
5. HOUSING AND COMMERCIAL DEVELOPMENT

5.1 HOUSING

Introduction

As explained in Specific Plan Chapter 4, *Land Use and Planning*, single-family residential land use is the primary active land use within Brooktrails Township (see the discussion under *Zoning Goal LU-4.1* for additional information).

The *Mendocino County General Plan* Housing Element Table 3.3-1 indicates a need for 2,953 new housing units in Mendocino County between January 1, 1992 and July 1, 1997; numbers of units are specified by income group. As indicated previously, Brooktrails Township offers significant opportunity to meet residential growth and development demand as projected in the General Plan.¹

Goals and Implementation Policies

HOUSING GOAL HC-5.1: Meet Mendocino County housing objectives in an environmentally sensitive manner.

The maintenance and/or enhancement of environmental resources within Brooktrails Township under continuing growth is discussed in Specific Plan Chapter 6, *Environmental Resources*.

HOUSING POLICY HC-5.1A

Ensure that Brooktrails contributes to regional housing goals to the extent feasible.

HOUSING POLICY HC-5.1B

Encourage the development of affordable housing for the elderly, disabled, handicapped and other lower and moderate-income households. Develop an inclusionary housing program which targets 10 percent affordable units.

The *Mendocino County General Plan* Housing Element Policy 1.4 calls for increasing housing opportunities for moderate, lower, very low income and special need populations, providing a

1. *Mendocino County General Plan* Housing Element, adopted by the Mendocino County Board of Supervisors, September 24, 1981, revised April 26, 1993.

suitable living environment for all residents (see *Zoning Policy LU-4.1C* in Chapter 4, *Land Use and Planning* for additional information). General Plan Housing Element Table 3.3-1 indicates the following housing needs in Mendocino County from January 1, 1992 through July 1, 1997, on an annual basis:

- very low income - 161 units;
- lower income - 94 units;
- moderate income -115 units;
- above moderate income - 167 units;
- total: 537 units.

Clearly, Brooktrails Township would assist in offering opportunities to meet the County's housing needs, primarily through the purchase of developable lots and the construction of housing by individuals. Lot prices would be subject to market demand. With about 1,150 currently improved lots (as of December 31, 1995), within the Township, about 5,000 lots are available for residential development under this Specific Plan.² If existing residential lot prices remain within a reasonable price range, the Township would contribute its share in meeting regional housing goals, or at least providing the land, which is already subdivided, for residential construction.

To encourage the development of affordable housing for the elderly, handicapped and other lower and moderate-income households, the Township would need to collaborate with the Community Development Commission of Mendocino County (CDC) and the County Department of Planning and Building Services investigating the various ways of implementing the programs contained in the General Plan Housing Element to meet affordable housing goals. Implementation programs deal with programs by non-profit agencies which utilize federal and state program funds not available to the County, and other measures.

The County has indicated that Mendocino County has not yet adopted a policy requiring affordable housing, but uses 10% affordable units as a general goal.

Implementation

At the discretion of the Township Board of Directors, a volunteer Housing Advisory Committee consisting of Brooktrails property owners may be formed for investigating the feasibility of establishing an affordable housing program. Details of the program's operation and responsibilities would need to be worked out by committee members in consultation with the CDC and County Department of Planning and Building Services.

2. Includes 985 lots in high constraint areas (steep slopes, unstable soils), which may not be suitable for development or difficult to develop. See Table 3-1 for additional information.

The housing affordability program should consider at a minimum:

- Encouraging the development of commercial property with a mix of commercial and high density residential uses.
- Decreasing unit size to compensate for increased development costs.
- Targeting lots that would not be difficult to develop for the development of affordable housing.
- Amending zoning provisions to advance opportunities for affordable housing per County General Plan Housing Element Measure 3.4.2 (reduce permitting requirements), Measure 3.4.5(3) (allow mobilehome parks), and Measure 3.4.7 (allow small lot sizes, reduced or zero-lot line setbacks, shared facilities);
- Reevaluating the location and development potential of lots zoned R-3.
- Allowing for four attached units.
- Waving or deferring hookup fees for affordable housing projects.
- Analyzing the impact of assessments or fees and taxes on housing affordability and including provisions for fee reductions or waivers for affordable housing units.
- Developing an inclusionary housing program which targets 10 percent affordable units.³ Collaborate with the CDC to initiate the program's operation and secure the necessary funding.
- Evaluating the feasibility of establishing a Transfer of Development Rights (TDR) program with the objective of enhancing opportunities for the development of affordable housing.

³ An inclusionary housing program may be defined as a mandatory requirement or a voluntary goal to reserve a specific percentage of housing units for lower income households. In new residential developments, the units are generally dispersed throughout, hence the term "inclusionary".

- Year: Ongoing.
- Implementing Agency/Entity: Brooktrails Township with assistance from the Housing Advisory Committee and County of Mendocino.

HOUSING POLICY HC-5.1C

Develop a phasing plan which limits the number of building permits issued each year according to projected service and utility capacity for any given year based on a five-year average.

Historically, the number of residential units constructed at Brooktrails has varied over the years. Between January 1, 1995 and December 31, 1995, 18 residential units were constructed within Brooktrails Township. In the approximate 29 years since the subdivision was established, an average of just over 40 units per year have been constructed. (See Figure 5-1, Brooktrails Township New Water Service Connections for 1985-1995).

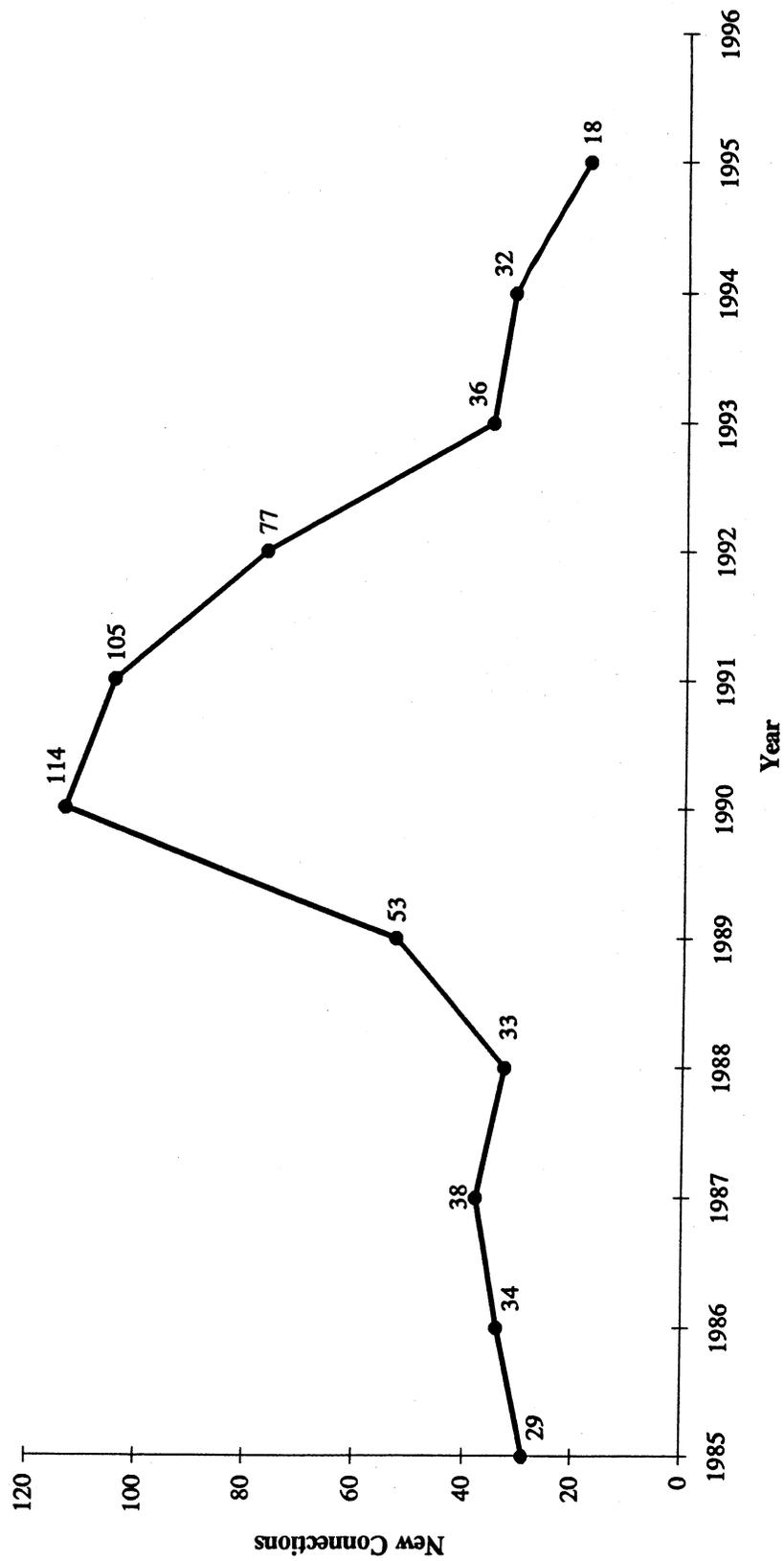
Additional sources of domestic water supply will be required as the Township approaches 2,000 water service connections, given limitation on the existing water supply (refer to Chapter 2, *Specific Plan Overview*, Section 2.1, *Specific Plan Origination*, for additional information). Assuming 40 new dwelling units per year within the Township, a new source of water would need to be operational by about the year 2012. Also, the sewer trunk main that connects Brooktrails to the City of Willits Treatment Plant will reach capacity when approximately 1,900 units have been constructed in the District, triggering the need for replacement. It should be noted that a second access road into the Township is needed at this time (see Specific Plan Chapter 7, *Community Facilities and Services*, Section 7.1, *Transportation and Circulation*, for additional information).

Implementation

Encourage the Planning Advisory Committee to include yearly new residential counts in their annual report to the Township Board of Directors. Monitor yearly totals to establish sufficient lead time for water and wastewater treatment improvements. Begin planning studies for a second access route in 1997.

- Year: Ongoing.
- Implementing Agency/Entity: Township Board of Directors, with assistance from the Planning Advisory Committee.

FIGURE 5-1
Brooktrails Township
New Water Service Connections



Source: Brooktrails Township Community Services District, Breakdown Within the Brooktrails Township CSD, December 31, 1995.

5.2 COMMERCIAL DEVELOPMENT

Goals and Implementation Policies

COMMERCIAL DEVELOPMENT GOAL HC-5.2: *Ensure that commercial growth is managed in a manner that protects Township natural resources, and that avoids traffic congestion while at the same time providing for adequate services to serve community residents.*

COMMERCIAL DEVELOPMENT POLICY HC-5.2A

Contain commercial development within cohesive units to ensure that uses will assist and supplement one another in a productive manner.

COMMERCIAL DEVELOPMENT POLICY HC-5.2B

Establish a commercial center in an area which is an appropriate nuclei to future development to efficiently serve the community and avoid traffic congestion.

The maintenance and/or enhancement of environmental resources within Brooktrails Township under continuing growth is discussed in Specific Plan Chapter 6, *Environmental Resources*. See the discussion in Specific Plan Chapter 4, *Land Use and Planning, Zoning Policy LU-4.1A*, regarding commercial land uses, particularly the discussion respecting commercially zoned sites 7, 8 and 12.

Reserving existing commercially zoned sites 7, 8 and 12 for future commercial development as discussed in Table 4-3 on page 4-15 would implement Commercial Development Goal HC-5.2 and Policies HC-5.2A and 5.2B.