or (2) locations that facilitate infill and compact development patterns.

Effectiveness/Appropriateness: This policy has been followed during the General Plan update that is expected to be completed later this year and is appropriate to be retained in the revised Housing Element.

Policy 4.4: Maximize the use of surplus public agency lands and structures to provide affordable or special needs housing opportunities.

Effectiveness: To date, one surplus County-owned property has been rezoned to Multi-family Residential to facilitate affordable housing. Discussions with local housing advocates and developers are ongoing to the future use of this site for farmworker housing.

Appropriateness: This policy remains appropriate since other publically owned lands or structures may be suitable for use for affordable or special needs housing, and therefore it should be retained in the revised Housing Element.

Action 4.1: Preserve Multi-Family Zoned Land: Amend the Inland Zoning Ordinance to remove single-family and two-family homes from the list of permitted uses in the

Multiple-Family (R-3) District on lots suitable for the development of multi-family units.

Progress/Effectiveness: Draft Inland Zoning Ordinance amendments that include removing single-family and two-family homes from the list of permitted uses in the Multiple-Family (R-3) District have been completed by staff and the Planning Commission and were approved by the BOS by July 20, 2009.

Appropriateness: These amendments were adopted by the County July 20, 2009. It would be appropriate to delete this action since they have already accomplished.

Action 4.2: Increase Multi-Family Zoned Sites for Lower Income Housing: To facilitate development of lower income housing the County will by July 1, 2007 rezone at least 50 acres to R-3 (or comparable density zoning for multi-family housing without a conditional use permit) in urban or community areas throughout the County, with a high priority given to land within water and/or sewer service districts or within or adjacent to towns. The total of 50 acres may be accomplished by a cumulative total of County and/or privately initiated rezoning applications.

Progress/Effectiveness: Finding suitable land to rezone to R-3 was a difficult process that took more time than anticipated due to the lack of water and sewer service in most of the unincorporated County. **However, the County has completed this action with the rezoning of 51.9 additional acres to R-3.**

Appropriateness: This specific action will not be carried over (as worded) as the County has completed 50-acre action item. Using the zoning code allowable maximums, Mendocino County has 131 more units than are needed. To provide additional opportunities for lower income housing needs, the County will add a new action item that will rezone another 24 acres to land uses that allow for multiple family units by right. Unlike the previous 50-acre R-3 requirement, this rezone will be able to take advantage of the new Mixed-Use category (removing some resistance of landowners not willing to lose their commercial rights). The rezone will allow the use of either R-3 or the Mixed Use designations. Like the previous action item, rezoning could either be publically or privately initiated. A minimum of 400 new units would be required from this action. **Action Item 3.1d of the 2009 Housing Element replaces Action 4.2.**

Action 4.3: Increase density (sites): Evaluate the potential for reduced lot sizes or increased residential densities on land classified Rural Community, Suburban Residential, and Commercial, lacking public water, sewer or both, subject to the requirements of the Environmental Health and the Regional Water Quality Control Board. Lot designs, clustering, shared water or sewage disposal systems, etc. should be evaluated and allowance for reduced lot sizes and increased density incorporated into the General Plan Update.

Progress/Effectiveness: As part of the General Plan update, some research has been done on implications of reduced lot sizes or increased densities where public water or sewer systems do not exist, but proposed limits on septic systems may also limit the potential for reduced lot sizes or increased residential densities

on land classified Rural Community, Suburban Residential, and Commercial that lack public sewer service.

Appropriateness: This action should be modified in the revised Housing Element. (Action3.1b)

Action 4.5: Land Use and Service Capabilities: Work with public water and sewer service districts to coordinate service capabilities with land use designations that allow medium and high residential densities as set forth in the General Plan.

Progress/Effectiveness: This action has not been completed.

Appropriateness: Since the General Plan Update is complete, this item can now be implemented. This action should therefore be retained in the revised Housing Element. (Action3.4c)

Action 4.6: Surplus and Underutilized Public Land and Facilities: Inform local agencies of their obligations to (1) provide to the County a written offer to sell or lease surplus land for affordable housing purposes, (Government Code Section 54220 et seq.),(2) fully use Revenue and Taxation Code regulations authorizing use of State tax-defaulted property for public purposes such as land banking or specific housing projects (Section 3695.5 and 3791.4), and (3) promote housing opportunities using underutilized lands or facilities.

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Progress/Effectiveness: A surplus property belonging to the Mendocino County Department of Transportation has been rezoned to Multi-family Residential to facilitate affordable housing.

Appropriateness: Since additional public properties or facilities may be found surplus and suitable for housing, this action should be retained in the revised Housing Element. (Action 3.3a)

HOUSING CONSERVATION

GOAL 5: **CONSERVE AND IMPROVE THE CONDITION OF THE HOUSING STOCK.**

Appropriateness: This goal remains appropriate for inclusion in the revised Housing Element.

Policy 5.1: Conserve the housing stock through the rehabilitation, preservation or replacement of existing units, especially affordable housing and those serving special needs populations.

Effectiveness: This policy is not effective as written. The County can support the preservation of housing stock, but cannot force non-profits or private property owners to conserve affordable housing stock. The new Inclusionary Housing Ordinance has equity sharing provisions that will ensure future affordability, but housing built prior to its adoption has no controls on affordability.

Appropriateness: This policy needs to be reworded.

Policy 5.2: Reduce the negative impact of housing unit conversions and demolitions, particularly in the coastal areas, on the housing stock and its associated occupants. Avoid the displacement of lower-income or special needs households.

Effectiveness/Appropriateness: This policy is rewritten in the revised plan.

Policy 5.3: Assist developers, including non-profit organizations, with the acquisition, rehabilitation, or development of affordable housing as funding permits.

Effectiveness: This policy as currently worded is vague since it implies that the County will fund the acquisition, rehabilitation, or development of affordable housing in which severe limitations exist due to lack of funds. However, the County has applied for funds for a Brownfield Assessment for a site the owner is willing to donate for affordable housing. The site has been accepted by the US EPA Targeted Brownfield Site Assessment Program. Following the assessment, the County will apply for clean-up funds to make this site feasible for affordable housing.

Appropriateness: The policy could be revised to clarify the role the County can realistically and feasibly play in assisting developers, including non-profit organizations, with the acquisition, rehabilitation, or development of affordable housing.

Policy 5.4: Pursue State, federal and other funding sources to assist lower- and moderate income households with water or sewage disposal system installations or upgrades necessary to conserve the housing stock and provide sanitary and decent housing conditions.

Effectiveness: The County does not administer programs that pursue State, federal and other funding sources to assist lower- and moderate income households for water or sewage disposal system installations or upgrades, and no General Fund monies were allocated to this program due to shortness of funds.

Appropriateness: This policy should be retained but could be rewritten to clarify the role of the County in pursuing State, federal and other funding sources.

Action 5.1: Rehabilitation: Continue code enforcement actions to identify substandard or unsafe housing and sanitary facilities. Provide contact information to property owners to assist in identifying programs to abate violations and conserve the housing stock.

Progress/Effectiveness: The code enforcement process is complaint driven and has been very effective in identifying and helping to correct sub-standard housing conditions, and providing referral information to property owners.

Appropriateness: Since this action is effective and ongoing, it should therefore be retained in the revised Housing Element. (Action 2.1b)

Action 5.2: Rental Housing: Use Revenue and Taxation Code Section 17274 as an inducement to private sector rehabilitation of rental housing (denies State tax deductions to owners of substandard rental property); include notice of potential use in violation notices.

Progress/Effectiveness: Code enforcement officers issue notices of the use of Revenue and Taxation Code Section 17274 to owners of substandard rental property when code enforcement actions are taken.

Appropriateness: This action remains appropriate and therefore should be retained in the revised Housing Element. (Action 2.1c)

Action 5.3: Housing Replacement in Coastal Zone: Institute procedures to comply with Government Code Section 65590 in the Coastal Zone, including seeking Coastal Commission determination as to whether conversions to vacation home rentals are exempt as "coastal dependant" uses, procedures to review and track conversions, and Coastal Zoning Code amendments if necessary to comply with 65590.

Progress/Effectiveness: No work on instituting procedures or zoning code amendments to comply with Government Code Section 65590 in conjunction with permitting of conversions or demolitions of existing residential dwellings in the Coastal Zone has been done to date. However, no studies have been done to determine if conversion of to vacation home rentals has impacted the supply of housing for low- and moderate-income households. Therefore,

Appropriateness: Since no work has been done to date on this action which remains relevant, it should be retained in the revised Housing Element. (Action 2.1e)

Action 5.4 Rehabilitation Loan Program: Offer loan programs for home improvement as well as water and septic system repairs and upgrades to income-eligible households through the County's Rehabilitation Loan Program. Provide contact information to property owners with housing units in need of upgrades.

Progress: CDC administers this program, but the County can assist them.

Appropriateness: Should be reworded to reflect the County's supportive role. (Action 6.2e)

Action 5.5: Rehabilitation Funding: Identify and pursue federal, state, local, and private funding sources to expand the County's rehabilitation loan program for income-eligible households and to provide funds for acquisition/rehabilitation of Affordable housing.

Progress/Effectiveness: The CDC administers the rehabilitation loan program in which they fund two loans per year.

Appropriateness: This action remains appropriate for retention in the revised Housing Element. (Action 6.2d)

Action 5.6: At-Risk Affordable Housing: Monitor the dates that rent or price-restricted affordable housing projects in the unincorporated County will convert to market rate units. Work with owners and agencies to preserve this stock of affordable housing.

Progress/Effectiveness: The CDC administers this monitoring program and the funding source is unrestricted funds.

Appropriateness: This action is ongoing and appropriate and therefore should be retained in the revised Housing Element. (Action 2.1d)

Action 5.7: Mobilehome Park Preservation: Provide assistance to tenants and/or non-profit organizations interested in purchasing and preserving mobilehome parks by applying for funding through the Mobilehome Park Resident Ownership Program or the Mobilehome Park Tenant Acquisition Program.

Progress/Effectiveness: This program was assigned to CDC as the County's Community partner. However, CDC has indicated that they do not feel they have the staff nor the time to complete this action.

Appropriateness: This action should be deleted from the revised Housing Element as it is deemed infeasible.

REMOVAL OF GOVERNMENTAL CONSTRAINTS

GOAL 6: REDUCE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT, AND DEVELOPMENT OF HOUSING WHERE APPROPRIATE.

Appropriateness: The County is continuing to review and revise zoning codes and other regulations to remove unnecessary constraints to the development of housing where appropriate. This goal is to be combine with other items in the revised plan.

Policy 6.2: Continue to minimize the impact of governmental fees and assessments on the cost and production of affordable housing.

Effectiveness/Appropriateness: County fees for permits are already low. Since the County does not currently impose any impact fees pursuant to AB 1600, such fees do not constrain the production of affordable housing. However, impact fees are being considered for future development to fund needed improvements and County services. Therefore, this policy should be not retained.

Policy 6.3: Reduce constraints to the development or conservation of housing, particularly housing that is affordable or serves special needs populations, through flexible development standards for qualifying projects, when public health, safety, and welfare are not impacted.

Effectiveness: An ordinance modifying Off-street Parking requirements for mixed-use residential and commercial in the C1 and C2 districts to allow shared parking was adopted in December, 2008. The Inclusionary Housing Ordinance adopted in January, 2009 provides for developers of affordable housing to propose and utilize exemptions from standard height limits, setback and yard regulations, and off-street parking and design review requirements, based on a development agreement pursuant to the State density bonus law. Since these measures have only recently been adopted, its effectiveness in developing or conserving affordable or special needs housing remains to be determined.

Appropriateness: This policy will be reworded and combine with other policies in the revised plan.

Policy 6.4: Reduce constraints to housing and housing with supportive services accessible to persons with disabilities. Where appropriate, minimize constraints and/or provide reasonable accommodation for housing intended for persons with disabilities.

Effectiveness: A draft ordinance establishing a procedure to request reasonable accommodation for housing for individuals with disabilities in terms of exceptions to land use and zoning regulations has been developed and was adopted July 20, 2009. The effectiveness of the proposed ordinance in reducing constraints to housing and housing with supportive services accessible to persons with disabilities cannot be determined until after this ordnance is adopted.

Appropriateness: This action can deleted from the revised housing element.

Policy 6.5: Encourage and support public water and sewer service providers in maintaining and improving in a timely manner facilities necessary to serve existing and projected future residential uses.

Effectiveness: Due to scarce resources**,** support from the County has been in the form of technical assistance and ongoing meeting support for water providers

Appropriateness: This policy should be reworded.

Policy 6.6: Promote residential development in or adjacent to towns and cities, or locations that facilitate infill and compact development patterns, through the development of community water and sewer services. Assist communities in the establishment or expansion of community service entities to provide management and maintenance of developed systems.

Effectiveness/Appropriateness: The County has not developed any new community water or service districts since the 2004 housing element was adopted. This policy may not be appropriate as written since new community water or sewer systems in or adjacent to towns or cities development could promote urban sprawl instead of compact urban development patterns and infill development more appropriately located within cities and towns rather than in the unincorporated areas of the County. Therefore, this policy could be reworded.
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Action 6.1: Fee Reductions: Consider permit fee waivers, reductions, or deferments requested by affordable housing developers as funding permits, based upon the merits of each project in meeting the County's housing goals. Establish County budget guidelines for reimbursement of impacted County departments by the County Board of Supervisors.

Progress/Effectiveness: A reduction/waiver of fees was considered during the development of the Inclusionary Housing Ordinance. It was determined that building and permit fees are currently lower than surrounding counties and that fee waivers would constitute a hardship for the County budget.

Appropriateness: Although a study by the County has determined that fee reductions or waivers are not feasible at this time given current budget shortfalls, this action will be kept in the revised Housing Element with rewording to allow the county addition flexibility in their assessment of these fees.

Action 6.2: Expedited Processing: Provide expedited and priority processing by County staff and hearing boards for affordable housing units or special needs housing or supporting infrastructure.

Progress: This measure was considered by the Planning and Building Services Department during the last planning period. However, the biggest delays in time of processing have been determined to result from the CEQA process. Project referrals from State Agencies often extend the timeframe. Additionally, there are noticing requirements for public hearings that often extend the processing period.

Effectiveness/Appropriateness: This action is not effective as written. Instead, this action should be rewritten. (Action 3.5c)

Action 6.3: LAFCO Process: Reduce impediments to housing production by exploring ways to "demystify" and streamline Local Agency Formation Commission (LAFCO) processes.

Progress/Effectiveness LAFCO is a separate agency that the County does not have authority over.

Appropriateness: This action should be deleted

Action 6.4: Density Bonus: Conform the County's density bonus ordinance to Section 65915 of the California Government Code and SB 1818 effective January 1, 2005.

Progress: An ordinance amending Section 20.152.030 Chapter 20.152 of the County Zoning Code was adopted to bring the code into conformance with State Law. The Inclusionary Housing Ordinance adopted by the County on March 23, 2009 also incorporates State Density Bonus law as amended by Section 65915 of the California Government Code and SB 1818.

Effectiveness/Appropriateness: Since this action has now been completed, it can be deleted from the revised Housing Element.

Action 6.5: Emergency Shelters and Transitional Housing: Amend the zoning ordinances to 1) clarify regulations governing emergency shelters and transitional housing, including identification of zones where allowed by right, and (2) potentially allow the temporary use of travel trailers for emergency/transitional housing, including use within recreational vehicle parks and other locations.

Progress/Effectiveness: Draft zoning ordinance amendments to identify where zones where emergency shelters and transitional housing are allowable by right or use permit, as well as that allow for the temporary use of travel trailers for emergency housing/transitional housing have been adopted by the Board of Supervisors.

Effectiveness/Appropriateness: Since this action has now been completed, it can be deleted from the revised Housing Element.

Action 6.6: Reduce Constraints to Housing Production: (1) Amend the Zoning and Land Division Codes to allow exceptions to standards to facilitate affordable project feasibility, such as setbacks, lot configuration, lot coverage, lot size, building height, and others; and (2) evaluate and where appropriate reduce or modify the standards above to facilitate market rate housing production. Allow reduced parking standards for second units, senior housing and specified housing for disabled persons. (3) The County will initiate amendments to the General Plan, zoning ordinances and other regulations to conform to the Housing Element; in the interim period County regulations and decision making shall conform to Housing Element policies to the maximum extent possible.

Progress/Effectiveness: Exceptions to standards to facilitate affordable project feasibility, such as setbacks, lot configuration, lot coverage, lot size, building height, and other standards are now allowable based on a development agreement negotiated between developers and the County pursuant to the County's recently adopted Inclusionary Housing Ordinance. In regard to item (2), reduction of development standards has not been found necessary to facilitate market rate housing, as existing standards have not been a constraint in the production of such housing. However, on December 9, 2008, the Board of Supervisors passed an ordinance amending Chapter 20.180 Off-Street Parking to permit reduced parking requirements for affordable housing and/or senior housing and to permit shared parking between commercial and residential uses on mixed having different peak use times on a single site.

Appropriateness: This action should be retained but revised to reflect what changes have been made to date for implementation. (Action 3.5b) Focus should also turn to developing the specifics guidelines for the new Mixed Use (MU) zoning designation. (Action Item 3.1e)

Action 6.7: Agricultural Employee/Labor Housing: Amend the Zoning Ordinances to (1) reduce or eliminate the 10-acre minimum parcel size required to develop an agricultural employee housing unit or farm labor housing, and (2) allow employee housing for 2-4 farmworkers subject to an Administrative Permit. Amend the Zoning Ordinances and other codes as relevant to (3) implement California Health and Safety Code Sections 17021.5 and 17021.6 (farmworker housing

without zoning clearances), and (4) Government Code Section 51230.2 (farmworker housing in Agricultural Preserves).

Progress: Draft zoning ordinance amendments to implement this action have been completed by staff and have been adopted by the Board of Supervisors.

Effectiveness/Appropriateness: Since this action has now been completed, it can be deleted from the revised Housing Element.

Action 6.8: Multi-Family Housing: Amend the Zoning Ordinances to allow four or less units (multi-family) subject to an administrative permit with minimal design standards in the Rural Community, Suburban Residential, and Rural Village districts.

Progress: Draft zoning ordinance amendments to implement this action were never undertaken.

Appropriateness: Adoption of Zoning Ordinance amendments was originally expected to be completed prior to or in conjunction with adoption of the revised Housing Element. However the issue of design standards is controversial and is best handled in a more comprehensive Zoning Code Amendment process the county will initiate this fall. This code amendment process will look at this issue. As a result, this action should be deleted from the revised Housing Element.

Action 6.9: Mobilehome Parks: Amend the General Plan and Zoning Ordinances to comply with State law governing the location of mobilehome parks.

Progress: Draft zoning ordinance amendment to implement this action has been adopted by the Board of Supervisors.

Effectiveness/Appropriateness: Since this action has now been completed, it can be deleted from the revised Housing Element.

Action 6.10: Mobilehome Parks: Amend the Zoning Ordinances to reduce constraints to the development of mobilehome parks such as eliminating a five-acre minimum.

Progress: Draft zoning ordinance amendments to implement this action have been adopted by the Board of Supervisors.

Effectiveness/Appropriateness: Since this action has now been completed, it can be deleted from the revised Housing Element.

Action 6.11: Density Transfers, Clustered Housing, Dwelling Groups, and Innovative Housing: During the General Plan Update, evaluate and potentially incorporate within a range of land use classifications, provisions for density transfers, clustered dwelling groups or housing, co-housing, and similar housing types (exceeding density for single-family units) where infrastructure is available or can be feasibly developed. An entity such as a community land trust or housing cooperative should be responsible for administering such housing arrangements. Subsequently amend the Zoning Ordinances for consistency.

Progress: This action has been completed in conjunction with the General Plan update now under consideration for adoption. When the new General Plan is adopted on August 17, 2009, it is expected that the Zoning Ordinance will be amended as needed for consistency.

Effectiveness/Appropriateness: The effectiveness of this action in regard to facilitating density transfers, clustered dwelling groups or housing, co-housing, and similar housing types cannot be determined until after the updated General Plan is adopted

Action 6.12: Farm Employee/Labor Housing: Work with the agricultural community and housing providers to facilitate year-round and seasonal agricultural worker housing and provide education about the County's farm employee/labor housing regulations.

Progress: A Fact Sheet to provide education about the County's farm employee/labor housing regulations has subsequently been published and made available to the public. Draft zoning ordinance amendments to facilitate year-round and seasonal agricultural worker housing have been completed by staff and are expected to be considered for adoption by the County prior to or in conjunction with the revised Housing Element adoption.

Effectiveness/Appropriateness: The Fact Sheet in regard to Farm Employee/Labor Housing is an effective tool in providing education to prospective developers of such housing since it simplifies understanding of County regulations in regard to such housing and therefore should be maintained and updated as needed. Since this action is effective and ongoing, it should be maintained in the revised Housing Element. (Action Item 4.3a) Additionally the County will meet with agricultural interests at least once a year to determine progress and gage the housing needs of that sector of the economy. (Action Item 4.3d)

Action 6.13: Infrastructure Funding: Assist the development of sites hampered by a lack of infrastructure by supporting funding applications by service agencies for water and wastewater treatment facility planning and engineering studies, improvements, and expansions that facilitate housing production or conservation, especially affordable or special needs housing. The County will work with service providers in seeking Planning and Technical Assistance (P/TA) Community Development Block Grant(s) when matching funds are available to prepare a plan(s) to finance facilities serving eligible households or projects.

Progress: The County has partially implemented this item.

Appropriateness: Should be reworded. (Action 6.1a)

Action 6.14: Efficient Service Provision: Support efficient and adequate public water and sewer service delivery to facilitate housing production or conservation, through: (1) combined service agencies, shared facilities, or other inter-governmental agreements; and (2) a series of meetings sponsored by the County Water Agency to assist water providers in resolving water service issues in the Russian River watershed.

Progress: Meetings for service providers are on-going, however the County Water Agency does not have any power to compel private water providers to share facilities etc.

Appropriateness: Item should be reworded in the new Plan. (Action 3.4a)

Action 6.15: Service District Constraints: (1) Inform water and sewer districts of the requirement to grant priority to allocation of available and future water resources to lower income housing developments that help meet the regional housing need (Government Code Section 65589.7), and (2) urge service districts to reduce, waive, or defer connection fees for affordable housing projects when requested for project feasibility. The County will request districts to provide a copy of adopted regulations within six months, follow-up with subsequent correspondence, and notify the public of 65589.7 through the Fact Sheet in Action 1.8.

Progress: Water providers have been informed of these requirements during the Water Agency meetings. Most providers are under a hook-up moratorium and have no hook-ups available, and have not developed these procedures.

Appropriateness: This is an important item and should be retained. (Action 3.4d)

Action 6.16: Redevelopment Agency: Use Redevelopment Agency powers as a tool to implement the goals and policies of the Housing Element.

Progress/Effectiveness: The Redevelopment Agency has developed a 5 Year Implementation Plan that includes exploring property acquisition for affordable housing, and expanding the residential rehabilitation program. Redevelopment Agency has used Affordable Housing Set-Aside to help fund the Lakewood Home affordable project on Lake Mendocino Drive.

Appropriateness: This is an important source of funding for affordable projects and therefore this action should be retained in the revised Housing Element. (Action1.3b),

EQUAL OPPORTUNITY

GOAL 7: PROMOTE EQUAL OPPORTUNITY IN HOUSING FOR ALL PERSONS.

Appropriateness: This goal will be simplified and reorganized in the revised plan.

Policy 7.1: Promote housing opportunities for all persons, regardless of race, color, ancestry, national origin, religion, disability, sex, familial status, marital status, or other such arbitrary factors.

Appropriateness: This policy will be simplified and reorganized in the revised plan.

Policy 7.2: Prohibit housing discrimination based on race, color, ancestry, national origin, religion, disability, sex, familial status, marital status, or other such arbitrary factors pursuant to Fair Housing Laws and the Americans with Disabilities Act.

Appropriateness This policy will be simplified and reorganized in the revised plan.

Policy 7.3: Facilitate the resolution of housing discrimination complaints and promote fair housing programs.

Appropriateness: This policy will be simplified and reorganized in the revised plan.

Action 7.1: Landlord-Tenant Workshops: Prepare a handout and conduct landlord-tenant workshops throughout the County to educate tenants and landlords about their rights and responsibilities and address concerns.

Progress: CDC conducts these workshops annually and is willing to continue the program. Funding is from the Section 8 and Shelter Plus Care programs.

Appropriateness: This implementing action is an important ongoing process; however, the wording for this action should be revised to reflect the role of the County in supporting the agency responsible for carrying out this action. (Action 4.1a)

Action 7.2: Access to Housing/Related Services: (1) Facilitate access to housing and related services through the continued provision of physical access to agencies, (2) add notice of ADA compliance to meeting agendas, and (3) provide summary housing related planning, building and code enforcement information in Spanish at the Department of Planning and Building Services and to service agencies/organizations that serve this special need group.

Progress: Item (1) is an ongoing coordination task that will be facilitated by the development of a County maintained Housing Website Item (2) has been completed and should be removed. Item (3) is currently under development.

Action 7.3: Housing Discrimination: Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD). Provide informative materials concerning fair housing and housing discrimination at locations that provide housing and related services

Progress/Effectiveness: A brochure concerning fair housing and housing discrimination is currently available at the counter of the County Planning and Building Department as well as posted on the bulletin board at this office. In addition, the Department of Social Services provides an ongoing training program to agencies providing homeless services and housing. The program includes an update of information about fair housing laws and access to further resources regarding same. CDC also refers clients and provides information on fair housing laws. Funding is from the Section 8 and Shelter Plus Care programs

Appropriateness: This action is ongoing and remains appropriate to be retained in the revised Housing Element. (Action 4.1b & Action 4.1c)

ENERGY CONSERVATION

GOAL 8: ENCOURAGE ENERGY CONSERVATION IN HOUSING.

Appropriateness: Due to the need to minimize housing costs associated with energy use as well as the need to minimize energy uses contributing to greenhouse gas emissions that affect adverse climate change and global warming, this goal remains appropriate for inclusion in the revised Housing Element.

Policy 8.1: Reduce energy costs for housing through energy efficient siting, design, construction methods, and weatherization.

Effectiveness: An inter-jurisdictional working group has been discussing the revision of building codes on a County-wide basis. The discussions have centered around improving energy efficiency requirements for all jurisdictions within the County.

Appropriateness: This remains an appropriate measure for retention in the revised Housing Element.

Policy 8.2: Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects. Strongly promote solar energy and use of solar water heaters for new housing and, especially, multi-family housing. Encourage retrofitting older housing where feasible.

Effectiveness/Appropriateness: This policy will be reworded in the revised plan.

Action 8.1: Green/Alternative Building Guidelines: Convene a task force to evaluate (1) "green" (energy-efficient and environmentally-sensitive) and alternative building methods and materials, (2) the use of renewable energy technologies in residential and mixed use buildings and projects (e.g., solar, biomass, wind, and geothermal), (3) rehabilitation using materials and methods as of the date of original construction, unless a health or safety hazard would result (Health and Safety Code Section 17922 (c)), (4) modifications to 'Class K' regulations, (5) a building amnesty program, and (6) promotion of solar energy and use of solar water heaters for new housing and, especially, multi-family housing, and retrofitting older housing where feasible.

Progress: To date, no task force has been convened.

Appropriateness: This action will be reworded in the revised plan.

Action 8.2: Weatherization: Continue to support weatherization programs for new construction and rehabilitation through the rehabilitation loan program and

through referrals to the Northern County Energy Service and U.S. Department of Agriculture weatherization programs.

Progress/Effectiveness: CDC runs the low cost weatherization program in conjunction with PG&E in which there are a total of two low cost households served annually.

Appropriateness: This action will be retained and reworded in the revised Housing Element. (Action 5.1a)

HEALTHY RESIDENTIAL ENVIRONMENTS

GOAL 9: PROMOTE HEALTHY AND SAFE LIVING ENVIRONMENTS FOR ALL RESIDENTS.

Appropriateness: Although the Code Enforcement division of Planning and Building Services is complaint driven, its function is to ensure safe and healthy living environments for all County residents. This goal remains appropriate and should be retained, but may be modified in the revised Housing Element.

Policy 9.1: Promote a sense of community through residential development with mixed housing densities and types that promote diversity and human interaction, neighborhood-scale services and facilities, and connectivity to schools, neighborhoods, and commerce.

Effectiveness: The County adopted an Inclusionary Housing Ordinance on March 23, 2009. The ordinance requires all residential development of 5 or more units to develop an Affordable Housing Plan which details how the development will address its obligation to provide affordable housing units. The new ordinance will promote the inclusion of residential units of varying size within a single subdivision. The new units will be of similar external appearance and will promote a sense of community. The revised General Plan also establishes a Mixed-use category that will allow compatible uses, such as limited commercial (neighborhood stores etc.) to be developed along with residential projects. This will promote neighborhood scale services and facilities.

Appropriateness: This policy is an important one to guide future development Countywide and should be retained. New implementing actions should be developed.

Policy 9.2: Promote safe and healthy living environments for residents of all income levels, with safe, sanitary, and decent housing. Minimize the effects of excessive noise, light, traffic, and exposure to hazardous industrial facilities and uses.

Effectiveness: The revised County General Plan now complete contains several policies that protect County residents of all income levels by minimizing potential negative impacts from development. New Night Sky policies (RM4-12) limit excessive light levels, new Agricultural policies limit non-compatible (residential) uses to a specific distance away from Agricultural and Timber land.

Appropriateness: This policy is appropriate to be retained in the revised Housing Element, but will need new action items to implement it.

Action 9.1: Safe and Healthy Living Environments: Promote safe and healthy living environments for residents of all income levels, with safe, sanitary, and decent housing. Minimize the effects of excessive noise, light, traffic, and exposure to hazardous industrial facilities and uses.

Progress: The County Department of Environmental Health conducts Septic System maintenance workshops around the County promoting safe operation.

Appropriateness: This is not an action item as written. New implementing action should be developed for the revised Housing Element. (Policy 1.1 & Action 1.1a)

Action 9.2: Community Principles: During the General Plan Update, incorporate principles of community with mixed housing densities and types for all income levels, access to recreational/park facilities, pedestrian and bike paths, and access to transit; allowance for neo-traditional designs, neighborhood-scale services and facilities, and connectivity to schools, child care, neighborhoods, and commerce.

Progress/Effectiveness: The revised General Plan is scheduled for adoption in summer of 2009. This item will be completed at adoption.

Appropriateness: New implementing actions should be developed for further implementation of Policy 9.2.

APPENDIX A:

SUMMARY OF PUBLIC COMMENTS

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A. SUMMARY OF PUBLIC COMMENTS

1. HOUSING ELEMENT SUMMIT MEETINGS

The following contains a summary of the public comments from the various Housing Element workshops and meetings. Meetings were held in October with representatives from Rural Community Housing Development Corporation (RCHDC), Community Development Commission (CDC) Mendocino Department of Social Services (MCDSS), and the Mendocino County Redevelopment Agency to solicit input on an effective way to conduct public workshops for the 2009 Housing Element (information attached). It was decided that a publicized Housing Summit Meeting would be held to request public comments on the revision of the Housing Element. It was decided that the workshop would be conducted in Willits, and a format, time, and date were selected. Having the meeting on a Saturday was considered essential so that the working public could attend. The workshop was noticed in the Ukiah Daly Journal which is a newspaper of general circulation. Email notification (including a flyer in both Spanish and English) was also provided to all agencies with low income clients, and said agencies were requested to post the flyers in areas where they could be seen by the public. The flyers were developed in both English and Spanish and a translator was present at the workshop. A presentation was developed to kick-off the revision of the Housing Element that provided an overview and explanation of the process.

INLAND HOUSING SUMMIT 1 – NOVEMBER 15TH, 2008

Date: Saturday November 15th, 2008
Time: 11:00 a.m. to 3:00 p.m.
Location: Willits City Council Chambers
Staff in attendance: Audrey Knight, Diana Hershey, Jessica Stull-Otto Planning and Building Services County of Mendocino).

Approximately 15 people attended the summit.

The County staff provided an introduction to the meeting by explaining the purpose of the Housing Element update, indicating the workshop was intended to provide the community with an overview of why the update was being conducted and what it was intended to achieve. Staff also presented a timeline of tasks to be completed for the revision. The presentation highlighted the housing accomplishments of various organizations over the planning period of the previous Housing Element. A discussion was held regarding the goals of the past Housing Element, and groups were formed for to solicit comment on them. The consensus of the entire group was to have a second Housing Summit held on the Coast to insure Coastal Communities had a fair say in the development of the new element.

Discussions were held and comments were recorded and a list of consolidated goals for the revised Housing Element was generated. Workshop input is summarized in the attached documents.

COASTAL HOUSING SUMMIT 2 – JANUARY 14TH, 2009
Publication Date: December 31, 2008
Date: Saturday January 14thth, 2009
Time: 2:30 p.m. *Location: Department of Social Services Office, Harbor Rm. 825 S. Franklin Street Fort Bragg*
Staff in attendance: Audrey Knight, Diana Hershey, Jessica Stull-Otto Planning and Building Services County of Mendocino).

Approximately 17 people attended the summit.

This meeting followed the same format as the Inland Summit with the addition of a discussion of the list of consolidated goals generated from the inland meeting. Participants clearly noted that affordable housing is a primary concern along the Coast, however they felt that it is moderate income households that were in the most need within the coastal communities. It was the consensus that Habitat for Humanity, CDC, and RCHDC had developed some projects for low income families, and that above moderate income households had housing opportunities, but that moderate income families were being significantly impacted and potentially being priced out of the Coastal housing market.

Workshop input is attached.

2. HOUSING ELEMENT NATIVE AMERICAN OUTREACH

Following the Inland Summit meeting outreach was conducted to the Native American Tribal Governments of Mendocino County (list attached) in January of 2009. Correspondence was sent out requesting Tribal Consultation (as per SB18) with the Tribal Councils. Replies from the Hopland Band of Pomo Indians, The Potter Valley Tribe, the Yokayo Band of Indians, , and the Pinoleville Pomo Nation requested consultation with Tribal representatives. Sherwood Valley Rancheria requested a consultation with their Tribal Council.

Staff provided copies of the current housing element to the Tribal Offices and reviewed the goals and policies from the 2004 element. A consultation was also held with Northern Circle Indian Housing Authority (a Tribally Sponsored housing agency) and requested input from them on the development of the revised Housing Element.

Comments received during the Tribal Consultation meetings concerned the inclusion of Tribal lands on County maps, and the facilitation of the development of Tribal Housing. Representatives from the Tribes were concerned that there is little coordination of affordable housing service delivery and that Tribes are often left out of the County information loop.

Northern Circle Indian Housing Authority submitted a comment letter with detailed suggestions for the development of policy (attached) which has been consulted during the development of the draft plan.

The draft plan will be provided to the Tribes for review during the last week of May.

3. HOUSING ELEMENT PUBLIC HEARINGS

Two public hearings were held before the Planning Commission (May 21, 2009 and June 4, 2009). One public hearing was held before the Board of Supervisors prior to the submittal of the Draft Housing Element to the Department of Housing and Community Development (HCD) for review. One commenter submitted multiple letters; including a final letter dated June 19 that includes a copy of all previous correspondence. That June 19 letter has been included with in this appendix.

Summary of Public Comments for Revised Housing Element 2009				
Outreach Event	**Notice Method**	**Location**	**Number of Participants**	**Summary of Comments**
Steering Committee Meeting 10/15/08 and 11/9/08	Email	PBS Conference Room	5	1) Concerns over problems with the old element being too broad. 2) Need for reducing scope and repetition. 3) Need to involve the Coast. 4) Developed format for Housing Summit Meetings.
Inland Housing Summit Saturday 11/15/08 11:00 a.m.	Press release to the Ukiah Daily Journal, the Anderson Valley Advertiser, the Willits News, and the Fort Bragg Advocate, as well as to KZYX radio station —email to "Housing Interested Parties" list —emali to agencies that have low-income clients	Willits City Council Chambers	15	**1) Old Element** - tried to do too much. -limited resources were not considered. -element was too broad **2) Problems/concerns** – lack of infrastructure in unincorporated areas - need decision maker buy in to prioritize affordable development - need a continuum of services/care for all ages - need to conserve and improve existing affordable stock - need to prioritize "green development" and energy conservation - health and safety concerns are a priority **3) Project location must consider** - the jobs/housing balance in the location - water/sewer— prioritize infrastructure development **4) 2004 goal evaluation** - Conserve existing stock –non-profits need to do this - Farmworkers—need to allow housing on small farms - need to focus on low and very low income

				rental housing—ownership for these groups is problematical - funding focus in Calif. Will be on transit oriented development - municipal service reviews for water districts is a MUST - lack of funds is an implementation problem **5) New Goals for 2009 element** 1.Increase Supply 2.Prioritize Special Needs Populations 3.Conserve and Improve Existing Stock 4.Green Energy Use and Development of Infrastructure for Same 5.Health and Safety 6.Funding—Develop Partnerships etc.
Coastal Housing Summit 1/14/09 2:30 p.m.	Press release to the Ukiah Daily Journal, the Anderson Valley Advertiser, the Mendocino Coast Beacon, and the Fort Bragg Advocate, as well as to KZYX radio station -- email to "Housing Interested Parties'" list —email to agencies that have low-income clients	Department of Social Services Office Harbor Rm. 825 S. Franklin Street Fort Bragg	17	**1) General Concerns** -deep subsidy needed to make housing affordable —need free land or labor - suggested the Housing Element assist with land acquisition - ownership is not feasible without a 0% loan for 30 yrs. - coastal land is too expensive –should concentrate on rentals in future - bureaucracy makes it infeasible for developers. Need an effective, efficient process -City/County must collaborate as cities have all the infrastructure -need more moderate income housing on the Coast—some low income housing has been built but moderate people have been squeezed out - INFRASTRUCTURE, INFRASTRUCTURE,

				INFRASTRUCTURE—Need to expand it in rural areas as well as within the City sphere of influence—cannot continue to call infrastructure "Growth Inducing" **2) New Ideas** - Community Land Trusts as partners for affordable housing—the land is leased and then housing built—it can create long term affordable units -Resource protection can be a constraint to affordable development –strong language for resource protection MUST be balanced with affordability of parcels - need to have a balance between buffers for natural resource protection and access to solar resources -LAFCO encourage LAFCO to do a study for potential development in different areas of the County -2nd units—need to track the affordability of second units that are being built **3) Energy** - energy conservation language in the revised plan needs to be much stronger - energy saving policies are important because saving energy = saving money especially for low income households **4) Additional Concerns** -Housing Element needs to be pro-active – show how things will be accomplished -County should have a detailed list of projects to be accomplished -County needs a "Housing Czar" to help the affordable projects through the permitting process
SB 18 Tribal Consultation	Letters to Native American Heritage Commission's Tribal Contact list	Tribal Council space when	5 Tribes requested	**1) General** - want Tribal Lands on any maps

1/09---on-going	(attached)	requested	consultation	- want a closer more helpful relationship from PBS - are encouraged that the "Tribal Lands" general plan category is going forward in the GP - need better communication with Indian Housing Authorities etc.
Element Review Northern Circle Indian Housing Authority	Phone conversation with Director	Northern Circle conference Rm.	County Staff and Northern Circle Staff	**1) General** - Infrastructure development is a must - marketing and delivery of housing services suffers from lack of coordination – County needs to take an active role in this through a website with links to provider webpages etc. - need a working group with regular meetings consisting of all relevant agencies to discuss regulatory problems etc. - recognize that Native American Community Housing Development Organizations (CHDO) provide services to broader community needs not only to Native American populations - realize that the certification of the County Housing Element affects the ability of all affordable developers to secure funding and make sure we are in compliance - consider providing financial support through the Redevelopment Set-aside fund to agencies that provide affordable housing -encourage partnership with agencies in grant applications in order to maximize funding leverage---local matches are often required

Steering Committee Meetings

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2009 Housing Element Steering Committee
October 15, 2008
Planning and Building Services Conference Room

AGENDA

I. Welcome and Introductions

II. Old Housing Element Review

- **A. Annual Reports and Tasks**
- **B. Implementation Status**
- **C. Discussion of new RHNA numbers etc.**

III. Housing Summit Meeting

- **A. List of invitees**
- **B. Time and Location**
- **C. Format**
- **D. Presentations Topics**
  - **who can help?(success stories wanted from each group)**
  - **what can each contribute?**

IV. Community Presentations

- **A. Recommendations for locations/ partners**
- **B. How to get the word out???**

IIV. Other Business

IIIV. Next Steps

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE

The County of Mendocino complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternative formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact Mendocino County Planning Team (707) 467-2569, 501 Low Gap Road, Room 1204, Ukiah, CA 95482 at least five days prior to the meeting.

Housing Summit Meeting
Format/Agenda

We will need a real facilitator
(preferably NOT a County employee)
suggestions:
Michael Kislinger
Phil Gorny
Alison Glassey

Sections I and II should take 1½ hrs.
Section III should take 45 mins.
Section IV should take 15-30 mins.

I. What is the Housing Element? (PT) (15-30 mins.)

A. Overview
B. Timeline
C. Importance and what happens if one is out of compliance
D. Should we discuss the 800 lb. Gorilla in the room? (lawsuit) or should this be a general discussion?

II. Accomplishments (Diana will do PowerPoint)

A. RCHDC projects ---- (Bruce will get photos and talk)
B. CDC projects ---Holly Ranch (Craig will get photos and talk)
C. Mental Health---current status
D. Marc Rohloff---Brush Street status

III. What Next?? (Breakout Groups) (will we need group leaders? - 30who?)

A. What could be eliminated/added to the new element
B. How should it be prioritized
C. How to keep it realistic and/or accomplishable

IV. Return and synthesize/record input

A. A summary will be developed from this input ---it will then be taken to the Communities
B. Communities will be asked for additional issues of concern to them
C. A revised draft Plan will be developed from the input

V. A Draft Meeting (second summit) will be held to announce the draft

Summit Meetings

TRANSMISSION VERIFICATION REPORT

TIME : 11/12/2008 08:41
NAME : THE PLANNING TEAM
FAX : 7074676424
TEL : 7074672569
SER.# : BROL6J565105

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RESULT	BUSY
MODE	STANDARD

BUSY: BUSY/NO RESPONSE

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Housing Summit Meeting

Mendocino County Planning Team Is Hosting A Community Summit Meeting to Kick Off the Revision Of the County Housing Element.

Please come and voice your concerns about housing in the County. There will be a review of accomplishments and future needs, and a panel discussion by Housing Providers.

TRANSMISSION VERIFICATION REPORT

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FAX : 7074676424
TEL : 7074672569
SER.# : BROL6J565105

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RESULT	BUSY
MODE	STANDARD

BUSY: BUSY/NO RESPONSE

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BROADCAST REPORT

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FAX : 7074676424
TEL : 7074672569
SER.# : BROL6J565105

PAGE(S) 01

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11/12	08:46	KMFB	32	01	OK	
11/12	08:47	KOZT	15	01	OK	ECM
11/12	08:48	KWAN	00	00	BUSY	
11/12	08:49	KMUD	16	01	OK	ECM
11/12	08:55	KZYX	22	01	OK	ECM

BUSY: BUSY/NO RESPONSE
NG : POOR LINE CONDITION
CV : COVERPAGE

BROADCAST REPORT

TIME : 11/12/2008 08:56
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FAX : 7074676424
TEL : 7074672569
SER.# : BROL6J565105

PAGE(S) 01

DATE	TIME	FAX NO./NAME	DURATION	PAGE(S)	RESULT	COMMENT
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11/12	08:38	UDJ	22	01	OK	ECM
11/12	08:39	TWN	22	01	OK	ECM
11/12	08:40	PRESS DEMO	14	01	OK	ECM
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BUSY: BUSY/NO RESPONSE
NG : POOR LINE CONDITION
CV : COVERPAGE

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Housing Summit Meeting

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Please come and voice your concerns about housing in the County. There will be a review of accomplishments and future needs, and a panel discussion by Housing Providers.

Where: Willits City Council Chambers

When: Saturday November 15th

Time: 11:00 A.M.

For more information contact the Planning Team office at (707) 467-2569

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Conferencia sobre viviendas

El equipo de planeación del condado de Mendocino esta patrocinando una junta con la comunidad para comenzar la revisión del elemento de vivienda del condado.

Por favor venga y exprese sus preocupaciones sobre las viviendas en el Condado. Habrá una revisión de logros y futuras necesidades, y un panel de discusiones por proveedores de viviendas.

Donde: Willits City Council Chambers

Cuando: Sábado, 15 de noviembre

Horario: 11: 00 A.M.

Para más información contáctese con la oficina del equipo de planeación al (707) 467-2569

WILLITS HOUSING SUMMIT STAKEHOLDER INPUT

1) Summary of 2004 Element

- Tried to do too much for too many
- Lack of resources was not considered
- Element lacked focus and priority

2) Problems/Concerns:

- Lack of Infrastructure in Unincorporated Areas inhibits affordable housing development.
  - water and sewer
  - "near" a community, may not have water and sewer
  - what are the alternatives---action

- **Need Government Buy In!**

- **New Supply:**
  - Land
  - Infrastructure
  - Codes/Zoning/Gov't Tools
- **Special Needs**
  - Continuum of Care
  - Equal Opportunity

- **Conservation & Improving Existing Stock**

- **Energy – Green Development**
  - Locations
  - Code Flexibility
  - Telecommunication
- **Health & Safety**
- **Funding** – PTNSPS

2) Priorities for New Housing Element:

- Energy Conservation for new construction
- Location of projects **MUST** consider :
  - Jobs/housing Balance
  - Prioritizing Infrastructure Development
  - water/sewer
  - energy
  - information
  - Farmworker Housing
  - Affordability – especially Low and Very Low

- conserve existing stock of affordable housing

3) Evaluation of 2004 Goals for retention/elimination

Goal 5 – Conserve existing stock – Non-profits can play a bigger roll in this.

Farmworkers!!
We need to rethink how to produce local food – housing for small farms, etc.
Combining District for multi-family and/or affordable housing
**
Goal 6 – specific "bulk reducing" applications. Apply all goals.
Need to focus on low and very low-income **rental housing.**
MSR – are essential for baseline.

1. Make housing in general a priority.
2. Implementation problems:
   a. Funds!
   b. Size of County and lack of infrastructure
   c. Location – need to be in community centers
   d. California focus will be on transportation-oriented development – jobs/housing balance
3. Energy conservation goal needs to be expanded and focus on access to transportation.
4. Community Centers – AV – don't have infrastructure – shared uses – internet high speed access – for telecommuting.
5. Look at reuse of sites with infrastructure.
6. Can upzoning increase cost of land?
7. Work on infrastructure in community centers – prioritize

Willits Goals For New Element

1. Increase Supply
2. Prioritize Special Needs Populations
3. Conserve and Improve Existing Stock
4. Green Energy Use and Development of Infrastructure for Same
5. Health and Safety
6. Funding—Develop Partnerships etc.

COUNTY OF MENDOCINO
PLANNING TEAM
501 LOW GAP ROAD · ROOM 1204, UKIAH · CA · 95482

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PRESS RELEASE

RELEASE DATE: **December 31, 2008**

LOCAL NEWS: **County of Mendocino**

CONTACT: **Mendocino County Planning Team, 467-2569**

COUNTY OF MENDOCINO
COASTAL HOUSING SUMMIT MEETING
FORT BRAGG

The Mendocino County Planning Team is beginning the 2009 revision of the County's Housing Element of the General Plan. The Team will host a Coastal Community kick-off meeting on Wednesday, January 14th at 2:30 p.m., at the Dept. of Social Services office, Harbor Room, 825 S. Franklin Street, Fort Bragg.

Please come and voice your concerns about housing in your Community. All are welcome!

For more information, or to be added to our email notification list, please contact the Mendocino County Planning Team by email: planningteam@co.mendocino.ca.us, or telephone 467-2569.

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Housing Summit Meeting

Mendocino County Planning Team Is Hosting a Coastal Community Summit Meeting to Kick Off the Revision of the 2009 County Housing Element

Please come and voice your concerns about housing in your area. There will be a review of past accomplishments and future needs, and a discussion of goals for the new Housing Element.

Where: **Fort Bragg Social Services Department**
Harbor Room
825 S. Franklin Street
Fort Bragg, CA 95437

When: **Wednesday, January 14th 2009**

Time: **2:30 P.M.**

For more information, contact the
Mendocino County Planning Team at 467-2569

Coastal Housing Summit 1-14-09
Attendance: ~17 people

"Constraints", as used as category description, refers to governmental constraints within the specific topic area. Therefore, the County may have the opportunity to resolve the conflicts or road blocks to development.

Economic (break into need, increase stock, preserve stock, and constraints?)

- ◊ "Deep Subsidy"- need for free land or labor
- ◊ Importance of getting land for housing, suggestion that it is good for the housing element to assist with land acquisition
- ◊ The only way for families making ~$25,000 to buy a home is for them to receive a 0% loan for 30 years.
- ◊ Concern that the median cost of land is double that of the median income
- ◊ Any "affordable housing" for any income group will need to be subsidized for ownership
- ◊ Goal #1: Increase supply of housing for all groups
- ◊ Affordability of housing in county is problem #1or #2 to most people in the county.
- ◊ Concern expressed that focusing on increasing the housing stock at the low end, and taking into account the high-end houses in the county, the middle income range gets overlooked, and thus may leave the area- these are the teachers, firefighters, etc., needed for the community.
- ◊ Goal #1: include housing for moderate income levels too.
- ◊ Need expressed for farm-worker housing.
- ◊ Concern: not wishing for people to be put into housing that would require ongoing subsidies with no chance to buy the land

- ◊ Economics of homeownership: Family of 4 can afford ½ a house
- ◊ Some people may have been pressured, encouraged into come-ownership that they were not ready for
- ◊ No shame in renting, for some may not be economically or emotionally ready to own.
- ◊ Encourage groups with a vision, working on housing, by having County support and assist in finding funding.

Economic Constraints

- ◊ Bureaucracy makes it financially infeasible for developers. Need an effective, efficient process

Preserve Stock

- ◊ Goal #3: Suggestion that there be a covenant on resale of land to maintain affordability

Community Land Trust

- ◊ Concept of a Community Land Trust: create affordable housing for long-term, far into the future, by controlling the land by ownership by the Community Land Trust
- ◊ Redevelopment Authorities often own land.
- ◊ Examples of Community Land Trust
  - Burlington Vermont: began with a redevelopment grant, now controls ~7% of housing stock in Burlington.
  - The Woods: owned by the Presbyterian Church, Little River area
  - Anderson Valley Housing Association: provides housing for men, farmworkers…
  - Stanford Faculty Housing
- ◊ County should facilitate the creation of land trusts

Infrastructure

- ◊ Need for infrastructure, people wondering if County can work with Cities to utilize and expand water/sewer infrastructure.
- ◊ Cities may not have the available infrastructure—Fort Bragg "maxed out"
- ◊ Disparity between water/sewer system in the city and septic/well systems Suggestion that larger parcels cluster development with a minor shared water treatment facility, for parcels outside the range of city infrastructure.
- ◊ Concern: Fort Bragg shrank their sphere of influence.
  - New sewer and water system only for newer, smaller range
  - Can counties and cities work together on infrastructure development?

Infrastructure Constraints

- ◊ Desire to expand the concept of infrastructure in rural areas as well as near cities
  - Lot splits: environmental health constraints on ability to share septic
  - Could be combined with overlay zoning concept. Ring around density centers- allowing infrastructure options not available for individual lots.
- ◊ Obstacles to affordable housing: Environmental Heath department recent policy change (over past ~18 months) to no longer allow offsite septic or easement for septic.

City/County Collaboration

- ◊ Strong desire for Cities and County to work together
- ◊ Up-zoning land from R1 to R3 resulting in increased price and moves it out of affordability range
- ◊ 2004 Housing Element was unrealistic, with a lack of City/County cooperation. Need for coordination/collaboration. Fort Bragg and the County have language in the housing element that they will work together yet they do not.

- ◊ Idea presented about trading housing allocation numbers with the cities that can allow for increased density, such as was done in Napa because of it's agricultural restrictions.
    - Possibility of Mill site development could increase Fort Bragg's capacity for housing and allow them to absorb some of the county housing numbers.

Zoning Constraints

- ◊ Goal # 3 & 6: Possible up-zoning solution: move Overlay District in and <u>after</u> land is sold for affordable housing, the zoning changes to R3.
- ◊ Goal #6: Concern that parcels on septic can't have density beyond a certain point due to the leach field requiring a certain amount of area.
- ◊ It's okay to increase density to increase affordable housing
- ◊ One of the ways the county grows is through minor subdivisions
- ◊ Some areas are not appropriate for higher density
- ◊ Constraint: Codes are sometimes confliction, preventing maximum possible units, according to zoning, being built.
- ◊ Incentives for different types of items, such as reduced parking, spelled out more clearly for developer to understand their options.
- ◊ Overlay concept
- ◊ Matrix of a list of incentives or allowances that developers may utilize (i.e. no need for a common space because a park is near by)

Natural Resource Constraints

- ◊ Stronger language for resource protection must be balanced with affordability of parcels
- ◊ Need to have a balance between buffers for natural resources and access to Solar resources. Example: house required to be placed further away from a natural resource, resulting in loss of potential solar gains.

Geography

- ◊ Encourage LAFCO to do study for potential development in different areas of the county
- ◊ LAFCO having difficulty getting information about sewer districts

- ◊ Goal #4: Increase land (?)

2nd Units

- ◊ The county (?) has allowed 2nd units, though it is unknown if 2nd units are actually affordable- would like to know the affordability of second units. 2nd units may be mansions.
- ◊ The county may need to put in place restrictions on ft^2 of 2nd unit. What are current limits?

Energy Efficiency

- ◊ Goal #8: Importance of energy efficiency goal because energy savings equal economic savings. Recommended the goal be fleshed out.
- ◊ Goal #8: Energy Conservation needs to be much stronger. The county needs to be pro-active in encouraging green building and repair of infrastructure.

General

- ◊ Housing Element needs to be activist, specific in what it will accomplish- action oriented, showing how things will be accomplished.
- ◊ The county should have a detailed list of projects to be undertaken.
  - Bring together developers and non-profits to identify constraints.
- ◊ Community Housing Development Agency (CHDA), under HUD, has a "Housing Czar"

Native American Outreach

Tribal Consultation List : Housing Element

Organization	Attention	Title
Hopland Band of Pomo Indians	Attn: Roman Carrillo, Jr.	Chairperson
Hopland Band of Pomo Indians	Attn: Environmental Director	Environmental Director
Yokayo Tribe	Attn: Romayne Daniels	Chairperson
Pinoleville Pomo Nation	Attn: Leona Williams	Chairperson
Laytonville Rancheria/Cahto Indian Tribe	Attn: Christy Taylor	Chairperson
Potter Valley Tribe	Attn: Salvador Rosales	Chairperson
Potter Valley Tribe	Attn: Greg Young	Environmental Director
Manchester-Point Arena Rancheria	Attn: Nelson Pinola	Chairperson
Eel River Nation of Sovereign Wailaki	Attn: Ken Horn	Chairperson
Redwood Valley Rancheria of Pomo	Attn: Elizabeth Hansen	Chairperson
Coyote Valley Band of Pomo Indians	Attn: John Feliz, Jr.	Chairperson
She Bel Na Band of Pomo Indians	Attn: Dina Bowen-Welsh	Chairperson
Stewarts Point Rancheria	Attn: Eric Wilder	Chairperson
Noyo River Indian Community	Attn: Harriet L. Stanley-Rhoades	Chairperson
Round Valley Reservation/Covelo Indian Community	Attn: Eugene Jamison, Jr.	Chairperson
Inter Tribal Sinkyone Wilderness Council	Attn: Hawk Rosales	Chairperson
Sherwood Valley Rancheria of Pomo	Attn: Michael Fitzgerral	Chairperson
Sherwood Valley Rancheria of Pomo	Attn: Misty Cook	Environmental Director

NORTHERN CIRCLE
Indian Housing Authority

694 Pinoleville Dr. • Ukiah, Calif. 95482 • 707-468-1336
Fax 707-468-5615

TO: Diana Hershey, Planner III	FROM: Darlene Tooley, Executive Director
E-mail :	# pages *(including cover sheet)* 4
FAX #: 707. 467-6424	DATE: Wednesday, April 08, 2009
Subject: Housing Element Update Issues	cc:

☐ *Urgent* ☐ *For Review & Edit* ☐ *Comments* ☒ *As Requested*

Hi Diana:

Thank you again for taking the time to meet with us to talk about the County's Housing Element Update efforts. We appreciate your outreach efforts to gain additional perspective and input from us to help represent the concerns and issues facing the many Native American communities here in the county. We look forward to continuing our participation as your work program proceeds.

Regards,
Darlene Tooley

Northern Circle Indian Housing Authority
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April 8, 2009

Diana Hershey, Planner III
County of Mendocino
Planning & Building Services – Long Range Planning
501 Low Gap Road, Room 1440
Ukiah, CA 95482

Subject: Comments related to the County Housing Element Update Effort

Dear Diana:

Thank you for the opportunity to participate in the Mendocino County Housing Element Update effort and for meeting with me last week. Northern Circle appreciates your efforts to include a wide range of interests within the community as the County continues its work with the update effort. Northern Circle operates as a non-profit organization and is a tribally-designated housing entity (TDHE) recognized by the federal government as a function of tribal government. As such, Northern Circle carries out many housing functions for our member tribes.

Over the years, Northern Circle has worked with many Native American tribes to create safe and decent affordable housing, which in turn, provides stability to the tribal communities we serve. There are a couple of policy issues which Northern Circle has been involved that merit attention here and for which Northern Circle would like to suggest possible new policy and suggest implementation programs to be considered as part of the Housing Element itself.

Improve the County's "Infrastructure" for Housing Support Services – Over the years, it seems both the marketing and delivery of affordable housing and housing services, in general, has occurred in a piecemeal fashion. In one arena, non-profit developers focus on the next grant cycle of affordable housing grant funding while seeking potential housing sites, when they have time to focus away from active construction projects in progress, that more often than not, need gap financing of its own.

In the arena of housing services delivery, specific state and federal governmental agencies often work through non-profit agencies for the administration and delivery of various services. These programs often focus on those families and individuals in immediate need and typically require an intake process supplemented with rigorous administrative procedures before disbursement of monies or services can occur. Individual agencies are program-focused, and often are not well equipped to provide referrals to those in need that might qualify for another type of service.
Effective delivery of both affordable housing and housing services relies upon well-developed working relationships between the governmental agencies and the non-profit organizations that help

carry out broad program goals. In the complex world that we live, working professionals in the field often have little time to spend on other worthy needs outside the specifics of their own programs.

As such, the creation of an effective working group of housing professionals within the Mendocino County area housing community could be used to keep abreast of the county's most dire needs, while increasing awareness of not only existing entities that provide services, but also new organizations that are created on a yearly basis. Such a group's activity could be given free web space on the County's main webpage and act a broad forum to discuss and move forward the County's housing needs in a more urgent manner.

A centralized website could be developed which provides a comprehensive overview of available housing programs, service providers and lay-friendly descriptions of eligibility requirements. Because the majority of housing programs focus on the needs of low-income families and households, it is often difficult for people needing help to know where to begin.

Over time, local housing professionals will become more familiar with the various agencies that provide general or specific services. In the non-profit housing services world, the network of professionals which work day-to-day with the housing needs of the poor are best qualified to achieve results by talking about regulatory, institutional or other barriers that often impede effective delivery of services.

For example, Northern Circle has been hosting a broad-based forum, through our monthly Housing Roundtable meetings. The meeting is an opportunity for Native American housing providers such as Indian Housing Authorities, individual tribal housing offices, and other partner agencies to gather collegially to discuss and debate the issues facing Native American communities daily. A similar model could be developed for the County in order to identify places in the county that face common problems.

Policy: Develop a technical and a "networking infrastructure" for housing support services and affordable housing development. The infrastructure should involve information technology and involve a more formal forum for governmental and non-profit housing professionals to address housing issues and needs of the Mendocino County area.

- Establish a regular working committee of agency representative that facilitate discussion and identification of the most pressing housing needs within Mendocino County which could include home ownership education, credit counseling and foreclosure counseling. This group will help formulate working policy perspectives on a wide-range housing issues.
- Secure separate webpage space on the Mendocino County website that is devoted toward providing a comprehensive overview of available affordable housing sources, housing services and related social service programs. Develop this space to be used as a referral resource for the housing support service community here in Mendocino County.

Creation of a CHDO – Most recently, Northern Circle has been placing its resources and support into the creation of a separate Community Housing Development Organization (CHDO) that will allow this organization to apply for other state affordable housing funds. With access to these new resources, the CHDO will be able to pursue affordable housing projects that meet broader community housing needs, no only Native American housing needs, throughout the county area. As you may be

aware, Native American tribes are not eligible to receive many state monies slated for affordable housing development. Although many other states allow tribes to apply for state tax credits, there has not been one single Native American state tax credit project in California because existing rules effectively preclude participation by tribes or TDHE's. Any support that the County might be able to provide to our CHDO-related efforts would be appreciated.

Policy: Support the creation of new affordable housing development organizations that will identify and address the affordable housing needs throughout the county.

Policy: Consider providing financing support, through the Redevelopment Set-Aside fund, to agencies that provide affordable housing.

Policy: Encourage County support of joint grant funding applications with viable affordable housing partners in order to maximize funding leverage for affordable housing projects.

Effective Public Outreach: Identifying Affordable Housing Need – An Agency Perspective – An exercise that the County might consider as part of the existing outreach program to update the Housing Element is to schedule a workshop especially for housing service providers, non-profit developers and for-profit developers in order to identify both housing types (permanent and temporary) and housing locations throughout Mendocino County communities, including the incorporated areas.

Identifying places on a map, and identifying specific affordable housing types for possible future housing developments might be the simplest way of creating a *"hot projects"* listing that agencies could use to help identify locations and needed types of housing throughout the county area. Along with the County's own attempts to accommodate increased residential density, locating various Redevelopment Project Areas, and other cities' Smart Growth-oriented development areas may be a good starting point for finding possible affordable housing locations. Such a workshop would bring together agencies that work directly to meet the housing needs of Mendocino County's low-income families and help bolster your ongoing Update effort.

Northern Circle appreciates the opportunity to share with you these perspectives on county-wide housing policy concerns and looks forward to your ongoing efforts in this arena. Please feel free to call me if you have any questions. Thank you again for this opportunity and for your consideration.

Very truly yours,

Darlene Tooley

Darlene Tooley
Executive Director

c:
Northern Circle Board of Commissioners

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BOS 6/22/09
1d

LEGAL SERVICES OF NORTHERN CALIFORNIA

REDWOOD REGIONAL OFFICE 807 S. DORA STREET UKIAH, CA 95482

DIRECT LINE: (707) 462-1471 TOLL FREE: (877) 529-7700 FAX: (707) 462-9488

COUNTY OF MENDOCINO
BOARD OF SUPERVISORS
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June 19, 2009

Serving Lake & Mendocino Counties

Managing Attorney
Lisa L. Hillegas

Staff Attorney
Angelica Milan

Project Attorney
Tanya Ridino

Contract Attorney
Lake County
Andrew Rossoff

Administrative Assistant
Chelsie Aguirre

VIA HAND DELIVERY: 13 COPIES

Mendocino County Board of Supervisors
c/o Clerk of the Board of Supervisors
501 Low Gap Road, Room 1090
Ukiah, CA 95482

Re: Special Meeting Agenda for 6/22/09 - Planning Matters
Items 1(c) and (d): Rezone of 2.55 acres from SR to R-3 and
Review of Mendocino County 2009 Draft Housing Element

Dear Members of the Board of Supervisors:

This comment letter is submitted on behalf of Dotty Coplen, Darbi Meza, Omar Malfavon and other low-income residents of Mendocino County (County) regarding the above-referenced pending Draft Housing Element (DHE) and the rezoning of 2.55 acres from S-R to R-3. Unfortunately, my office received very short notice regarding the timing for the upcoming hearing on the DHE and due to scheduling conflicts we will not be available to speak during the public comment period for these agenda items. Public comments regarding both of these items was presented in writing and orally to the Planning Commission at their May 21, 2009, and again in writing for their June 4, 2009 meeting regarding the DHE. Our letters, dated May 19, 2009 and June 2, 2009[1], are attached hereto as Exhibits A and B for your convenience, and incorporated by reference herein. Some brief, additional remarks are detailed below:

Agenda Item 1(c): 2.55 Acre Rezone to Implement Action 4.2 of Housing Element

Like the most recent R-3 rezoning the Board approved in late April of this year (5.6 acres in the Vineyard View Subdivision) the current parcels identified by planning staff are very unlikely to be developed for multi-family housing and are unsuitable as they are already developed in part, and located in the Millview Water District which has had a decades long water moratorium. Even if new water and sewer hook-ups were available for this site, it is unlikely that the parcels could be developed at the densities needed, at least 20 units per acre, to fulfill the

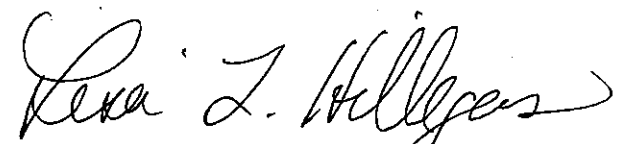
1 For unknown reasons, our letter of 6/2/09 is not referenced in the Draft Minutes for the Planning Commission meeting on 6/4/09 or in the 6/22/09 Staff Report regarding the DHE, although the letter was transmitted to the Planning Commission via email on 6/2/09.

MEETING RELATED CORRESPONDENCE
MEETING DATE: 6/22/09 ITEM: 1d
Distribution: (☐ Original to Clerk)
☑ BOS ☑ CEO ☑ CoCo ☑ Press ☑ COBStaff ☐ 6/19

planning period. The DHE fails to include sites that are properly zoned, or include a program to rezone more sites, that will actually be available for development and served by infrastructure during the new planning period as required under Government Code Section 65583(c)(1). Nearly all of the sites currently identified within the DHE have major constraints to multi-family housing development.

For these reasons, the Board should not recommend adoption of the current DHE until it is revised further to more adequately address all the housing needs for all income categories, with highest priority given to lower income households, and to ensure that the DHE actually complies with state law.

Yours truly,
LEGAL SERVICES OF NORTHERN CALIFORNIA



LISA L. HILLEGAS
Managing Attorney

Encl.

LEGAL SERVICES OF NORTHERN CALIFORNIA

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May 19, 2009

Sent by e-mail to pbsa@co.mendocino.ca.us and facsimile to 707-463-5709

Mendocino County Planning Commission
Chairman Greg Nelson
Commissioner Molly Warner
Commissioner Steve Hall
Commissioer Jim Little
Commissioner Marilyn Ogle
Commissioner Madelin Holtkamp
Commissioner Karen Calvert

Re: Mendocino County Draft Housing Element

Honorable Planning Commissioners:

We submit these comments to Mendocino County's pending Draft Housing Element (DHE) on behalf of Dotty Coplen and other lower-income residents of Mendocino County. On the whole, we are very concerned about the DHE's failure to set forth a five-year schedule of actions sufficient to meet the County's goals and objectives in meeting the housing needs of its residents, particularly those in lower income households.[1] We are also concerned about the County's ongoing failure to identify adequate sites to meet the housing needs of all economic segments especially its lower incomes residents. These deficiencies are particularly troubling since the California Department of Housing and Community Development (HCD) determined in February of this year that the County's current housing element fails to comply with the state law requirement that it identify adequate sites to meet its current housing need. HCD's determination should have spurred the preparation of an improved and more comprehensive DHE as compared to the current one. Instead, the DHE is scaled back, lacking any program requiring rezoning to make sufficient sites developable for affordable multi-family housing thus seemingly reducing the County's commitment to facilitating the development of affordable housing. Thus we urge against the Planning Commission's adoption of the DHE unless it is amended to comply with state planning law. We discuss some of our specific concerns below.

---

[1]In making this statement, we do not concede that the Draft Housing Element sufficiently analyzes the housing needs of lower-income residents nor that it sufficiently sets forth quantified objectives for meeting such needs. In fact, we believe that the DHE is inadequate on both counts.

Exhibit A

Inconsistency in setting forth appropriate planning period

At the outset, the DHE refers to an eight-year planning period from 2009 to 2017, referencing Government Code Section 65588(b). DHE, p. 1 - 1.[2] In other places, the DHE indicates a different planning period, e.g. one ending in 2014. Counties like Mendocino, in regions with an obligation to adopt a regional transportation plan only every five years, must update their housing elements "not less than every five years." (Section 65588(b)) Moreover, HCD's RHNA determination letter issued to the County in August 2007 indicates that the RHNA for jurisdictions with housing element due on August 31, 2009 covers the period from January 2007 through June 30, 2014. Thus, the next planning period ends in five years on June 30, 2014. The planning period description must be corrected as the existing error has implications for any time estimates for completion of actions or programs in the DHE, particularly those for which a lengthy time period is anticipated.

Inadequate opportunity for public participation

The County was obligated "to make a diligent effort to obtain public participation of all economic segments of the community in the development of the housing element[.]" Section 65583(c)(7). As compared to at least eight meetings/workshops the County held prior to adopting the current element, each attended by 25 to 35 persons, the County held only two this time around, one in Willits and one in Fort Bragg, attended by just 15 and 17 persons respectively. While the DHE states that some outreach was done in both Spanish and English and that a Spanish translator was available for the first meeting in Willits, it does not appear that outreach to Spanish speakers or translation was available for the second meeting thereby potentially excluding an important segment of the population. The DHE reports on and we applaud outreach efforts made to Native American Tribal Governments. However, overall, at a time when the County should be doing more outreach to ensure that the DHE addresses the concerns and needs of all economic segments, the County chose to scale back. For example, the County and did not engage in concerted outreach to many special needs populations, including persons in need of shelter or transitional housing and persons with disabilities. Thus, the County did not put forth the diligent public participation effort required under Section 65583(c)(7).

Failure to analyze extremely low-income need

The DHE must assess the housing needs of the County's extremely low income (ELI) households. It appears that such analysis is missing from the DHE. This obligation is critically important, especially during this period of extreme economic downturn when more households will fall into this income category. Since it appears that a separate analysis has not been done, the DHE should at least indicate that 50% of the need for very low income housing is assumed to be the need for extremely low income households. (Section 65583(a)(1)

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[2]All statutory references are to the California Government Code and all page references are to the Draft Housing Element, unless otherwise indicated.

Performance under current housing element/absence of sufficient five-year schedule of actions

The DHE indicates several programs will be retained in some form from the current housing element, such as the goals and actions regarding Housing Affordability (see Goal 3 and underlying policies and actions to be retained, pp. 5 -10 to 5-13), that will facilitate the preservation and development of affordable housing. We support the retention of such goals, policies and actions, while maintaining that even in the aggregate, they are not sufficient to meet the housing needs of all economic segments, particularly those of the lower income households and special needs populations in the County. This is because the draft housing element deletes or proposes deletion of several programs essential to facilitating the development of housing affordable to lower income families. We object to these deletions and highlight some particular areas of concern below.

The DHE deletes Action 2.3, a program designed to help ensure that the County will be in compliance with SB 520. SB 520 requires that the housing element contain an analysis of constraints on housing for persons with disabilities and an action program addressing such constraints. The DHE states that the Board of Supervisors has yet to adopt what is currently a draft ordinance to support a reasonable accommodation request procedure. Since this ordinance has yet to be adopted and because the County needs to ensure throughout the planning period that it is complying with SB 520, the DHE should retain this Action.

The DHE contemplates deleting Action 2.7 regarding conducting a Farmworker Housing Needs Survey "unless it is found that future surveys are desirable to determine farmworker housing needs." P. 5-10. It suggests re-writing this action so that such surveys can be conducted on a periodic as-needed basis. Given the lack of housing and poor housing conditions experienced by the County's farmworker population, as described in the special needs segment of the DHE (see pp. 2 - 9 through 2-11), the draft DHE should, at a minimum, include a program that commits to updating the existing survey annually. Further, in order to address the housing need of the farmworker population, the DHE should include an implementation program with completion dates and quantifiable objectives to implement the recommendations of the current farmworker survey. These actions would help address our related concerns that the DHE does not sufficiently analyze the housing needs of farmworkers and also fails to set forth a quantified objective regarding meeting the housing needs of this population.

We are very concerned about the proposed elimination of Goal 4, which is "to increase the amount of land use and zoning designations that facilitate a range of housing choices in various communities." Eliminating this goal makes no sense given that the County has yet to cure its current the deficiency in its sites (as described below), and that the County has failed to meet its housing needs in the current planning period. See p. 5 -30.

Particularly problematic is the DHE proposal to delete Action 4.2 since the DHE clearly indicates that this Action has not been completed. See p. 5 -15. Action 4.2 requires the County to rezone 50 acres to make them suitable for the development of lower-income housing by July 1, 2007, a deadline which the County has not met. The proposed deletion of Action 4.2 in not simply premature. In fact, HCD has deemed the County's housing element non-compliant with the

adequate sites requirement of state housing element law due to the County's failure to complete Action 4.2. See copy of Letter from HCD to Nash Gonzalez dates February 5, 2009 attached. Thus, it seems imperative that the County retain Action 4.2 as a mechanism for coming back into compliance with state law.

The DHE states in one place that the County has rezoned 43 of the 50 acres that require rezoning under Action 4.2, p. 4-3, and in another, that 47.5 acres have been rezoned. See p. 5-15. In addition to this internal inconsistency, these figures do not accurately reflect sites rezoned that are actually developable for multifamily housing for a number of reasons. First, HCD has determined, that the "County appear[s] to be crediting sites proposed for rezoning where the rezonings are restricted until a property owner meets certain conditions," calling into question of the 43 acres claimed "at least 11 acres [that] have yet to be rezoned until specific conditions have been met." See HCD letter attached. Second, by our assessment, only approximately 10 acres of the sites claimed rezoned meet the requirements of Action 4.2 as the other sites lack sewer or water capacity, are located in remote parts of the County rendering them unlikely to be developed, or lack potential to be zoned at appropriate densities for affordable housing development. Finally, the Planning Commission's latest purported rezoning action of 5.6 acres on April 28 of 5.6 acres was, by some of the commission member's own public statements, very problematic. The 5.6 acres were made up of 28 tiny parcels all of which are already in use and therefore highly unlikely to be developed for multi-family affordable housing at any time, let alone within the current planning period. In sum, the DHE offers no justification for deleting Action 4.2. On the contrary, current circumstances dictate a strong commitment to retaining Action 4.2 in the new housing element or a similar action that requires the rezoning needed to ensure the County has adequate sites to meet its projected housing need for all economic segments.

We object to the proposed deletion of Action 5.7 regarding assisting tenants and non-profit housing developers and providers with mobilehome park preservation. Mobilehome parks, especially those owned and operated by responsible non-profits, offer a scarce affordable housing resource. Mobilehome parks are particularly important to lower income and special needs populations because they are affordable and offer homeownership opportunities. The County should ensure adequate resources to fund and support efforts to preserve this resource.

We note that if Policy 6.6 is reworded to discourage the development of water or sewer districts in all areas outside of towns and cities, this will have an impact on the DHE sites inventory, which apparently relies on the creation of expansion of such districts in some of the outlying areas. Such re-wording may also make it impossible or difficult for the County to comply with state law (SB 1087) which requires that affordable housing receive priority for service allocation.

We oppose elimination of Action 6.1 as fee reductions, waivers and deferrals are important to facilitating affordable housing development.

Action 6.5, which requires adoption of zoning ordinances and amendments to identify zones where emergency shelter and transitional housing are allowable by right has not yet been completed. Thus it is premature for the draft housing element to contemplate deleting Action 6.5. Further, this Action will help the County to comply with SB 2 which requires that the County identify zones

where shelters and transitional housing can be developed by right.

The contemplated deletion of Action 6.7, which requires amending zoning ordinances to facilitate development of agricultural employee housing and make the zoning codes consistent with state law is, at the very least, premature as this action has yet to be completed. The same holds true for Actions 6.8 through 6.10 all of which have yet to be completed.

Inadequate sites

As set forth above, the County is currently out of compliance with its state law obligation to zone adequate sites for housing development for all economic segments. Further, for the reasons set forth above regarding the problems with the sites the DHE claims have been properly rezoned, it appears that the County will not comply with Action 4.2 of the current housing element by the end of the current planning period, which expires on August 31, 2009. Thus, pursuant to Section 65584.09, which requires that such rezones be completed within the first year of the new planning period, the DHE should include a program that requires compliance with this law, as well as a program to identify and zone adequate sites to accommodate the new RHNA.[3]

The DHE states that for the next planning period, the RHNA for low and very low income households is 1343. The DHE also states that the County has ample sites to meet this need. See Appendix B, p. B-49. However, this representation does not square with the actual sites descriptions in the DHE and the major constraints described in Table 4-12. See p. 4-10.

Every one of the communities listed in Table 4-12 as areas for potentially meeting the County's adequate sites requirement has major constraints to multifamily development. All but one are lacking in water access or capacity or sewer or both. The exception, Gualala, is subject to other major development constraints including onerous height and lot coverage restrictions. Additionally, the communities of Calpella, Anderson Valley and Fort Bragg lack sites for multifamily development.[4] Moreover, with the possible exception of Action 3.5b which obligates

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[3]The DHE references a Table 4-13 that describes activity regarding the 50 acre rezone requirement, but there is no such table.

[4]The following summarizes the draft HE's assessment of the multi-family housing development potential in each of these communities: Covelo (it is unknown whether the Community Services District will include water service to this community during the housing element period, Appendix B, page B-2); Laytonville (while two parcels have been zoned R-3, one lacks sewer and the other lacks water and sewer and is far from town, p. B-7); Brooktrails is under a water moratorium and Willits has neither a water nor sewer district, p B-10; Calpella (the sites identified are either under a water moratorium, not planned for multifamily development or deemed highly unlikely for multiple family development, p. B-16); Ukiah Valley North (the sites identified are significantly constrained by lack of water capacity or are otherwise constrained by tribal ownership coupled with lack of infrastructure, p. B-20); Ukiah

the County to amend the zoning ordinance to allow more flexible standards regarding setback, parking and building height, the "actions" the County offers to reduce the major constraints to development in these areas do not actually require the County to take any useful or productive action at all. For example, Action 3.4a, which the County lists as a mechanism to address the infrastructure constraints, simply says that the County will "[s]upport the efficient delivery of water and sewer services to facilitate housing production through combined service agencies, shared facilities or other inter-governmental agreements." The other policies under Policy 3.4 (see page 1-5) similarly lack substance or any real obligation to take action.

These deficiencies, combined with the fact that the DHE proposes elimination of Action 4.2, which obligates the County to rezone 50 acres suitable for multifamily development, constitute a failure of the DHE to meet the County's adequate sites requirement both terms of making up for the deficit in meeting the current need and in terms of meeting the projected need.

In sum, the sites inventory in the draft HE simply does not identify sufficient sites to accommodate the new RHNA that will actually be made available for development and that will be served by infrastructure during the new planning period as required under Government Code Section 65583(c)(1). Further, failure to include a program to complete the 50 acres that were supposed to be rezoned for multi-family development in the last element under Program 4.2 when it is clear such rezones have not and likely will not be completed in the current housing element period violates Section 65584.09, which requires that such rezones be completed within the first year of the new planning period. Both of these deficiencies also constitute a violation of the Least Cost Zoning law, which requires jurisdictions "to designate and zone sufficient land for residential use to meet the housing needs for all income categories[.]" Section 65913.1(a).

Valley South (touted as possessing the greatest quantity of property suitable for residential development, however it appears that the most of the sites are either being currently used as agricultural land (vineyards) or currently in use (not vacant), though some are underutilized, p. B-24); Hopland Area (with the exception of one 1.15 acre parcel, multifamily development is constrained by uncertainty of new water hookups or by zoning designation other than multifamily, p. B-28); Boonville (much of the area lacks water and sewer service, therefore only one parcel has an R-3 designation and only a small fraction of it is developable due to space needed for leach field installation, p. B-33); Fort Bragg Area (all of the sites appear to have water and sewer constraints and some are subject to additional Coastal Commission review before increased density is contemplated, p.B-37); Town of Mendocino (constrained by lack of centralized water system and all three sites identified required Coastal Commission approval, p. B-41); and Gualala Area (it is unclear whether water and sewer lines would be extended to all parcels and height and lot coverage standards limit multifamily unit potential, p B-45).

Based on the foregoing, the Planning Commission should not recommend adoption of the current DHE until it is amended to comply with state planning and zoning and other applicable laws, including those referenced above. Thank you for your consideration.

Respectfully submitted,

LEGAL SERVICES OF NORTHERN CALIFORNIA
CALIFORNIA RURAL LEGAL ASSISTANCE, INC.
CALIFORNIA AFFORDABLE HOUSING PROJECT OF
THE PUBLIC INTEREST LAW PROJECT
LAW OFFICES OF DAVID GRABILL

By: Mona Tawatao
Regional Counsel, Legal Services of Northern California

Encl.

LEGAL SERVICES OF NORTHERN CALIFORNIA

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June 2, 2009

Sent by e-mail to phst@co.mendocino.ca.us and facsimile to 707-463-5709

Mendocino County Planning Commission
Chairman Greg Nelson
Commissioner Molly Warner
Commissioner Steve Hall
Commissioner Jim Little
Commissioner Marilyn Ogle
Commissioner Madelin Holtkamp
Commissioner Karen Calvert

Re: Mendocino County Draft Housing Element

Attn: Adrienne Thompson

Honorable Planning Commissioners:

We submit these comments on behalf of Dotty Coplen, Darbi Meza, Olivia Fruitiz and other lower-income residents of Mendocino County regarding Mendocino County's pending Draft Housing Element (DHE) to supplement the written comments we provided on May 19, 2009 and oral comments made at the May 21 Planning Commission hearing on this matter.

As we commented previously, we are concerned that the action items in the DHE are largely aspirational and do not compel the County to take sufficient action to facilitate the development of housing affordable to lower income County residents. We enumerate several proposed actions in this letter that we believe will better enable the County to fulfill its planning obligation to facilitate the development of housing for all economic segments, particularly for farmworkers and other lower-income households.

Proposed actions/programs to address the farmworker and general affordable housing need

In August 2008, the California Institute for Rural Studies published the results of a farm worker survey in a report entitled "An Assessment of the Demand for Farm Worker Housing and Transportation in Mendocino County." We laud the County for arranging the funding for and implementing the survey and, following one of the important survey recommendations, namely identifying the Hopland Road Yard property as a suitable site for multifamily housing. We urge that the DHE add additional actions and programs that follow the survey recommendations. These recommendations include:

Exhibit B

- Creating flexible zoning requirements needed to promote housing for migrant farmworkers, unaccompanied farmworkers, and farmworker families.

- Designating a specific number of sites of the 50 acres to be rezoned pursuant to Action 4.2 of the current housing element for farmworkers, including, potentially, the Hopland Road Yard property.

- Increasing education, using specific numeric and qualitative outreach goals as a measure, that current zoning laws allow for development of farmworker housing (2-4 families) on agricultural zones with a minor use permit.

- Creating a local assessment district for the specific purpose of generating revenue to address some farmworker housing needs.[1]

Proposed programs/actions to address lack of water and sewer access

As we stated at the May 21 planning commission meeting, and as some commissioners agreed, the so-called Actions in the DHE intended to address lack of sewer and water services affecting many potential sites for housing development are weak and non-committal, particularly those under Policy 3.4 of the DHE. See DHE, p. 1-5. Some commissioners suggested that the County look at viable alternative mechanisms to come up with creative solutions to these infrastructure challenges. Some specific action programs that the County might consider adding to the DHE include:

- Allowing packet sewage treatment options for developments that include a substantial percentage of affordable units or for farmworker housing developments;

- Allowing or providing incentives for purple piping to maximize re-use of gray water, thereby reducing waste water output.

- Programs that describe more specifically what the County can do to make wells a feasible alternative for water supply in some areas where water access is an issue.

[1]Napa County has created such an assessment district to address some of its migrant farmworker housing need.

Thank you for considering our comments.

Respectfully submitted,

LEGAL SERVICES OF NORTHERN CALIFORNIA
CALIFORNIA RURAL LEGAL ASSISTANCE, INC.
CALIFORNIA AFFORDABLE HOUSING PROJECT OF
THE PUBLIC INTEREST LAW PROJECT
LAW OFFICES OF DAVID GRABILL

By: Mona Tawatao
Regional Counsel, Legal Services of Northern California

cc: e-mail only:
Nash Gonzalez
Terry Gross

LEGAL SERVICES OF NORTHERN CALIFORNIA

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Chelsie Aguirre

June 11, 2009

VIA FACSIMILE TRANSMISSION AND U.S. MAIL: 916-327-2643
Paul McDougall
Ken Holder
Housing and Community Development
Office of Housing Policy and Development
1800 Third St., Ste. 430
Sacramento, CA 95811

Re: <u>County of Mendocino Housing Element Compliance with Action 4.2</u>

Dear Messrs. McDougall and Holder:

We submit this letter on behalf of our clients, Dotty Coplen, Darbi Meza and Omar Malfavon, and other low income residents of Mendocino County regarding the County's efforts to bring its housing element into compliance with state housing element law following HCD's non-compliance determination of February 5, 2009. We understand that the County will be contacting HCD shortly, if it has not already done so, to represent that it has implemented Action 4.2 of its housing element by rezoning 50 acres where water and sewer is available to an R-3 designation or comparable density and has thus identified adequate sites suitable for the development of multifamily housing. We are concerned that a substantial majority of the sites the County is relying on either lack services or are otherwise not suitable for multifamily development.

As you know, when the County adopted its current Housing Element, it determined that it had a shortfall of adequate and appropriately zoned sites to meet the housing needs of approximately 1,011 units of lower income housing. (See, Mendocino County Housing Element, pp. 4-10 through 4-11.) In order to fulfill its legal obligation to have appropriately zoned land available to satisfy these lower income housing needs, the County committed to rezone at least 50 acres of land to R-3, in areas with water and sewer available that could be developed at densities of at least 20 units per acre. The County incorporated this commitment in Action 4.2 of its housing element.

Unfortunately, the County appears to be taking the position that all it must do in the current planning period is rezone 50 acres, disregarding the underlying purpose and intent of Action 4.2 – to have enough properly zoned land to meet the planning period housing needs of at least 1,011 units of lower income housing. In order to fulfill this obligation, the County must rezone enough

Exhibit C

land that will meet those housing needs, meaning the land must be suitable and have water and sewer available so the parcels can be developed at the appropriate densities to meet the housing needs for this income group. If parcels cannot be developed at densities of at least 20 units per acre, more available land will have to be identified and rezoned.

To date, although the County has rezoned approximately 50 acres of land to R-3, the vast majority of those parcels cannot be developed at the requisite densities, and in some cases may never be suitable for development of multi-family housing. In November of 2007, the County finally began the first step in a series of rezones in its implementation of Action 4.2. At that time, the County approved the rezone of approximately 43 acres of land to an R-3 designation. Of that total acreage, only approximately 10 acres have sewer and water services available, allowing for the higher densities needed of at least 20 units per acre. The remaining parcels, or approximately 31 acres, lack water and/or sewer services and cannot be built anywhere near the requisite densities required to meet the County's low income housing needs.

Pursuant to the County's November 2007 rezones, approximately 8 acres were rezoned in the South Ukiah area comprised of eleven separate parcels, nearly all of which are currently developed with single family housing. The parcels have water and sewer services. There are no plans to redevelop these properties to higher density housing. It is highly unlikely that any of these parcels will ever be developed for multi-family housing. All of the parcels in this area have multiple owners and are all less than an acre in size. The Planning Department acknowledged in its reports regarding the rezone of these parcels that they included only one vacant site which was the "only [site] . . . likely to see any form of new construction activity as a consequence of this particular rezoning."

The only other land rezoned in November of 2007, and within a water and sewer district, was approximately 4 acres in Hopland. Yet, at the time of the rezone the state had already imposed a water moratorium on the Hopland Public Utilities District, prohibiting any new water or sewer hook-ups and there is no current plan to lift that ban.

The remaining 31 acres rezoned in November of 2007 lack the water and/or sewer services needed to be developed at densities of at least 20 units per acre. Currently, the Mendocino County Code imposes major limitations on density for lots that are lacking or have limited water and/or sewer systems to 4 to 9 units per acre, depending on the water or sewer limitations. See, Mendocino County Code Section 16.08.060. Roughly 11 acres were rezoned in the Willits area, but lack water and sewer services unless the City of Willits agrees to annex the sites and the water moratorium in the area is lifted. The City of Willits formally opposed the rezoning of these parcels and expressly stated it had no intention of annexing these parcels as they were experiencing severe water limitations within their municipal system.

Another 5 acres were rezoned in the Anderson Valley area, but this site lacks water and sewer and there are no water or sewer districts in the Anderson Valley. A tentative plan was presented at the time of the rezone to develop 9 units of housing for teachers on this property. An

additional 11 acres were rezoned in Laytonville, but they too lack water and sewer. The County also zoned a little more than 2.5 acres in the remote community of Covelo. These three parcels are within a municipal sewer district, but served only with well water, thereby limited the densities permitted for the parcels. It should also be noted that there are very few services or employment opportunities in the Anderson Valley, Laytonville or Covelo.

The last 7.9 acres rezoned just recently in the past two months are prime examples of problematic sites. On May 21, 2009, the Planning Commission voted to recommend the rezoning of two parcels totaling 2.3 acres, specifically, parcels AP 169-130-02 and 07 despite the fact that these parcels are in an area currently under a decades long water moratorium.

Likewise, on April 27, 2009, the Board of Supervisors approved the rezone from R-2 to R-3 of 5.6 acres made up of 28 very small lots within what is referred to as the Vineyard View Subdivision lying between Lovers Lane and Empire Drive. Attached for your reference is the staff report recommending this rezone. The report contains a list of the parcel numbers corresponding to the aforementioned lots. These sites are not suitable for multifamily development. For one thing, the individual lots are very small. Second, "[t]he area is primarily developed with single-family dwellings with a limited number of duplex style structures developed on corners. . .or at the end of cul-de-sacs." Staff Report, p. BOS-2. Indeed, the report acknowledges: **"It is noted that it would only be at the discretion of the individual property owners that additional units would be provided. It is not a mandatory change in land use."** Staff Report, p. BOS-2 (bold in original).
During public presentations before the Planning Commission and the Board of Supervisors, regarding the Vineyard View Subdivision rezones, the County's Planning Director acknowledged that if any new multi-family housing is ever developed on these parcels in the future, densities of only 3-4 unit complexes would be suitable for this neighborhood. It appears that the County has no intention of allowing the development of these parcels at the densities needed to meet its housing element obligations even if these sites had water and sewer available.

Some of the Supervisors recognized the folly in counting these 5.6 acres toward the 50 acre requirement. At the April 27 hearing, Supervisor McCowen asked whether this rezoning would really fulfill the 50 acre requirement when the current structures on the sites were in good shape, occupied and functioning. He ultimately concluded the acres then proposed for rezoning were not suitable for rezone and would not developed into anything. Hearing videotape, 13:20 – 14:26 and 1:37:12-1:38:04[1] He also noted that the sites in this area are under a 20 year water moratorium. Hearing, 16:00 – 16:40. For all these reasons, these 5.6 acres cannot be deemed suitable for multi-family development.

In addition to these recent problematic rezoned sites, in its February 5, 2009 letter to Planning Director Nash Gonzalez, HCD refers to 11 acres that, at least at the time, had yet to be rezoned because certain conditions related to those sites had yet to met. It is not clear to us that the

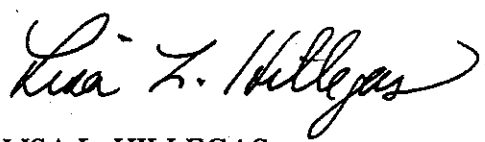
[1] The videotaped hearing of the April 27 Board of Supervisor's meeting is available on Mendocino County's website at **http://www.uvctv.org/vid/042709/**.

conditions required to rezone those 11 acres have actually been met or if the parcels have actually been re-zoned.

In sum, while acknowledging the County's efforts to comply, rezoning sites to R-3 that will likely never be developed at all, or at the densities needed, for multifamily housing because of infrastructure constraints and other intractable development barriers does not facilitate the development of affordable housing. Thus we request that HCD not treat the 50 acre rezone as merely a requirement in form, but rather that HCD review carefully each of the sites the County lists as rezoned to make sure that each are truly suitable for multifamily development in determining whether the County has in fact met its obligation to identify adequate sites to meet the housing needs of all economic segments. If not, the County must be made to rezone the appropriate number of suitable sites necessary to bring it up to the 50 acres needed to accommodate the shortfall of the 1,011 units needed for low income housing and into compliance with Action 4.2 of its housing element and state law.

If you have any questions, or want to discuss this matter further, please feel free to contact me directly at: 707-462-4117, ext. 302. Please note that I will be available at different phone number from June 24th through July 13th. That number is: 707-621-2040. Thank you for your consideration.

Sincerely,



LISA L. HILLEGAS
Managing Attorney
LEGAL SERVICES OF NORTHERN CALIFORNIA

cc: Nash Gonzalez, Planning Director
Terry Gross, Deputy County Counsel
Clients

Encl.

OWNERS: Various (see below)

APN#	Owner	APN#	Owner
170-092-25	Napoli & Rena Lehnert	170-220-11	Harriet Malson
170-131-08	Robert & Vicky Woldemar	170-220-12	Jess A. Freeman
170-131-09	Robert & Vicky Woldemar	170-220-13	Betty Jean Freeman
170-131-14	Frances Bergstedt	170-220-14	Community Development Commission
170-131-15	Robert & Vicky Woldemar	170-220-20	Elizabeth M. Smith
170-131-23	Walter & Neelam Salmen	170-220-25	George &Sandra Loijos
170-131-25	Helen McChesney	170-220-30	Sabina Thiessen et. Al.
170-131-29	Jason & Shawna Fross	170-220-31	Helen J. Coolahan
170-131-40	Robert & Vicky Woldemar	170-220-37	Dennis & Marilyn McClain
170-131-46	Ray & Janet Kroll	170-220-41	Carl &Lorraine Wilcox
170-131-58	Dale & Judith Hegenbart	170-220-44	Wei An Han
170-220-08	James & Dorothy Cagle	170-220-47	Grace Okumoto
170-220-09	James & Dorothy Cagle	170-220-55	Dale H. & Judith E. Hengebart
170-220-10	James & Dorothy Cagle	170-220-64	Gary L. & Barbara Van Patten

APPLICANT: PLANNING AND BUILDING SERVICES

REQUEST: Rezone of twenty eight (28) sites currently zoned Two Family Residential (R-2) to Multiple-Family Residential (R-3), cumulatively consisting of 5.6+/- acres. The 28 sites are being rezoned in order to partially fulfill the requirements of the County's Housing Element (Action Item 4.2), requiring the rezoning of 50 acres that would permit for Multiple-Family Residential uses with out the need for a use permit.

LOCATION: Twenty eight (28) lots within the Vineyard View Subdivision lying between Lovers Lane and Empire Drive, north of the Ukiah City limits; AP# 170-092-25, AP# 170-131-08, AP# 170-131-09, AP# 170-131-14, AP# 170-131-15, AP# 170-131-23, AP# 170-131-25, AP# 170-131-29, AP# 170-131-40, AP# 170-131-46, AP# 170-131-58, AP# 170-220-08, AP# 170-220-09, AP# 170-220-10, AP# 170-220-11, AP# 170-220-12, AP# 170-220-13, AP# 170-220-14, AP# 170-220-20, AP# 170-220-25, AP# 170-220-30, AP# 170-220-31, AP# 170-220-37, AP# 170-220-41, AP# 170-220-44, AP# 170-220-47, AP# 170-220-55, AP# 170-220-64.

TOTAL ACREAGE: 5.68± Acres

GENERAL PLAN: Suburban Residential (SR)

ZONING: Two-family Residential (R2)

ADJACENT ZONING:

North:	Various Residential	(R1) or (R2)
East:	Various Residential	same
South:	Various Residential	same

	West:	Various Residential	same

EXISTING USES: Duplexes

SURROUNDING LAND USES:

North: Various Residential- (R1) or (R2)
East: Various Residential- (R1) or (R2)
South: Various Residential- (R1) or (R2)
West: Various Residential- (R1) or (R2)

SURROUNDING LOT SIZES:

North: Various- (all under ½ acre)
East: Various- (all under ½ acre)
South: Various- (all under ½ acre)
West: Various- (all under ½ acre)

SUPERVISORIAL DISTRICT: 1

PROJECT DESCRIPTION: The project is to rezone twenty eight (28) lots within the Vineyard View Subdivision lying between Lovers Lane and Empire Drive, north of the Ukiah City limits, from R2 (Two-Family Residential) to R3 (Multi-Family Residential). The lots are being rezoned in order to partially fulfill the requirements of Housing Element Action Item 4.2. to rezone 50 acres to allow multi-family residential uses without the need of a use permit. The project will total approximately 5.6± acres.

The lots are all within the Millview County Water District and the Ukiah Sanitation District, and most already have service. Subsequent development on these sites will be reviewed at the project level to insure that there is adequate parking room available as per increased requirements under Section 20.180.015 of the zoning code.

It is noted that it would only be at the discretion of the individual property owners that additional units would be provided. It is not a mandatory change in land use.

This project would create the possibility for increasing residential density within the Vineyard View Subdivision that was created in the late 1970s and early 1980s. The area is primarily developed with single-family dwellings with a limited number of duplex style structures developed on corners (one unit facing each bordering street) or at the end of cul-de-sacs. Lots sizes vary, but it would appear that it would be possible to create an additional dwelling unit by creative redesign of individual structures or with minor additions and still meet existing design standards such as setbacks and parking. For example, in the late 1992 there was one such property which had a use permit issued (#U 18-92) to permit a third unit on one of the subject properties. (Currently, the R-2 zoning conditionally permits multi-family units). Compliance with the standard building permit process (a ministerial process) would provide for review of the ability of the individual parcels to meet existing design criteria.

ENVIRONMENTAL CONSIDERATIONS: In completing the Initial Study Checklist, a number of areas of environmental concern would therefore not rise to a level of significance as the project deals with infill development on properties that are already developed with two dwelling units. As envisioned, any increase in footprint to an individual structure would minimal if any. The area is served by existing water and sewer services, and public roads access all properties. The properties proposed for change are served by existing water and sewer services and are close to shopping and schools.

In completing the Initial Study Checklist, in light of the above, the numbers of issues that rise to any level of significance are few.

Earth (Item 1) & Water (Item 3): Little if any additional earth moving would be required to develop any additional units. Compliance with standard building code criteria would address any concern. No changes in water flows or increase in run off created by the development potential caused by the proposed change in density would be significant. No mitigation is required.

Air Quality (Item 2): Any additional impacts to air quality would only be minor, however additional vehicle trips stemming from the area could be considered to have a cumulative impact. However, given the location of the area and its proximity to shopping, schools, and businesses, this infill location would be preferred to any alternative outlying area. The potential increases in densities that would be created would not be considered significant.

Plant Life (Item 4) & Animal Life (Item 5): The area is already developed. When the original subdivision was created, the area was cleared, infrastructure was installed, roads were paved and homes were built. A more urban environment currently exists with only a few significant trees remaining of the original "native" land, none or which would be impacted by development that could result from this action. No significant impacts to plant or animal life are anticipated.

While a negative declaration is subject to the Department of Fish and Games Impact Fees, as this is an urban infill project staff would encourage DF&G to waive the impact fee in this case. Condition #1 is recommended.

Noise (Item 6): Any significant increase in noise resulting from the rezoning would only result from temporary construction noise. This noise would not be considered to have a significant impact.

Light and Glare (Item 7): Again, this is an existing urban environment. No significant impacts would result.

Land Use (Item 8), Transportation (Item 12) & Utilities (Item 15): The potential increase in density that may result from this development would be subject to clearance from the various agencies involved in the building permit process. Compliance with construction standards, review of the individual project designs to re-adapt the sites to maintain compliance with on-site parking standards, setbacks, height and other limitations would be reviewed by the Planning and Building Services Department. Similarly, the Division of Environmental Health would review applications to insure that service connection to water and sewer services were being provided.

It is believed that intermixing of these varying housing types would advance numerous housing policies e.g.

> Policy 1.1: Encourage the development of an adequate supply of housing and a range of housing densities and types to meet the diverse needs of County residents.
>
> Policy 1.3: Support mixed-use developments, infill, reuse, and redevelopment in towns and adjacent to cities.
>
> Policy 4.1: Evaluate current land use through the General Plan Update and subsequent rezoning to ensure that sufficient land is designated at a variety of densities to meet the unincorporated County's share of the Regional Housing Need.
>
> Policy 4.1: Evaluate current land use through the General Plan Update and subsequent rezoning to ensure that sufficient land is designated at a variety of densities to meet the unincorporated County's share of the Regional Housing Need.
>
> Policy 5.1: Conserve the housing stock through the rehabilitation, preservation or replacement of existing units, especially affordable housing and those serving special needs populations.
>
> Policy 6.1: Continue efforts to streamline the planning and permitting process and reduce constraints that directly or indirectly increase costs, time, and uncertainty for housing development.
>
> Policy 9.1: Promote a sense of community through residential development with mixed housing densities and types that promote diversity and human interaction, neighborhood-scale services and facilities, and connectivity to schools, neighborhoods, and commerce

No mitigation would be necessary.

Public Services (Item 13): Service demand for fire and police protection, as well as impacts to schools would not be considered significant due to the infill location of the project. All services are within very close proximity.

Recreation (Item 18): Similar to the above, the proximity of recreational sites, which includes as City park, and close location to school grounds (the Frank Zeek Elementary School and the Ukiah High School) are all within a maximum distance of ½ mile. No significant impacts are anticipated.

ENVIRONMENTAL FINDINGS: No Significant adverse environmental impacts will result from the proposed rezoning. Therefore, adoption of a negative declaration is recommended.

GENERAL PLAN CONSISTENCY RECOMMENDATION: The proposed project is consistent with applicable goals and policies of the General Plan.

PLANNING COMMISSION RECOMMENDATIONS: At their April 2, 2009 meeting, the Planning Commission recommended approval of the Negative Declaration environmental determination to rezone the parcels from R2 to R3, and adoption of Ordinance No. _____ to the Board of Supervisors finding the project consistent with the goals and policies of the General Plan

RECOMMENDED MOTION FOR THE BOARD OF SUPERVISORS: The Board of Supervisors makes the environmental and General Plan findings contained within the above Planning Commission motion adopting a negative declaration. Also adopted is Ordinance No._____ approving the designation of a Multi-family Residential zoning district (R3) for Assessor's Parcel Numbers:

APN#	APN#
170-092-25	170-220-11
170-131-08	170-220-12
170-131-09	170-220-13
170-131-14	170-220-14
170-131-15	170-220-20
170-131-23	170-220-25
170-131-25	170-220-30
170-131-29	170-220-31
170-131-40	170-220-37
170-131-46	170-220-41
170-131-58	170-220-44
170-220-08	170-220-47
170-220-09	170-220-55
170-220-10	170-220-64

Condition of Rezone: This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Game filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services. Said fee of $2,043.00 shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services prior to April 17, 2009, (within 5 days of the end of any appeal period). Any waiver of the fee shall be on a form issued by the Department of Fish and Game upon their finding that the project has *"no effect"* on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the payer (if the project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void.

_____
DATE

_____
DIANA HERSHEY
PLANNER III

STATE OF CALIFORNIA -BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643

DATE: June 20, 2007

MEMORANDUM FOR: Planning Directors
Interested Parties

FROM: Cathy E. Creswell, Deputy Director
Division of Housing Policy Development

SUBJECT: **Application of Government Code Section 65584.09 (Chapter 614, Statutes of 2005 [AB 1233])**

AB 1233 (Jones), Chapter 614, Statutes of 2005, amended State housing element law to promote effective and timely implementation of local housing elements. This bill requires sites to be rezoned by prescribed deadlines when a jurisdiction fails to adopt an adequate housing element or fails to timely implement programs in its housing element to identify adequate sites pursuant to Government Code Section 65583(c)(1). Government Code Section 65584.09, which took effect on January 1, 2006, requires local governments to zone or rezone adequate sites, within the first year of the new planning period, to address any portion of the Regional Housing Needs Allocation (RHNA) for which the jurisdiction failed to identify or make available sites in the prior planning period. This memorandum is provided to assist local government in addressing the new requirement.

Government Code Section 65584.09 generally will not apply to local governments where the current element was found in compliance by HCD and either:

- the inventory of sites required by Section 65583(a)(3) identified adequate sites; or
- the program actions in the element to rezone or provide adequate sites were fully implemented and made available adequate sites.

Government Code Section 65584.09 will apply to local governments that:

- failed to adopt an updated housing element for the prior planning period;
- adopted a housing element found out of compliance by HCD due to their failure to substantially comply with the adequate sites requirement;
- failed to implement the adequate sites programs to make sites available within the planning period; or
- failed to identify or make available adequate sites to accommodate a portion of the regional housing need.

Exhibit D

Key Provisions of Government Code Section 65584.09:

- Where a local government failed to identify or make adequate sites available in the prior planning period, the jurisdiction must zone or rezone adequate sites to address the unaccommodated housing need within the first year of the new planning period. In addition to demonstrating adequate sites for the new planning period, the updated housing element must identify the unaccommodated housing need by income level. To determine the unaccommodated need, jurisdictions could take the following steps:

  - Subtract the number of units approved or constructed (by income) since the beginning of the previous planning period's RHNA baseline date.
  - Subtract the number of units that could be accommodated on any appropriately zoned sites specifically identified in the element adopted for the previous planning period (not counted above).
  - Subtract the number of units accommodated on sites that have been rezoned for residential development pursuant to the site identification programs in the element adopted for the prior planning period.
  - Subtract the number of units accommodated on sites rezoned for residential development independent of the sites rezoned in conjunction with the element's site identification programs as described above.

Equals (=) the "unaccommodated housing need"

Example:

City "A" had a RHNA of 1,000 housing units. While the element demonstrated it had sufficient sites to accommodate 850 units, it contained a rezone program to accommodate the 150 unit remaining need for lower income households. By the time of the next housing element update, the City had not completed the rezoning as described in the housing element program action. Over the previous 5 years, 1,025 units were constructed (including 175 units affordable to lower-income households). Although the rezoning program was not completed using sites described in the element, the City was able to rezone a smaller 2 acre parcel to high density residential, which could accommodate 40 lower-income units.

	Very Low	***Low***	***Moderate***	***Above Moderate***
RHNA	***150***	***250***	***200***	***400***
1) Units constructed	*50*	*125*	*100*	*750*
2) Previously identified sites currently available (Capacity)	*25*	*50*	*100*	*N/A*
3) Sites rezoned pursuant to Housing Element Program	*0*	*0*	*N/A*	*N/A*
4) Sites rezoned (other)	*20*	*20*	*0*	*N/A*
Remaining Need	***55***	***55***	***0***	***N/A***
Total Remaining Need			***110***	

As a result, City "A" has an unaccommodated need of 110 units for lower-income households and must identify or rezone sufficient sites to address this need within the first year of the new planning period.

- Once a determination has been made that an unaccommodated housing need exists, cities and counties must identify sites that are appropriately zoned, or will be appropriately zoned within the first year of the new planning period, to meet the unaccommodated housing need. For local governments within Southern California Association of Governments (SCAG), whose housing element updates are due no later than June 30, 2008, the rezones would need to be completed by June 30, 2009.

- The sites "made available" as part of the rezone program must comply with the site suitability requirements set forth in Government Code Section 65583.2 (Chapter 724, Statutes of 2004 [AB 2348]). Refer to the Department's AB 2348 technical assistance publication (dated June 9, 2005).

- Within the first year of the new planning period, cities and counties must adopt and complete program commitments to zone and/or rezone sites to address the unaccommodated housing need for the previous planning period for which sites were not identified. This requirement is **in addition** to the requirement to identify other specific sites to accommodate the RHNA for the new planning period. The jurisdiction may not count capacity on the same sites for both planning periods. This requirement is set forth in Government Code Section 65584.09(b) which states, *"the requirements under subdivision (a) shall be in addition to any zoning or rezoning required to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584 for the new planning period".*

The Department hopes this information is helpful. For your assistance, on the following page, the specific language of Government Code Section 65584.09 is included. If you have any questions or would like additional information or technical assistance, please contact the Division of Housing Policy Development's Housing and Land-Use Specialists, Don Thomas or Paul McDougall, at (916) 445-4728.

Government Code Section 65584.09

(a) For housing elements due pursuant to Section 65588 on or after January 1, 2006, if a city or county in the prior planning period failed to identify or make available adequate sites to accommodate that portion of the regional housing need allocated pursuant to Section 65584, then the city or county shall, within the first year of the planning period of the new housing element, zone or rezone adequate sites to accommodate the unaccommodated portion of the regional housing need allocation from the prior planning period.

(b) The requirements under subdivision (a) shall be in addition to any zoning or rezoning required to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584 for the new planning period.

(c) Nothing in this section shall be construed to diminish the requirement of a city or county to accommodate its share of the regional housing need for each income level during the planning period set forth in Section 65588, including the obligations to (1) implement programs included pursuant to Section 65583 to achieve the goals and objectives, including programs to zone or rezone land, and (2) timely adopt a housing element with an inventory described in paragraph (3) of subdivision (a) of Section 65583 and a program to make sites available pursuant to paragraph (1) of subdivision (c) of Section 65583, which can accommodate the jurisdiction's share of the regional housing need.

APPENDIX B:
RESIDENTIAL SITES INVENTORY

The Residential Sites Inventory identifies parcels potentially suitable for residential use, especially multiple-family units. The inventory was focused on the areas that contain multiple family housing opportunities along with selected properties that contain known affordable single family housing options. Staff utilized the 2004 Residential Site Survey as a starting point and updated the maps and tables with the most recent information. Like the previous inventory, most parcels are located in developed areas with at least water or sewer service, with a few exceptions. All parcels have the potential to be viable multifamily sites if the existing constraints were removed. It should be noted that this survey is the same as the vacant land analysis conducted in Chapter 4.

Unit potential was calculated as follows:

> **Maximum Number of Units** figure was calculated based on what the zoning code identifies as the maximum level of development in a buildable footprint. It should be noted that this category only applies to buildable area, excluding topographically challenging terrain.

Unit Calculation

The potential units were calculated by taking the area available for residential use and multiplying by 0.75 (to allow for an internal circulation/parking network) unless the property was **less** than an acre in size. The resulting number was then multiplied against the proper units per acre density rate to arrive at the theoretical maximums.

The information in Appendix B is intended to provide additional detail to the available housing sites inventory. The maps and tables represent a 'snapshot' in time and are based solely on the information stated and are subject to change. Other constraints may apply. Actual development densities may be affected and may only be determined pursuant to compliance with all regulations and laws. Additional properties, not detailed here, offer apartment and/or lower income residential opportunities, albeit with use permits or rezoning. Although lands identified in this section are suitable for development within the planning period, there is no guarantee that they will develop during this time frame due to market-related reasons.

Residential Site Inventory, Covelo

Although many parcels throughout Covelo that are vacant or underutilized only three are included on this inventory. Proper zoning, coupled with lack of centralized water services limit development potential elsewhere. In Covelo, the Community Services District (CSD) provides sewer services. While the Covelo CSD is pursing expansion of its authority to include water service, initially for fire hydrants and suppression and in the longer term for a potable water system, it is unknown whether or not these improvements will occur during the period of the next housing element. Mitigating this challenge somewhat is the presence of a large, easily accessible aquifer that could be tapped by individual or communal wells to serve new multifamily structures.

Three sites already have multifamily zoning and are available for such use. Since it is possible to utilize onsite wells for water supply and connect to the CSD for sanitation service, these properties do have development potential. The lack of a centralized water system would likely halve the potential number of units however.

Table B-1: Residential Buildout Summary by Zoning Category for Covelo

Zoning Category	Total Acreage	Maximum number of Units
R-3	2.6	76
TOTAL	**2.6**	**76**

Table B-2: Residential Site Details, Covelo

Map No.	AP#	Base Zone	General Plan	Status of Area for Housing	Buildable Area	Principal Constraints	Maximum number of Units	Possible Actions to Mitigate Constraints
1	033-190-050	R-3	SR ®	Vacant. Recently rezoned to Multifamily	1 ac	Lack of water – confirm use of existing wells.	29	Action 3.4a, 3.4b, 3.4c Action 6.1a, 3.1c, 3.4e, 3.5f
2	033-240-001	R-3	SR ®	Vacant. Recently rezoned to Multifamily	1 ac	Lack of water – confirm use of existing wells.	28	Action 3.4a, 3.4b, 3.4c Action 6.1a, 3.1c, 3.4e, 3.5f
3	033-270-06	R-3	SR ®	Vacant. Recently rezoned to Multifamily	2/3 ac	Lack of water – confirm use of existing wells.	19	Action 3.4a, 3.4b, 3.4c Action 6.1a, 3.1c, 3.4e, 3.5f

Notes:

Map No.: Numbers shown on inventory map.

AP#: Assessor's Parcel number(s) based on map on file, September 2007.

Base Zoning/General Plan: Base zoning and General Plan Designations as of August 2009; combining zoning districts are not shown; confirm current zoning with Planning & Building Services. ® = 50-Acre Rezone Property (Action 4.2 from 2004 Housing Element)

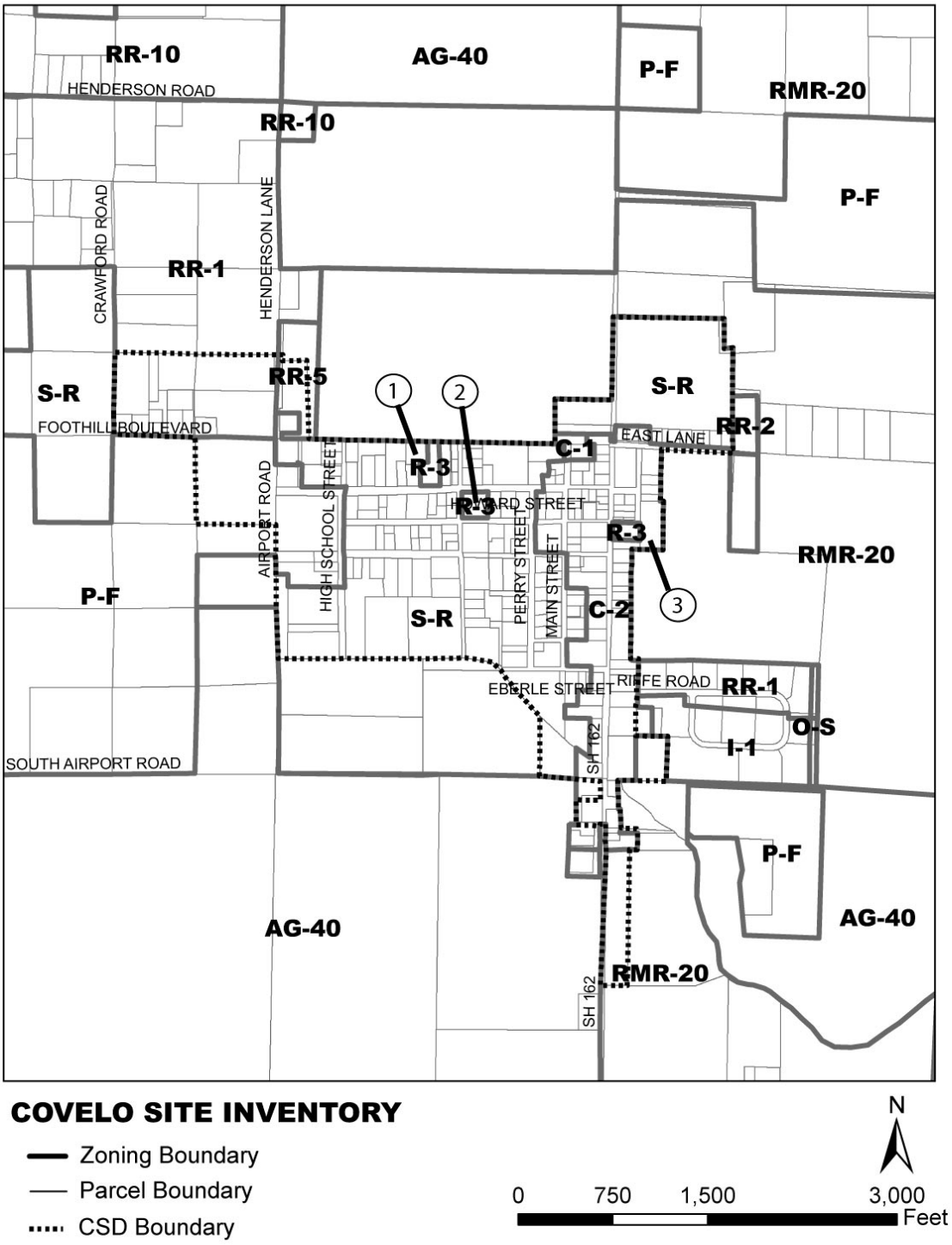
Status of Area for Housing: Existing status of the area (parcel or portion of a parcel) included within inventory.

Principal Constraints: Identified limitations to maximum property usage

Maximum number of Units: The potential number of new multifamily units that could be built under the **existing** land use/zoning regulations, assuming no market or in infrastructure constraints.

Possible Actions to Remove Constraints: Specific actions Identified in the Housing Element to facilitate housing/address constraints.

Source: Mendocino County Planning & Building Services Department, based the 2004 Housing Element with updates from the parcel record, 2005 aerial imagery and Google StreetView (circa 2008).



COVELO SITE INVENTORY

Zoning Boundary
Parcel Boundary
CSD Boundary

N

0 750 1,500 3,000 Feet

Figure B-1

Residential Site Inventory, Laytonville

The residential site inventory identifies parcels zoned R-3 and potentially suitable for multiple-family units, pending completion of the development permitting process. Parcels evaluated are both within the Laytonville County Water District (CWD) which supplies water services and outside.

The Laytonville Area Municipal Advisory Council is actively studying decentralized sewerage system options to resolve existing water quality problems and facilitate higher densities. The time frame for implementing solutions is not known at this time. Other options also exist. Site number 2 is actively pursuing a small, package plant option to better develop the site. Outside of those options, it is assumed that leach fields would be utilized for all remaining residential applications.

Even with a lack of sewerage facilities, there are relatively few constraints to further development in this community. However it is more likely that development will occur at half the maximum potential due to the need to set aside land for wastewater treatment.

Table B-3: Residential Buildout Summary by Zoning Category for Laytonville

Zoning Category	Total Acreage	Maximum number of Units
R-3	9.8	249
TOTAL	**9.8**	**249**

Table B-4
Residential Site Details, Laytonville

Map No.	AP#	Base Zone	General Plan	Status of Area for Housing	Buildable Area	Principal Constraints	Maximum number of Units	Possible Actions to Mitigate Constraints
1	014-090-38	R-3	SR ®	Undeveloped parcel onwned by the Long Valley Fire District	4.4 ac	Lack of sewer system	121	Action 3.4a, 3.4b, 3.4c, 6.1a Action, 3.1c, 3.4e, 3.5b, 3.5f
2	014-020 -08, -09 -24	R-3 R-3 R-3 R-3	SR ® SR ® SR ®	mostly vacant property with a few housing units and outbuildings on three adjacent parcels under common ownership.	**5.4 ac *(cum.)*** 2.2 ac 2.0 ac 2.4 ac	Lack of sewer system, lack of water service,distance from town	**128 *(cum.)*** 43 41 44	Action 3.1c, 3.4e Action 3.5b, 3.5f

Notes:

Map No.: Numbers shown on inventory map.

AP#: Assessor's Parcel number(s) based on map on file, September 2007.

Base Zoning/General Plan: Base zoning and General Plan Designations as of August 2009; combining zoning districts are not shown; confirm current zoning with Planning & Building Services. ® = 50-Acre Rezone Property (Action 4.2 from 2004 Housing Element)

Status of Area for Housing: Existing status of the area (parcel or portion of a parcel) included within inventory.

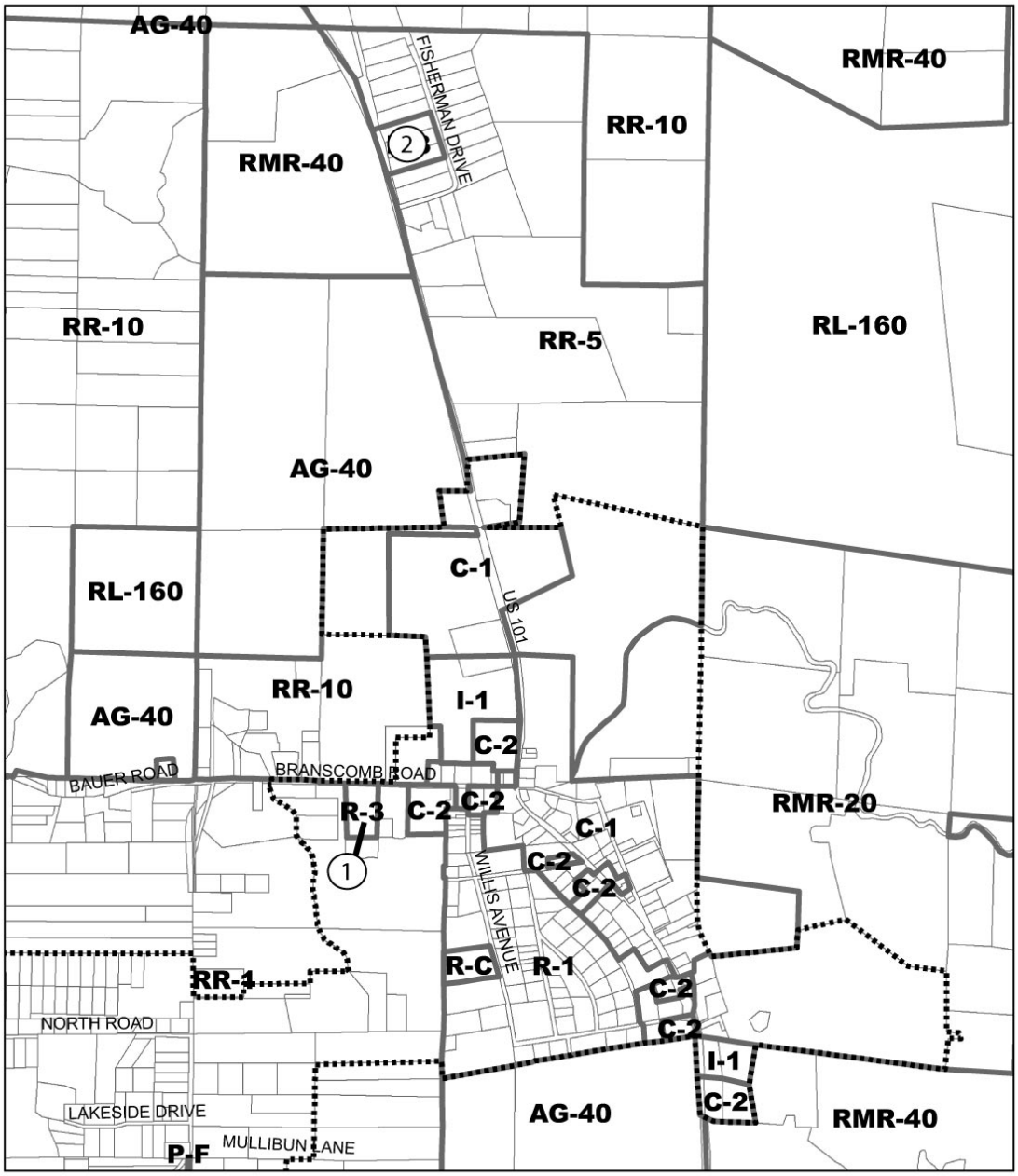
Buildable Area: Portion of the property(ies) that is suitable for construction. Grouped parcels indicate adjacent properties with a common owner.

Principal Constraints: Identified limitations to maximum property usage

Maximum number of Units: The potential number of new multifamily units that could be built under the **existing** land use/zoning regulations, assuming no market or in infrastructure constraints.

Possible Actions to Remove Constraints: Specific actions Identified in the Housing Element to facilitate housing/address constraints.

Source: Mendocino County Planning & Building Services Department, based the 2004 Housing Element with updates from the parcel record, 2005 aerial imagery and Google StreetView (circa 2008).



LAYTONVILLE SITE INVENTORY

Zoning Boundary
Parcel Boundary
Water District

N

0 1,000 2,000 4,000 Feet

Figure B-2

Residential Site Inventory, Willits

The residential site inventory identified 2 parcels that are zoned and potentially suitable for multiple-family units (MF) as a permitted use (by right). Surveyed parcels were limited to those already designated R-3.

The two properties are immediately adjacent to the City of Willits and do not have zoning, access, fire or earthquake limitations. Water and sewer service is problematic as neither site is in a water or sewer district. For full development to occur, these properties will need to connect to the city infrastructure, via an extension of services or annexation into the City of Willits. Should a hook-up be authorized, the actual water and sewer infrastructure is located adjacent to the properties.

Both R-3 areas also have limitations on the buildable area as well. Site number 1 has several houses on small parcels and a few non-residential structures on the largest property. The largest parcel is the only one included in the developmental calculations. Due to access issues it is unlikely the full site could be utilized for development, necessitating a one-third reduction in unit potential. Site two included a parcel with an older church with the remainder vacant. A portion of the latter part has slope issues. Subtracting out the church property and the potentially unbuildable portion of the larger piece does result in a property with a smaller area that is potentially buildable. These reductions are incorporated into the maximum number of units field.

Brooktrails

It should also be noted in this section that multiple family designated land within the Township of Brooktrails which is northwest of Willits has been excluded from the 2009 Housing Element inventory. Although this area continues to have sufficient lands designated for more than 700 units of higher density housing, an insufficient water supply and limited road access will preclude further development in this area for the foreseeable future. At no point during the timeframe of the 2009 Housing Element will these issues be resolved to the point where the higher density properties could be developed. Consequently, the development potential identified in this housing element does not include Brooktrails.

Table B-5: Residential Buildout Summary by Zoning Category for Willits

Zoning Category	Total Acreage	Maximum number of Units
R-3	8.5	163
TOTAL	**8.5**	**163**

Table B-6
Residential Site Details, Willits Area

Map No.	AP#	Base Zone	General Plan	Status of Area for Housing	Buildable Area	Principal Constraints	Maximum number of Units	Possible Actions to Mitigate Constraints
					4.0 *(cum.)*		**65 *(cum.)***	
1	007-031- -08, -09	R-3 R-3	SR ® SR ®	2 adjacent parcels under common ownership, one house, mostly vacant land	0.25 3.75	Connection to Willits water source, redevelopment	5 60	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f
2	007-022-05	R-3	SR ®	fraction of a very large parcel, vacant	4.5	Connection to Willits water source	98	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f

Notes:

Map No.: Numbers shown on inventory map.

AP#: Assessor's Parcel number(s) based on map on file, September 2007.

Base Zoning/General Plan: Base zoning and General Plan Designations as of August 2009; combining zoning districts are not shown; confirm current zoning with Planning & Building Services. ® = 50-Acre Rezone Property (Action 4.2 from 2004 Housing Element)

Status of Area for Housing: Existing status of the area (parcel or portion of a parcel) included within inventory.

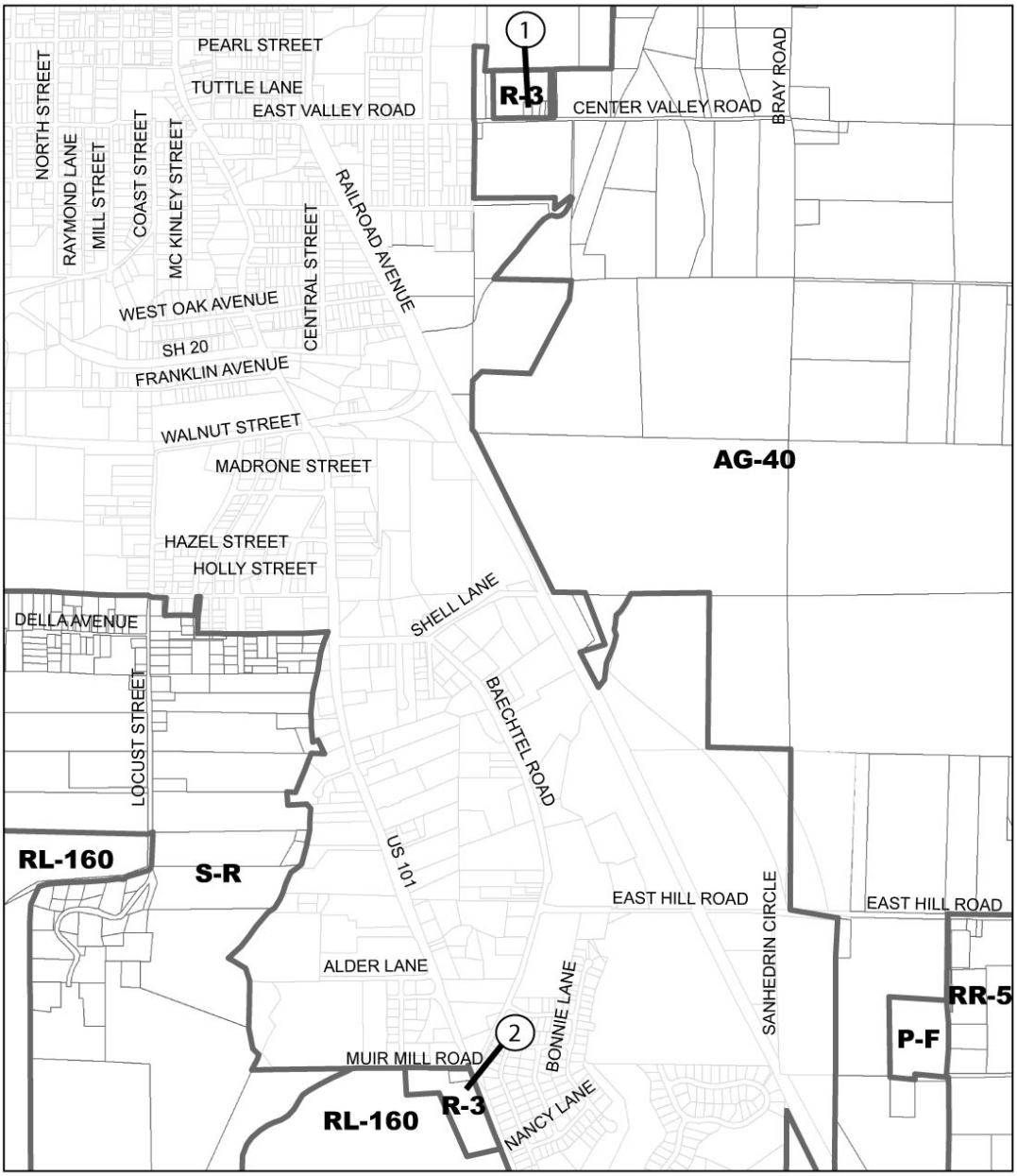
Buildable Area: Portion of the property(ies) that is suitable for construction. Grouped parcels indicate adjacent properties with a common owner.

Principal Constraints: Identified limitations to maximum property usage

Maximum number of Units: The potential number of new multifamily units that could be built under the **existing** land use/zoning regulations, assuming no market or in infrastructure constraints.

Possible Actions to Remove Constraints: Specific actions Identified in the Housing Element to facilitate housing/address constraints.

Source: Mendocino County Planning & Building Services Department, based the 2004 Housing Element with updates from the parcel record, 2005 aerial imagery and Google StreetView (circa 2008).



WILLITS AREA SITE INVENTORY

Zoning Boundary

Parcel Boundary

N

0 750 1,500 3,000 Feet

Figure B-3

Residential Site Inventory, Calpella

The residential site inventory identifies areas suitable for multiple-family units as a permitted use on parcels zoned R-3 (up to 29 units per acre) or C-1 / C-2 (up to 4 units per parcel). Additional development would be possible in the Calpella area with redevelopment, use permits and rezoning to the new Mixed-Use designation. Calpella had no vacant sites zoned R-3 and no property owners expressed interest in that designation. This area is being reviewed for rezoning to mixed use, which allows multiple family uses without the loss of the commercial rights.

Sites 1-3 are mostly classified as Commercial (the rear portion of site 1 is also zoned S-R) and are proposed to be reclassified as "Mixed Use" in the forthcoming revised draft Ukiah Valley Area Plan. These three properties are also in the redevelopment zone and could potentially access RDA resources to rehabilitate or replace existing units or develop new ones. Redevelopment of these properties is encouraged to include a mix of multiple family and commercial uses. Although the Calpella Water District is currently under a new hook up moratorium, these sites are connected to water service and may be suitable for higher densities. It is unknown what level of development could be accommodated with the existing services however. Current code does allow the development of up to 4 units per commercial parcel.

Table B-7: Residential Buildout Summary by Zoning Category for Calpella

Zoning Category	Total Acreage	Maximum number of Units
C-1 (includes SR)	2.3	16
TOTAL	**2.3**	**16**

Table B-8
Residential Site Details, Calpella

Map No.	AP#	Base Zone	General Plan	Status of Area for Housing	Buildable Area	Principal Constraints	Maximum number of Units	Possible Actions to Mitigate Constraints
1	167-040- -03, -04	C-1,SR* C-1,SR*	C / SR* C / SR*	Undeveloped, 8 units allowed by right, sufficient water hook ups on two adjacent parcels under common ownership.	**0.6 ac** ***(cum.)*** 0.3 ac 0.3 ac	None for the base estimate. Add'l units need permits and improved water supply	**8** ***(cum.)*** 4 4	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f
2	167-040-09	C-1	C	Undeveloped;6-8 existing multifamily units nearby	.65 ac	Redevelopment needed	4	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f
3	167-050-18	C-1	C	Vacant/Unused former lumber yard, 4 units allowed by right on C-1	1.05ac	Clean up, redevelopment.. Permits required for add'l units	4	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f

Notes:

Map No.: Numbers shown on inventory map.

AP#: Assessor's Parcel number(s) based on map on file, September 2007.

Base Zoning/General Plan: Base zoning and General Plan Designations as of August 2009; combining zoning districts are not shown; confirm current zoning with Planning & Building Services. ® = 50-Acre Rezone Property (Action 4.2 from 2004 Housing Element)

Status of Area for Housing: Existing status of the area (parcel or portion of a parcel) included within inventory.

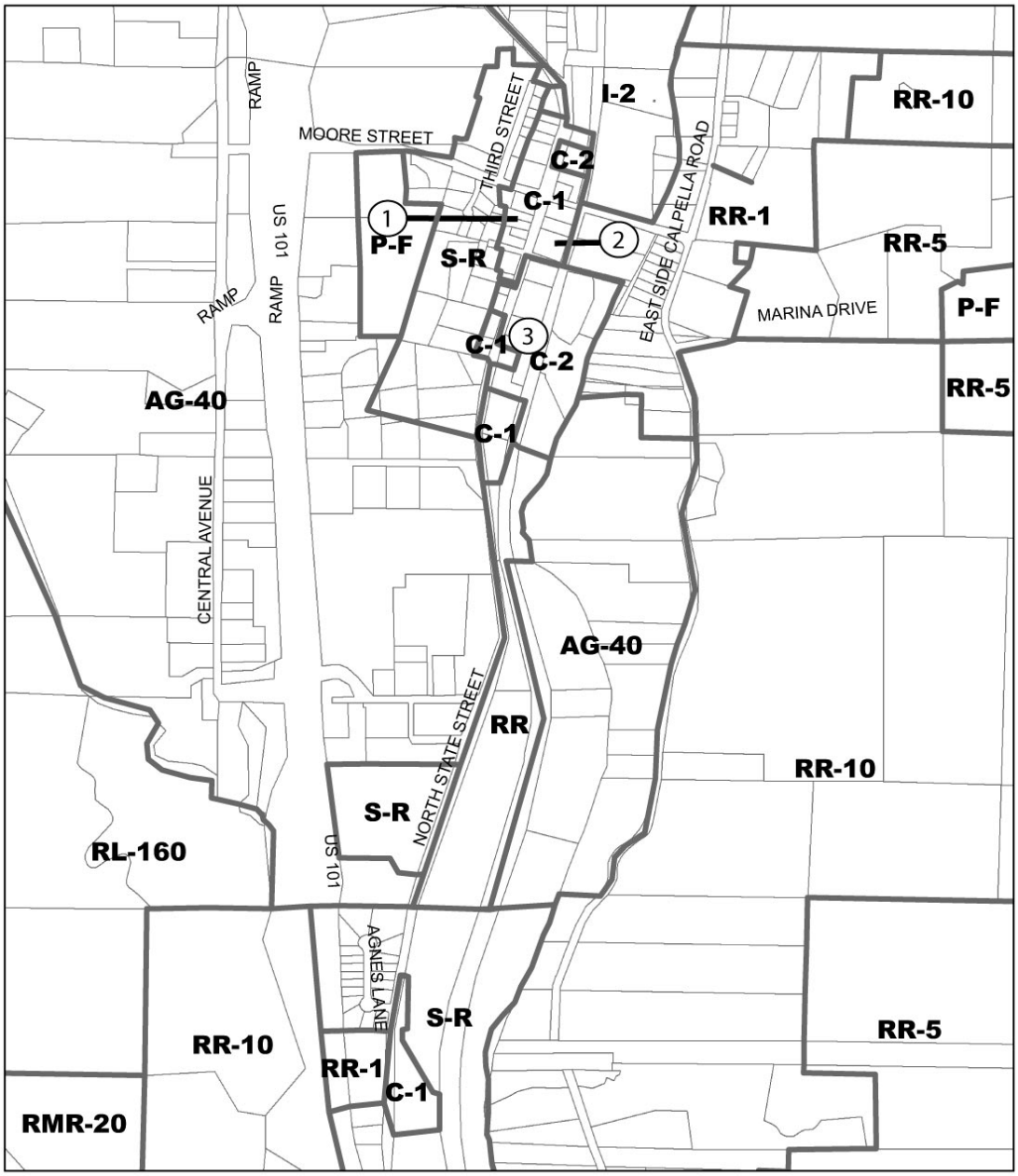
Principal Constraints: Identified limitations to maximum property usage

Maximum number of Units: The potential number of new multifamily units that could be built under the **existing** land use/zoning regulations, assuming no market or in infrastructure constraints.

Possible Actions to Remove Constraints: Specific actions Identified in the Housing Element to facilitate housing/address constraints.

Source: Mendocino County Planning & Building Services Department, based the 2004 Housing Element with updates from the parcel record, 2005 aerial imagery and Google StreetView (circa 2008).

* Split zoned



CALPELLA SITE INVENTORY

Zoning Boundary

Parcel Boundary

N

0 625 1,250 2,500 Feet

Figure B-4

Residential Site Inventory, Ukiah Valley (North)

The residential site inventory identifies parcels zoned and potentially suitable for subsidized low income single and multiple-family units between the Community of Calpella and the Ukiah city limits. A substantial number of sites included in the previous housing element were not included in this inventory due to significant potential land use conflicts such as proximity to heavy industrial land uses. Some sites within the North Ukiah Subarea of the Mendocino County Redevelopment Plan may benefit from funding for rehabilitation, infrastructure or affordable housing production in accordance with the five-year plan.

While many parcels are within the Ukiah Valley Sanitation District and Millview County Water District, services are not extended to all parcels. Extensive areas north of the City of Ukiah are within only one of these service districts. The Millview CWD is currently subject to a state-imposed water connection moratorium. To achieve densities exceeding one unit per 12,000 square feet, an approved water system would be required in addition to sewer. The lack of water capacity is the most significant constraint in the North Ukiah Valley, one the Millview Water District is working to resolve within the next year. Unlike the Brooktrails and Redwood Valley County Water Districts, the challenges are not as intractable. It should be noted however, not all sites are affected by the moratorium. Site 1 secured hookups prior to the moratorium.

Site number 1 is currently under construction (but not complete) as a 58-unit single family, low income (self-help) subdivision so no alternative unit projections were made for this property. The remaining sites are a combination of vacant and redevelopable R-3 and Commercial zoned parcels.

Table B-9: Residential Buildout Summary by Zoning Category for the North Ukiah Valley

Zoning Category	Total Acreage	Maximum number of Units
C-1	4.9	7
S-R	5.5	64
R-3	3.9	87
TOTAL	**14.3**	**158**

Table B-10
Residential Site Details, Ukiah Valley (North)

Map No.	AP#	Base Zone	General Plan	Status of Area for Housing	Buildable Area	Principal Constraints	Maximum number of Units	Possible Actions to Mitigate Constraints
1	64 indiv AP#	SR	SR	Owned by RCHDC, partially under construction as 64 single family units *	5.5 ac	No constraints	64	No Actions Needed
2	169-130-07	R-3	SR ®	Reuse parcel with a few dwelling units. Recently rezoned R-3	3.5 ac	Redevelopment area, water connection moratorium, lot configuration, flood plain	76	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5e, 3.5f
3	170-220-70-69	R-3	SR	Vacant R-3 parcels. Surrounding uses are fourplexes	0.4 ac	Site has water access, unsure how many units can be connected	11	No actions needed unless water connections are limited
4	170-100-02	C-1	C	Redevelopment of the 1.6 ac parcel with dwelling/shop building.	1.6 ac	UVAP- change to Mixed Use. Redevelopment Area. Moratorium on new water connections.	3	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f , 1.3b
5	170-100-10	C-1	C	Vacant	3.3 ac	Use Permit for MF units, water moratorium	4	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f

Notes:

Maximum number of Units: The potential number of new multifamily units that could be built under the **existing** land use/zoning regulations, assuming no market or in infrastructure constraints. ® = 50-Acre Rezone Property (Action 4.2 from 2004 Housing Element)

*** Original three parcels were legally subdivided into 64 and the infrastructure put in place in 2009. All units will be income-restricted, self-help single-family housing units. As of December 2009, no housing units were complete and ready for inhabitation.**

Source: Mendocino County Planning & Building Services Department, based the 2004 Housing Element with updates from the parcel record, 2005 aerial imagery and Google StreetView (circa 2008).

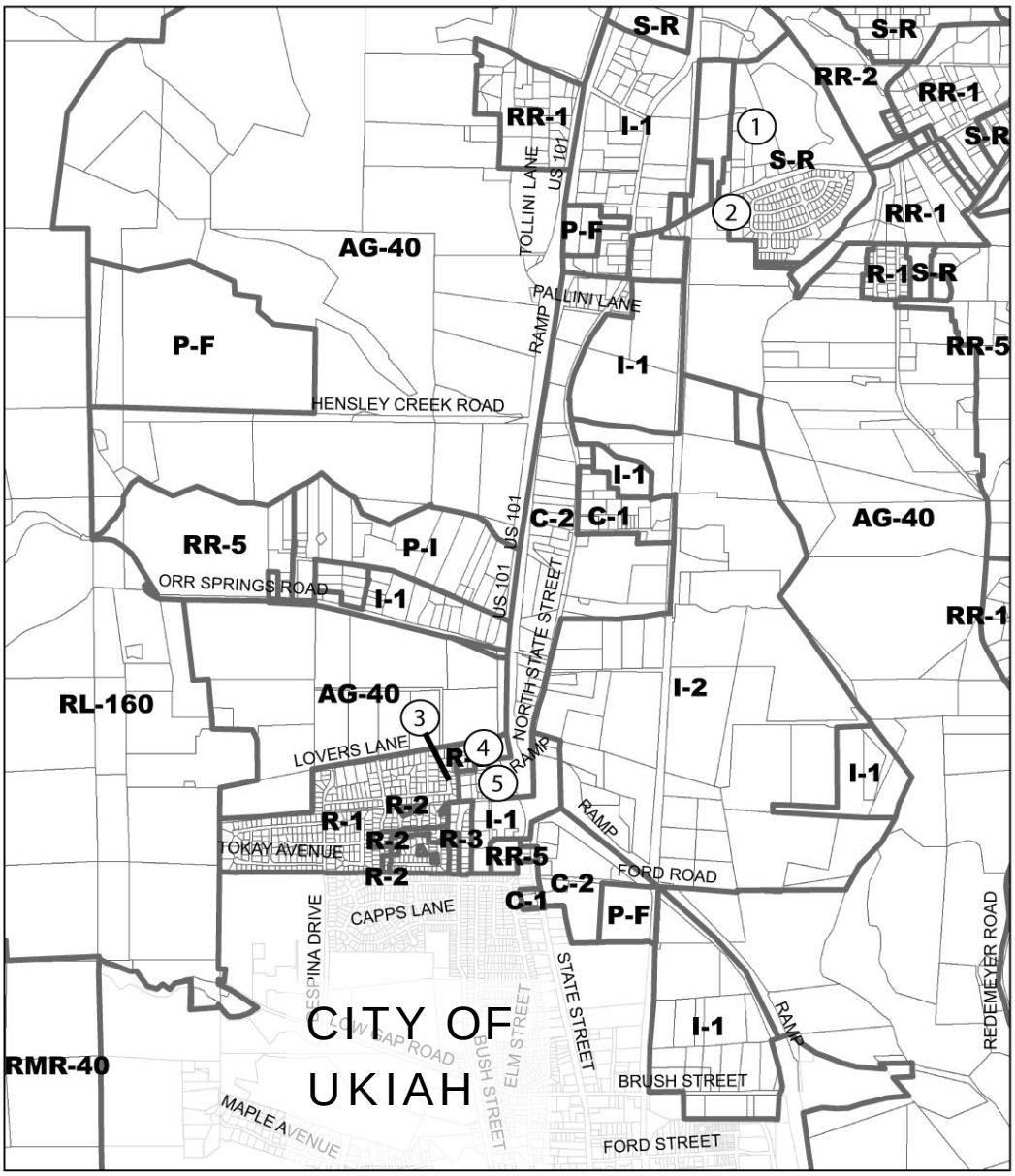

S-R
S-R
RR-2
RR-1
S-R
RR-1
I-1
1
S-R
2
RR-1
TOLLINI LANE
US 101
P-F
AG-40
R-1
S-R
PALLINI LANE
RAMP
P-F
I-1
RR-5
HENSLEY CREEK ROAD
I-1
C-2
C-1
AG-40
RR-5
P-I
US 101
ORR SPRINGS ROAD
I-1
NORTH STATE STREET
RR-1
RL-160
AG-40
I-2
3
LOVERS LANE
R-1
4
RAMP
5
I-1
R-2
R-1
I-1
RAMP
TOKAY AVENUE
R-2
R-3
RR-5
FORD ROAD
R-2
C-2
C-1
P-F
CAPPS LANE
ESPINA DRIVE
STATE STREET
REDEMEYER ROAD
CITY OF
UKIAH
COW CAP ROAD
BUSH STREET
ELM STREET
I-1
RAMP
RMR-40
BRUSH STREET
MAPLE AVENUE
FORD STREET
NORTH UKIAH SITE INVENTORY
Zoning Boundary
Parcel Boundary
N
0
1,500
3,000
6,000
Feet

Figure B-5

Residential Site Inventory, Ukiah Valley (South)

The southern Ukiah Valley possess the greatest quantity of properties suitable for residential development at this time. All parcels are within the Ukiah Valley Sanitation District (UVSD) and Willow County Water District (CWD), which supply sewer and water services. Services are present or nearby, with sufficient capacity to serve new development at this time.

Recent rezoning of some parcels to R-3 (#2,3 and 7) and interest by other owners in mixed land uses that include multiple family units make this area particularly promising for future residential growth of all types.

Parcels or portions of parcels within the Airport Comprehensive Land Use Plan's B-2 and face some restrictions on lot coverage and unit density. No B-1 or A zones were considered for housing in this inventory. All sites except for numbers 6 and 7 lie with the southern Ukiah Valley Redevelopment district.

A number of the commercially zoned locations in this area are also under consideration for rezoning to Mixed Use.

Table B-11: Residential Buildout Summary by Zoning Category for the South Ukiah Valley

Zoning Category	Total Acreage	Maximum number of Units
C-1	2.83	11
R-3	5.35	132
TOTAL	**8.18**	**143**

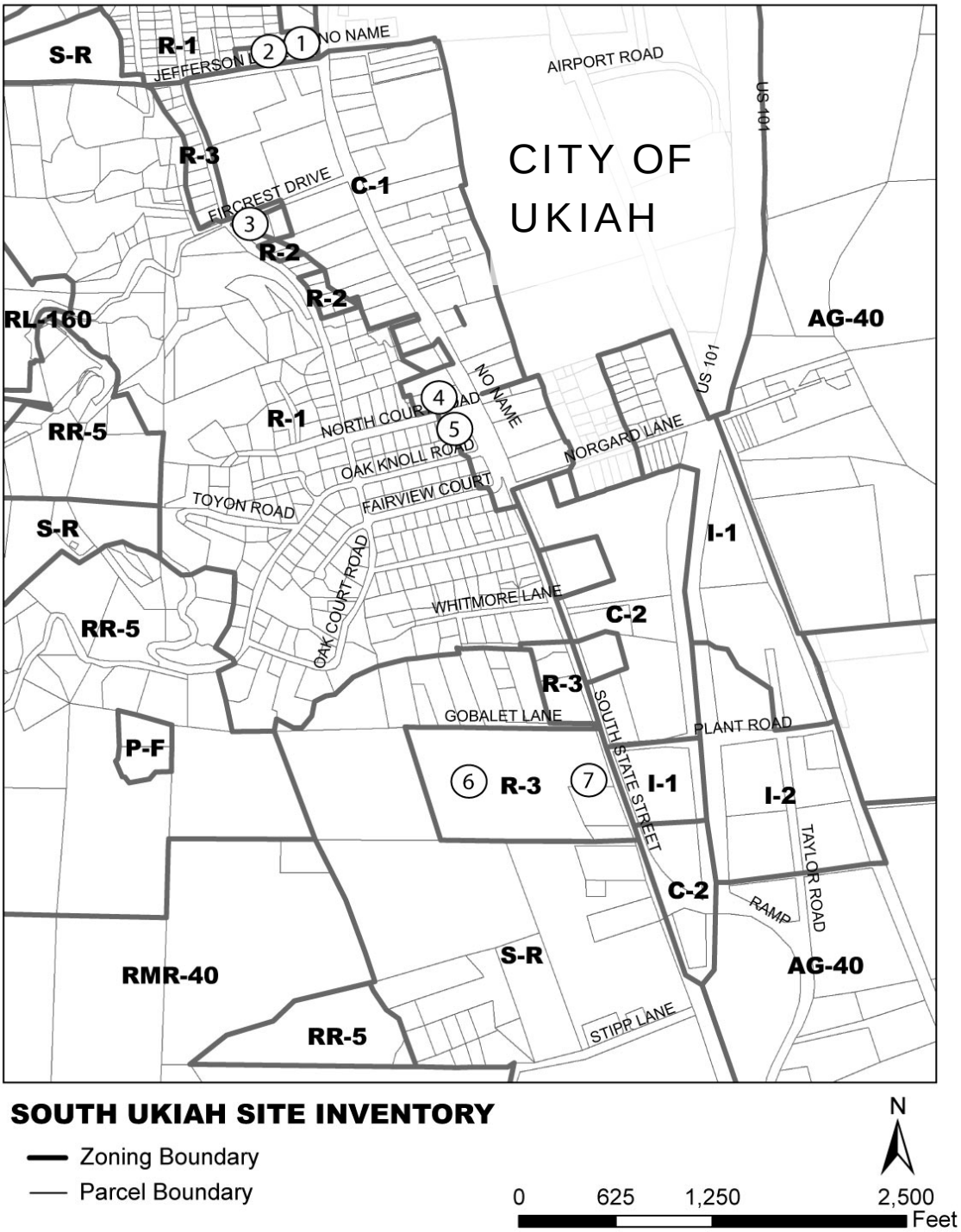
Table B-12
Residential Site Detail, Ukiah Valley (South)

Map No.	AP#	Base Zone	General Plan	Status of Area for Housing	Buildable Area	Principal Constraints	Maximum number of Units	Possible Actions to Mitigate Constraints
1	003-430-54	C-1	C	under utilized (15% lot coverage) parcel in redevelop zone	0.92 ac	Small structure could be placed, add'l units would require redevelopment	4	Action 3.5b, 3.5f
2	003-430-53	R-3	SR ®	Single Family home on large parcel. Potentially redevelopable	0..35 ac	Site would need to be cleaned up and redeveloped	9	Action 3.5b, 3.5f
3	180-190-11	R-3	SR ®	Dilapidated doublewide mobile home on large lot	0.5	Site would need to be cleaned up and redeveloped	14	Action 3.5b, 3.5f
4	180-130-18	C-1	C	Single family house on a large C lot	0.98ac	Sufficient land is available; no constraints	3	No Actions Needed
5	184-050-09	C-1	C	Abandoned building on commercial lot	0.43ac	Site would need to be cleaned up and redeveloped	4	Action 3.5b, 3.5f
7	184-110-19	R-3	SR ®	Vacant portion of property. Permitted 109 unit MF complex	5 ac	None[1]	109	No Actions Needed

® = 50-Acre Rezone Property (Action 4.2 from 2004 Housing Element)

[1] Building permits still required

Figure B-6



SOUTH UKIAH SITE INVENTORY

Zoning Boundary

Parcel Boundary

N

0 625 1,250 2,500 Feet

Residential Site Inventory, Hopland Area

The residential site inventory surveyed both the 'New' and 'Old' Hopland settlement areas for suitable residential locations. Three potential sites were located in each area and represent a mix of potential multiple family units in R-3 and C-1/C-2 zoned areas. Two of the sites (#1 and 2) were recently rezoned R-3 as part of the County's 50-Acre Rezone project initiated by the previous Housing Element. The remaining parcels are Commercial in designation and can support up to four multiple family units by-right under the C-1/C-2 ordinance.

All parcels evaluated are within the Hopland Public Utility District which supplies water and sewer services. However, as the district has been placed under a new connection moratorium, new service may not be extended to all parcels at this time. Sites 1-4 currently have water service, so some level of development is possible even under the moratorium. It is unclear however, how many new units could be added to the existing hook ups. The district continues to pursue efforts that will address the moratorium. The number of multi-family units assumes that services are present or could be extended unless indicated below.

Table B-13: Residential Buildout Summary by Zoning Category for Hopland

Zoning Category	Total Acreage	Maximum number of Units
C-1	5.5	19
R-3	3.75	95
TOTAL	**9.25**	**114**

Table B-14
Residential Site Details, Hopland Area

Map No.	AP#	Base Zone	General Plan	Status of Area for Housing	Buildable Area	Principal Constraints	Maximum number of Units	Possible Actions to Mitigate Constraints
1	048-230-27	R-3	SR ®	Vineyard	2.6 ac	Water service present but unknown number of new connection allowances	60	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f
2	048-230-10	R-3	SR ®	Former County Road Yard. Available water rights	1.15ac	No serious constraints, parcel shape may prevent max devlpmnt	35	No Constraints, work on plan to develop site
3	048-290-45	C-2	C	Mostly vacant portion of commercial site with one unit	0.35 ac	None, limitation of 3 additional units under C-1/C-2 ordinance	3	No Actions Needed
4	048-300-27	C-2	C	Reuse; closed business. C-1 / C-2 Multifamily potential	0.6ac	FP zone: floodplain development permit. Redevelopment issues,	4	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f
5	048-400-33	C-2	C	Vacant land / partial vineyard use. Potential C-1 / C-2 multifamily	1.1 ac	FP zone: floodplain, unknown number of new connections	4	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f
6	048-400-34	C-2	C	Vacant land. Potential C-1 / C-2 multifamily site	1.5 ac	FP zone: floodplain, unknown number of new connections	4	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f
7	048-400-38	C-2	C	Vacant land. Potential C-1 / C-2 multifamily site	2.3 ac	No site constraints; unknown number of water connections.	4	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f

® = 50-Acre Rezone Property (Action 4.2 from 2004 Housing Element)

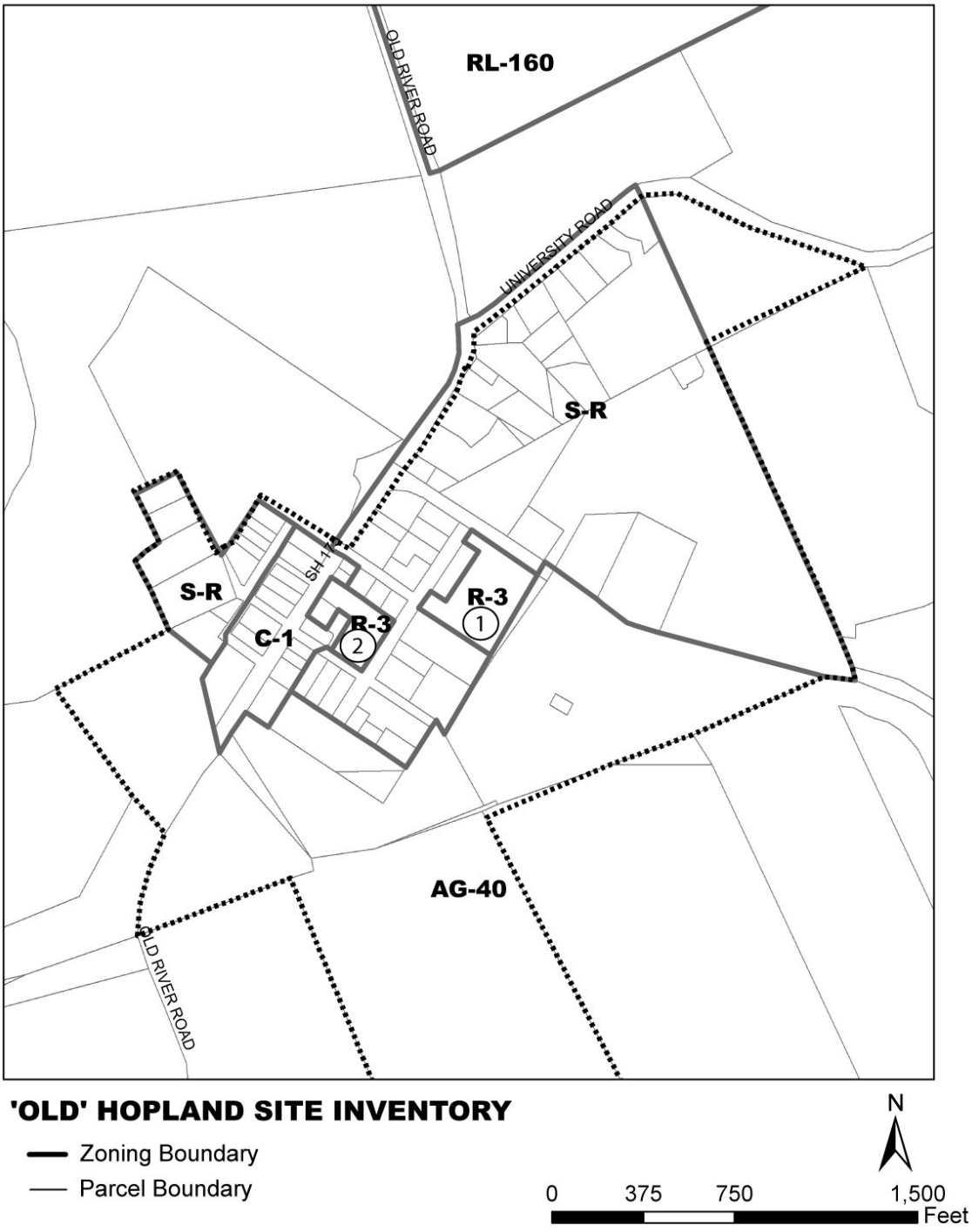
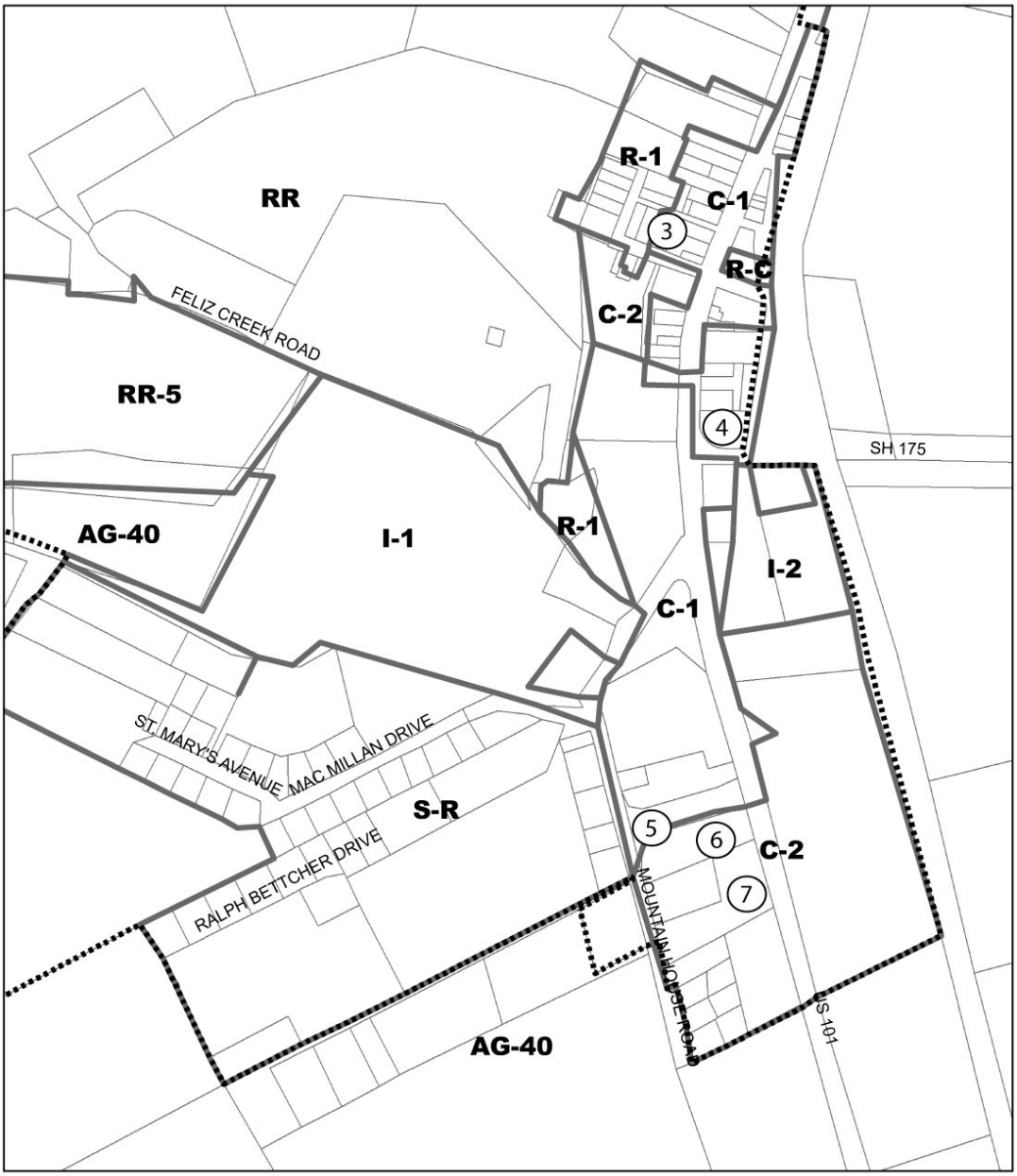

RL-160
OLD RIVER ROAD
UNIVERSITY ROAD
S-R
S-R
SH 175
C-1
R-3
2
R-3
1
AG-40
OLD RIVER ROAD
'OLD' HOPLAND SITE INVENTORY
Zoning Boundary
Parcel Boundary
N
0
375
750
1,500
Feet

Figure B-7



'NEW' HOPLAND SITE INVENTORY

Zoning Boundary
Parcel Boundary
CSD Boundary

N

0 395 790 1,580 Feet

Figure B-8

Residential Site Inventory, Boonville

An inventory of potential residential sites was conducted for Boonville, which was not previously surveyed in the 2004 Housing Element. This community, like the rest of the Anderson Valley has seen a fair degree of residential and commercial growth without a corresponding increase in infrastructure. Boonville is the largest community in Mendocino County lacking sewer and water service and it remains unclear whether these facilities would come online during the period of the next housing element. As a consequence, only one has any serious prospect for development (#1), albeit at a greatly reduced rate. Should the constraints be lifted, more intensive development on this parcel (and others) could be expected.

Site #1 is a recent R-3 designation change. This occurred on lands owned by the Anderson Valley Unified School District, which is pursuing a project that will develop teacher/employee housing to help attract and retain teachers to this rural school district. Although the area redesignated was quite large, only a small fraction of it will be developed as multifamily due to the space required for leach field installation. Should water and sewer be extended to this location, additional units could be added, though it is unlikely that build out will even approach 20 units per acre. **Thus for purposes of this element, development will be held at nine units.**

Table B-15: Residential Buildout Summary by Zoning Category for Boonville

Zoning Category	Total Acreage	Maximum number of Units
R-3	4.9	9
TOTAL	**4.9**	**9**

Table B-16
Residential Site Inventory, Boonville

Map No.	AP#	Base Zone	General Plan	Status of Area for Housing	Buildable Area	Principal Constraints	Maximum number of Units	Possible Actions to Mitigate Constraints
1	029-450-22	R-3	SR ®	4.93 acres of the 41 acre high school site. Currently vacant but proposed for teacher housing	4.9 ac	No water or sewer services limit development potential to 9 MF units. School ownership would limit full construction potential	9	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.1c, 3.4e, 3.5b, 3.5f

Notes:

Map No.: Numbers shown on inventory map.

AP#: Assessor's Parcel number(s) based on map on file, September 2007.

Base Zoning/General Plan: Base zoning and General Plan Designations as of August 2009; combining zoning districts are not shown; confirm current zoning with Planning & Building Services. ® = 50-Acre Rezone Property (Action 4.2 from 2004 Housing Element)

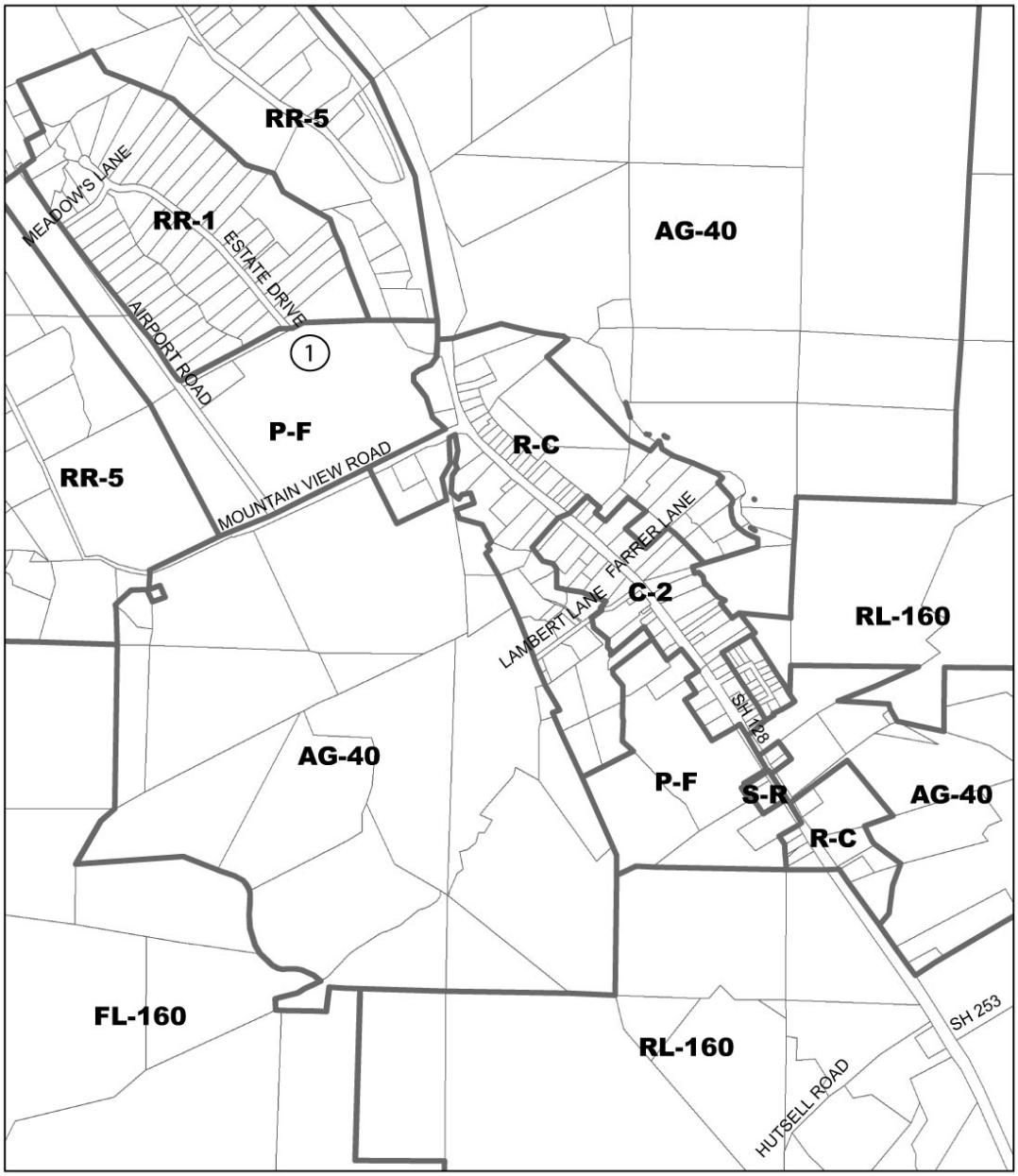
Status of Area for Housing: Existing status of the area (parcel or portion of a parcel) included within inventory.

Principal Constraints: Identified limitations to maximum property usage

Maximum number of Units: The potential number of new multifamily units that could be built under the **existing** land use/zoning regulations, assuming no market or in infrastructure constraints.

Possible Actions to Remove Constraints: Specific actions Identified in the Housing Element to facilitate housing/address constraints.

Source: Mendocino County Planning & Building Services Department, based the 2004 Housing Element with updates from the parcel record, 2005 aerial imagery and Google StreetView (circa 2008).



BOONVILLE AREA SITE INVENTORY

Zoning Boundary

Parcel Boundary

N

0 800 1,600 3,200 Feet

Figure B-9

Residential Site Inventory, Town of Mendocino

The Town of Mendocino is a complicated area to locate potential residential sites due to the historic nature of the community. Although, six vacant lots were identified from a review of the town in areas that allow for multiple family, they are located in the historic portion of the community. This designation limits development potential to a modest number of multiple family unit.

Water and sewer service is handled by the Mendocino Community Services District (MCSD) which operates a sewage treatment facility and regulates the number of wells that are drilled by property owners, limiting number of new units can be built in this district (There is no centralized water system for the town).

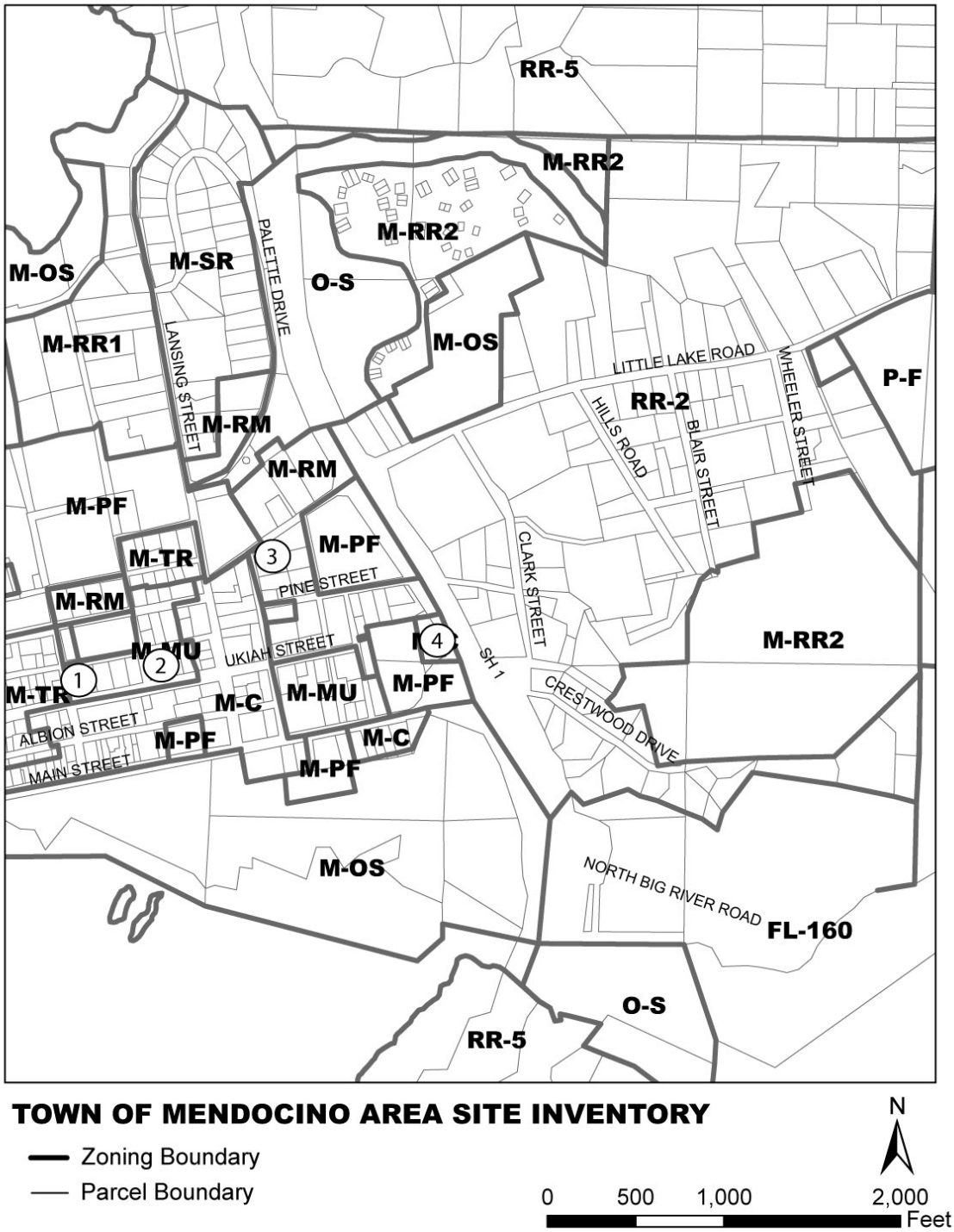
These sites are located within the Coastal Zone and would need Coastal Commission review. The Mendocino Historic Review Board would also review any application as well.

Table B-17: Residential Buildout Summary by Zoning Category for the Town of Mendocino

Zoning Category	Total Acreage	Maximum number of Units
MMU	0.8	6
MRM	1.7	18
TOTAL	**2.5**	**24**

Table B-18
Residential Site Details, Town of Mendocino

Map No.	AP#	Base Zone	General Plan	Status of Area for Housing	Buildable Area	Principal Constraints	Maximum number of Units	Possible Actions to Mitigate Constraints
1	119-233-08	MMU	MMU	Vacant Mixed Use parcel in the historic section of Mendocino	.3 ac	Water limitations, historical review restrictions	2	Action 3.4a, 3.4b, 3.4c, 6.1a Actions 3.5b, 3.5f , 1.3a
2	119-234-08,	MMU	MMU	Vacant Mixed Use parcels in the historic section of Mendocino	.25 ac	Water limitations, historical review restrictions	4	Action 3.4a, 3.4b, 3.4c, 6.1a Actions 3.5b, 3.5f , 1.3a
2	119-234-09	MMU	MMU	Vacant Mixed Use parcels in the historic section of Mendocino	.25 ac	Water limitations, historical review restrictions	4	Action 3.4a, 3.4b, 3.4c, 6.1a Actions 3.5b, 3.5f , 1.3a
3	119-150-36	MRM	MRM	Vacant Mixed Use parcel in the historic section of Mendocino	1.0ac	Water limitations, historical review restrictions	7	Action 3.4a, 3.4b, 3.4c, 6.1a Actions 3.5b, 3.5f , 1.3a
4	119-150- -40, -41	MRM MRM	MRM MRM	Vacant adjacent Mixed Use parcels under common ownership in the historic section of Mendocino	**0.7 ac** ***(cum.)*** 0.35 a 0.35 a	Water limitations, historical review restrictions	**11** ***(cum.)*** 6 5	Action 3.4a, 3.4b, 3.4c, 6.1a Actions 3.5b, 3.5f , 1.3a



TOWN OF MENDOCINO AREA SITE INVENTORY

Zoning Boundary

Parcel Boundary

N

0 500 1,000 2,000 Feet

Figure B-10

Residential Site Inventory, Gualala Area

The residential site inventory identifies parcels zoned and potentially suitable for multiple-family units within areas served by the Gualala Community Services District (CSD) and North Gualala Water Company, pending completion of the Coastal Zone development permitting process. Parcels in the site inventory (with one exception) are within the Gualala Town Plan area, which in conjunction with zoning provides policy direction for the development of residential uses.

All sites identified in the inventory (with the exception of sites #2, #5, and #6) are infill sites and are surrounded by varying degrees of development. Site #2 is mostly unbuildable due to topographical constraints. Only the southwestern two to four acres are suited to multiple family uses. For purposes of this inventory, only two acres is presumed to be suitable.

While all sites are within water and sewer service areas, the actual lines may not be extended to all parcels. The site inventory assumes that services would be provided. The service availability table shows that an adequate inventory of sites zoned for multifamily uses exists as well as water services Height and lot coverage standards restrict site density, limiting multifamily unit potential. The Gualala Municipal Advisory Committee would also need to provide input.

All parcels are situated within the Coastal Zone and as such require Coastal Commission approval as well.

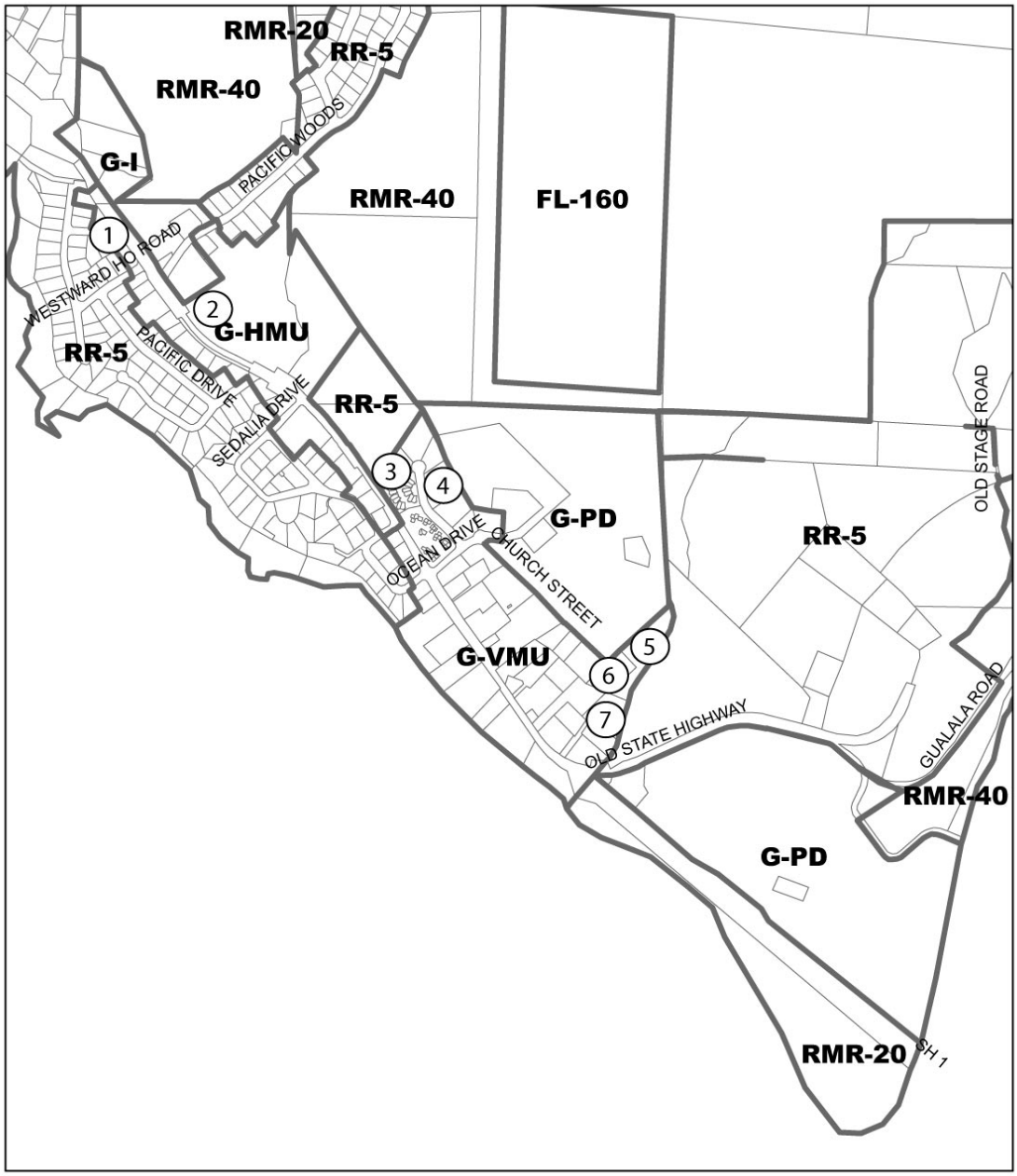
Table B-19: Residential Buildout Summary by Zoning Category for Gualala

Zoning Category	Total Acreage	Maximum number of Units
GHMU	2.4	64
GVMU	10.1	302
TOTAL	**12.5**	**366**

Table B-20
Residential Site Inventory, Gualala

Map No.	AP#	Base Zone	General Plan	Status of Area for Housing	Buildable Area	Principal Constraints	Maximum number of Units	Possible Actions to Mitigate Constraints
1	145-162-12	GHMU	GVHU	Vacant property along CA-1	0.4 ac	Coastal Development Permit	4	Action 3.2b
2	145-166-13	GHMU	GHMU	Portion of Large undeveloped parcel.	2.0 ac	Most of lot is unbuildable, southwest portion is workable	60	Action 3.2b
3	145-200-12	GVMU	GVMU	Vacant, undeveloped land	0.9 ac	CDP, development consistency with adjacent properties	27	Action 3.2b
4	145-200- -14 -15 -16 -17	GVMU GVMU GVMU GVMU	GVMU GVMU GVMU GVMU	Multiple adjacent undeveloped wooded parcels under common ownership	**3.0 ac** *(Cum.)* 0.5 ac 1.2 ac 0.85ac 0.5 ac	Site clearing and grading required, CDPs, consistency with adjacent properties	**88** *(Cum.)* 14 35 25 14	Action 3.2b
5	145-262-17	GVMU	GVMU	Vacant property, fully wooded	1.1 ac	Coastal Development Permit	32	Action 3.2b
6	145-262-18	GVMU	GVMU	Vacant property, fully wooded	2.8 ac	Coastal Development Permit	85	Action 3.2b
7	145-262- -32 -33	GVMU GVMU	GVMU GVMU	Undeveloped; prior interest in a housing project. Adjacent parcels, under common ownership	**2.0 ac** *(Cum)* 0.5 ac 1.5 ac	Coastal Development Permit	**70** *(Cum.)* 15 55	Action 3.2b

Notes:



GUALALA AREA SITE INVENTORY

Zoning Boundary

Parcel Boundary

N

0 625 1,250 2,500 Feet

Unincorporated Mendocino County contains a significant number of multiple family units that are situated in areas with water and sewer (or suitable alternatives) available during the duration of this housing element. Careful review has been taken to exclude areas that are not likely to resolve their infrastructure constraints during the planning period or develop to the full extent of what the code permits.

Table B-21: Total Multiple Family and Lower Income Unit Potential by zoning classification

Zoning Category	Total Acreage	Maximum number of Units
S-R	5.5	64
R-3	38.8	811
MMU	0.8	6
MRM	1.7	18
GHMU	2.4	64
GVMU	9.8	302
C-1 / C-2	15.5	53
TOTAL	**74.5**	**1,318**

Table B-21 identifies the development potential in all zones that permit multiple family residential projects by right, plus known projects in the Suburban Residential (S-R) zone. All properties identified in these zones are vacant, with a few redevelopment and infill sites included. It should be noted that all sites identified as “redevelopable” are in such condition to make improvement or replacement of the structure a realistic probability of occurring during the planning period.

Table B-22: Total Multiple Family and Lower Income Unit Potential from all communities

Zoning Category	Total Acreage	Zoning Code Maximums
COVELO	2.6	76
LAYTONVILLE	9.8	249
WILLITS	8.5	163
CALPELLA	2.3	16
N. UKIAH VALLEY	14.3	158
S. UKIAH VALLEY	8.18	143
HOPLAND AREA	9.25	114
BOONVILLE	4.95	9
TOWN OF MENDOCINO	2.5	24
GUALALA	12.2	366
TOTAL	**74.5**	**1,318**

Under current conditions up to 1,318 new units could be constructed during the planning period in all locations. Note, this does not include development in other vacant lands requiring a use permit or rezoning that could serve as viable locations for additional units.

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Appendix C - Housing Plan Summary and Responsibilities Table

Action	Summary of Action	Responsibility	Timeframe
Housing Production			
Action 1.1a	Minimize impacts to health and safety by zoning residential units away from incompatible uses.	PBS and BOS	Ongoing
Action 1.1b	Minimize Natural Hazard Risks: Assist in the identification of natural hazard areas by assisting community realtors and prospective home buyers with GIS assistance and information.	PBS	Ongoing
Action 1.1c	Create neighborhoods with mixed densities, types, and affordability levels.	PBS and Developers	Ongoing
Action 1.2a	Initiate partnerships to create Infrastructure and develop housing.	PBS	Initial
Action 1.2 b	Work with affordable housing developers to identify and address affordable housing needs.	PBS	Ongoing
Action 1.2c	Continue to support affordable housing agencies that administer homeownership assistance programs for low and moderate income households.	PBS	Ongoing
Action 1.2d	Support organizations pursuing grants to fund development or rehabilitation of affordable housing by providing assistance and information when feasible.	PBS	Ongoing
Action 1.3a	Annexation: Pursue a Master Tax sharing agreement with incorporated Cities.	Executive Office	Ongoing
Action 1.3b	Coordinate with the Redevelopment Agency to implement the goals and policies of the Housing Element	PBS and RDA	Ongoing
Action 1.4a	` Meet with individual Communities to identify community specific needs and potential solutions to affordable issues.	PBS	Ongoing
Action 1.4b	Community Planning: Support Community Organizations by providing staff assistance, data research, and coordination for their efforts to address housing needs.	PBS	Ongoing
Action 1.5a	Develop and maintain a Housing Resources webpage.	LRP	Initial Phase + Ongoing
Action 1.5b	Continue disseminating housing related brochures to the general public.	PBS	Ongoing
Action 1.5c	Annual Report: Report annually on implementation and effectiveness to the BOS, CDC, and HCD.	LRP	Ongoing

Action	Summary of Action	Responsibility	Timeframe
Action 1.5d	Require that building permit application packets include the Housing Affordability Survey, and that the form must be returned for the application to be considered complete.	PBS	Ongoing
Action 1.5e	Require all residential building permit applications to specify if the unit is in the Coastal Zone.	PBS	Ongoing
Action 1.5f	Conduct an annual meeting(s) with agencies involved with implementing components of the Housing Element	PBS	Ongoing / Annual
Action 2.1a	Assist developers with acquisition, rehabilitation, or development of affordable housing as funding permits.	PBS, RDA, Non-profits	Ongoing
Action 2.1b	Rehabilitation: Continue code enforcement actions to identify sub-standard housing and/or sanitary facilities.	CE	Ongoing
Action 2.1c	Rental Housing: Use Revenue and Taxation Code Section 17274 as an inducement for private sector rehabilitation.	CE	Ongoing
Action 2.1d	At-risk Affordable Housing: Monitor dates of roll over of restricted affordable projects. Work with owners and agencies to preserve affordable stock.	PBS and agencies	Ongoing
Action 2.1e	Housing Replacement in Coastal Zone: Institute procedures to comply with Government Code Section 65590 in the Coastal Zone	PBS and BOS	Intermediate phase
Action 3.1a	Range of Housing Opportunities: Work with developers to include a variety of housing types in new development. Consider reduced setbacks or other incentives.	PBS	Ongoing
Action 3.1b	Increase density (sites): Evaluate the potential for reduced lot sizes or increased residential densities on land classified Rural Community, Mixed Use, Suburban Residential, and Commercial.	PBS	Final Phase
Action 3.1c	On sites lacking public water, sewer or both, consider higher density housing applications that have alternate means of water supply or sewage treatment.	PBS, EH	Final Phase
Action 3.1d	Rezone an additional 8 acres to R-3 and 16 acres to the newly created MU (Mixed Use) land use category, or some other combination thereof.	PBS	Initial / Intermediate Phases
Action 3.1e	Develop a Mixed Use zoning designation that will allow up to 29.04 units per acre and include design criteria	PBS	Initial Phase
Action 3.2a	Continue to publicize the opportunities for and encourage the production of second residential units for full time occupancy and encourage family care units.	PBS	Ongoing
Action 3.2b	Second units in Coastal Zone: Subsequent to the update of the Local Coastal Plan, seek approval from the Coastal Commission to revise the Coastal Element and Coastal Zoning Ordinance to allow second units.	PBS and CC	Intermediate phase

Action	Summary of Action	Responsibility	Timeframe
Action 3.3a	Inform local agencies of their obligations under Government Code Section 54220, 3695.5, and 3791.4, and to promote housing opportunities using underutilized lands.	PBS	Initial phase
Action 3.4a	Efficient Service Provision: Support the efficient delivery of water and sewer through intergovernmental agreements.	Ex O and LAFCo	Ongoing
Action 3.4b	Assist special districts in expanding and upgrading services by hosting a meeting to identify infrastructure development constraints and resources and develop a infrastructure planning program if feasible.	WA, PBS	Initial phase
Action 3.4c	Land Use and Service Capabilities : Work with water and sewer service providers to coordinate improvements with a priority to serve medium to high residential densities.	WA, PBS	Intermediate phase
Action 3.4d	Service District Constraints: (1) Inform water and sewer districts of the requirement to grant priority to allocation of available and future water resources to lower income housing developments that help meet the regional housing need (Government Code Section 65589.7), and (2) recommend service districts to reduce, waive, or defer connection fees for affordable housing projects when requested for project feasibility. The County will request districts to provide a copy of adopted regulations, follow-up with subsequent correspondence, and notify the public of Section 65589.7 through the Housing Resources website.	WA, PBS	Initial phase
Action 3.4e	Work with Environmental Health to develop and publicize alternative wastewater treatment systems for use in areas outside of sanitation districts.	PBS and Env.H	Initial phase
Action 3.5a	Identify constraints: Meet with the non-profit and developer community periodically to identify constraints to affordable housing.	PBS and development community	Ongoing
Action 3.5b	Reduce constraints to housing production: Evaluate, amend, and/or modify zoning ordinances to facilitate housing production.	PBS	Ongoing
Action 3.5c	Provide priority processing for affordable housing units, and/or infrastructure.	PBS and BOS	Ongoing
Action 3.5d	Permit fee waivers: Consider permit fee waivers, reductions, and deferments for affordable housing developers, as the County budget permits. Requests must be reviewed and approved by the Board of Supervisors.		Ongoing
Action 3.5e	Investigate the creation of an affordable housing overlay district that allows an increase in density after property is purchased by an affordable housing developer.	PBS	Intermediate phase
Action 3.5f	Identify impediments and conflicts between codes and policies that may prevent affordable housing development and amend codes where feasible.	PBS and BOS	Intermediate phase
Action 3.5g	Research and (if feasible) promote the use of Community Land Trusts for the purpose of developing and preserving long-term affordable housing.	PBS	Intermediate phase

Action	Summary of Action	Responsibility	Timeframe
Action 3.5h	Article 34 Housing: Pursue the development of the remainder of the affordable multi-family units for lower-income households	CDC	Ongoing
Action 3.5i	Consider advertising prime locations, as identified in Appendix B, for affordable housing development on the Housing Resources website.	PBS	Initial phase
Action 3.5j	Work with local housing providers to utilize collected housing trust funds from the County's Inclusionary Housing Ordinance to develop housing units.	PBS, outside providers (e.g. RCHDC)	Ongoing
Action 4.1a	Landlord-Tenant Workshops: Continue to support CDC in their effort to conduct landlord-tenant workshops throughout the County	PBS, CDC	Ongoing
Action 4.1b	Housing Discrimination: Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD).	PBS, CDC	Ongoing
Action 4.1c	Provide informative materials concerning fair housing and housing discrimination at locations that provide housing and related services.	PBS, CDC	Ongoing
Action 4.1d	Update the County's definition of "family" in the Zoning Code	PBS	Initial phase
Action 4.2a	Special Needs Rental Housing: Support applications to State and federal agencies such as HCD, State Treasurer's Office, HUD and USDA for affordable rental housing financing	PBS	Ongoing
Action 4.2b	Extremely Low Income program development: Work with other agencies and local partners including Legal Services of Northern California to develop a program that is designed to address the needs of the extremely low income households in Mendocino County.	PBS	Initial phase, maintain on an ongoing basis
Action 4.3a	Farm Employee/Labor Housing: Work with the agricultural community and housing providers to develop and build agricultural worker housing and provide education about the County's farm employee/labor housing regulations.	PBS	Initial phase
Action 4.3b	The County will encourage and support state and federal funding applications for farmworker housing and supporting infrastructure by providing technical assistance when needed, and continue to conduct pre-application conferences and meet with farmworker housing developers on an ongoing basis.	PBS	Ongoing
Action 4.3c	If an outside source of funds can be found, the County shall conduct a Farmerworker Housing Survey within the Planning Period of the 2009 Housing Element.	PBS, funding agency	Ongoing
Action 4.3d	Create an informative document that includes planning policies and regulations that will assist farmers in the development of farmworker housing.	PBS	Initial Phase

Action	Summary of Action	Responsibility	Timeframe
Action 4.3e	Native Americans: Encourage the production of affordable housing for Native Americans (1) pursuant to the Native American Housing Assistance and Self-Determination Act of 1996 on fee land owned by Indian tribes (2) by entering into local cooperation agreements with Indian tribes when required for the use of Native American Housing Assistance and Self Determination Act (NAHASDA) funding within the County, and (3) advocating that Indian tribes and housing agencies work with the County to maximize the compatibility of Indian housing projects with County General Plan objectives.	PBS, Tribal Governments, Indian Housing Authorities	Ongoing
Action 4.3f	Increase housing opportunities for persons with disabilities consistent with the fair housing and disability laws, and encourage physical access to and within residential units and areas during the development review process.	PBS	Ongoing
Action 4.3g	Homeless Services and Facilities: Support Mendocino County's Continuum of Care Plan" to address homelessness by assisting the Homeless Services Planning Group (HSPG)	PBS, DSS	Ongoing
Action 4.3h	Homeless Multi-Service Shelter and Assistance and Hospitality Centers: Continue to support the efforts of the Homeless Services Planning Group, Ford Street Project, and the Hospitality House Center to provide emergency shelter to homeless families and individuals.	PBS, DSS	Ongoing
Action 4.3i	Amend the Commercial (C-1, C-2) zones to allow for emergency and transitional housing by right	PBS	Initial / Intermediate Phase
Action 4.3j	Provide planning assistance to the Mental Health Branch of the Health and Human Services Agency if the division is working with a mental health service provider to develop new supportive care housing facilities in unincorporated Mendocino County.	PBS	Ongoing as needed
Action 5.1a	Weatherization: Seek out and pursue, in conjunction with local partners, funding for and development of weatherization programs for new construction and rehabilitation	PBS and partner organizations	Ongoing
Action 5.1b	Assist residents in conserving resources and lowering utility costs by working with the utilities and local partners to conduct energy audits, water leak detection, and other measures to identify and eliminate unnecessary or wasteful resource consumption.	PBS, WA,	Ongoing
Action 5.1c	Protect and conserve water resources and lessen water-related expenses by encouraging rainwater collection and use, low-water landscape design and practices, and alternative stormwater management systems for larger projects	PBS, WA	Ongoing

Action	Summary of Action	Responsibility	Timeframe
Action 5.1d	Promote stormwater management systems for mutli-family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater.	PBS, WA	Ongoing
Action 5.2a	Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects. Strongly promote solar energy generation, use of solar water heaters, and passive solar design in new housing and, especially, multi-family housing both prior to and during project review.	PBS	Ongoing
Action 5.2b	Promote the appropriate siting and design of passive solar homes by providing developers with informational resources.	PBS	Ongoing
Action 5.2c	Revise the Subdivision ordinance to include provisions for identifying and protecting access to solar energy for passive solar heating and electrical energy generation.	PBS	Final phase
Action 5.3a	Green Building codes: Amend the building and zoning codes to identify and remove constraints to green-building, resource conservation, and alternative energy generation	PBS	Intermediate phase
Action 5.3b	Investigate feasibility of the creation of reclaimed water systems, where appropriate for non-drinking water purposes, such as landscape irrigation and toilet flushing.	PBS	Ongoing
Action 5.4a	Assist residents with lowering their utility costs by advertising utility assistance, home weatherization, energy and water conservation, and green building services on the Housing Resources website.	PBS	Initial phase
Action 5.4b	Assist developers and housing development agencies in incorporating green building, energy conservation, and alternative energy generation into their projects by providing information about resources and links to local organizations such as local renewable energy system designers and installers, rebates, energy-rating systems, and funding, on the Housing Resources website.	PBS	Ongoing
Action 5.4c	Promote energy and water conservation education programs that address steps to energy and water efficiency, benefits of weatherization and weatherization assistance programs, and information of onsite renewable energy generation technologies and financing options	PBS, WA, partner agencies	Ongoing
Action 6.1a	Infrastructure Funding: Support funding applications by service agencies for financial and technical assistance to undertake water and sewage treatment facility planning & engineering studies, improvements, and expansions that could facilitate future housing development.	PBS	Ongoing

Action	Summary of Action	Responsibility	Timeframe
Action 6.2a	Assist agencies and organizations in their pursuit of funding by providing technical assistance when requested, as time and funding permit.	PBS	Ongoing
Action 6.2b	Housing Element Update Fee: Pursuant to AB 2936 (Aroner), propose that the Board of Supervisors increase the General Plan Maintenance fee to include a higher percentage to maintain and periodically update the Housing Element in compliance with State law.	PBS, BOS	Intermediate phase
Action 6.2c	Local Funding Options: Explore the feasibility of local funding for affordable or special needs housing that promotes mixed-use, transit oriented, or compact integrated communities, such as: (1) MCOG funds for eligible transportation infrastructure (2) Caltrans Transit Oriented Development funds. (3) Air Quality Management District vehicle license fees	PBS, MCOG, AQD	Ongoing
Action 6.2d	Rehabilitation Funding: Identify and pursue federal, state, local, and private funding sources to expand the County's rehabilitation loan program.	PBS, CDC	Ongoing
Action 6.2e	Rehabilitation Loan Program: Assist CDC in offering loan programs for home improvement as well as water and septic system repairs and upgrades to income-eligible households through the County's Rehabilitation Loan Program by informing property owners with housing units in need of upgrades of the resource.	PBS,CDC	Ongoing
Action 6.3a	Section 8: Continue to support applying for and providing rental housing assistance to very low-income households through the Section 8 (Housing Choice) Voucher Program.	PBS, CDC	Ongoing
Action 6.3b	Advertise Funding: Identify and list internet sites and links (such as Community Development Commission, Social Services, other agency sites) for advertising housing assistance programs, such as Downpayment Assistance, Rehabilitation, and Mortgage Credit Certificate Programs.	PBS, CDC DSS, non-profits	Ongoing
Action 6.4a	Supportive Housing Act Program (SHP): Continue to support the application for HUD Continuum of Care grants for homeless populations to provide and expand, through community contracts, resource centers and transitional and permanent supportive housing units for the homeless.	DSS	Ongoing
Action 6.4b	Supportive Housing Act Program (SHP): Continue to support the application for HUD Continuum of Care grants for homeless populations to provide and expand, through community contracts, resource centers and transitional and permanent supportive housing units for the homeless.	PBS	Ongoing

KEY

AQD = Air Quality District BOS = Board of Supervisors CC = Coastal commission CDC =Community Development Commission CE = Code Enforcement DSS = Department of Social Services Env.H = Environmental Health Department	Ex O = Executive Office LAFCo = Local Agency Formation Commission MCOG = Mendocino Council of Governments PBS = Planning and Building Services RDA = Redevelopment Agency WA = Water Agency	**Time Frames:** • Ongoing: Entire length of plan • Initial Phase: From adoption until the first or second year (2010-11). • Intermediate Phase: At any point more than a year after plan adoption, ending a year before the plan end date (2010-2013) • Final Phase: Starting no sooner than halfway (2012) through the plan period, concluding by the end date