MENDOCINO COUNTY HOUSING ELEMENT

2014-2019 UPDATE
AUGUST 4, 2015

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MENDOCINO COUNTY
HOUSING ELEMENT

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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 2010 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 reflect and address changing community needs. The present Housing Element covers a five year planning period (Government Code Section 65588(b)) from 2014 to 2019. 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 to meet the Regional Housing Needs Assessment (RHNA). The previous Housing Element demonstrated that adequate land was available to meet the RHNA. This includes a provision to rezone an additional 24 acres of land to high density zoning in the event that further buffers would later become necessary. For this 5th Cycle, the County again has an ample supply of land suitable for residential development to meet the RHNA (see **Table 5-1-2** and **Table 5-4-4** for further details).

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

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

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 the first three sections, 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.
- *Housing Plan* – contains goals, policies, and actions.
- *Housing Needs Assessment* – contains a demographic and housing profile of the County, and includes a discussion of current and future housing needs.
- *Housing Constraints and Opportunities* – contains an analysis of the constraints that impact the development of housing.
- *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.
- *Housing Accomplishments* – evaluates the County's past performance based on its progress toward the objectives identified in the previous 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 2014-2019 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 2000 and 2010 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
- 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 and workshops

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 5-1**). However, much of the rest of the County is more rural, with smaller communities like Boonville, Covelo, Hopland 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 2.3%, increasing from 86,265 in 2000 to 88,291 in 2013. The anticipated growth by the year 2020 is a 3.6% increase, resulting in a population of about 91,489 (**Table 5-2-1**).

Home values in Mendocino County and the surrounding counties increased significantly between 2000 and 2006, but dropped significantly in 2007 with the collapse of the housing market. While home prices have risen substantially since 2000, prices in 2012 were still over 30 percent lower than their peak in 2006. The median home value in Mendocino County grew by 130 percent to $457,400 from 2000 to 2006, but then dropped to $353,400 in the 2008-2012 period of analysis. Compared with neighboring counties, Mendocino County had the second highest median home value, after Sonoma County, according to the 2000 Census and the latest ACS five year estimates by the Census Bureau

Community Participation

The County conducted outreach in order to involve residents and community organizations in the development of the Housing Element. On February 22, 2014, a Housing Summit was held in Willits to kick-off the 2014 update of the County Housing Element. A second community meeting, a Coastal Housing Summit was conducted in Fort Bragg on March 1, 2014. Community input gathered at those meetings assisted the County in revising the Housing Element.

The draft Housing Element was available for public review on the Mendocino County Planning and Building website at: www.co.mendocino.ca.us/planning, at County offices, and libraries. Additionally, public participation was encouraged and welcome at Planning Commission hearings on June 19, 2014, August 21, 2014, September 18, 2014 and November 20, 2014. Appendix A contains greater detail on the community input provided at Housing Summit meeting and at Planning Commission hearings.

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. 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. Without consistency, the General Plan cannot effectively serve as a guide to future development.

The Housing Element has been reviewed for consistency with the County's other General Plan Elements, and the policies and programs in this Housing Element reflect the policy direction contained in other parts of the General Plan. Once the Housing Element is adopted, the County will ensure the General Plan's ongoing internal consistency by reviewing any additional amendments to the Plan or Zoning Ordinances for potential conflicts with the Housing Element.

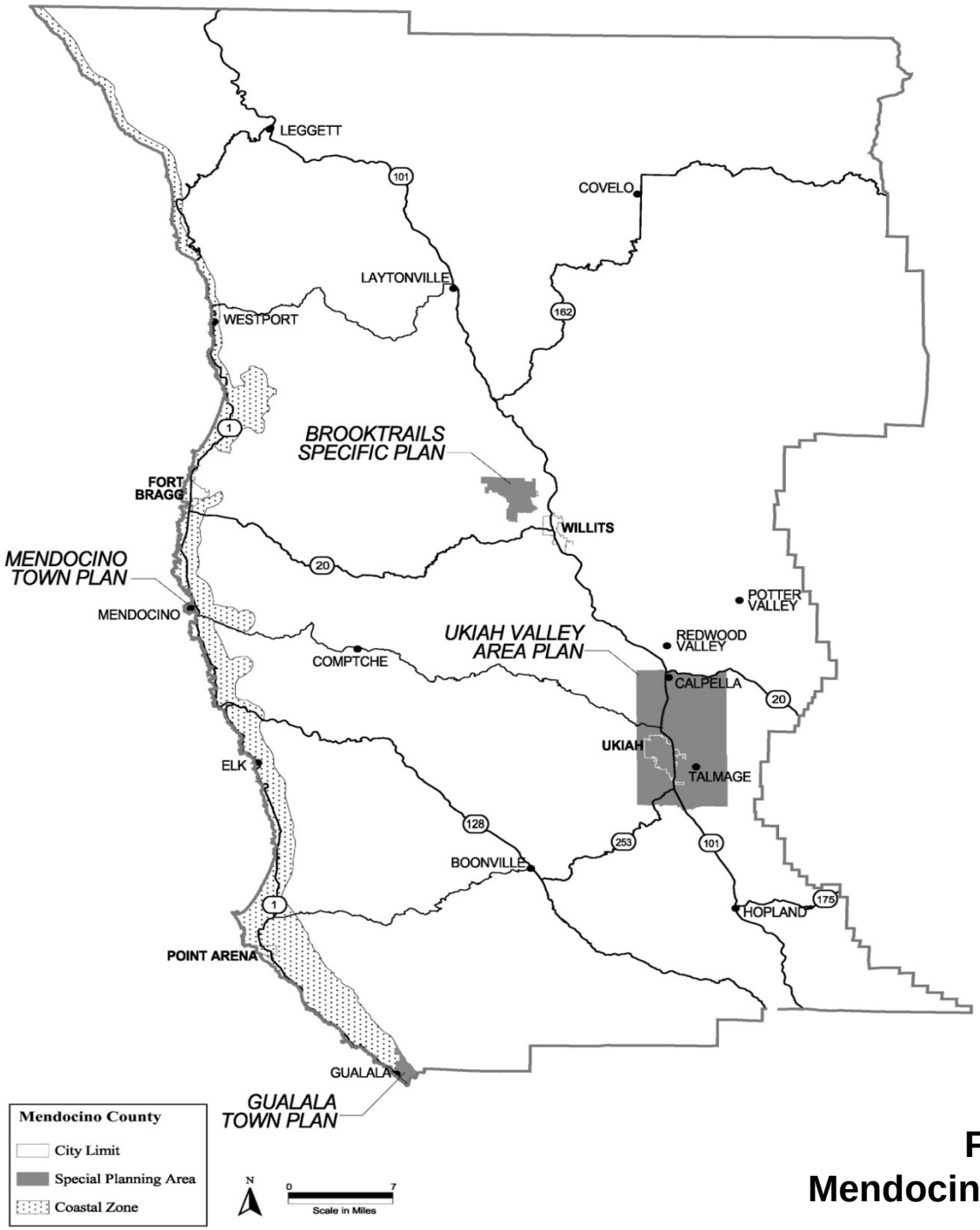


Figure 5-1
Mendocino County

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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: Requirement 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.

Rural Density:	Not more than one unit per acre
Urban Density:	Greater than one unit per acre

Household income limits: Median household income adjusted for family size, used to determine extremely low, very low, low, 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

Lower income groups: Encompassing low-, 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.

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 Element have been developed based on the evaluation of housing needs, constraints, and resources contained within sections two through five. They are designed to address housing issues in the County and its communities and facilitate the development of 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 Assessment (RHNA), part of the overall 2013 Regional Housing Needs Plan, assigned the County a production goal of 168 housing units for the unincorporated area between 2014 and 2019 (**Table 5-1-1**). Determining the Regional Housing Needs is a complex process that begins with the State of California. The State prepares projections about expected population growth in the State and then allocates a portion of the total State population growth to each region. Regional planning organizations (e.g. MCOG) in turn distribute the regional allocation among local jurisdictions including Mendocino County. There are three primary objectives in allocating the residences to local jurisdictions; increasing housing supply, affordability and housing type; encouraging infill and efficient development; and promoting a balance between jobs and housing. Recently, MCOG has focused on influencing growth patterns to minimize greenhouse gas emissions by focusing development in areas near services and transit, as is mandated by the State.

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 Geographic Information Systems (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 when requested by providing GIS related information to community realtors and prospective home buyers.

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, non-profit and for-profit housing developers, and Native American 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 Coordinate with State and local agencies, local non-profits, and charitable groups 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 geographic regions.

Action 1.4a Continue conducting an annual housing summit to meet with individual communities and agencies to identify different housing related issues, needs, and potential solutions as they pertain to the various communities, and investigate ways to collaborate to access funding.

Action 1.4b 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 when possible.

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 Continue to improve the Housing Resources webpage 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 Continue to report on the implementation and effectiveness of the Housing Element in the General Plan Annual Report to the Board of Supervisors. Offer to hold an annual 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 application to be considered complete.

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 and 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 Continue to 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 (requires converted or demolished low- or moderate- income housing units within the Coastal Zone to be replaced with similarly affordable units onsite or elsewhere within the Coastal Zone if feasible), including procedures to review and track conversions and Coastal Zoning Code amendments if necessary.

Action 2.1f Explore establishing a program to facilitate the replacement of older mobile homes in order to remove substandard units from County housing stock. This exploration should consider whether internal methods or collaborating with outside agencies, or a combination of the two, would be most efficient.

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 ten residential units, during pre-subdivision consultation and through the Inclusionary Housing development planning process. Consider development incentives such as reduced setbacks, density bonuses, fee assistance, etc.

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 zoning designation, that have alternate means of water supply or sewage treatment, which meet the requirements of the County Division of Environmental Health and the State Regional Water Quality Control Board and geological review.

Action 3.1d Rezone acreage to Multiple-Family Residential (R-3) and/or Mixed Use (MU) to meet the remaining obligation from the previous (4th) Housing Element Update cycle. 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. In addition, the County will continue to maintain an existing inventory of zoning able to accommodate its fair share of low- and very low-income housing from the 2013 Regional Housing Needs Plan.

Action 3.1e Ensure the General Plan land-use classification “Mixed Use” is used in a manner that maximizes residential potential and provides a clear set of policies, regulations and requirements for those interested in developing their properties.

The Mixed Use District shall 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.

Action 3.1f Update the Density Bonus Code (Chapter 20.238) as necessary, to be consistent with current State law.

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 Local Coastal Program 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 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. Coordinate with Mendocino County Local Agency Formation Commission (LAFCO) to identify infrastructure development constraints. If feasible, develop a comprehensive infrastructure planning program with interested special districts.

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.

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 Government Code Section 65589.7 through the Housing Resources website.

Action 3.4e Work with the County 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.

Action 3.4f Prior to future Regional Housing Needs Assessment (RHNA) allocation processes, advocate before the Mendocino Council of Governments (MCOG) the County's strong support for higher density, low- and very low- income housing development to occur within urbanized or incorporated parts of the County. This is based on the understanding that lower income populations can more easily obtain public services (e.g. transportation, shopping, employment centers and/or training, etc.) in such areas, and that often times service (i.e. water, sewer) capacity is more readily available for high density residential development.

POLICY 3.5 Encourage and assist 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 Code and the Division of Land Regulations to allow additional exceptions to standards to facilitate affordable project feasibility,

such as exceptions for 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) The County will initiate amendments to the 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 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 the 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 Community Development Commission (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 Housing and Community Development (HCD), State Treasurer's Office, HUD and the United States Department of Agriculture (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 the Housing Resources section of the Housing Element.

Action 4.2b Extremely Low-Income Program Development: Work 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. At least annually and on an on-going basis contact agencies and developers to facilitate implementation 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: Continue to 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 in the County (Anderson, Sanel and Ukiah Valleys) 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 Farmworker Housing Survey within the planning period of the 2014 Housing Element. The survey should address issues such as (but not limited to) housing conditions, affordability, commuting patterns and cost.

Action 4.3d The County shall review the Zoning Code related to agricultural employee housing for consistency with State law.

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

(1) Provide information about the County's farm employee/labor housing regulations, including posting information on the Housing Resources website.

(2) 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.

Action 4.3f Encourage the production of affordable housing for Native Americans pursuant to the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) 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, or by entering into local cooperation agreements with Indian tribes when required for the use of NAHASDA funding within the County, and by advocating that Indian tribes and housing agencies work with the County to maximize the compatibility of Indian housing projects with County General Plan objectives.

Action 4.3g Increase housing opportunities for persons with disabilities consistent with the fair housing and disability laws, and encourage physical access to and within residential units during the development review process. Encourage developers to make accommodations during the development review process and utilize

appropriate sections of the County Zoning Code intended to accommodate individuals with disabilities.

Action 4.3h Provide planning assistance to address homelessness in the County by:

(1) Working with 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.

(2) Treating applications for transitional and supportive housing applications similar to other residential applications within that zoning district.

Action 4.3i 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 resources permit.

Action 4.3j Amend the Commercial (C-1, C-2) zoning districts 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.

Action 4.3k 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.

Action 4.3l Recognize that the County's aging population will require affordable housing in areas that have access to senior citizen appropriate services. Remote rural communities cannot presently provide adequate services to meet the special needs of senior citizens.

Action 4.3m Work with the Redwood Coast Regional Center to implement an outreach program that informs families within the County on housing and services available for persons with developmental disabilities. The program may include the development of an informational brochure and information on services on the County's Housing Resources webpage.

Action 4.3n Amend County Zoning Ordinance to explicitly state that transitional and supportive housing is to have the same allowances and restrictions as any other regular residential unit (single family, multi-family) and are allowed by right in all zones where residential units are permitted. This amendment will state clearly that transitional housing household occupancy is for a period of up to two years while there is no time limit to the household occupancy of supportive housing.

GOAL 5 CONSERVE ENERGY AND RESOURCES

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 Pacific Gas and Electric (PG&E) and enrollment in the Home Energy Link Program. Develop partnerships 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 the Housing Resources 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 the Environmental Protection Agency (EPA) and Low Impact Development (LID) 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, 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 farmworker 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 Mendocino County 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 remove constraints to green building, resource conservation and alternative energy generation and establish green building and sustainable practice requirements for new developments, 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 stormwater 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.

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, 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 low- and moderate-income households with water or sewage disposal system installations or upgrades necessary to conserve the housing stock and provide standardized, sanitary 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 and 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.

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 low-income households.

Action 6.3a Continue to support application for the provision of rental housing assistance to 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, Health and Human Services [HHSA] and other agency sites) for advertising housing assistance programs, such as Down Payment Assistance, Rehabilitation and Mortgage Credit Certificate Programs.

Policy 6.4 Work with special needs housing providers when requested 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 5-1-1 identifies the Regional Housing Needs Assessment (RHNA) allocation for all cities in the County as well as the unincorporated area. According to the 2013 Regional Housing Needs Plan prepared by the Mendocino Council of Governments (MCOG), approximately 67.34 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 168 units. Of these units, 67 must be affordable to very low- and, low-income households.

TABLE 5-1-1
REGIONAL HOUSING NEEDS ASSESSMENT (RHNA), 2014-2019
MENDOCINO COUNTY

Jurisdiction	Income Group				Total Units	Percent
	Very Low	Low	Moderate	Above Moderate		
Point Arena	1	1	1	1	4	0.51%
Fort Bragg	5	3	3	9	20	8.28%
Willits	3	2	2	6	13	5.56%
Ukiah	11	7	7	20	45	18.30%
Unincorp. County	**40**	**27**	**27**	**74**	**168**	67.34%
County Totals	**60**	**40**	**40**	**110**	**250**	

Source: Mendocino Council of Governments, Regional Housing Needs Plan, August 2013.
Note: Extremely Low-income housing units needed within the unincorporated county is **20 units**, calculated as 50% of the Very Low-income category (Government Code 65583(a)(1)).

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Table 5-1-2 was prepared for the 2010 Housing Element and demonstrates the housing unit potential for vacant and developable parcels within the unincorporated County as of 2009. The total amount of potential units noted at that time were clearly able to accommodate Regional Housing Needs Assessment (RHNA) allocations from the 2010 Housing Element 4th Cycle including potential for 879 low- and very low-income units (2,552 total for all income levels). While the vast majority of the available acreage remains undeveloped, the current 5th Cycle RHNA allocation figures are greatly reduced (need for 67 low- and very low-income units, 168 total for all income levels).

As of this writing, the County has rezoned 15 acres to Multiple-Family (R-3) towards fulfilling its continued commitment from the 2010 Housing Element (Action Item 3.1d) to have a total of 24 acres rezoned to R-3 or Mixed Use (MU). Potential units from the additional 15 acre rezone have been included below. Completion of the 24 acre rezoning is anticipated to take place during the first half of 2015 and would further accommodate multi-family development increasing the potential stock for low- and/or very low-income housing.

TABLE 5-1-2
CURRENT HOUSING UNIT POTENTIAL, 2014

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	1,463
Multi-Family Units in C-1/C-2 zones permitted by-right	53
Countywide Totals	**20,337**

Note: For more details see **Table 5-4-4**.

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TABLE 5-1-3
QUANTIFIED OBJECTIVES (PER GOV. CODE SECTION 65583(B)(1))

	Extremely Low	Very Low	Low	Moderate	Above Moderate
Construction*	20	20	27	27	74
Rehabilitation**	1	3	3		
Conservation/Preservation***	15	13	20	15	10
TOTAL	36	23	50	42	84

Note: 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 units allocated to the unincorporated County through the Regional Housing Needs Plan adopted in 2013. While the numbers are intended to reflect "estimated objectives," actual construction would depend on multiple factors of which this section's Goals and Policies are ultimately intended to facilitate. The Extremely Low category was calculated by assuming half of the Very Low units will be Extremely Low units.

** Based on rehabilitation loans funded by the County and distributed by the Community Development Commission since 2009.

*** Conservation/Preservation estimated objectives have been determined based on CDBG-funded AVHA housing rehabilitation projects dating back to 2009. Not reflected in these numbers are an additional 150 low-income residential units that have been retrofitted through the County CDC's low-income energy efficient program and the CDC's joint effort with PG&E "Moderate Income Direct Install". While these programs have qualifying income limits, reporting numbers are not broken down into the HUD income categories.

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HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment section 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.

5-1 Population Characteristics

Population Growth

Between 2000 and 2010, the population of Mendocino County increased from 86,265 to 87,841 people, or 1.8 percent, compared to a 7 percent increase between 1990 and 2000 and a 20 percent increase from 1980 to 1990. Between 2011 and 2013, the population of Mendocino County increased from 87,712 to 88,291, or 0.7 percent. While the unincorporated County area grew by 1.7 percent between 2000 and 2010 and by 0.7 percent between 2011 and 2013, the incorporated cities grew by 2.2 percent between 2000 and 2010, and by 0.7 percent between 2011 and 2013. During 2011 to 2013, the unincorporated County area absorbed 67 percent of the total County growth while the incorporated cities absorbed 32 percent.

The California Department of Finance (DOF) projects the County's population will increase 4 percent, from 88,291 to 91,498 people, between 2013 and 2020 (**Table 5-2-1**). The population in the unincorporated area is projected to increase 3 percent, from 59,573 to 61,304 people. The increase in households, which relates to housing demand, is discussed under the section Household Characteristics.

TABLE 5-2-1: POPULATION GROWTH, 1970 – 2020 MENDOCINO COUNTY

Jurisdiction	1970[1]	1980[1]	1990[1]	2000[1]	2010[1]	2013[2]	2020[3]	% County Population in 2013
Fort Bragg	4,455	5,019	6,078	7,026	7,273	7,311	**7,503**	**8.2%**
Point Arena	424	425	407	474	449	449	**457**	**0.5%**
Ukiah	10,095	12,035	14,599	15,497	16,075	16,065	**16,470**	**18.0%**
Willits	3,091	4,008	5,027	5,073	4,888	4,893	**5,032**	**5.5%**
Total Cities	18,065	21,487	26,111	28,070	28,685	28,718	**29,279**	**32.2%**
Unincorporated	33,036	45,251	54,234	58,195	59,156	59,573	**61,304**	**67.8%**
Total County	**51,101**	**66,738**	**80,345**	**86,265**	**87,841**	**88,291**	**91,498**	**100%**

Sources: U.S. Census, 1970, 1980, 1990, 2000 and 2010.
California Department of Finance E-1 Table, 2009.
County population total for 2020 from the Department of Finance Series 2013 P-3 Table. Sub-county estimates based on the 2013 population share.

Population Distribution

There are four incorporated cities within the County: Ukiah, Willits, Fort Bragg and Point Arena. Approximately 32.2 percent of the County's population lives within the incorporated cities, while approximately 67.8 percent live within the unincorporated areas (Mendocino County Regional Housing Needs Plan 2013).

The County's population is centered in the Ukiah Valley where the City of Ukiah, the County seat and largest city, is located.

In general, over the next five years the unincorporated southeastern 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 constraints such as lack of water and/or sewer services and distance from employment and retail locations. Growth in the western coastal portion of the County is limited by density restrictions in the Coastal Zone, and infrastructure constraints throughout that portion of the County. Only Gualala has potential to see substantial additional growth in the coastal portion of the County during the planning period of this Housing Element.

Age Structure

Changes in the age breakdowns are one of the most significant determinants 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 5-2-2: AGE DISTRIBUTION, 1990 – 2010 MENDOCINO COUNTY

Age (Years)	1990		2000		2010	
Under 15	18,641	23%	17,837	21%	15,996	18%
15-24	9,392	12%	11,217	13%	10,487	12%
25-34	11,357	14%	9,642	11%	10,704	12%
35-44	14,385	18%	12,451	14%	10,268	12%
45-54	8,836	10%	14,600	17%	12,476	14%
55-61	4,591	7%	6,557	8%	10,256	12%
62+	13,143	16%	13,961	16%	17,654	20%
Median Age	35.5		38.9		41.5	

Sources: U.S. Census, 1980, 1990, 2000 Source for 2010
http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk
Department of Finance Table DP-1

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 continued to increase to 41.5 in 2010 (**Table 5-2-2)**. The County's age structure has undergone a number of significant demographic changes over the past twenty years. The two most significant are the progression of the "Baby Boom" and "Millennial" generations through 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 1970s to early 1980s, 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 often may return back to the County in their mid-twenties to mid-thirties.

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 typically afford to purchase housing. In the more scenic/visitor oriented areas of the County, purchases are often second homes for part-time or vacation use. This may put fulltime residents at a disadvantage in competition for a limited supply of housing as home prices rise. As the Baby Boom Generation has entered early retirement, 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 effect of late is the economic downturn and collapse in housing prices, which have limited this group's ability to draw upon the equity in existing housing and other financial resources to purchase or develop retirement and part-time housing.

On the other hand, the over 70 age group is a significant source of available housing units for sale in the County. Although some individuals remain in their homes throughout retirement, this demographic group is more inclined to "trade down" to smaller homes or condominiums and move into supportive living environments such as second units, retirement communities, and assisted-living facilities. All have the effect of creating housing opportunities for younger generations, primarily those forming households in their twenties and thirties. As this senior age group increases in population over the next two decades, the rate at which existing housing is returned to the market will increase. Demand for senior related housing is also expected to 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 release of housing by the over 70 age group. Absent external in-migration, the County's internal demographic patterns will tend to drive a slow but steady increase in the overall number of units. Preference should be given to multifamily opportunities for younger (and lower income) households and specially targeted housing opportunities for senior households. These preferences may help offset the effect of part-time housing purchases in the scenic and visitor-oriented areas.

Race and Ethnicity

The racial and ethnic composition of the County is shown in **Table 5-2-3**. White residents (Caucasian residents) continue to comprise the majority, with 68 percent of the County population. Hispanic residents represent the second largest ethnic group, accounting for 22 percent of the population. While white residents remained the largest racial group, their population has declined over the past 10 years. The largest increase was among the Hispanic population with an increase of approximately 25 percent between 2000 and 2010. Native Americans comprised 4 percent of the County's population, while African-Americans and Asian/Pacific Islanders represent 1% and 2%, respectively.

TABLE 5-2-3: RACE AND ETHNICITY 2000-2010, MENDOCINO COUNTY

Race/Ethnicity	2000		2010	
White	64,581	75%	60,249	68%
African-American	471	1%	544	1%
Hispanic	14,213	16%	19,505	22%
Native American	3,438	4%	3,486	4%
Asian/Pacific Islander	1,113	1%	1,494	2%
Other	2,449	3%	2,563	3%
Total	86,265	100%	87,841	100%

Sources: 1980, 1990, 2000 and 2010 U.S. Census
2010 Department of Finance Table DP-1 from 2010 Census
http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk

5-2 Household Characteristics

Household Size

Approximately 67 percent of the households were located in the unincorporated County in 2000. The average household size declined slightly in both the County and the unincorporated area, indicating that household growth outpaced population growth during this period. Overall, the average County household size declined from 2.57 persons per household to 2.53, while in the unincorporated area, which had a slightly larger average household size, declined from 2.61 to 2.57.

Between 2000 and 2010, the total number of households in the County grew from 33,266 to 39,945, a 17 percent increase, compared with a 6 percent increase in the unincorporated area (**Table 5-2-4**). Approximately 60 percent of the households were located in the unincorporated County in 2010. The number of households continued to increase, while the average household size continued to decline in both the County and the unincorporated area. The average County household size declined from 2.53 persons per household to 2.39, while in the unincorporated area, the average household size, declined from 2.57 to 2.31.

Rental units in the County generally have larger household sizes than ownership units. However, the decline in persons per household is 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.

Between 2000 and 2010, rental units in the County continued to have a larger household size than ownership units. Renter household size declined from 2.60 to 2.57 persons per household, while persons per household in ownership units declined from 2.49 to 2.44.

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.

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TABLE 5-2-4: HOUSEHOLD SIZE, 1990, 2000 AND 2010, MENDOCINO COUNTY				
Households	**1990**	**2000**	**2010**	**Percent Change**
Number of Households				
Unincorporated	20,178	22,315	23,818	11% (1990-2000) and 6% (2000-2010)
Total County	30,419	33,266	39,945	9% (1990-2000) and 17% (2000-2010)
Persons per Household				
Unincorporated	2.61	2.57	2.31	-2% (1990-2000) and -10% (2000-2010)
Total County	2.57	2.53	2.39	-2% (1990-2000) and -5% (2000-2010)
Persons per Household by Tenure				
Ownership Units (County)	2.58	2.49	2.44	-3% (1990-2000) and -2% (2000-2010)
Rental Units (County)	2.70	2.60	2.57	-4% (1990-2000) and -1% (2000-2010)
Sources: Mendocino County Housing Element HCD 5th Cycle Data package and Department of Finance Housing Characteristics 2008-2012 American Communities Survey				

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Household Type

Table 5-2-5 identifies the types of households in the County in 1990, 2000 and 2010. By 2010, family households in the County comprised approximately 62 percent of all households. Non-family households, such as single persons living alone or non-related persons living together, comprised the remaining 38 percent.

Between 2000 and 2010 the number of households in the County increased by 35 percent, from 22,315 in 2000 to 34,228 in 2010. Female headed households with children saw a significant increase (65 percent) from 2000 to 2010. Over the 10 year period there was a significant increase (47 percent) in the number of non-family households. The number of householders living alone nearly doubled in the 10 year period.

TABLE 5-2-5: HOUSEHOLD TYPE, 1990, 2000 AND 2010, MENDOCINO COUNTY

Household Type	1990		2000		Change (1990-2000)	2010		Change (2000-2010)
	Number	Percent	Number	Percent	Percent	Number	Percent	Percent
Family Households	14,473	72%	15,226	68%	5%	21,591	62%	30%
Married Households with Children	5,382	27%	4,787	21%	-11%	5,557	26%	14%
Married Household without Children	6,384	32%	7,085	32%	11%	9,908	46%	29%
Female-Headed Households with Children	1,408	7%	1,409	6%	0%	2,255	10%	65%
Other Family Households	1,299	6%	1,945	9%	50%	3,871	18%	38%
Non-Family Households	5,705	28%	7,089	32%	24%	13,354	38%	47%
Householders Living Alone	4,461	22%	5,310	17%	19%	10,382	30%	49%
Other Non-Family Households	1,244	6%	1,779	6%	43%	2,972	8%	40%
Total Households	20,178	100%	22,315	100%	11%	34,945	100%	35%

Source: Department of Finance 2010, Table DP-1

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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 Census 2010, 11 percent of the County population, 8,293 persons, was over age 65. Of those, 5,625 elderly persons, or 67 percent, live in the unincorporated area. In addition, 4,031 households are comprised of persons 65 or older who are living alone. Approximately 30 percent of the elderly in the unincorporated area have disabilities. Approximately 90 percent of elderly households in the unincorporated area own their own home, while 10 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 substantial portion of the population and account for only 10 percent of elderly households in the unincorporated households, 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, and subsidized rentals. 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 non-Coastal 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 down payment 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 throughout the County. Loans are made available with County grant funding and distributed through the Community Development Commission.

In-home assistance or a supportive care environment such as provided by group living facilities may be effective housing alternatives for seniors. 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 (non-developmental)

Persons with disabilities include those with physical mobility or self-care limitations, mental illness, or such disabilities as psychological disorders, Alzheimer's disease, or HIV/AIDS. Within Mendocino County there were almost 14,457 individuals—about 16.7% of the total County population—reporting some sort of disability. This figure includes individuals of all age groups and disability types. **Table 5-2-6** breaks down disability types for the three principal age groups for Mendocino County.

TABLE 5-2-6A: DISABILITY BY AGE AND TYPE IN 2013, MENDOCINO COUNTY

Age Group	Total Disabilities tallied	Hearing Difficulty	Vision Difficulty	Cognitive Difficulty	Ambulatory Difficulty	Self-Care Difficulty	Independent Living Difficulty
5 to 17 year olds	729 5.3%	145 1.1%	168 1.2%	700 5.1%	0 0%	147 1.1%	-
18 to 64 year olds	7,909 15.1%	1,313 2.5%	595 1.1%	3,042 5.8%	3,730 7.1%	1,873 3.6%	4,063 7.8%
Over 65	5,819 36.9%	2,723 17.3%	1,391 8.8%	1,946 12.3%	3,846 24.4%	1,322 8.4%	2,753 17.5%
All Ages	14,457 16.7%	4,181 4.8%	2,154 2.5%	5,688 6.6%	7,576 8.8%	3,342 3.9%	6,816 7.9%

Sources: Source: U.S. Census Bureau, 2013 American Community Survey

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, Families United, and Parents and Friends, Inc. 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.

Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Mendocino County is served by the Redwood Coast Regional Center which has its main office in Eureka and satellite offices in Ukiah and Fort Bragg, providing point of entry services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information from the Redwood Coast Regional Center provides a closer look at the disabled population.

TABLE 5-2-6B: INDIVIDUALS WITH DEVELOPMENTAL DISABILITY BY AGE (YEARS), MENDOCINO COUNTY											
0 to 2	**3 to 5**	**6 to 9**	**10 to 13**	**14 to 17**	**18 to 21**	**22 to 31**	**32 to 41**	**42 to 51**	**52 to 61**	**Over 62**	**Total**
0	37	61	61	72	67	130	67	74	91	43	703
Source: Redwood Coast Regional Center											

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

In order to assist in the housing needs for persons with Developmental Disabilities, the County will implement programs to coordinate housing activities and outreach with the Regional Center, and encourage housing providers to designate a portion of new affordable housing developments for persons with developmental disabilities.

Single-Parent Households

According to Census data, there were 4,019 (11 percent) female-headed and 2,116 (6 percent) male-headed households with children under the age of 18 in the unincorporated County in 2013.

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 45 percent with children under 18 lived in poverty countywide. Comparatively, approximately 13 percent of married couples with children lived in poverty (2008-2012 American Community Survey 5-year Estimate- Poverty Status in the Past 12 Months of Families Table S1702). 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 5-2-7A** 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 5-2-7A: COMPARISON OF LARGE HOUSEHOLDS AND UNIT SIZE, 2000
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.

According to the 2010 Census, in the unincorporated area of the County 994 large households own their homes while 824 large households rent their homes (**Table 5-2-7B**).

TABLE 5-2-7B: COMPARISON OF LARGE HOUSEHOLDS AND UNIT SIZE, 2010
UNINCORPORATED MENDOCINO COUNTY

Household Size	Number	Percent	Bedroom Size	Units	Percent
Owner					
5-person	654	3%	3-bedroom	7,134	46%
6-person	214	1%	4-bedroom	1,324	11%
7+-person	126	1%	5+-bedroom	187	1%
Total Owner HHs	**994**	**5%**	**--**	**8,645**	**58%**
Renter					
5-person	572	2%	3-bedroom	2,275	30%
6-person	163	1%	4-bedroom	354	5%
7+-person	89	0%	5+-bedroom	68	1%
Total Renter HHs	**824**	**4%**	**--**	**2,697**	**36%**

Source: U.S. Census, 2010: Table B25042 (Tenure by bedrooms)
Table B25009 (Tenure by household size).

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Farmworkers

Agriculture is a vitally 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 challenges, according to the National Center for Farmworker Heath "Facts About Farm Workers" 2012, farm workers have the following characteristics:

- *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 afford 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.

The U.S. Census 2008-2012 American Community Survey identified 2,246 persons employed in the agriculture, forestry, mining, and fishing industries in Mendocino County. 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.

The *Census of Agriculture* provides far more detail about farmworkers in Mendocino County. Unlike other census surveys that attempt to count individual employees, the Agricultural Census surveys their employers. The 2007 Census of Agriculture identified 1,136 farms in the County, 371 of which use hired labor. Those farms employ a total of 5,240 workers. Of those workers, 3,895 worked less than 150 days per year, while only 1,345 worked 150 days or more.

The 2012 Census of Agriculture identified 1,220 farms in the County, 498 of which use hired labor (USDA Census of Agriculture, 2012 Census Volume 1, Chapter 2: County Level Data Table 1 and Table 7). Those farms employ a total of 5,314 workers. Of those workers, 3,872 worked less than 150 days per year, while only 1,442 worked 150 days or more. Between 2007 and 2012 the number of farms increased by 84, and the number of farms hiring workers increased by 127. However, the overall number of farmworkers only increased by 84 persons. This appears to be due to an increased number of workers working more than 150 days. Between 2007 and 2012 the number of workers working more than 150 days increased by 97.

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, 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 Concho y Torro 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. **Table 5-2-8** provides information on recent permits issued for farmworker housing in the County.

TABLE 5-2-8: PERMITS ISSUED FOR FARMWORKER HOUSING: 2009 – 2013
MENDOCINO COUNTY

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

Source: Mendocino County Department of Planning and Building Services

Extremely Low-Income Households

Extremely low-income households—those making less than 30 percent 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. Overpaying for housing costs results in inadequate funds to support other necessary costs such as food and medical expenses.

In 2010, approximately 2,466 households in unincorporated Mendocino County were considered extremely low-income. This number represents the substantial majority of extremely low-income households throughout the County **(Table 5-2-9A)**. Over payment for housing is an issue for this income group. Approximately 65 percent of owners and 92 percent of renters overpay for their housing (**Table 5-2-9B)**.

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.

Extremely low-income households that rent are most likely to be overpaying for their housing. Within the unincorporated area approximately 92 percent overpay for housing. Countywide, approximately 23 percent of households devote more than 50 percent of their income to housing expenses. 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 farm work may live in farm housing.

TABLE 5-2-9A: HOUSING CHARACTERISTICS OF EXTREMELY LOW-INCOME HOUSEHOLDS, 2010 UNINCORPORATED AREA

Extremely Low-Income Household	Total Extreme Low-Income Renters	Total Extreme Low-Income Owners	Total Extreme Low-Income HH
Households with Income ≤30% MFI	1,275	1,191	2,466
% with any housing problems	82%	68%	75%
% Paying >30% on housing	75%	63%	69%
% Paying >50% on housing	69%	50%	55%

Sources: Comprehensive Housing Affordability Strategy data, 2006-2010
Derived unincorporated data by subtracting city totals from overall County numbers

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TABLE 5-2-9B: EXTREMELY LOW-INCOME HOUSEHOLDS, 2007-2011 UNINCORPORATED AREA	
Household	**Extremely Low-Income**
Ownership Households	2,066
Overpaying owner households	1,359
Percentage of overpaying owners	65.8%
Renter Households	1,603
Overpaying renter households	1,479
Percentage of overpaying renters	92.3%
Total Households	3,669
Overpaying households	2,838
Percentage of overpaying households	77.3%
Source: American Communities Survey, (ACS) 2007-2011 B25106	

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 2013 *Point-in-Time Homeless Population* count, there are approximately 1,330 homeless people in Mendocino County's unincorporated area and cities at any given time[2]; 110 in emergency shelters, 51 in transitional shelters and 1,169 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 provide a total of 104 beds **(Table 5-2-10)**. The number of beds includes the motel vouchers used by several agencies to provide temporary assistance.

[2]Mendocino County's *Continuum of Care Plan, 2008* Point-in-Time Homeless Population counts taken in 2010.

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TABLE 5-2-10: EMERGENCY SHELTERS IN MENDOCINO COUNTY, 2014		
Facility	**Beds**	**Target Need Group**
The Ford Street Project (FSP) – 201 Brush St, Ukiah	22 beds	Homeless Individuals
Hospitality House, Fort Bragg	24 beds 4 Overflow beds	Homeless Individuals and families
Project Sanctuary Ukiah	14 beds	Battered women & children; homeless women (case by case)
Coast Winter Shelter	Approximately 20 beds purchased per night	Homeless individuals
Various Programs/Agencies Distribution of Motel Vouchers	Approximately 20 beds purchased per night	Women with children given priority
Redwood Children's Services (RCS)/ Mendocino County Youth Project	6 beds	Transition aged youth
Source: Mendocino County Department of Social Services and the Homeless Services Planning Group *Ford Street Project representative phone correspondence,* September 2014 *RCS representative phone correspondence, November 2014*		

Approximately 1,314 people remain without shelter despite efforts described in the *Continuum of Care Plan* (Mendocino County 5th Housing Element Data Package, HCD). Moreover, according to census data (American Communities Survey S1701, 2013), approximately 21.6 percent of the population or 18,572 individuals Countywide lived below the poverty line. Those persons are considered at risk of becoming homeless.

The County has been proactive in creating opportunities for the additional necessary emergency shelters through its efforts to rezone 24 acres to R-3 (Action Item 3.1d), where emergency shelters are allowed by right. The intent of R-3 zoning to support multi-family housing means these parcels are located within 300 feet of existing water and sewer infrastructure by design and necessity. The minimum lot size for an R-3 zoned parcel is 6,000 square feet, ensuring that the shelters that are built on these lots have ample opportunity to accommodate the needs of its users.

The County also continues active outreach and coordination with agencies such as Homeless Services Planning Group, Ford Street Project, and the Hospitality House Center.

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Transitional and Supportive Care

Table 5-2-11 lists the transitional housing facilities in the County. Most of the 62 bed capacity is located in Ukiah and Fort Bragg.

According to the *Mendocino County Abbreviated Consolidated Plan: Continuum of Care for the Homeless*, *November 1, 2011 to October 31, 2016*, up to 30 permanent supportive housing beds have been made available in the County through the Ford Street Project and the Shelter Plus Care program although the numbers have fluctuated over time. There are also supportive housing beds available through voucher programs (**Table 5-2-12)**.

TABLE 5-2-11: TRANSITIONAL HOUSING FACILITIES, 2014 MENDOCINO COUNTY

Facility	Beds	Target Need Group
Mendocino County Youth Project Transitional Housing	10 beds	Homeless youth – 18 - 24
Ford Street Project (FSP)- 133 Ford St., Ukiah	12 beds	Homeless single males and females
Project Sanctuary	2 family units, (6 beds) – Ukiah	Battered women and children
Hospitality House Transitional Housing, Coast	18 beds	Homeless families and individual females and males
Redwood Children's Services (RCS) Stepping Stones Wellness Program	16 beds	Transition aged youth

Source: *Ford Street Project representative phone correspondence,* September 2014
RCS representative phone correspondence, November 2014

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TABLE 5-2-12: PERMANENT SUPPORTIVE HOUSING, 2014 MENDOCINO COUNTY		
Facility	**Beds**	**Target Need Group**
Shelter Plus Care SRA	4 Units for 16 beds	Homeless families
Shelter Plus Care Rental Vouchers	130 TRA's, of 1,2 & 3 bedroom	Homeless, disabled individuals and families
FSP 1175 S. State St, Ukiah Garden Court	3 Units (14 beds)	Homeless families and individual females and males
FSP SOPH- Willits	1 Unit (2 beds)	Homeless families and individual females and males
HUD-VASH	60 Vouchers	Homeless veterans with families and individual females and male veterans
Other Permanent Housing: Section 8, Public Housing Projects (Community Development Commission-local PHA)	901 Sec. 8 vouchers/75 Sec. 8's for special needs group (CPS), 146 Public Housing Units	Low-income
Sources: Mendocino County Department of Social Services and the Homeless Services Planning Group *Mendocino County Abbreviated Consolidated Plan: Continuum of Care for the Homeless*, November 1, 2011 to October 31, 2016 *Ford Street Project representative phone correspondence,* September 2014		

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 Native American communities for additional low-income and other housing. In recent years, many tribes have purchased land for housing that 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.

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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.

Educational Level

Income typically rises as education level increases. According to the U.S. Census American Community Survey (2013), the majority of County residents had a high school diploma or some college education. Approximately 25.9 percent had a college degree (associate or bachelor's degree) and approximately 9.1 percent have a graduate degree. However, as shown in **Table 5-2-13**, a significant percentage (13.3 percent) of County residents did not attain a high school education.

TABLE 5-2-13: EDUCATIONAL ATTAINMENT BY POPULATION 25 AND OLDER, 2013
MENDOCINO COUNTY

Education	Persons	Percent
Less than High School	4,135	6.7%
Some High School, no degree	4,073	6.6%
High School Diploma / GED	15,676	25.4%
Some College, no degree	16,293	26.4%
College Degree, Associates	5,492	8.9%
College Degree, Bachelors	10,492	17%
Graduate or Professional Degree	5,616	9.1%
Total	**61,777**	**100%**

Source: U.S. Census, ACS 2013

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Employment Trends

The County's employment base has become increasingly diversified over the last several decades as timber; fishery and industrial employment has declined. The retail trade, service, government, and manufacturing sectors continue to gain as the major sources of employment in Mendocino County. **Table 5-2-14** summarizes the occupations of County residents between 2007 and 2011. Managerial/professional occupations accounted for 28 percent of all jobs in the County, followed by sales/office jobs at 25 percent, and service jobs at 22 percent.

TABLE 5-2-14: OCCUPATION OF RESIDENTS, 2007-2011
MENDOCINO COUNTY

Occupation	Number	Percent
Managerial/Professional	10,743	28%
Sales and Office	9,483	25%
Services	8,554	22%
Production/Transportation	3,384	9%
Construction/Maintenance	4,107	11%
Farming, Forestry, and Fishing	1,761	5%
Total	**38,032**	**100%**

Source: U.S. Census, American Community Survey 2007-2011.

The County's total employment is expected to grow at an average annual rate of about 1.2 percent between 2013 and 2018, resulting in 1,900 new wage and salary jobs. The highest growth is forecasted in the manufacturing, wholesale and retail trade, leisure and hospitality and government sectors[3].

[3] Caltrans, Long-Term Socio-Economic Forecast by County, 2013. www.dot.ca.gove/hq/tpp/offices/socio_economic.html

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Table 5-2-15 identifies the median earnings by type of industry. In 2013 the highest paying industries were computers, engineering and sciences, followed by protective services healthcare practitioners and technical, and management, business, and financial work. Unemployment is not factored in to the above earnings.

TABLE 5-2-15: AVERAGE EARNINGS PER EMPLOYEE, 2013
MENDOCINO COUNTY

Industry	Median Earnings Per Employee 2013
Management, Business and Financial	$45,702
Computer, Engineering, and Science	$61,969
Education, Legal, Community Service, Arts and Media	$30,809
Healthcare Practitioner and Technical	$48,665
Healthcare Support	$28,326
Protective Services	$52,589
Food Preparation and Serving Related	$10,358
Building and Grounds Cleaning and Maintenance	$25,720
Personal Care and Service	$7,982
Sales and Office	$18,469
Natural Resources, Construction and Maintenance	$25,040
Production, Transportation and Material Moving	$25,815
Average Median Total	**$23,106**

Source: American Community Survey- 2013

Employment Rates

Mendocino County's population grew by 4.5 percent 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 percent. The annual unemployment rate increased from a low of 5.2 percent in 2006 to a high of 11.3 percent in 2011 before decreasing to 7.7 percent in 2013.

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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 employment sectors 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. (**Table 5-2-16)**

TABLE 5-2-16: UNEMPLOYMENT RATES, 2001-2014 MENDOCINO COUNTY

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%
2010	12.4%	10.4%	11.3%
2011	12.4%	10.1%	10.9%
2012	10.8%	8.3%	9.5%
2013	9.6%	7.0%	7.7%
2014	7.8%	5.7%	*

Source: Employment Development Department, 2014. * Rates not yet available.

The California Economic Development Department (EDD) reported a 8.0 percent unemployment rate in February 2014, with 3,420 workers unemployed in Mendocino County. The State percentage during the same month was 8.5 percent.

Household Income

Income is the single most important factor that determines a household's ability to pay for adequate housing. There are wide variations in income patterns by type, size, and age of households. **Table 5-2-17** shows the range of household income levels in 2012 for Mendocino County.

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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.[4] According to the 2012 American Communities Survey the median household income for the County was $43,721, demonstrating a continual increase in median incomes over the years. **Table 5-2-17** below provides median income data from the 2010 Census.

TABLE 5-2-17: HOUSEHOLD INCOME, 2010
MENDOCINO COUNTY

Income Level	Unincorporated		County	
	Households	Percent	Households	Percent
<$10,000	1,424	6.15%	2,377	6.94%
$10,000- $14,999	2,055	8.87%	3,041	8.88%
$15,000 - $19,999	1,438	6.21%	2,236	6.53%
$20,000 - $24,999	1,667	7.20%	2,559	7.48%
$25,000 - $29,999	1,498	6.47%	2,027	5.92%
$30,000 - $34,999	1,314	5.67%	2,027	5.92%
$35,000 - $39,999	1,087	4.69%	1,775	5.19%
$40,000 - $44,999	1,002	4.33%	1,450	4.24%
$45,000 - $49,999	1,226	5.29%	1,761	5.14%
$50,000 - $59,999	1,996	8.62%	2,936	8.58%
$60,000 - $74,999	2,278	9.83%	3,509	10.25%
$75,000 - $99,999	2,276	9.82%	3,377	9.87%
$100,000 - $124,999	1,718	7.42%	2,440	7.13%
$125,000 - $149,999	784	3.38%	1,056	3.09%
$150,000 - $199,999	866	3.74%	1,001	2.92%
> $200,000	538	2.32%	656	1.92%
Total	**23,167**	**100.00%**	**34,228**	**100.00%**

Source: U.S. Census, 2010 Census Table B19001.

[4] 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.

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Table 5-2-18, shows the median household income by region in 2000. While the only available data to demonstrate income by region within the County was drawn from 2000 Census figures, it is reasonable to assume that current breakdowns would remain relatively similar with respect to regional comparisons. The highest household income during that period was $38,966 in the South Coast area compared to a low of $29,017 in the Round Valley area. The poverty level was also highest for Round Valley (25.2%) and in the North County (18.9%) and lowest in the Southern Inland area (11.7%), with relative comparisons assumed to be similar in 2014.

TABLE 5-2-18: HOUSEHOLD INCOME AND POVERTY IN MENDOCINO COUNTY BY REGION (2000)

Region	Median Household Income	Percent of Individuals in Poverty
South Coast	$38,966	13.6%
South Inland	$37,359	11.7%
Anderson Valley	$37,251	16.4%
North Coast	$35,852	14.4%
Willits	$33,915	14.1%
North County	$29,702	18.9%
Round Valley	$29,017	25.2%
Countywide	$35,966	15.9%

Note: 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. Government agencies also use income guidelines adjusted for family size for analytical and program purposes. In late 2013, a series of policy changes in HUD and the California Department of Housing and Community Development (HCD) changed the method for determining the MFI for non-metropolitan counties. HUD updates its Section 8 Housing Choice Voucher Program income limits annually based on household income levels, and California law requires that State Income Limits be updated based on these Section 8 income limits. The California HCD enacted a new Hold Harmless (HH) policy in 2013 that restored and maintained median income levels at the highest income level achieved within each county before HUD began decreasing its Section 8 income levels in 2010. This ensures that households receiving housing assistance continue to do so even as HUD's specified income levels rise. However, the new policy does not allow for an accurate comparison between the years prior to the new policy being enacted and the years after.

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In 2013, the 2014 MFI in California for non-metropolitan counties, including Mendocino, was set at $57,900 by the HCD. This reflected the highest approved 2012 income level based on the HH policy enacted in 2013. The MFI is based on the five year American Community Survey (ACS) data for 2007-2011, the one year ACS 2011 estimate of MFI, and updated with Consumer Price Index data through the end of 2012.

The approximate income distribution for the County is shown in **Table 5-2-19**. The rising percentages of very low- and extremely low-income families are likely a reflection (in part, at least) of an underground economy in which income is not being accurately reported. While there is currently no method to capture how much can be attributed to this "informal" economy, the fact that a significant amount of income is not being reported would ultimately tend to skew the numbers downward.

TABLE 5-2-19: INCOME DISTRIBUTION, 2008-2012
MENDOCINO COUNTY

INCOME CATEGORY	PERCENT OF MFI	2008	2012
Very Low	<50	20%	27%
Extremely Low	*<30*	*10%*	*13.5%*
Low	51-80	14%	16%
Moderate	81-120	18%	19%
Above Moderate (Upper)	120+	48%	38%

Note: Median Family Income estimated at $57,900 based on HCD's Non-Metropolitan County Median Income rules.

- Extremely Low estimated as 50% of the Very Low Households (Government Code 65583(a)(1)).
- Source: American Factfinder 2008-2012 American Community Survey 5-year Estimates. Table DP03 for Mendocino County. http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP03

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5-4 Housing Characteristics

This section describes the characteristics of Mendocino County's housing, including growth, tenure, age, condition, costs, and affordability.

Table 5-2-20 shows the number of housing units in 2000, 2008, and 2013 in Mendocino County. The 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.

In 2013, Mendocino County had 40,529 housing units; 28,556 units were in the unincorporated area. Approximately 70 percent of the County's housing stock continues to be located in the unincorporated area.

TABLE 5-2-20: COUNTY HOUSING GROWTH, MENDOCINO

County	2000[1]	2008[2]	2013[3]	Percent Change From 2000 to 2008	Percent Change From 2008 to 2013
Mendocino	36,397	39,563	40,529	9%	8%
Unincorporated Area	25,517	27,725	28,556	9%	10%

Sources:
1. [1]U.S. Census, 1990 and 2000;
2. [2]Department of Finance 2008
3. [3]Department of Finance 2013

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Housing Type

Housing type includes single-family and multi-family units and mobile homes. **Table 5-2-21** identifies the type of housing units in the unincorporated area in 2000, 2009, and 2013. Detached single-family homes comprised 75.3 percent of the housing stock in 2013. Single-family homes in both categories represent the majority of homes in the unincorporated areas. Multi-family housing, including apartments and condominiums, represented approximately 6.5 percent of the total housing stock in 2013. Mobile homes constituted 15.7 percent of the housing stock in the unincorporated area in 2013. Overall unit growth for unincorporated Mendocino County between 2009 and 2013 was 12 percent. Population in Mendocino County, however, increased between 2010 and 2013 by 0.7 percent (U.S. Census Bureau Quick Facts 2014, accessed 5/6/14 http://quickfacts.census.gov/qfd/states/06/06045.html).

TABLE 5-2-21: HOUSING UNITS BY TYPE, 2000, 2009 AND 2013
UNINCORPORATED MENDOCINO COUNTY

Housing Unit Type	2000		2009		2013		Percent Change
	Units	Percent	Units	Percent	Units	Percent	
Single-Family							
Detached	18,983	74%	21,132	75.9%	21,520	75.3%	12%
Attached (as part of Duplex)	535	2%	535	1.9%	708	2.4%	25%
Total Single-Family	19,517	76%	21,547	77.3%	22,228	77.8%	11%
Multi Family							
3-4 Units	695	2%	737	2.6%	944	3.3%	26%
5+ Units	778	3%	778	2.8%	909	3.9%	15%
Total Multi-Family	1,473	6%	1,515	5.4%	1,853	6.5%	21%
Mobile Homes	4,184	16%	4,675	16.8%	4,475	15.7%	7%
Other*	343	1%	--	--	--	--	--
Total Units	**25,517**	**100%**	**27,857**	**100%**	**28,556**	**100%**	**11%**

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. Census 2000, California Department of Finance Table E-5, January 2011 -2013

Tenure

Tenure refers to whether a housing unit is owner-occupied or renter-occupied and is frequently associated with type of housing unit.

According to the 2000 Census, approximately 70 percent of the occupied housing units in the unincorporated area were ownership units and rental units comprised 30 percent. Between 2000 and 2010, the number of owner-occupied units increased, while the number of renter-occupied units decreased, as shown in **Table 5-2-22.**

TABLE 5-2-22: HOUSING TENURE, 2000-2010, MENDOCINO COUNTY

Housing Tenure	2000		2010		Change
	Units	Percent	Units	Percent	
Occupied housing units	22,315	87%	22,850	87%	11%
Owner-occupied	15,297	69%	15,946	70%	10%
Renter-occupied	7,018	31%	6,904	30%	12%

Source: U.S. Census, 2000, 2010.

Vacancy Rate

The vacancy rate for both owner and rental properties increased between 2000 and 2010. (**Table 5-2-23**) Vacancy rates for both renter and homeowner units are generally lower in the cities and higher in the unincorporated areas according to the 2011 ACS five year estimates provided by the U.S. Census Bureau, though vacancy rates in both Fort Bragg and Point Arena are as high or nearly as high as the unincorporated area vacancy rate of 18 percent (14 percent and 18 percent, respectively).

The California Department of Finance (DOF) utilizes a different methodology for calculating vacancy rates and reports a different set of percentages as can be seen from **Table 5-2-23**. According to these figures, vacancy rates grew for both home owners and renters over the ten year period. Vacancy rates in the County remained consistent as a whole between 2000 and 2006, growing from 9.9 percent to 10.0 percent for the entire time period, with nearly 3,500 vacant units of all types across unincorporated Mendocino County.

TABLE 5-2-23: VACANCY RATES, 2000-2010, MENDOCINO COUNTY

Housing Tenure	2000	2010
Homeowner Vacancy Rate	1.4%	2.2%
Rental Vacancy Rate	3.3%	5.3%

Source: U.S. Census 2000, and 2010.

Bedroom Size

The vast majority of owner-occupied units in the unincorporated area have two- or three- bedrooms (**Table 5-2-24**). 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 40 percent of all units, while one-bedroom units were only 19 percent of available rental housing and three-bedroom units made up 30 percent.

TABLE 5-2-24: BEDROOM SIZE BY TENURE, 2010, UNINCORPORATED MENDOCINO COUNTY

Bedroom Size	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
0 Bedroom	197	1%	428	6%
1 Bedroom	1,306	8%	1,461	19%
2 Bedroom	5,042	32%	3,020	40%
3 Bedroom	7,134	46%	2,275	30%
4 Bedroom	1,695	11%	354	5%
5+ Bedroom	187	1%	68	1%
Total	**15,561**	**100%**	**7,606**	**100%**

Source: U.S. Census 2010, Table B25042

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 old 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 5-2-25 shows that housing in the unincorporated area is newer than housing in the County as a whole. Approximately 19 percent of the County's units compared to 21.6 percent of units in the unincorporated area are less than 25 years old. Approximately 17 percent of all units in the County are 25 to 35 years old, an age where housing begins to show more serious signs of decline. A substantial portion of the housing in the whole County (41 percent) is more than 45 years old. However, only 36 percent of the housing in the unincorporated area of the County is 45 years old or older.

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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. The substandard housing is not concentrated in one specific area, but is spread throughout the County.

TABLE 5-2-25: AGE OF HOUSING STOCK IN MENDOCINO COUNTY

Year Built	County Total	% of Total	Uninc. Total	% of total
2010 or later (<5 years old)	32	0.1%	32	0.1%
2000-2009 (5-14 years old)	3,067	7.6%	2,627	9.3%
1990-1999 (15-24 years old)	4,608	11.4%	3,453	12.2%
1980- 1989 (25-34 years old)	6,817	17.3%	5,256	18.5%
1970-1979 (35-44 years old)	9,098	22.5%	6,656	23.6%
1960-1969 (45-54 years old)	4,526	11.1%	3,095	10.9%
1950-1959 (55-64 years old)	5,010	12.4%	2,881	10.2%
1940-1949 (65-74 years old)	2,474	6.1%	1,348	4.8%
1939 or earlier (75+ years old)	4,626	11.5%	2,932	10.4%
Total Available	**40,258**	**100%**	**28,280**	**100%**

Source: U.S. Census Bureau, 2012 American Community Survey, Table B25034

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; and
- 2.1 percent are in dilapidated condition.

In 2008, the Community Development Commission of Mendocino County received a grant for $450,000 to provide low-income home owners with below market interest rate loans for home repair and maintenance.

At the time of this writing, a total of seven loans have been provided to homeowners to complete repairs necessary to make the homes safe and sanitary (CDC 2014).

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 per year. The Division has about 1,000 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 low paying 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, though at a much slower pace than the previous period of analysis from 2000-2006. Between 2008 and 2012, ownership costs for both owners and renters increased by 2 percent. This likely reflects the collapse of the housing market in 2007 and the subsequent decline in home prices, followed by the slow recovery since 2009. Both homeowners and renters have seen an increase in housing costs with homeowners experiencing a greater increase, though there has been a small decline in costs in the 2008-2012 period of analysis as compared to the 2000-2006 time frame **(Table 5-2-26)**.

TABLE 5-2-26: MEDIAN HOMEOWNER/RENTER COSTS 2000, 2006 AND 2008-2012 MENDOCINO COUNTY

Values	Year			Percent Change*	
	2000	2006	2008-2012	2000-2006	2008-2012
Median Monthly Ownership Cost	$1,128	$1,700	$1,895	29%	-2%
Median Gross Rent	$600	$859	$954	22%	-2%

Source: U.S. Census 2000 and 2006 and 2008-2012 American Community Surveys (ACS), Table DP04 for Mendocino County, *Percent change adjusted for inflation

Housing Prices and Trends

Home values in Mendocino County and the surrounding counties increased significantly between 2000 and 2006, but dropped significantly in 2007 with the collapse of the housing market. While home prices have risen substantially since 2000, prices in 2012 were still over 30 percent lower than their peak in 2006. The median home value in Mendocino County grew by 130 percent to $457,400 from 2000 to 2006, but then dropped to $353,400 in the 2008-2012 period of analysis. Compared with neighboring counties, Mendocino County had the second highest median home value, after Sonoma County, according to the 2000 Census and the latest ACS five year estimates by the Census Bureau (**Table 5-2-27**).

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Although ACS data is not available for subsequent years, housing values have declined significantly. Data from local realtor sources shown in **Table 5-2-28** provides a more complete picture of home values in Mendocino County.

Table 5-2-28 shows median home sale prices for 2004, 2006, 2008 and 2014 in various areas of the County. Housing prices in the County rose from 2004 to 2006 but then decreased by 2008 in most areas.

TABLE 5-2-27: REGIONAL MEDIAN HOME VALUES 2000, 2006, 2008, 2012
MENDOCINO AND NEIGHBORING COUNTIES

County	Median Value			Percent Change	Percent Change 2000 or 2006 to 2008/12
	2000	2006	2008-2012		
Glenn	$94,900	Not Available	$222,300	---	76%
Humboldt	$133,500	$336,000	$300,400	115%	-21%
Lake	$122,600	$317,800	$200,500	121%	-45%
Mendocino	**$170,200**	**$457,400**	**$353,400**	**129%**	**-32%**
Sonoma	$273,200	$618,500	$430,900	93%	-39%
Tehama	$103,000	Not Available	$189,500	---	38%
Trinity	$112,000	Not Available	$258,800	---	73%

Source: US Census 2000, 2006 ACS

The latest data shows varying housing trends in different areas in the County, with prices in some areas recovering and other areas continuing to decline. Countywide, home prices have rebounded beyond their low point in 2008, though these average price increases are driven by recovery in a few distinct markets. 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, with Redwood Valley and Anderson Valley being the most expensive housing markets in the inland areas, compared to the Willits or Talmage/Hopland areas (**Table 5-2-28**).

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TABLE 5-2-28: MEDIAN SALES PRICES BY SELECTED AREA IN MENDOCINO COUNTY 2004, 2006, 2008 AND 2014				
Area	**2004**	**2006**	**2008**	**2014**
Anderson Valley	$436,250	$545,000	$455,000	--
Calpella/Redwood Valley	$379,000	$480,000	$460,000	$380,000
Covelo	$230,000	$188,000	$250,000	$248,000
Fort Bragg	389,000	410,000	379,000	336,000
Gualala	$436,250	$545,000	$455,000	$438,000
Laytonville/Branscomb	$288,000	$381,950	$359,000	$347,500
Point Arena/Manchester	$436,250	$545,000	$455,500	$486,500
Potter Valley	$400,000	$392,500	$420,000	$249,000
Talmage/Hopland	$512,000	$450,000	$288,500	$299,900
Willits	$260,000	$370,000	$305,000	$230,000
Ukiah	270,000	385,000	320,000	285,600
Countywide	$339,000	$430,000	$339,000	$323,750
Source: 2004, 2006, 2008: C. Alfano, Pacific Properties (Real estate); 2014 **www.zillow.com** searched by zip code for each area listed above. Referenced Median Prices of Homes Currently Listed.				

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 to meet demand and conversion of homes along the coast to vacation home rentals have also been major factors affecting home prices. 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 also limited the potential pool of homeowners to the point where the local supply of homes exceeded the demand. Since that time, the County has seen a mix of fluctuating prices with the Countywide median price continuing to trend downwards since 2008. According to the County assessor, the 2015 median sales price county-wide is $275,000.

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Table 5-2-29: Mobile Home Parks (2014) Unincorporated Mendocino County

Name	Spaces	Location	Name	Spaces	Location
North County (inland north of Willits)			***South County (continued)***		
Covelo	33	Covelo	North Valley	57	Ukiah
Twin Oaks	10	Covelo	O'Conner	2	Ukiah
Camp Leggett	10	Leggett	River Lane Est.	22	Ukiah
Redwoods River	16	Leggett	Sunset View	71	Ukiah
The Adams	2	Leggett	Travelers	15	Ukiah
Water Wheel	10	Leggett	Twin Palms	38	Ukiah
Harwood	18	Branscomb	Ukiah Mobile Est.	15	Ukiah
Long Valley Estates	19	Laytonville	Western Hills	42	Ukiah
Subtotal	**118**		William/Norton	2	Ukiah
South County (inland Willits area and south)			**Subtotal**	**964**	
Creekside Cabins	15	Willits	Anderson Valley		
Ez Livin Mobile	27	Willits	Redwood	7	Boonville
Golden Rule	94	Willits	Lemons Philo	9	Philo
Little Lake	17	Willits	**Subtotal**	**16**	
Parkside Estates	30	Willits	Coastal Areas		
Quail Meadows	2	Willits	North Noyo Park	24	Ft. Bragg
Sleepy Hollow	6	Willits	Pomo Campground	1	Ft. Bragg
Willits Ukiah KOA	2	Willits	Travel Shores	47	Ft. Bragg
B\L Foothill	12	Potter Valley	Vagabond Vlg	60	Ft. Bragg
Green Acre Park	2	Redwood Vly	Woodside	21	Ft. Bragg
Hillcrest	5	Redwood Vly	Albion River	1	Albion
Oak Park	38	Redwood Vly	Schooners Landing	1	Albion
The Meadows	66	Redwood Vly	Caspar Beach	5	Caspar
Valley Village	11	Redwood Vly	Light House Point	1	Pt. Arena
Calpella	9	Calpella	Point Cabrillo	10	Pt. Cabrillo
Caravan	37	Ukiah	The Woods	120	Little River
Crest	19	Ukiah	Manchester Beach	12	Manchester
Deep Valley MHP	78	Ukiah	Gualala Mobile	42	Gualala
Happiness Is	37	Ukiah	Villa Del Mar	20	Gualala
Lk. Mendocino	99	Ukiah	Subtotal	365	
Meadow Oaks	40	Ukiah			

Total Spaces in Unincorporated County: 1,463 Spaces

Source: Mendocino County Planning and Building Services, 2014

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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 5-2-29**, there are 57 mobile home parks in the unincorporated area of the County with a total of 1,463 spaces. Most mobile home parks are located in the southern (964 spaces) and the coastal (365 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

Housing is considered affordable if a household spends no more than 30 percent of its income on housing, according to U.S. Department of Housing and Urban Development (HUD). **Table 5-2-30** identifies housing affordability levels by family size based on the State Department of Housing and Community Development's (HCD) *2014 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.

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TABLE 5-2-30: OWNER HOUSING AFFORDABILITY, 2014
MENDOCINO COUNTY

Income Group[3]	Annual Income[1]	Maximum Affordable Payment[2]	Principal, Interest, Taxes & Insurance (PITI)[4]	Maximum Mortgage
Extremely Low				
One Person	$12,150	$304	$284	$57,629
Small Family	$15,650	$391	$365	$74,230
Medium Family	$17,350	$434	$405	$82,293
Large Family	$18,750	$469	$438	$88,934
Very Low				
One Person	$20,300	$473	$474	$96,285
Small Family	$26,100	$651	$609	$123,796
Medium Family	$28,950	$724	$676	$137,314
Large Family	$31,300	$782	$730	$148,460
Low				
One Person	$32,450	$710	$757	$153,914
Small Family	$41,700	$912	$973	$197,788
Medium Family	$46,300	$1,013	$1,080	$219,607
Large Family	$50,050	$1,095	$1,168	$237,394
Moderate				
One Person	$48,650	$1,301	$1,135	$230,753
Small Family	$62,550	$1,672	$1,460	$296,683
Medium Family	$69,500	$1,858	$1,622	$329,647
Large Family	$75,050	$2,007	$1,751	$355,972

Notes:
1. Annual income based on HCD's 2014 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. Principal, Interest, Taxes & Insurance (PITI), based on a 30-year mortgage, 4.25 percent fixed interest rate, and annual income.

Source: California Department of Housing and Community Development, *2014 Income Limits*, Mendocino County, 2014; and http://www.bankrate.com/calculators/mortgages/maximum-mortgage-calculator.aspx.

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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 5-2-31**.

TABLE 5-2-31: REGIONAL MEDIAN RENTS, MENDOCINO AND NEIGHBORING COUNTIES*

County	Median Rent				Percent Change	
	1990	2000	2005	2008-2012	2000-2005	2005-2008/12
Glenn	$355	$458	$670	$740	29%	10%
Humboldt	$409	$537	N/A	$869	--	61%
Lake	$460	$567	$683	$864	6%	26%
Mendocino	**$471**	**$600**	**$757**	**$954**	**11%**	**26%**
Sonoma	$645	$864	$1,080	$1,243	10%	15%
Tehama	$366	$486	$663	$824	20%	24%
Trinity	$367	$487	N/A	$741	--	52%

Source: U.S. Census, 2000 and U.S. Census 2005 and 2008-2012 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 5-2-32** identifies the Fair Market Rent[5] for Mendocino County by bedroom size as determined by HUD 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 5-2-32: FAIR MARKET RENTS, 2002, 2009 AND 2014, MENDOCINO COUNTY

Bedroom Size	2002 Rents	2009 Rents	2014 Rents
Studio	$442	$627	$656
1-Bedroom	$533	$774	$702
2-Bedroom	$653	$940	$927
3-Bedroom	$910	$1,283	$1,277
4-Bedroom	$916	$1,649	$1,544

Source: HUD, January 2002, January 2009, and January 2014 Data obtained from http://www.huduser.org/portal/datasets/fmr/fmrs/FY2014_code/2014summary.odn, accessed April 17, 2014

[5] Fair Market Rent (FMR) is the rent established by HUD for units of varying sizes (by number of bedrooms).

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The rising rents shown in **Table 5-2-32** mirrored the rise in home values, albeit at a reduced rate, until about 2009. As home prices escalated and units were purchased for investment purposes, rents increased as well. 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. Since 2009, rent prices have flattened out considerably.

Table 5-2-33 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 while the Coastal region showed the most dramatic range in rents. Additionally, the one bedroom rental rates showed a smaller range from low to high, while the three bedrooms showed greater variability.

TABLE 5-2-33: RENTAL RATES COUNTY WIDE, 2014, MENDOCINO COUNTY

	1 bedroom	2 Bedroom	3 Bedroom
Willits Area	$400 - $850 Median $725	$761 - $1350 Median $875	$1,044 - $1,438 Median $1,237
Fort Bragg Area	$675 - $2,300 Median $800	$1,000- $1,600 Median $1,250	$1,500 - $2,300 Median $1,725
Ukiah Area	$650 - $995 Median $759	$800 - $1,250 Median $925	$1,100 - $1,800 Median $1,350
Countywide	$400 - $995	$761 - $1,600	$1,044 - $2,300

Source: Ukiah Daily Journal, The Willits News and the Fort Bragg Advocate newspaper classified ads snapshot of one day (4/25/14) and Mendocino Craigslist April 16 to May 3, 2014

Rental Affordability

The survey findings for affordability based on HCD affordability levels (**Table 5-2-34**) indicate a definite need for housing and/or assistance programs in the low-income categories. Only a few units 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. Similar to the affordability table for housing prices, **Table 5-2-34** shows maximum rent affordable to extremely low-, very low-, low-, and moderate-income households by household size.

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TABLE 5-2-34: RENTAL AFFORDABILITY, 2014, MENDOCINO COUNTY		
Income Group	**Annual Income**	**Maximum Affordable Payment**
Extremely Low		
One Person	$12,150	$304
Two Person	$13,900	$347
Three Person	$15,650	$391
Four Person	$17,350	$434
Five Person	$18,750	$469
Six Person	$20,150	$503
Seven Person	$21,550	$538
Eight Person	$22,950	$573
Very Low		
One Person	$20,300	$506
Two Person	$23,200	$578
Three Person	$26,100	$651
Four Person	$28,950	$723
Five Person	$31,300	$781
Six Person	$33,600	$839
Seven Person	$35,900	$897
Eight Person	$38,250	$955
Low		
One Person	$32,450	$709
Two Person	$37,050	$810
Three Person	$41,700	$911
Four Person	$46,300	$1,013
Five Person	$50,050	$1,094
Six Person	$53,750	$1,175
Seven Person	$57,450	$1,256
Eight Person	$61,150	$1,337
Moderate		
One Person	$48,650	$1,301
Two Person	$55,600	$1,485
Three Person	$62,550	$1,672
Four Person	$69,500	$1,857
Five Person	$75,050	$1,140

Six Person	$80,600	$2,164
Seven Person	$86,200	$2,303
Eight Person	$91,750	$2,452
Source: State Dept. of Housing and Community Development, *2014 Income Limits*		

A comparison of housing affordability, as shown in **Table 5-2-30**, with the cost of housing in Mendocino County, expressed in **Table 5-2-31 Median Rent Price** and **Table 5-2-32 Fair Market Rents**, indicate that housing is generally only affordable to moderate-income households and certain households in the lower income group. The extremely low- 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.

5-5 At-Risk Housing Analysis

At-risk housing refers to assisted housing with affordability restrictions that were set to expire during the ten-year period from 2014-2023. 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 therefore there are no units at risk. 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 the Community Development Commission, secured financing from several sources, purchased and rehabilitated Orchard Manor (64 units) and Orchard Village (48 units) in Ukiah and River Gardens (48 units) in Fort Bragg in 2003.

5-6 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 area of the County, 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 2010, 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 2011, there were 2,178 households living in overcrowded conditions in Mendocino County, 1,808 in the unincorporated area. As **Table 5-2-35** shows, overcrowding is a more serious problem for rental households.

TABLE 5-2-35: OVERCROWDING BY HOUSEHOLDS
UNINCORPORATED MENDOCINO COUNTY

Overcrowding	Households	Percent
Owners		
Overcrowding	657	3%
Severe Overcrowding	193	1%
Renters		
Overcrowding	701	8%
Severe Overcrowding	257	3%
Total	1,808	7%

Source: American Community Survey 2007-2011 Table B25014.

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.

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.

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 5-2-36**). 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. The relatively high rate of overpayment may also be in part due to the underground and illegal economies of Mendocino County resulting in lower overall reported income. The mismatch may be somewhat overstated in the table below, as incomes are higher than reported for the portion of the population that works in the informal economy.

TABLE 5-2-36: OVERPAYMENT BY HOUSEHOLDS, UNINCORPORATED MENDOCINO COUNTY

Overpayment	Households	Percent
Owners		
Very low income (50% AMI)	1,000	53%
Extremely Low Income (30% AMI)	1,359	65.8**%**
Renters		
Very low income (50% AMI)	883	76.7%
Extremely Low Income (30% AMI)	1,479	92.3%
Source: American Community Survey 2007-2011 B25106.		

Substandard Housing

Most housing in Mendocino County is in sound condition, but a portion is not. Housing conditions are important not only for 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.

One measure of housing condition is the number of housing units lacking complete plumbing and kitchen facilities. The 2010 Census reported 349 occupied housing units lacking complete plumbing facilities, and 347 housing units lacking complete kitchen facilities in the unincorporated area (**Table 5-2-37**). A slightly higher percentage of rental units lacked complete kitchen facilities than did owner-occupied units.

TABLE 5-2-37: SUBSTANDARD HOUSING UNITS, UNINCORPORATED MENDOCINO COUNTY

Substandard Housing	Households	Percent
Owner-occupied		
Lacking complete plumbing facilities	97	0%
Lacking complete kitchen facilities	219	1%
Renter-occupied		
Lacking complete plumbing facilities	252	3%
Lacking complete kitchen facilities	128	2%
Source: U.S. Census, 2010 plumbing facilities Table B25049, kitchen facilities Table B25051.		

Another way to measure housing condition is by 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 and 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 Community Development Block Grant (CDBG) and Home Investment Partnership Program (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.

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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.

5-7 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 are much more expensive along the coast compared to inland areas and the price of land is 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.

According to sales data from Zillow.com, prices of (inland) residentially-zoned lots from 2011 to 2013 ranged from $259,000 for a 16-acre parcel in the hills above Ukiah to $52,000 for a 0.57 acre lot in Ukiah. The average cost per acre of vacant land sold in the Ukiah area was $148,272 ranging in size from 7,465 square feet to 16 acres. This is a figure that is greatly affected by the larger remote residential lots in the calculations.

On the coast, lot prices vary substantially depending on location but are significantly higher than inland properties. Non-ocean view, in-town lots are often half the price of those with an ocean view. The average residentially-zoned lot on the coast was $145,933. Prices for land in the Town of Mendocino are particularly high. In inland areas, location was the primary factor affecting land prices.

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 Burbank Housing, construction costs for affordable single-family units generally range from $110 to $130 per square foot. Utilizing self-help programs, single-family unit construction costs can be reduced to $90 to $110 per square foot. Construction of multifamily projects using tax credit financing range from $150 to $200 square feet. Construction costs and home prices can be reduced by providing less 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.

Cost and Availability of Home Financing

Financing impacts sales prices and monthly rents in two 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 is the rate charged for a long-term mortgage, usually over 30 years. While rates have fluctuated between 4 and 7 percent over the past 10 years (Mortgage-x.com/trends.htm), rates are currently below 5 percent, plus loan origination fees and other closing costs. The median home price in 2013 was $304,400, down from a high of $449,000 in 2007. Combined with low mortgage rates and federal incentives, housing affordability rates have improved dramatically.

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.

For the foreseeable future, lending practices will require a sizeable down payment. In order to address this constraint, Mendocino County offers a Down Payment Assistance Program to help lower-income families afford to purchase a home. Mortgage Credit Certificates (MCCs) are 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.

5-8 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 Development 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 5-3-1**, 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 S-R and R-1).

As part of the 2009 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. Since the adoption of the General Plan, staff undertook additional code amendments to 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 will continue to 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 district, the County will continue to incorporate the standards outlined in Action Item 3.1e.

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TABLE 5-3-1: 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 minimums	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 settings in rural areas.
	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 General (MU-2)	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 use permit.
	General Commercial (C-2)*	One to four unit residential structures without a use 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

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 development by right, with 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 5-3-2**. 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 is subject to the regulations of the California Coastal Act, and typically requires a Coastal Development Permit (refer to Coastal Act Regulations later in this section).

TABLE 5-3-2: RESIDENTIAL LAND USE AND ZONING IN THE 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 homes in coastal rural village areas.
Suburban Residential	Suburban Residential (S-R)	Single-family homes adjacent to or in existing suburban or urban areas.

Source: Mendocino County, Coastal Zoning Ordinance – Title 20 – Division II of the Mendocino County Code; 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 5-3-3).** 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.

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TABLE 5-3-3: RESIDENTIAL LAND USE AND ZONING IN THE TOWN OF MENDOCINO		
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; 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 Town of 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 5-3-4**). 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, most development requires, at minimum, a Coastal Development Permit.

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TABLE 5-3-4: RESIDENTIAL LAND USE AND ZONING IN THE TOWN OF GUALALA		
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: 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; 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. Most residential development requires a Coastal Development Permit.

Development Standards

The following tables summarize the development standards for residential units in the inland and Coastal Zone 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.

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TABLE 5-3-5: SUMMARY OF RESIDENTIAL DEVELOPMENT STANDARDS IN THE 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] **(square feet or Acres)**	20 - 40 ac.	40,000 sf to 10 ac.	6,000 sf	6,000 sf	6,000 sf	6,000 sf	6,000 sf	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 acre 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 sf., 80,000 sf., 5 acres, and 10 acres, respectively.
3. 4,000 sf. minimum lot area allowed for mobile home and manufactured housing subdivisions.
4. Public water and sewer required for 6,000 sf. lot, public water or sewer required for 12,000 sf. lot, minimum lot area for lots located outside water or sewer service areas is 40,000 sf.
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 5-3-5**), the R-3 and MU-2 zones are the only districts that permit multi-family development by right (without a use permit). With Mixed Use zoning, multiple family developments are allowed and provide another opportunity for the construction of multi-family housing. Multi-family residential development of up to 29 dwelling units per acre (du/ac) is also allowed in the Suburban Residential, Rural Community, Limited Commercial (C-1), and General Commercial (C-2) Districts with a Minor Use Permit. There is a four unit exception to a use permit in Commercial districts. Setback requirements generally decrease as density increases.

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Within the Coastal Zone, most residential development requires a Coastal Development Permit. Single-family homes are permitted in all zones subject to a Coastal Development Administrative Permit with exception. Multi-family units are permitted in the Suburban Residential and Rural Village as well as the Commercial districts with a Coastal Development Use Permit. Special height regulations affect development in highly scenic areas east and west of Highway 1 (refer to **Table 5-3-6**). 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 lower the minimum lot size requirement, 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 5-3-6: SUMMARY OF RESIDENTIAL DEVELOPMENT STANDARDS IN THE COASTAL ZONE

Development Standards	Residential Zoning Districts			
	RMR[1]	RR[2]	RV	SR[3]
Min. Lot Area[4] (sq. ft. or acres)	20 to 40 ac.	2 to 40 ac.	6,000 sf	6,000 sf
Max. Density (du/ac)	0.05 to 0.03	0.5 to 0.03	7.26	7.26
Min. 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 sf., 80,000 sf., 5 acres, and 10 acres, respectively.
3. 4,000 sf. minimum lot area allowed for mobile home and manufactured housing subdivisions.
4. Public water and sewer required for 6,000 sf. lot, public water or sewer required for 12,000 sf. lot, minimum lot area for lots located outside water or sewer service areas is 40,000 sf.
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.

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The residential development standards for the Town of Mendocino are summarized in **Table 5-3-7**. Density in the Town of Mendocino ranges from 0.5 dwelling units per acre in the Mendocino Rural Residential district to almost 11 du/ac in the Mendocino Multiple Family Residential zone. Lot coverage in the Mixed Use district is determined by the number of buildings on the site.

TABLE 5-3-7: SUMMARY OF RESIDENTIAL DEVELOPMENT STANDARDS IN THE TOWN OF MENDOCINO

Development Standards	Residential Zoning Districts					
	MRR[1]	MSR	MTR	MRM[2]	MMU[2]	MC
Min. Lot Area (square feet or acres)	40,000 sf – 2 ac.	20,000 sf	12,000 sf	12,000 sf	12,000 sf	12,000 sf
Max. Density (du/ac)	1.09 to 0.5	2.18	4.84 – 9.68	10.89	10.89	10.89
Min. 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 sf., and then 1 additional unit/3,000 additional sf. up to 5 units, then 1 additional unit/6,000 additional sf.
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.

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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 5-3-8**). These districts permit mixed-use as well as multi-family development at up to 30 du/ac. The standards for these districts are designed to foster a pedestrian-friendly and integrated commercial and residential area.

TABLE 5-3-8: SUMMARY OF RESIDENTIAL DEVELOPMENT STANDARDS IN THE TOWN OF GUALALA

Development Standards	Residential Zoning Districts				
	RMR[1]	RR[2]	GHMU	GVMU	SR[3]
Min. Lot Area[4] (sq. ft. or acres)	20 to 40 ac.	2 to 40 ac.	6,000 sf	6,000 sf	6,000 sf
Max. Density (du/ac)	0.05 to 0.03	0.5 to 0.03	10 – 25[5]	10 – 30[5]	7.26
Min. 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 sf., 80,000 sf., 5 acres, and 10 acres, respectively.
3. RR zone permits a smaller min. lot area of 4,000 sf. for mobile home and manufactured housing subdivisions.
4. Public water and sewer required for 6,000 sf. lot, public water or sewer required for 12,000 sf. lot, minimum lot area for lots located outside water or sewer service areas is 40,000 sf.
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 district and in other districts 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 of 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 districts.

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Parking Standards

Tables 5-3-9 through **5-3-11** identify the parking standards for Mendocino County. **Table 5-3-9** 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 5-3-9: RESIDENTIAL PARKING STANDARDS, MENDOCINO COUNTY[1]

Residential Type	Uncovered 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: 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 5-3-10: RESIDENTIAL PARKING STANDARDS, MENDOCINO OF TOWN

Zoning District	Uncovered Parking Spaces
MRR	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.

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TABLE 5-3-11: RESIDENTIAL PARKING STANDARDS GUALALA TOWN PLAN (SELECTED DISTRICTS)	
Zoning District	**Uncovered 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. Building permit fees have not been increased since 2009.

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. These meetings are available to provide detailed information about a project concept and may involve representatives from other departments; a fee is required.

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Table 5-3-12 summarizes the average processing times and fees for residential development. 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 Coastal Permit Administrator or Board of Supervisors. The timeframes in **Table 5-3-12** 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.*

TABLE 5-3-12: MENDOCINO COUNTY LAND USE APPLICATIONS AVERAGE FEES AND PROCESSING TIMES

Application[1]	Inland Area		Coastal Zone[2]	
	Fee	**Time**	**Fee**	**Time**
General Plan Amendment	$3,800	8-12 mo.	$5,590	8-12 mo.
Rezone	$2,100	6-9 mo.	$2,480	6-9 mo.
General Plan Amendment & Rezone	$4,060	8-12 mo.	$5,860	8-12 mo.
Subdivision:				
*Minor- 4 lots***	$4,400	4-6 mo.	$5,330	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	$1,560	3 mo.	$2,430	--
Major	$3,000*** $3,880 (10 space Mobile home or RV Park)	4-6 mo.	$4,010*** $5,340 (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 Assessor's 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.

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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 5-3-13 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 5-3-13: 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[1]	4 1-bedroom units – 650 sq. ft. each	$3,990
	10 2-bedroom units – 800 sq. ft. each	$7,230

Notes: Fees based on square footage and valuation of structure.
Source: Mendocino County Department of Planning and Building Services, June 30, 2014.

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, where 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 for 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 of 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 California 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
- Increased land costs due to limited supply of exclusion area parcels

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 to collect impact fees. At this time, only the school districts collect such impact fees.

School impact fees for residential development within the Ukiah Unified School District are currently suspended resulting in no additional fees for residential development in Ukiah. The Willits Unified School District is the only other district within the inland area that collects fees, which are $2.24 per square foot. All coastal school districts collect impact fees. The school impact fees in Mendocino and Fort 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 5-3-14** 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 connection fee for a two-bedroom unit was $10,911, while a three-bedroom unit was $12,002. Fees are consistent regardless of unit type and no discounts are available.

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TABLE 5-3-14 WATER SERVICE CONNECTION FEES- JUNE 2014			
Service District	**Type of Service**	**Connection Fee**	**Fee Reduction or Waiver Available**
Brooktrails Township CSD	Water	$11,697 , per unit (additional units at a discounted fee)	No
	Sewer	$12,014 per unit (additional units at a discounted fee)	
	Total	$23,711 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: More than one dwelling unit on one parcel may connect to same meter. Only district in Inland Mendocino that has significant hookup capacity remaining. Source: Brooktrails Community Service District Willow Water Company . Calpella County Water District, June 2014			

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.[6] 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, which is approximately $361.

[6] Information based on discussions with Herman Larry Drilling, Weeks Drilling Company, and Mendocino County's Environmental Health Department, 2014.

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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 cost 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 $1,000 to $1,700. The cost of upgrades and repairs to septic systems for lower-income households are eligible activities under the County's rehabilitation loan program.[7]

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 and 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.

[7] Septic information based on discussions with Mendocino County's Environmental Health Department, 2014.

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.) 2bed/1bath
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) 2bed/1bath

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TABLE 5-3-15: 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	$2,800	$2,800	$3,990	$7,320
County Minor Use Permit	0	0	0	0	0	0	0	$1,560
County Minor/Major Subdivision	0	0	0	0	$400	$13,380	0	0
Environmental Health Well Permit[1]	$400	$400	$400	0	0	0	0	0
Environmental Health Septic Inspection Fee[2]	$1,175	$1,175	$1,175	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 [3]	$75,000	$240,000	$320,000	$320,000	$320,000	$320,000	$720,000	$1,800,000
Septic/Well Costs [4]	$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%**

[1] Mid-point. Ranges from $300-$500
[2] Mid-point. Ranges from $800-$1,500
[3] 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.
[4] Mid-point. Ranges for well costs are $8,000-$30,000; ranges for septic are $20,000-$70,000

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 most 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.

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MENDOCINO COUNTY
GENERAL PLAN

Uniform Building Code

The County anticipates adopting the most recent version of the Uniform Building Code (UBC), including the Uniform Housing Code in early 2015. 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 per 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 existing structures to residences 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.

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 two to three in 2012. 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, 119 residential units were demolished between 2010 and 2014. 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 5-3-16** through **5-3-18** 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 5-3-16: RESIDENTIAL TYPES BY INLAND ZONING DISTRICT

Use Type	Residential Zoning Districts								
	U-R	R-R	R-C	S-R	R-1	R-2	R-3	MU	C
Residential									
Single-Family	✓	✓	✓	✓	✓	✓	✓		✓
Two-Family			p	p		✓	✓	✓	✓[6]
Multi-Family			p	p			✓	✓	✓[6]
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
Farm Labor Housing [3,4] [5, 6]	✓	✓							
Family Care Unit	p	p	p	p	p	p	p	P	p
Group Care									
Group Care (7-25 persons)	p	p	p	p	p	p	✓	✓	p
Group Care (7-25 persons)-Transitional Housing	p	p	p	p	p	p	✓	✓	p
Group Care (7-25 persons)-Emergency Shelters[2]	p	p	p	p	p	p	✓	✓	p

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 emergency 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 districts.
3. Farm labor housing is permitted on parcels of 10 acres or greater, but is not subject to parcel zone density requirements.
4. Farm labor housing for 5 to 12 employees and their families is permitted by right in zones that allow agricultural uses.
5. Permitted in U-R and in RR:L-10 districts.
6. 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.

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TABLE 5-3-17: RESIDENTIAL TYPES BY COASTAL ZONING DISTRICT[1]

Use Type	Residential Zoning Districts[2]					
	RMR	R-R	R-V	S-R	GHMU	GVMU
Residential						
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	C	C
Mixed Use					✓	✓
Second Units					✓	✓
Family Care Home[4] (≤6 persons)	✓	✓	✓	✓	✓	✓
Boarding House				C	✓	✓
Family Care Unit	✓	✓	✓	✓	✓	✓
Farm Labor Housing[5,6]	✓	✓				
Group Care						
Group Care (7-25 persons)	C	C	C	C	✓	✓
Group Care (7-25 persons)-Transitional Housing	C	C	C	C	✓	✓
Group Care (7-25 persons)-Emergency Shelters	C	C	C	C	✓	✓

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

1. Residential development in the Coastal Zone typically requires a Coastal Development 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. Farm labor housing is permitted on parcels of 10 acres or greater, but is not subject to parcel zone density requirements.
6. 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.

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TABLE 5-3-18: RESIDENTIAL TYPES BY TOWN OF MENDOCINO RESIDENTIAL ZONING DISTRICT[1]					
Use Type	**Residential Zoning Districts**				
	MRR	**MSR**	**MTR**	**MRM**	**MMU**
Residential					
Single-Family[4]	✓	✓	✓	✓	✓
Two-Family[4]			✓	✓	✓
Multi-Family[4]				✓	✓
Mobile/Manuf. Housing	✓	✓	✓	✓	✓
Mixed-Use					✓
Second Units[2]	✓	✓	✓	✓	✓
Family Care Home[3] (≤6 persons)	✓	✓	✓	✓	✓
Farm Labor Housing					
Boarding House				✓	✓
Family Care Unit	✓	✓	✓	✓	✓
Group Care					
Group Care (7-25 persons)					
Group Care (7-25 persons)- Emergency Shelters					

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 sf. or greater except in MMR district; permitted in MMR:2 acre district on parcels greater than 40,000 sf.
3. Also known as a licensed community care facility or residential care facility.
4. Transitional Housing and Supportive Housing adheres to same allowances and restrictions as regular residential unit (single family, multi-family) and is allowed in all zones other residential units are allowed.

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

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Multi-Family Development

The inland Multiple-Family Residential (R-3) and Mixed-Use General (MU-2) districts are the only districts that currently allow multiple-family units as a permitted use; however, these districts also allow single-family and two-family units as permitted uses. 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 Rural Community (RC) and Suburban Residential (SR) districts allow 7.26 dwelling units per acre by right. Up to 29 units per acre (or 30 units in the Coastal Zone) of multi-family development may be allowed when public water and sewers are utilized, subject to a Use Permit.[12] Maximum development potential is based on 80 percent of maximum density to accommodate easements and infrastructure improvements.

While only three to four percent of SR and RC acreage has been developed with multi-family units, the County has not denied or decreased density in multi-family housing projects. The housing site inventories in **Table 5-3-22** and **Appendix B** assume the development of multiple-family units in the SR districts could increase as land use constraints are removed.

Allowance for multi-family development in Commercial (C) districts 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.[13] Past estimates indicate approximately 5 percent of commercially zoned land was developed with multi-family 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, Ukiah Valley Area Plan, and Brooktrails Township Specific Plan are discussed later in this section.

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 District (P-D) 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, second units and accessory uses, require a Use Permit. The Cluster Combining District (C) allows the grouping of dwellings in residential

[12] Additional permits are required in the Coastal Zone.
[13] The precise processes and standards must be formulated at the Code amendment stage.

and resource zones, provided density is not exceeded. Dwelling groups not exceeding four units are allowed in some larger lot zones, provided maximum density limits are 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 utilized this tool in recent years was Ukiah Land LLC's Garden's Gate approved subdivision (application S 3-2005) in 2010. No construction has occurred to date.

The density bonus for the inland area includes 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 was updated in 2009 to conform to State law, including changes enacted under SB 1818.

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 usually 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) district was also created for use in inland Mendocino County. This classification allows for a range of commercial and residential use types in close proximity to each other vertically or horizontally. Residential densities are equal to those found in the R3 district but do not have the same setbacks or other layout criteria found in that zone. Due to 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.

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 2010 Census, mobile homes comprised about 13 percent of the housing stock, or 4,909 units, in the unincorporated area. The County allows mobile homes on a permanent foundation in all single-family zones.

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 feet, 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 5-2-29** in the Housing Needs section). 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.[14] 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 5-3-17** and **5-3-18**) 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 Housing and Community Development (HCD) that the County's definition of family was too restrictive, Mendocino County will amend the definition to one that more closely matches the State's suggested definition.

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

Transitional and Supportive Housing

All transitional and supportive housing is to have the same allowances and restrictions as any other regular residential unit (single family, multi-family) and are allowed by right in all zones residential units are permitted. Transitional housing is currently defined as "a shelter provided for the homeless for an extended period, often as long as eighteen (18) months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing." Supportive housing is a similar use with no time limit on the length of stay for the occupants.

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 [15] 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 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.

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 elderly individuals 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 Permit in the Coastal Zone.

[15] The Lanterman Developmental Disabilities Services Act, known as the "Lanterman Act," involves the rights of people with developmental disabilities and their families to receive services and support needed to live like people without disabilities.

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 5-3-19** identifies the residential facilities by type and the specialized services provided.

TABLE 5-3-19: LICENSED COMMUNITY CARE FACILITIES IN MENDOCINO COUNTY

Facility Type	Facilities	Capacity (Beds)
Group Home[1]	9	52
Adult Residential[2]	7	45
Elderly Residential[3]	13	145
Total	**29**	**242**

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 age 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 above.

Source: California Department of Social Services, Community Licensing Division, 2014

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, affordable housing is required for households that include disabled individuals. This type of housing requires special design features and other accommodations, such as wheelchair ramps or grab bars, etc. The Americans with Disabilities Act requires that in new apartment 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 2009 Housing Element, the County undertook several efforts to improve housing access for the disabled. Pursuant to Action 2.3 of the 2009 Housing Element, Mendocino County added a new chapter to the Inland (20.238) and (pending Coastal Commission approval), the Coastal Zoning Codes (Section 20.566) 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 policies of the Housing Element continue to address these needs.

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 2013 conducted a farmworker housing forum/housing summit that solicited input from a wide range of community stakeholders. At one such meeting in December 2013, the County Agricultural Commissioner described a shift taking place in recent years in the housing needs of farm laborers. It was noted that in the past migrant workers were more likely to travel in groups and housed temporarily in bungalow type housing for the duration of the harvest season. The current trend is to utilize farm labor contractors who will hire laborers living in more permanent housing situations, either within or outside of the County. Temporary labor housing, while still in need, is thus less in demand than in previous years as many of the farmworkers arrive from permanent residences on a contractual basis. An outreach program/survey conducted by the County in 2014 yielded similar results, with the number of reported farm laborers in the area down in the years since the 2008 recession due to the mechanization of many agricultural tasks and recent changes in immigration laws.

TABLE 5-3-20: FACT SHEET: FARM EMPLOYEE/LABOR HOUSING - OUTSIDE THE COASTAL ZONE IN UNINCORPORATED MENDOCINO COUNTY				
USE/OCCUPANCY	**ZONING DISTRICT** (refer to AP#.on Tax Bill or property address)	**PROCESS/ TIME FRAME**	**SPECIAL RESTRICTIONS** (selected provisions)	**KEY CODE REFERENCES**
1 single-family unit and 1 second unit	All agricultural, residential **and** 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 (and family)	Agricultural, Rangeland, Timberland Production, Forestland	• County Administrative Permit (1-2 weeks) • County building/ health permits	• 1 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	MCC §20.008, 20.016
2-4 Farm Employees (and 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	MCC §20.016
5-12 Farm Employees ** **(and families)**	All zoning districts that allow agriculture as a permitted use	• County Minor Use Permit • 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	Ca. Health & Safety §17021.6, 17000 et seq.; 50101, 50104.7

TABLE 5-3-20: FACT SHEET: FARM EMPLOYEE/LABOR HOUSING - OUTSIDE THE COASTAL ZONE IN UNINCORPORATED MENDOCINO COUNTY				
			where work is being performed**	
>12 Farm Employees (and 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	MCC §20.016
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	MCC §20.204
Motels/boarding houses: 3–6	All agricultural,	• County Major	• Not limited to farmworkers	MCC §20.024.135

TABLE 5-3-20: FACT SHEET: FARM EMPLOYEE/LABOR HOUSING - OUTSIDE THE COASTAL ZONE IN UNINCORPORATED MENDOCINO COUNTY				
rooms, occupancy < 30 days	residential & commercial zoning districts	Use Permit (4-6 months) • County building/health permits • County Business License	• State HCD Permit to Operate if rented as farmworker housing for 5 or more employees	

Notes:

1. Table applies outside the Coastal Zone. Contact Mendocino County Dept. of Planning & Building Services for Coastal Zone requirements.
2. *The 10-acre minimum is identified as a constraint in the Housing Plan.
3. **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).
4. ******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).
5. **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.
6. **Use/occupancy:** Use includes total combined farm employee accommodations per legal parcel (or ownership as indicated). Mobile Homes or camping sites may be required to comply with the Mobile Home Parks Act. (H&S §17008 et seq.)
7. **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).
8. **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.
9. **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

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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 or more dwelling 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 a Minor Use Permit (Inland Zoning Ordinance). Five to twelve units of farm labor housing (for five to twelve 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:[16]

- 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 Mobile Home Parks Act.[17]

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.

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

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 nonprofit organization, city, county, housing authority, or State agency for agricultural laborer housing facilities.[18]

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 continue to undertake Action Items 4.3a through 4.3e 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 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 Community Development Block Grant 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.

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

The County has an adequate supply of vacant land zoned for Public Facilities (PF) spread throughout the County. Several other zoning districts permit emergency shelters or transitional housing, subject to a Use Permit.

In order to facilitate the siting of emergency shelters, the Zoning Ordinance was modified to clearly identify these types of uses and the districts in which they are permitted. Adopted code amendments now include definitions of emergency shelters and transitional care facilities which comply with State codes. Action Item 4.3n, making it explicit in the County zoning code that transitional and supportive housing shall be treated as similar residential units, addresses the final steps needed to bring the county fully into compliance with California SB 2 (2007).
Despite the recent code amendments, some questions remain about whether sufficient Public Facility designated lands exist to provide for meaningful shelter opportunities. To better achieve this goal, the 2010 Housing Element added a new Action Item, 4.3j which states:

> *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 decision making. 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 Mendocino County 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. Action Item 4.3k was added to assist the Mental Health Branch to achieve these goals.

Native Americans

Increasing housing opportunities on and near reservations and rancherias helps to restore and contribute to the well-being of Native American communities and the County as a whole. The development of housing on trust land frequently demands County services, including law enforcement, animal control, social welfare, and other local government agencies such as water and fire-protection districts; Mendocino County has entered into such agreements with local tribal governments. Native American 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 Tribe.[19]

Policies that encourage the development of additional housing for Native Americans will help meet the County's obligation under State law to provide housing needs for the County's population, including special communities. 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 relation to County designated lands for resource use. County policy recognizing Native Americans as a special needs group with unique challenges, coupled with increased understanding and coordination, may improve the ability to achieve mutual objectives.

Article 34

Article 34 of the California Constitution requires State and local agencies and housing authorities 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

During the last housing cycle, the County 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 Ukiah Valley Area Plan, 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.

[19] 25 U.S.C. §4111(c).

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/acres;
- 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 includes 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 Historical Preservation 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 development of housing. The Town Plan encourages affordable housing in Mendocino through key provisions:

- Allows second units in all residential zones;
- Requires dwelling units in the Mixed-Use district (MMU);
- 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;
- Limits conversions of dwelling units to non-residential uses;
- Allows student/instructor temporary housing in the Mendocino Art Center; and
- The Multiple Family Residential (MRM) zone permits multi-family dwelling units.

Ukiah Valley Area Plan

The 2010 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.

Site inventories in **Table 5-3-22** and **Appendix B** provide more detail on the availability of sites with water and sewer services zoned for multiple-family 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 throughout 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 UVAP includes 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 mostly utilizes the existing land use classification system, adding three new mixed use classifications. The plan creates a design review process and encourages 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 two-thirds of the County's total projected housing need. Full development of the 2010 UVAP could allow for up to 4,000 new units Valley-wide at full buildout far exceeding the 2014-2017 Regional Housing Needs Allocation.

Laytonville Area Municipal Advisory Council Planning Area

The Laytonville Municipal Advisory Council (LMAC) 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 future General Plan updates. The Laytonville County Water District has completed 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.

Upgrades to the City of Willits wastewater treatment plant will be able to support a limited amount of development within the township. However, for full buildout 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 Community Service District and Mendocino County, 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.

5-9 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 within Type I or II Agricultural Preserves. 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.

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 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 a "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.[20] 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 SRA's must meet State Board of Forestry standards as set out in Title 14 of the California Code of Regulations. 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.

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

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.

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 5-3-21** 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[21]. The Redwood Valley Community Water District, 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.

[21] 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.

The Ukiah Valley Sanitation District (UVSD) 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. Upgrades to the wastewater treatment plant (WWTP) were completed in 2010. The upgrades added 2,400 Equivalent Single Sewer Units (ESSUs), of which 65 percent or 1,560 units were allocated to the UVSD. As of January 31, 2012, the UVSD had 1,061 ESSUs remaining of its 1,560-unit share. There are 1,223 parcels in the proposed Sphere of Influence (SOI). Assuming one ESSU per parcel, the WWTP would not have the capacity to serve some 160 parcels. As a result, any annexation of territory in the proposed sphere or out-of-area service agreement to the proposed sphere should require an adopted sewer capacity plan to ensure there are enough ESSUs available to serve the area.

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 Local Agency Formation Commission 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 reduction have mostly been completed at this point. The CSD has petitioned the state to lift the moratorium. 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.

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TABLE 5-3-21
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.	8,000 AFY from Coyote Dam Project.		
City of Ukiah	The City has a pre-1949 right (predating Lake Mendocino) right of 2,027 AFY and a post-1949 right of 14,480 AFY, as well as groundwater – approximately 1000 AFY – and a contract with RRFC for 800 AFY	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 AFY. 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 (MGD) 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 AFY 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 AFY	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 AFY year round diversion of underflow, contract with RRFC for 900 AFY	Two well fields with a total capacity of 2,000 gallons per minute.	1,051 active service connections—Storage capacity = 1.348 MGD-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 AFY 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 AFY 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 AFY 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 5-3-22 provides a summary of specific properties in various 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. Please refer to **Table 5-4-2 through Table 5-4-4** 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 **Table 5-3-22** and **Appendix B**. **Table 5-3-22** 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 Municipal Advisory Council are working toward developing decentralized sewer services.

TABLE 5-3-22: SUMMARY OF POTENTIAL RESIDENTIAL UNITS BASED ON A SELECTION OF POTENTIAL HOUSING SITES

Zoning Category	Total Acreage	Maximum Number of Units
Laytonville (1)	12.6	272
Covelo (2)	2.67	76
Willits Area (A)	8.5	185
Calpella (1-M) (2)	2.3	16
North Ukiah Valley (1-M) (2) (A)	22.7	379
South Ukiah Valley Area (1) (2)	10.7	176
Hopland (1-M) (2)	7.4	101
Boonville *	4.9	9
Town of Mendocino **, (2)	2.5	28
Gualala (1) (2)	12.2	366
TOTAL	**86.6**	**1,608**

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

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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.[22]

According to the 2013 RHNA figures, 67 new units would be required to meet Extremely Low-, Very Low- and Low-income housing needs; the County's total allocation is 168 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. Following the fulfillment 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 exceeds the 2013 Regional Housing Needs Assessment (RHNA) allocation requirement.

Even if full development does not occur in the multiple-family areas, the number of potential multi-family 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 percent of those units 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 5-3-22**, the potential development analysis of all vacant and developable R-3, GHMU, and GVMU zones (along with C-1/C-2 zoned parcels where multifamily could be constructed by right) **Table 5-4-4** identified 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 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.

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.

[22] 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.

Water and Sewer Issues

Aside from the R-3 districts, all other zoning districts that allow for multiple-family developments have water and sewer service. Some districts may currently be under moratoriums; however several districts affected are actively engaged in efforts to resolve the issues that lead to the restrictions. The R-3 districts include parcels that are both inside and outside of water district service areas.

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 5-3-22**, 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 districts that allow multiple-family with 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 area wide 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 of Ukiah 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, US-101 and State Street. Although US-101 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 US-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, although a bypass is currently under construction separating the US-101 through traffic from Main Street through the City of Willits. 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 which will continue to add to congestion through the City until such time that the bypass is completed.

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.

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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.

5-10 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 2014 to 2019. **Table 5-4-1** 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 5-4-1
REGIONAL HOUSING NEEDS ALLOCATION, 2014-2019

Income Category	Income Range	Housing Units
Very Low	0-50% MFI	60
Low	51-80% MFI	40
Moderate	81%-120% MFI	40
Above Moderate	120+% MFI	110
Total	**0-120+% MFI**	**250**

Source: Mendocino Council of Governments, Regional Housing Needs Plan, August 2013.

As shown in **Table 5-4-1**, the unincorporated County's share of the regional housing need is 168 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 5-4-2**. The table identifies three major regions of the County.

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TABLE 5-4-2 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.

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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 5-4-3** 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 5-4-4**). 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.

TABLE 5-4-3: 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: 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, 2014.

Housing Unit Development Potential

Based on the amount of available residential land, the County has sufficient sites for future residential development (refer to **Table 5-4-4**). 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 5-3-22**, supply more refined information on the availability of land with services for lower income households/multiple family units.


MENDOCINO COUNTY
GENERAL PLAN

TABLE 5-4-4 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. development potential of 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 included 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 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: Planning and Building Services; Potential Development Reports based on Assessor's Parcels

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

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

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 2014.

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.

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5-11 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 5-4-6**.

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 it's 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.

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 5-4-6 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.

TABLE 5-4-6 SUMMARY OF FINANCIAL RESOURCES FOR HOUSING	
Program Name	**Description**
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.
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	

TABLE 5-4-6 SUMMARY OF FINANCIAL RESOURCES FOR HOUSING	
Program Name	**Description**
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.
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.

TABLE 5-4-6 SUMMARY OF FINANCIAL RESOURCES FOR HOUSING	
Program Name	**Description**
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	
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.
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.

5-12 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 weatherization's 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)[23] and the GreenPoint Rated[24] 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.

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

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 2014 Housing Element.

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 5-5-1 shows the total number of building permits issued between 2009-2012. Over the length of the 2009-2013, 546 permits were single-family structures.

TABLE 5-5-1
BUILDING PERMITS 2009-2013

Year	Single Family	Duplex	Multi-Family		Second Units	Mobile Homes	Total	Demolitions
			3-4 units	5+ Units				
2009	~~109~~					~~4~~		~~18~~
2010	120		1			4		18
2011	103					8		28
2012	71					11		33
2013	108					8		24
Totals	**511**		**1**			**35**		**121**

Source: Mendocino County Building Department 2014

Over the past decade, the unincorporated area has seen limited residential development. Most 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 35 mobile homes were delivered between 2009 and 2013.

Farmworker housing includes such residential types as bunkhouses, homes, mobile homes, duplexes, and multi-family units. **Table 5-2-8** on page 2-11 goes into greater detail on farmworker housing created during the last element.

Table 5-5-2 details housing construction by income group during the previous housing element period by income category.

TABLE 5-5-2 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 2009	0	13	4	109	126
Units Issued 2010	0	6	4	120	130
Units Issued 2011	0	0	8	103	111
Units Issued 2012	0	0	11	71	82
Units Issued 2013	0	0	8	108	116
TOTAL UNITS	**0**	**19**	**35**	**511**	**565**

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

Residential development activity in Mendocino County since 2009 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 19 lots that will be built as low-income self-help housing. 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.

5-13 Housing Accomplishments

During the past Housing Element cycle (2010-2014), the County had a regional housing need of 3,495 units. **Table 5-5-3** 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 5-5-3 PAST REGIONAL HOUSING NEEDS ALLOCATION
UNINCORPORATED COUNTY: 2009-2014

Income Category	Total Need (units)	Percent
Very Low	789	23%
Low	588	17%
Moderate	662	19%
Above Moderate	1.447	41%
Total	**3,495**	**100.0%**

Source: Mendocino Council of Governments, Mendocino County Housing Needs Plan, 2009.

The unincorporated County's share of housing units affordable to very low-income households is 786 out of a total lower-income allocation of 1,377 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 2009 Housing Element, the County had an adequate supply of land zoned for multi-family uses, without the need to rezone additional parcels. The primary impediments of infrastructure, services, and cooperation by individual landowners still remain. 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.

TABLE 5-5-4: UNACCOMMODATED HOUSING NEED FOR THE 2009 HOUSING ELEMENT

INCOME GROUPS →	Very Low*	Low Income*	Moderate	Above Moderate
2009 RHNA	789	588	662	1447
Units Constructed 2009-2014	0	19	35	511
Remaining need	789	569	927	936

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5-14 Evaluation of the 2010 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 2009 Housing Element, partially or in full, the corresponding 2014 Housing Element Action is listed.

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.

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: Inter-jurisdictional 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 2009-2013. 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 reviewed 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.

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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 committing 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. Currently, Inclusionary Housing In-Lieu fees may be applied to subdivisions creating two or more new parcels, and is collected following approval and prior to singing the Final Map. The fee is calculated on a sliding scale (based on the quantity of parcels created by the subdivision), and is a percentage of the median sales price of a single-family residence, $270,000 in 2015, as determined annually by the County Assessor. Approximately $34,000 in fees have been collected from developers since this ordinance has been adopted.

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 2009 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 5-4-4**, 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 2009 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.

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 dependent" 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 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.

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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 2009 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.

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)

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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:

PUBLIC PARTICIPATION

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HOUSING ELEMENT SUMMIT MEETINGS

The following is a summary of the various Housing Element workshops and meetings that were held to solicit input for the 2014 Housing Element. A "Steering Committee" meeting was held in December 2013 with representatives from Rural Community Housing Development Corporation (RCHDC), Legal Services of Northern California, Community Development Commission (CDC), County Agricultural Commissioner's Office and Department of Planning and Building Services to help to develop an effective way to conduct public workshops for the 2014 Housing Element. It was decided that, similar to the public participation process for the 2010 Housing Element, publicized Housing Summit Meetings would be held to request public comments on the revision of the Housing Element. Workshops would be held in Willits and Fort Bragg in order to include a broader representation of public comments or concerns with respect to housing issues. Having the meeting on a Saturday was considered essential so that the working public could attend. A press release (attached) was sent to a total of 29 local media outlets including the Ukiah Daily Journal, Willits News, Fort Bragg Advocate, (i.e. newspapers of general circulation) as well as other radio and internet releases.

Inland Housing Summit 1 – February 22, 2014

Time: 11:00 a.m. to 2:00 p.m.
Location: Mendocino County Museum
Staff in attendance: Steve Dunnicliff, Andy Gustavson, John Speka and Dusty Duley (Planning and Building Services County of Mendocino).

The meeting was attended by housing advocates and providers consisting of representatives of the Rural Community Housing Development Corporation (RCHDC), Community Development Commission (CDC), Mendocino County Public Health, Anderson Valley Housing Association (AVHA), North Bay Association of Realtors (NORBAR) and County staff.

County staff provided an introduction to the meeting by explaining the purpose of the Housing Element update and what it intended to achieve. Goals and Policies from the 2010 Housing Element were also reviewed in an effort to solicit input on what the update should focus on. The meeting was further used to highlight accomplishments of various organizations over the planning period of the previous Housing Element. Discussions covered current housing trends and constraints related to affordability and the development of low income housing. Input from the participants was used to formulate and/or revise goals and policies of the 2014 Housing Element.

Coastal Housing Summit – March 1, 2014

Time: 10:00 am - 2:00 pm
Location: Fort Bragg Town Hall
Staff in attendance: Andy Gustavson and John Speka (Planning and Building Services County of Mendocino).

The meeting followed the same format as the Willits Summit with a brief introduction stating the purpose of the meeting's objectives followed by a presentation and discussion of current housing

accomplishments and needs. Topics involved coastal housing issues and the challenges of balancing Coastal Element restrictions on second residences (increased density) and provisions for affordable units in general. It was noted that water constraints continue to play a large role in matters of coastal development which further restricts residential construction. Discussions also covered possible trends with respect to "co-housing" or "intentional communities" reflecting a desire to live in a clustered or communal setting within a limited footprint.

Native American Outreach

Outreach to the Native American community was also extended as part of the Housing Element update process pursuant to Senate Bill (SB) 18 requiring Tribal Consultation during General Plan amendment processes. Correspondence was sent to the Native American Heritage Commission on April 30, 2014, in which a list of tribes with traditional lands or cultural places located within the County was received (list attached).

Letters were sent out to 13 tribes in all, stating that the Housing Element update was currently underway and noting specific Goals and Policies felt to be of interest to the Tribal Councils. Comments were requested with respect to the update, polices or any other items of concern. Included on the list were the Coyote Valley Band of Pomo Indians, Pinoleville Pomo Nation, Guidiville Band of Pomo Indians, Potter Valley Tribe, Hopland Band of Pomo Indians, Redwood Valley Rancheria of Pomo, Laytonville Rancheria/Cahto Indian Tribe, Round Valley Reservation/Covelo Indian Community, Manchester-Point Arena Rancheria, Sherwood Valley Rancheria of Pomo, Stewarts Point Rancheria, Noyo River Indian Community and Laytonville Rancheria/Cahto Indian Tribe. As of this writing, comments have not been received from any of the above listed tribes.

Correspondence was received from the Northern Circle Indian Housing Authority (a Tribally Sponsored housing agency) with suggestions for policy revisions and clarifications of certain portions of the current Housing Element which have been considered during the draft update process (see attached letter dated July 18, 2014).

Housing Element Public Hearings

Two public hearings were held before the Planning Commission (August 21 and November 20, 2014). An additional hearing is to be held before the Board of Supervisors (date yet to be determined) which will take place after the Draft Housing Element update has been submitted to the Department of Housing and Community Development (HCD) for review and comment.

Copies of comment letters have been attached within this appendix.

15168 Caspar Road, Box 14
Caspar, CA 95420
21 July 2014
707-964-1323
tarbell@mcn.org

Mendocino County Department of Planning and Building Services
860 North Bush Street
Ukiah, CA 95482

Re: Housing Element Update

Dear John Speka,

My husband, Jim Tarbell and I are 33-year residents of the Mendocino Coast, and 27-year residents/home owners of Caspar.

I understand that the Housing Element of the General Plan is being updated and the Planning Department is considering possible policy and action items which would help implement its six key goals.

One action which I believe would help implement the goals of both preserving and improving existing housing stock, as well as increasing the supply of housing, especially for low and moderate income households, would be to permit in Caspar the building and renting of small second houses on appropriate coastal zone parcels. Owners of coastal zone parcels with a minimum of one acre, and adequate water and septic systems, could build a small, econd, rentable residence on their parcel. This would increase the supply of housing, especially for low and moderate income households in the coastal zone.

I also encourage the Planning Department to work on land use matters, including the Housing Element Update, with Caspar Community, a 501(c)3 community organization. Since 1992, following the acquisition of the remaining 300 acres of the former Caspar Mill by the Caspar Cattle Company, Caspar residents have cooperatively worked together to plan for their village. Caspar Community, working with The Trust for Public Land, was instrumental in bringing 150 of the remaining 300 acres of the former Caspar Mill property into public open space, now part of Parks' Caspar Headlands. Community meetings are held regularly at the Caspar Community Center (location of the 2012 Coastal Commission meeting), and land use matters are regularly on the agenda. You may contact the Caspar Community Executive Director, Dalen Anderson, and the Board President, Paul Reiber, at Caspar Community, 15051 Caspar Road, Box 84, Caspar, CA 95420.

Thank you for working on these important issues for the well being of all Mendocino County residents.

Sincerely,
Judy Tarbell

cc: Dalen Anderson, Executive Director, Caspar Community
Paul Reiber, President of the Board, Caspar Community

From: Michael Potts <michael@casparinstitute.org>
To: <spekaj@co.mendocino.ca.us>
CC: <relkan@mcn.org>
Date: 7/17/2014 9:24 AM
Subject: Request for Consideration

To Whom It May Concern,

I have been asked by members of the Caspar Community Board of Directors to write a quick note to establish their standing during your upcoming reconsideration of the Housing Element. Your letter, dated June 24th, actually reached them in July, and their meeting schedule did not allow them sufficient time for a formal response.

At a Community Meeting on Sunday, 13 July, several members of the community reiterated a concern that Caspar, like its similar community to the south, Mendocino, be permitted to have second dwelling units on parcels above a minimum size provided that potable water and sewage could be assured.

Caspar, like many coastal communities, provides homes for the broad spectrum of economic circumstances. In many cases, small second domiciles on a two-acre or larger parcel where the principal residence is modest could provide housing for lower income residents, caregivers for an aging population, agricultural workers, and others.

This matter will be considered by the Caspar Board at their next meeting in early August, whereupon a formal request for consideration will most likely be forthcoming.

Thank you for your consideration.

Michael Potts
writing for members of the Caspar Community Board



Legal Services of NORTHERN CALIFORNIA

Ukiah Regional Office
421 North Oak Street
Ukiah, CA 95482
Phone: (707) 462-1471
Fax: (707) 462-9483
Toll Free: (877) 529-7700
ukiah-office@lsnc.net

VIA ELECTRONIC TRANSMISSION

July 14, 2014

John Speka
Mendocino County
Dept. of Planning and Building Services
860 N. Bush St.
Ukiah, CA 95482

Re: Housing Element Update

Dear Mr. Speka:

I write to submit comments regarding the upcoming update of the Housing Element of Mendocino County as requested by Mr. Gustavson in his letter of April 11, 2014 and your letter of June 24, 2014. These comments are limited to two possible action items within the Housing Element.

Revision to Density Bonus Code

As you know, California density bonus law requires cities and counties to grant density bonuses, and concessions or incentives to developers who propose to construct a specified percentage of affordable housing units. (Government Code sections 65915-65918.) Local jurisdictions are required to implement state density bonus law through local codes. The specific density bonus allowed is detailed in the state density bonus law, and the bonus increases as the number of affordable units set aside increases. Affordable rental units provided must remain affordable for at least 30 years.

A concession or incentive includes a reduction in site development standards or zoning code requirements, approval of mixed use development as part of the housing development, or other proposals made by a developer which would result in cost reductions. A developer is eligible for at least one concession or incentive, with additional concessions or incentives allowed as the percentage of affordable units increases. The local jurisdiction must grant a concession or incentive unless written findings can be made that the concession or incentive: (1) is not needed to provide affordable housing; (2) would have specific adverse impact upon health or safety, the environment, or a historic resource; or, (3) is contrary to state or federal law.

As detailed below, the County's current Density Bonus Code (Chapter 20.238, Section .045) does not comply with California law. There should be a policy (action item) included in the upcoming Housing Element to update the County's Density Bonus Code so that it is consistent with State law.

Thresholds for Density Bonus
The County's current density bonus code includes language specifying the density bonus available with a specified percentage of affordable housing units for each affordable housing category: very low, low, and

moderate income households. The language is consistent with state law except that there is no provision for a senior housing development.

Concessions or Incentives

Under state law, an applicant for a density bonus may also request concessions or incentives. As specified above, the local jurisdiction must grant the requested concession or incentive unless one of three findings is made as specified above. The number of concessions or incentives should increase as the percentage of affordable housing increases. The state law spells out the following concessions or incentives: (1) reduction in site development standards or modification of zoning code requirements including reduced lot sizes and setbacks, (2) allowance of mixed use development as part of the housing development if it will reduce costs and be compatible, and (3) others proposed by the applicant which the local jurisdiction finds will result in actual cost reductions. (Government Code section 65915(k).)

While the County's ordinance specifies the percentage of the increased density (the one density bonus) for the amount of proposed affordable housing units to be set aside, it fails to specify the circumstances under which concessions or incentives will be granted and the increased proportion of such incentives or concessions based on the affordable (or age-restricted) units provided. Rather, the ordinance has some confusing language that the density bonus is the first incentive. The County's ordinance should be revised to specify that incentives or concessions are granted in proportion to the number of affordable units provided, and what that proportion is.

Additionally, the current language of the ordinance reads that "additional incentives will be negotiated by Planning and Building Services with the developer from the following list of acceptable incentives and incorporated into the development agreement." This language should be clarified so that the County may only deny a requested incentive or concession by "written findings" and only for the three specified reasons enumerated at Government Code section 65915(d)(1)(A)-(C). Also, the incentives or concessions should not be limited to the "list of acceptable incentives" in the current code since under State Law, the local jurisdiction is to consider "other regulatory incentives or concessions proposed not only by the city and/or county but by the developer that would result in "identifiable, financially sufficient, and actual cost reductions." (Government Code section 65915(k).)

Density Bonus Agreement

The County's ordinance fails to clarify the process for ensuring continued affordability of identified housing units in the density bonus process. Currently the ordinance refers to a "development agreement," but it is not clear when it happens in the process. The ordinance should be revised to make the process more explicit.

Waiver of Development Standards

The County's code fails to specify that a developer may submit a waiver or reduction of development standards that would have the effect of physically precluding the construction of a criteria meeting the criteria for a density bonus at the densities or with the concessions or incentives permitted by State law. (Government Code section 65915(e).) The code should be revised to clarify that developers have the right to request such waivers.

Revision to Farm Employee/Labor Housing Code

The County should include a program to revise or amend its current zoning code related to agricultural employee housing to be consistent with state law. State law requires local jurisdictions to develop local zoning, development and permitting process that comply with Health and Safety Code sections 17021.5 and 17021.6. Section 17021.5 generally requires employee housing for six of fewer persons to be treated as a single-family structure and residential use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 generally requires employee housing consisting of not more than 36 beds in group quarters or 12 units or less designed for use by a single family or household to be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance is to be required of this type of employee housing that is not required of any other agricultural activity in the same zone.

Based on my review, the County's zoning ordinance has two references to farmworker housing. At chapter 20.016 Section .015, the ordinance states that "Farm Employee Housing" is:

> "Occupancy by a farm employee and his/her family within a single-family dwelling, or trailer coach which occurs exclusively in association with the performance of agricultural labor for a bona-fide agricultural operation. Farm employee housing shall be limited to one (1) unit per ownership, shall be required to obtain an administrative permit and shall not be required to meet density requirements. Housing for more than one (1) farm employee and his/her family is classified as farm labor housing."

"Farm labor housing" is defined at Chapter 20.016 section .020 as:

> "Occupancy on a parcel in one (1) or more dwelling units or trailer coaches by more than one (1) farm employee and his/her families which occurs exclusively in association with the performance of agricultural labor. Farm labor housing shall not be required to meet density requirements."

Nowhere else in the zoning ordinance (that I could find) is farm employee or labor housing described or referenced. The County should include a program action within its updated Housing Element to amend the zoning ordinance to provide that agricultural employee housing is permitted by-right, without a conditional use permit, in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. Additionally, references to "association with the performance of agricultural labor" or "bona-fide agricultural operation" should be omitted in any amendment. *See* Health and Safety Code section 17008.

If you have any questions, you can reach me by phone at (707) 513-1023.

Sincerely,

/s/
Angélica M. Millán
Managing Attorney

cc: Client
Andy Gustavson via e-mail

Northern Circle Indian Housing Authority
694 Pinoleville Drive, Ukiah CA 95482
707-468-1336 800-521-3191

July 18, 2014

Mendocino County
Department of Planning and Building Services
860 N. Bush Street
Ukiah, CA 95482-3738

Attention: John Speka, Planner III

VIA Email: spekaj@co.mendocino.ca.us

RE: Comments Housing Element Update

Dear Mr. Speka,

Thank you for the opportunity to participate in the Mendocino County Housing Element Update effort. Northern Circle Indian Housing Authority ("NCIHA") appreciates your efforts to include a wide range of interests within the County.

Northern Circle is a non-profit political subdivision of Indian tribal governments and has been designated as their a tribally-designated housing entity (TDHE) under the Native American Housing Assistance and Self-Determination Act ("NAHASDA") by five tribes in Mendocino County. NAHASDA is the primary federal program funding the construction, operation and maintenance of housing for low income Indian families in Indian areas. As such, Northern Circle carries out many housing services for our member tribes.

NCIHA continues to support the creation of an effective work group consisting of housing professionals that can be used to keep abreast of the County's most pressing housing needs, while increasing awareness of not only existing entities that provide services, but new organizations as they are created. A centralized website could be developed which provides a comprehensive overview of available housing programs, service providers and with eligibility requirements explained in plain English. Because the majority of housing programs focus on the needs of low-income families and household, it is often difficult for the people who need help to know where to begin.

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

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non-profit housing professionals to address housing issues and needs of the Mendocino County area.

The Housing Element treats Native Americans as a special needs category and only addresses them in segregated passages referencing Native Americans. This designation is not objectionable. However, it is likely that the various statistics cited in the plan do not include Indian Communities. The plan could include statistics, such as the number and type of housing in each Indian community, the number of very low, low and moderate income families housed, and the locations of the housing. Note: The County's General Plan Housing Element does describe the number and type of units on various regions throughout the County, but does not break-out separately or indicate that these statistics include housing in Indian communities, Rancherias or reservations.

By not either expressly stating that the statistics include Indians or separately accounting for them, the County misses out on the opportunity to get credit for low income housing which would contribute to the satisfaction of the County's obligation to provide adequate housing.

The foregoing comments pertain to the citations in the current policy in Policy 4.3 and Action 4.3c.

Specific Comments:

Action 6.1a – include tribes and tribal organizations after service districts. (page 5-19)

Policy 6.4 – Who in the county has specific responsibility for this (page 5-20)

Table 5-1-1 – does this include units on trust land – we believe it should and perhaps list separately housing on tribal lands. (unincorp. County) (page 5-20)

Table 5-2-18 – are there separate statistics for Rancheria and Round Valley Indian Reservation (page 5-45)

Page 5-71 – Development Standards – Could refer to development standards on Rancherias and reservations.

Page 5-72 – Within the Coastal Zone, Residential development requires a Coastal Zone permit should include – Except on land held in trust for Indian tribes and on Rancherias. Under the Federal Coastal Zone Management Act, these lands are expressly excluded from the coastal zone.

Page 5-106 – Should acknowledge that Indian communities in rural areas of the county pre-date county land use ordinances including its General Plan and Zoning Ordinances. These areas are not only outside county jurisdiction, but

2

should be recognized as lawful preexisting uses, if housing developed on those lands conflict with current general plan land use designations and zoning ordinances.

Table 5-4-5 Page 5-126 – could include Rancherias and Reservations

Page 5-127 – Development Resources - should include funds available to tribes under such programs as NAHASDA and theHousing Improvement Program administered by the Bureau of Indian Affairs ("BIA").

Page 5-127 Community Development Block Grant (CDBG) – should specifically include the Indian Community Development Block Grant (ICDBG) program

Table 5-4-6 Page 5-131 – Include ICDBG, NAHASDA, USDA for Tribes

Page 5-134 – add NCIHA and other Tribal Housing program providers

Table 5-5-2 Page 5-139- could include NCIHA projects since not previously included – NCIHA could provide data on housing it has developed since inception and in ten year increments

Page 5-151 – first paragraph discusses general plan update intended to facilitate production of affordable housing for Native Americans. The update should describe what changes were actually made for this purpose, and continue to recommend further efforts to adopt general plan policies that respect the right of Indian communities to develop housing and the infrastructure required for such housing, including water and sewage disposal systems and roads.

Page 5-151 Effectiveness Appropriateness: Could you please explain how this is currently implemented and does the county effectively outreach to tribes regarding the housing element and general plan?

Again, NCIHA appreciates the opportunity to participate in this process. I am available at 707.468.1336 or by email at ncihatrb@pacific.net to discuss our comments.

Thank you.

Sincerely,

Darlene Tooley,
Executive Director

Cc: NCIHA Board of Commissioners

APPENDIX B:

RESIDENTIAL SITES INVENTORY:

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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 2010 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.

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.

Under current conditions up to 1,504 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. **See Table.**

TOTAL MULTIPLE-FAMILY AND LOWER INCOME UNIT POTENTIAL FROM ALL COMMUNITIES

Zoning Category	Total Acreage	Zoning Code Maximums
Covelo	2.67	76
Laytonville	12.6	272
Willits	8.5	162
Calpella	2.3	16
North Ukiah Valley	22.46	373
South Ukiah Valley	10.74	176
Hopland Area	7.4	101

Boonville	4.9	9
Town of Mendocino	2.5	28
Gualala	12.25	291
TOTAL	**86.32**	**1,504**

RESIDENTIAL SITE INVENTORY, COVELO:

Although there are many parcels throughout Covelo that are vacant or underutilized only three are included in this inventory. Current 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 pursuing 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	2.67	76
TOTAL	**2.67**	**76**

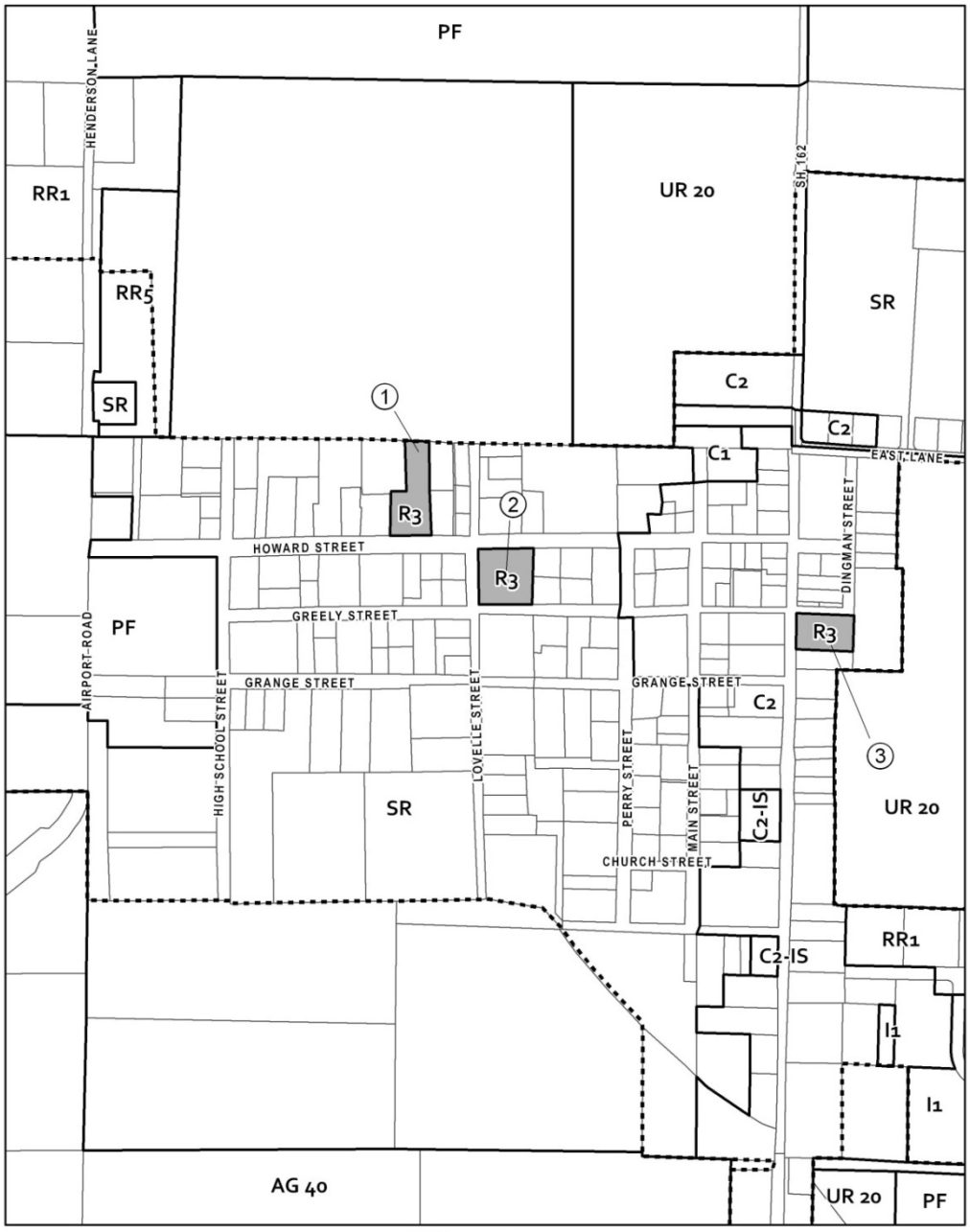
Table B-2: Residential Site Details, Covelo

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	033-190-50	R-3	SR	Vacant.	1 ac	Lack of water – confirm use of existing wells. Proximity to airport	29	Action 3.4a, 3.4b, 3.4c Action 6.1a, 3.1c, 3.4e, 3.5f
2	033-240-01	R-3	SR	Vacant.	1 ac	Lack of water – confirm use of existing wells. Proximity to airport	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.	0.67 ac	Lack of water – confirm use of existing wells. Proximity to airport	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, August 2014.
- Base Zoning/General Plan: Base zoning and General Plan Designations as of August 2014; combining zoning districts are not shown; confirm current zoning with Planning & Building Services.
- 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 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 2010 Housing Element with updates from the parcel record, 2014 aerial imagery and Google Street View (circa 2014).



Covelo Site Inventory

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 within or outside of the Laytonville County Water District, which supplies water services..

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	12.60	272
TOTAL	**12.60**	**272**

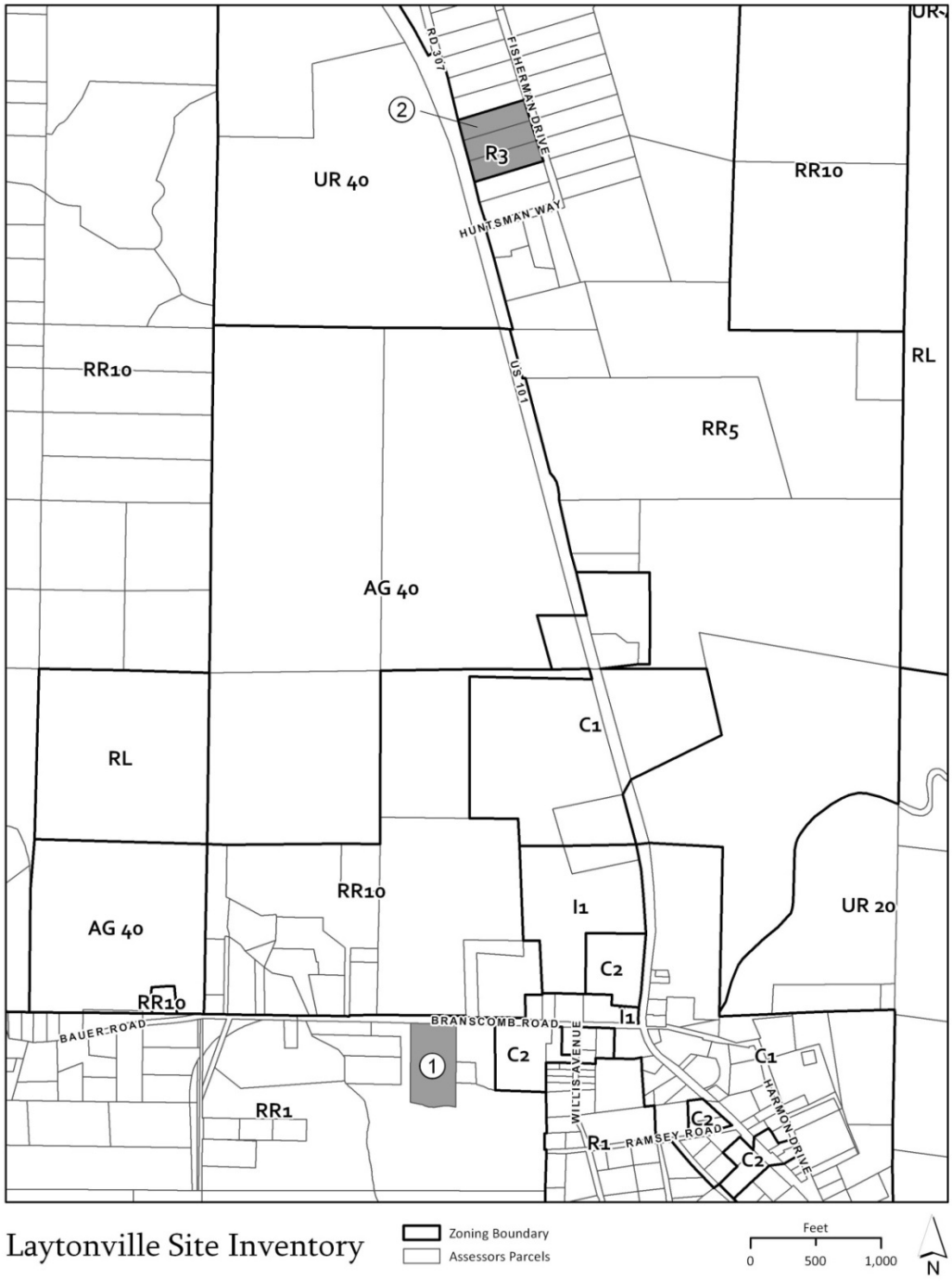
Table B-4
Residential Site Details, Laytonville

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 owned by the Long Valley Fire District	6.0 ac	Lack of sewer system	130	Action 3.4a, 3.4b, 3.4c, 6.1a Action, 3.1c, 3.4e, 3.5b, 3.5f
				Mostly vacant property with a few housing units and outbuildings on	**6.6 ac *(cumulative)***	Lack of sewer system, lack of	**142 *(cumulative)***	
	014-020-08, -09, -24	R-3	SR	three adjacent parcels	2.2 ac	water service,	47	Action 3.1c, 3.4e Action 3.5b, 3.5f
		R-3	SR	under common	2.0 ac	distance from town	43	
2		R-3	SR	ownership.	2.4 ac		52	

Notes:

- Map No.: Numbers shown on inventory map.
- AP#: Assessor's Parcel number(s) based on map on file, August 2014.
- Base Zoning/General Plan: Base zoning and General Plan Designations as of August 2014; combining zoning districts are not shown; confirm current zoning with Planning & Building Services.
- 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 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 2010 Housing Element with updates from the parcel record, 2014 aerial imagery and Google Street View (circa 2014).



Laytonville Site Inventory

RESIDENTIAL SITE INVENTORY, WILLITS:

The residential site inventory identified two sites that are zoned and potentially suitable for multiple-family units as a permitted use (by right). Surveyed parcels were limited to those already designated R-3.

The two sites 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 sites 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 sites have limitations on the buildable area as well. Site 1 has several houses on small parcels and a few non-residential structures on the largest property. Due to access issues it is unlikely the full site could be utilized for development, necessitating a one-third reduction in unit potential. Site 2 includes 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 results 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 2014 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 2014 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	8.50	162
TOTAL	**8.50**	**162**

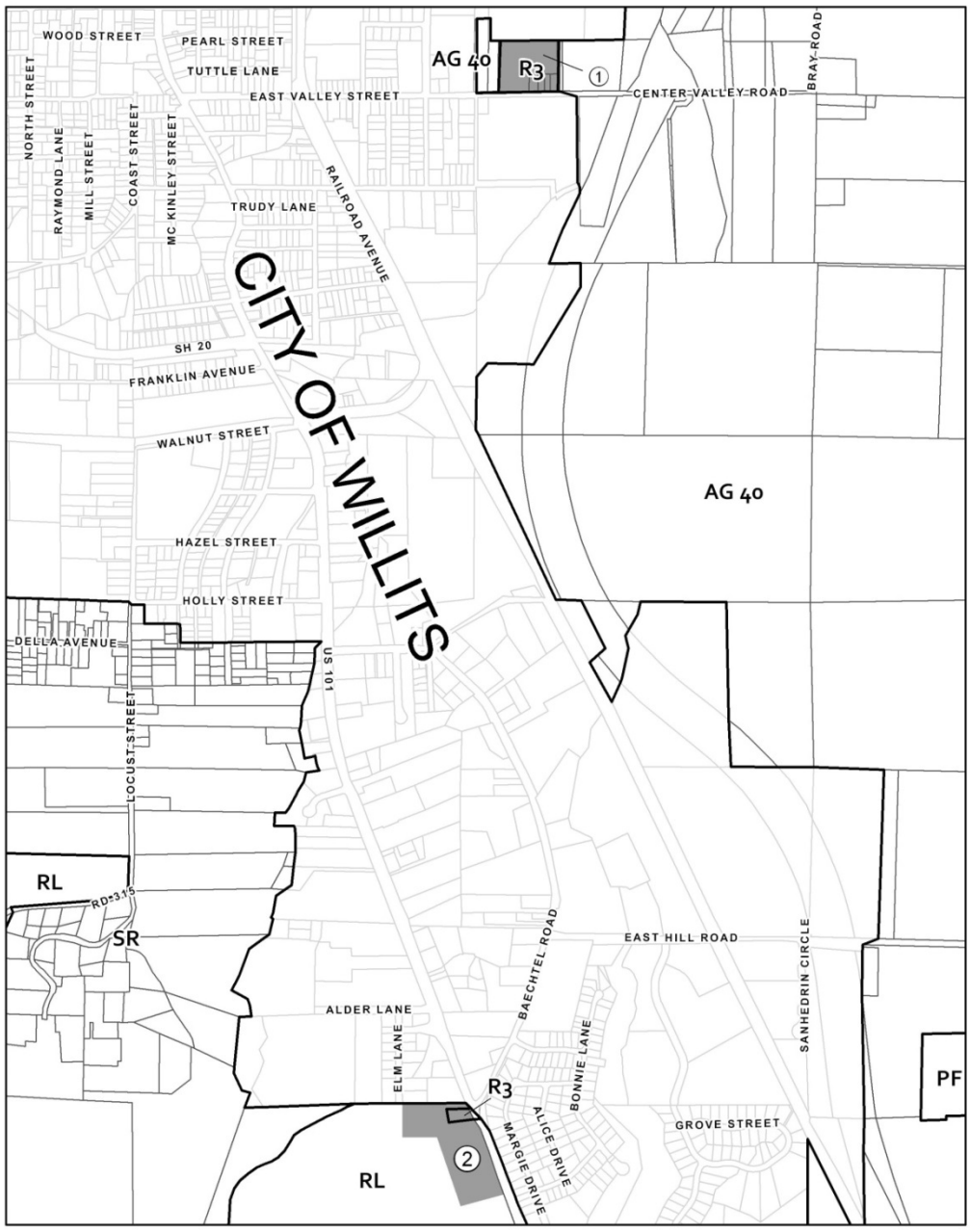
Table B-6
Residential Site Details, Willits Area

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
1	007-031-08 and -09	R-3 R-3	SR SR	2 adjacent parcels under common ownership, one house, mostly vacant land	**4.0 *(cumulative)*** 3.75 0.25	Connection to Willits water source, redevelopment	**65 *(cumulative)*** 60 5	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f
2	007-220-05	R-3	SR	fraction of a very large parcel, vacant	4.5	Connection to Willits water source	97	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, August 2014.
- 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.
- 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 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 2010 Housing Element with updates from the parcel record, 2014 aerial imagery and Google Street View (circa 2014).


WOOD STREET
PEARL STREET
TUTTLE LANE
EAST VALLEY STREET
NORTH STREET
RAYMOND LANE
MILL STREET
COAST STREET
MC KINLEY STREET
TRUDY LANE
RAILROAD AVENUE
CITY OF WILLITS
SH 20
FRANKLIN AVENUE
WALNUT STREET
HAZEL STREET
HOLLY STREET
DELLA AVENUE
US 101
LOCUST STREET
AG 40
R3
1
CENTER VALLEY ROAD
BRAY ROAD
AG 40
RL
RD#315
SR
ALDER LANE
ELM LANE
BAECHTEL ROAD
EAST HILL ROAD
SANHEDRIN CIRCLE
BONNIE LANE
ALICE DRIVE
MARGIE DRIVE
GROVE STREET
R3
2
RL
PF
Willits Site Inventory
Zoning Boundary
Assessors Parcels
Feet
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1,000
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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 use permits or rezoning to the new Mixed Use designation. Calpella had no vacant sites zoned R-3 and no property owners have expressed interest in that designation to date. This area is being reviewed for rezoning to Mixed-Use, which would allow multiple-family uses without the loss of the commercial rights.

Sites 1-3 are classified as Commercial and are proposed to be reclassified to "Mixed-Use" in the Ukiah Valley Area Plan. 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 four units per commercial zoned parcel.

Table B-7:
Residential Buildout Summary by Zoning Category for Calpella

Zoning Category	Total Acreage	Maximum Number of Units
C-1	1.25	12
C-2	1.05	4
TOTAL	**2.30**	**16**

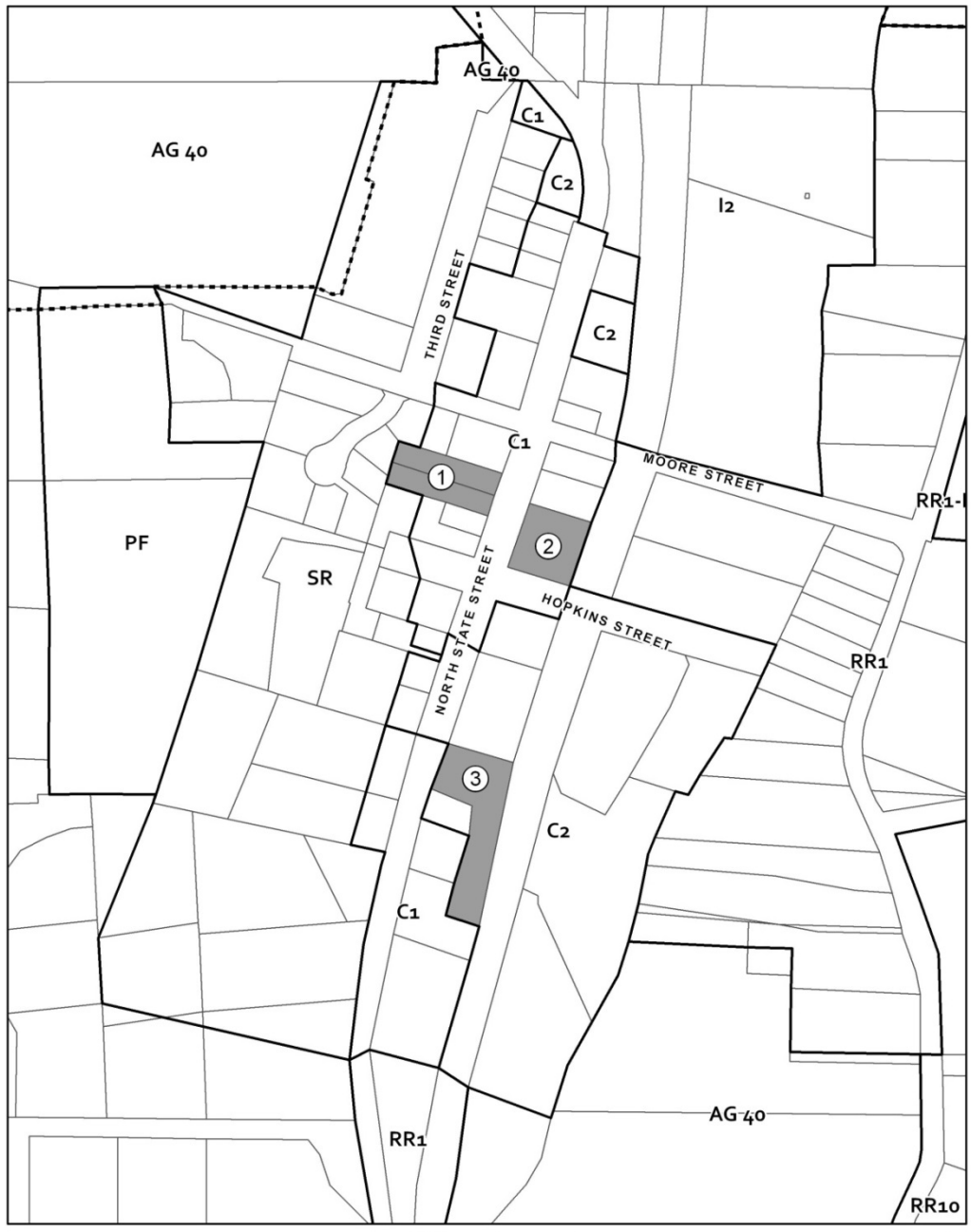
Table B-8
Residential Site Details, Calpella

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, and -04	C-1, C-1	MU-2	Undeveloped, 8 units allowed by right, sufficient water hook ups on two adjacent parcels under common ownership.	**0.6 ac *(cumulative)*** 0.3 ac 0.3 ac	None for the base estimate. Additional units need permits and improved water supply	**8 *(cumulative)*** 4 4	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f
2	167-040-09	C-1	MU-2	Underutilized: parcel with SFR; 6-8 existing multifamily units nearby	0.65 ac	Redevelopment needed	4	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f
3	167-050-18	C-2	MU-2	Vacant/Unused former lumber yard, 4 units allowed by right in C-2	1.05 ac	Clean up, flood plain, Permits required for additional 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, August 2014.
- Base Zoning/General Plan: Base zoning and General Plan Designations as of August 2014; combining zoning districts are not shown; confirm current zoning with Planning & Building Services.
- 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 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 2010 Housing Element with updates from the parcel record, 2014 aerial imagery and Google StreetView (circa 2014).



Calpella Site Inventory

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.

While many parcels are within the Ukiah Valley Sanitation District and Millview County Water District (CWD), 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 CWD 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 hook-ups prior to the moratorium.

Site 1 is currently under construction (but not complete) as a 58-unit single family, low income (self-help) subdivision. The remaining sites are a combination of vacant and underutilized 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	1.60	3
S-R	5.50	41
R-3	15.36	329
TOTAL	**22.76**	**373**

Table B-10
Residential Site Details, Ukiah Valley (North)

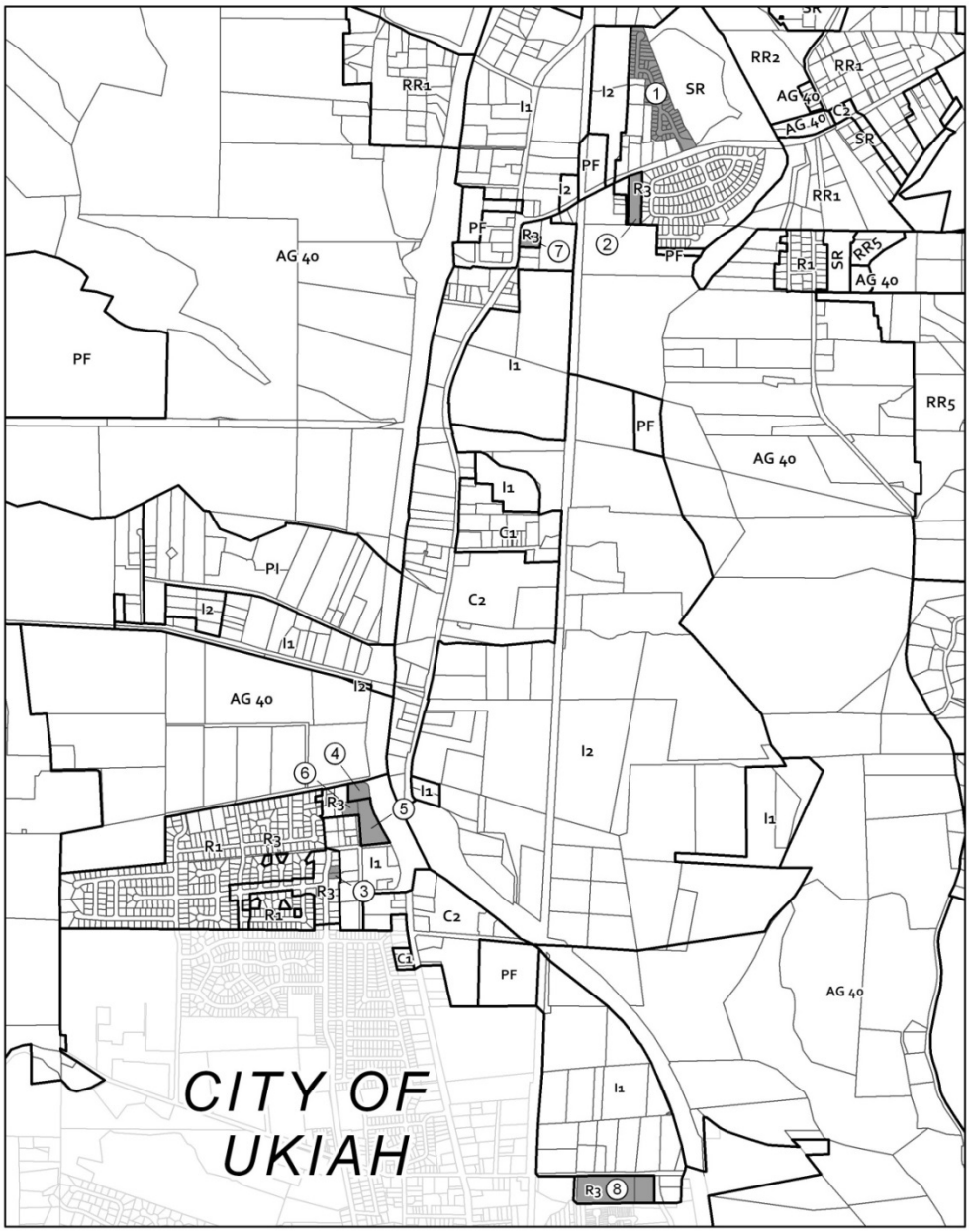
Map No.	AP#	Base Zone	General Plan	Status of Area for Housing	Buildable Area	Principal Constraints	Maximum Number of Units	Possible Actions to Mitigate Constraints
1	62 Individual AP#	SR	SR	Owned by RCHDC, partially under construction as 62 single family units *	5.5 ac	No constraints	41	No Actions Needed
2	169-130-07	R-3	MUNS	Underutilized parcel with a few dwelling units. Recently rezoned R-3	2.5 ac	Moratorium on new water connections, lot configuration, flood plain	51	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5e, 3.5f
3	170-220-70 and -69	R-3	MU-2	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	MU-2	Underutilized 1.6 ac parcel with dwelling/shop building.	1.6 ac	Moratorium on new water connections.	3	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f ,
5	170-100-10	R-3	MU-2 ®	Vacant	3.0 ac	Moratorium on new water connections.	65	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f
6	170-100-32	R-3	MU-2 ®	Underutilized 0.67 ac. parcel with shop building	0.67 ac	Moratorium on new water connections.	15	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f
7	169-120-23	R-3	MUNS ®	Underutilized parcel with dwelling/accessory bldgs..	0.71 ac.	Moratorium on new water connections.	14	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f

8	002-101-26 and -27	R-3	SR ®	Underutilized parcel with two dwelling units	8.08 ac.	Subject to design review per rezone. Moratorium on new water hookups	173	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f

* Original three parcels were legally subdivided into 62 parcels with infrastructure put in place in 2009. 58 units were designated income-restricted, self-help single-family housing units. As of August 2014, 17 housing units have been completed and are ready for inhabitation.

Notes:

- Map No: Numbers shown on inventory map.
- AP#: Assessor's Parcel number(s) based on map on file, August 2014.
- Base Zoning/General Plan: Base zoning and General Plan Designations as of August 2014; combining zoning districts are not shown; confirm current zoning with Planning & Building Services.
- 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 infrastructure constraints. ® = 24-Acre Rezone Property (Action 3.1d from 2010 Housing Element)
- 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 2010 Housing Element with updates from the parcel record, 2014 aerial imagery and Google Street View (circa 2014).



North Ukiah
Site Inventory

RESIDENTIAL SITE INVENTORY, UKIAH VALLEY (SOUTH):

The southern Ukiah Valley possesses 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.

Rezoning of some parcels to R-3 (#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 C zones face some restrictions on lot coverage and unit density. No B-1 or A zones were considered for housing in this inventory.

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	1.41	7
C-2	0.98	4
R-3	8.35	165
TOTAL	**10.74**	**176**

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	003-430-55	C-2	MU-2	underutilized parcel	0.92 ac	Small structure could be replaced, additional 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	MU-2	Dilapidated doublewide mobile home on large lot	0.5 ac.	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 commercial lot	0.98 ac	Sufficient land is available; no constraints	3	No Actions Needed
5	184-052-09	C-1	C	Abandoned building on commercial lot	0.43 ac	Site would need to be cleaned up and redeveloped	4	Action 3.5b, 3.5f
6	184-110-28	R-3	SR	Vacant	5 ac	None	108	No Actions Needed

7	180-190-09 180-190-10 180-130-04	R-3	MU-2 ®	Three separate underutilized parcels totaling 2.5 ac. currently support 20 residential units.	2.5 ac (cumulative) 0.75 ac 1.19 ac 0.56 ac	Proximity to airport. Floodplain	34 (cumulative) 11 19 4	No Actions Needed

® = 24-Acre Rezone Property (Action 3.1d from 2010 Housing Element)

Notes:

- Map No: Numbers shown on inventory map.
- AP#: Assessor's Parcel number(s) based on map on file, August 2014.
- Base Zoning/General Plan: Base zoning and General Plan Designations as of August 2014; combining zoning districts are not shown; confirm current zoning with Planning & Building Services.
- 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 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 2010 Housing Element with updates from the parcel record, 2014 aerial imagery and Google Street View (circa 2014).



South Ukiah
Site Inventory

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. The remaining parcels are Commercial in designation and can support up to four multiple-family units by right under the C-1/C-2 zoning. All parcels evaluated are within the Hopland Public Utility District which supplies water and sewer services. As of 2011, a previous moratorium on new water hook-ups was lifted.

Table B-13: Residential Buildout Summary by Zoning Category for Hopland

Zoning Category	Total Acreage	Maximum Number of Units
C-1	0.35	3
C-2	2.9	8
R-3	4.15	90
TOTAL	**7.40**	**101**

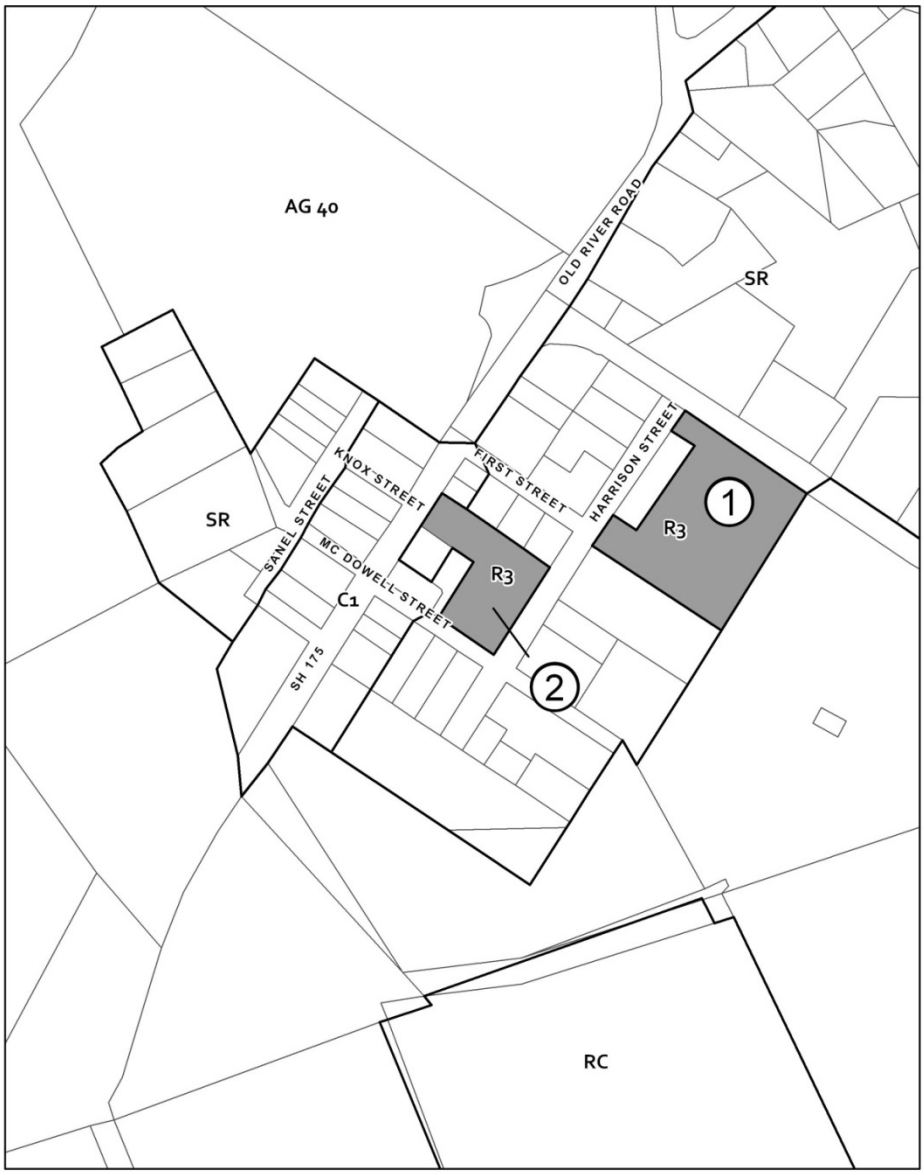
Table B-14
Residential Site Details, Hopland Area

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	3.0 ac	No constraints	65	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	1.15 ac	No serious constraints, parcel shape may prevent maximum development	25	No Constraints, work on plan to develop site
3	048-290-45	C-1	RC	Mostly vacant portion of commercial site with one existing 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	RC	Reuse; closed business. C-1 / C-2 Multifamily potential	0.6 ac	Floodplain issues,	4	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f
5	048-400-38	C-2	C	Vacant land. Potential C-1 / C-2 multifamily site	2.3 ac	Floodplain.	4	Action 3.4a, 3.4b, 3.4c, 6.1a Action 3.5b, 3.5f

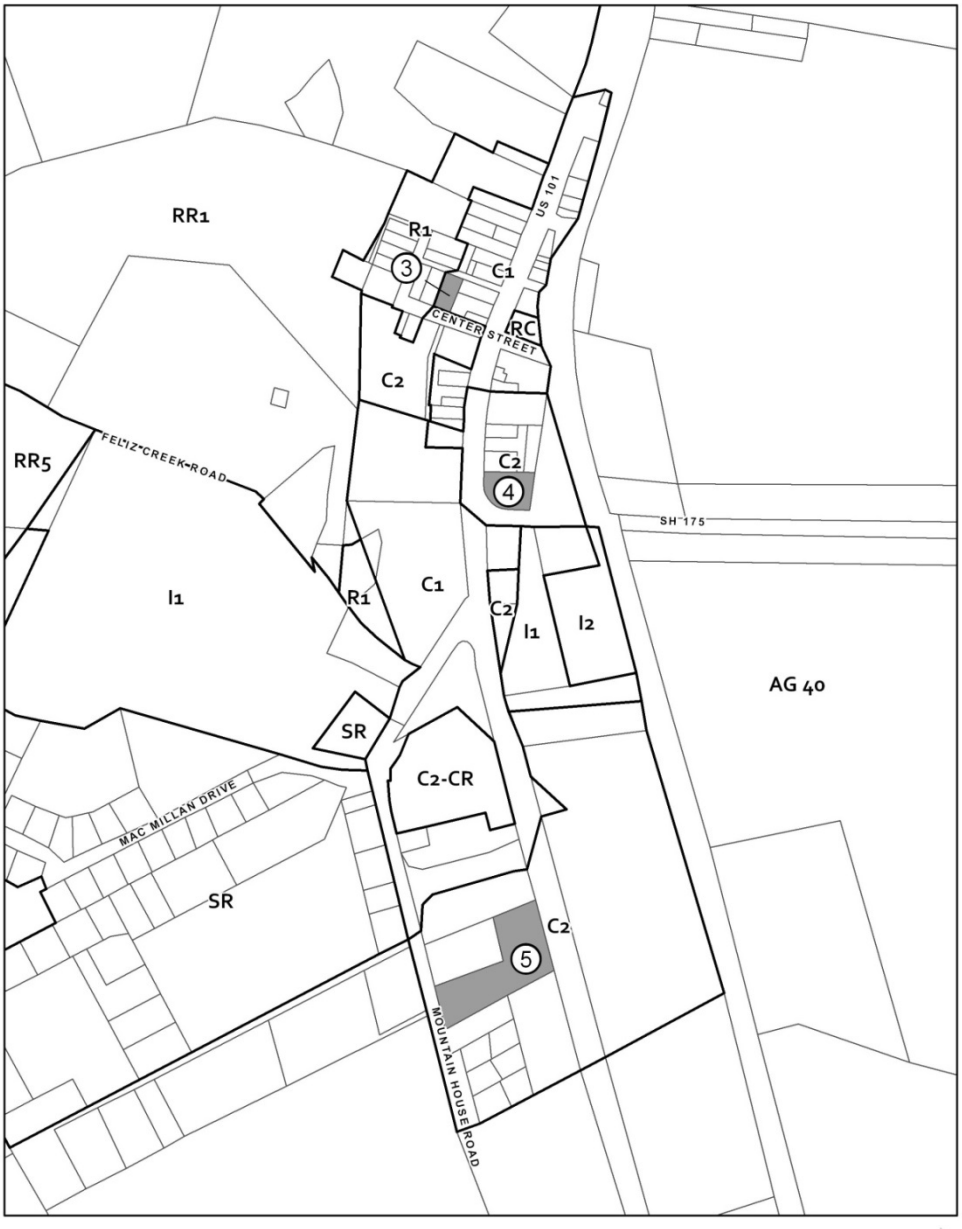
Notes:

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- AP#: Assessor's Parcel number(s) based on map on file, August 2014.

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- 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 infrastructure constraints.
- Possible Actions to Remove Constraints: Specific actions Identified in the Housing Element to facilitate housing/address constraints.
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Old Hopland
Site Inventory



'New' Hopland
Site Inventory

RESIDENTIAL SITE INVENTORY, BOONVILLE:

Like the rest of Anderson Valley, Boonville 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 site has any serious prospect for development (Site 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 received the R-3 designation change prior to the 2010 Housing Element update. This occurred on lands owned by the Anderson Valley Unified School District, which was pursuing a project that would 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 service 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	4.90	9
TOTAL	**4.90**	**9**

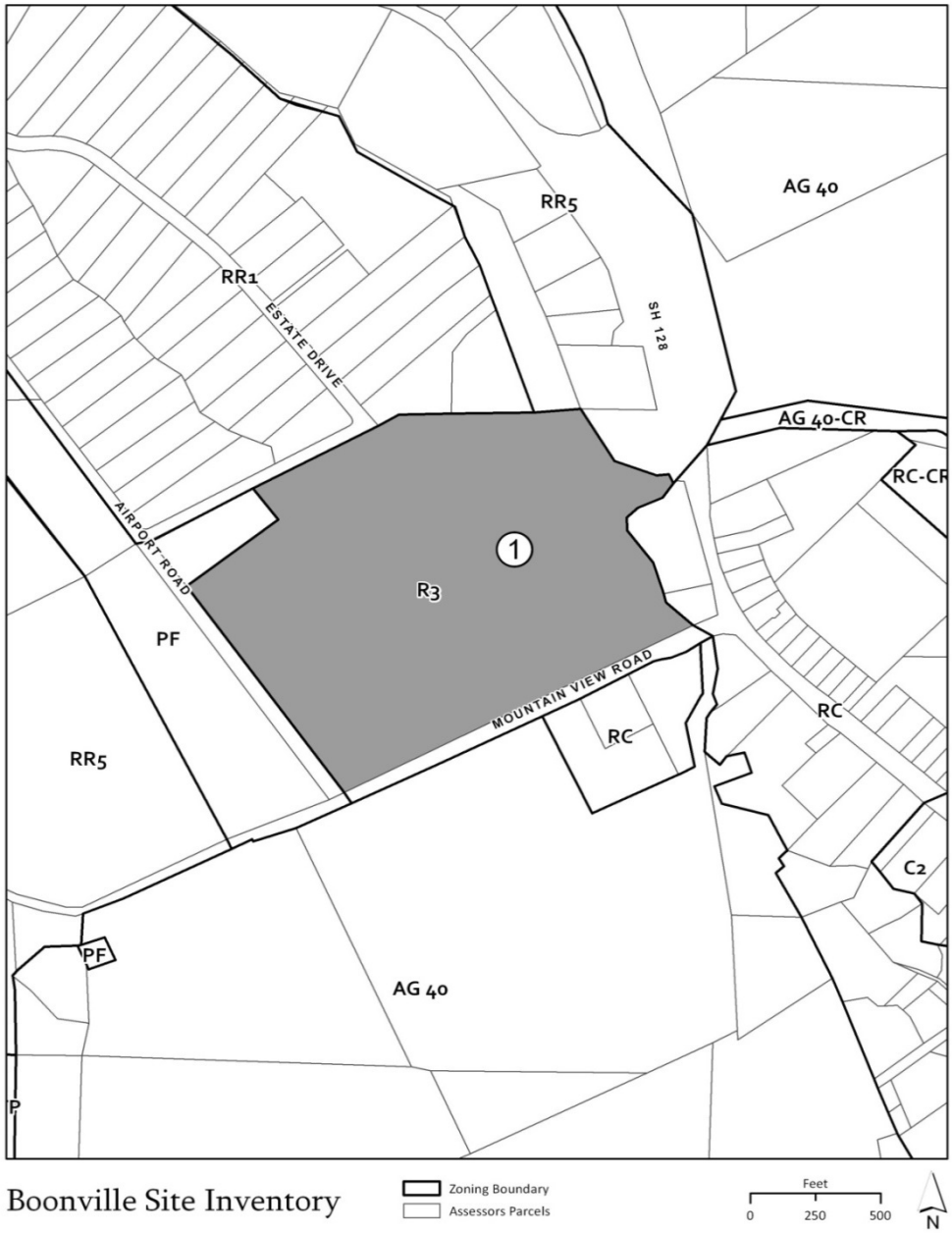
Table B-16
Residential Site Inventory, Boonville

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	RC	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:

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- 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 infrastructure constraints.
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- Source: Mendocino County Planning & Building Services Department based the 2010 Housing Element with updates from the parcel record, 2014 aerial imagery and Google Street View (circa 2014).



Boonville Site Inventory

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 units, they are located in the historic portion of the community. This designation limits development potential to a modest number of multiple-family units.

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 the 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 may be subject to Coastal Commission review. The Mendocino Historic Review Board would 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	0.80	10
MRM	1.70	18
TOTAL	**2.5**	**28**

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	MU	Vacant Mixed Use parcel in the historic section of Mendocino	0.30 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	MU	Vacant Mixed Use parcel in the historic section of Mendocino	0.25 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	MU	Underutilized parcel with SFR, Mixed Use parcel in the historic section of Mendocino	0.25 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	RM	Vacant Mixed Use parcel in the historic section of Mendocino	1.0 ac	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 and -41	MRM MRM	RM RM	Vacant adjacent Mixed Use parcels under common ownership in the historic section of Mendocino	**0.7 ac *(cumulative)*** 0.35 ac 0.35 ac	Water limitations, historical review restrictions	**11 *(cumulative)*** 6 5	Action 3.4a, 3.4b, 3.4c, 6.1a Actions 3.5b, 3.5f , 1.3a

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HEESER DRIVE
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MSR
LANSING STREET
MRM
PALETTE DRIVE
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MOS
MOS
CLARK STREET
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CAHTO STREET
LITTLE LAKE ROAD
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COVELO STREET
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HOWARD STREET
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Mendocino Site Inventory
Mendocino Zoning
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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, subject to the approval of a Coastal Development Permit. 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 are 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. However height and lot coverage standards restrict site density, limiting multifamily unit potential. The Gualala Municipal Advisory Committee would also need to provide input.

Table B-19:
Residential Buildout Summary by Zoning Category for Gualala

Zoning Category	Total Acreage	Maximum Number of Units
GHMU	2.40	47
GVMU	9.85	244
TOTAL	**12.25**	**291**

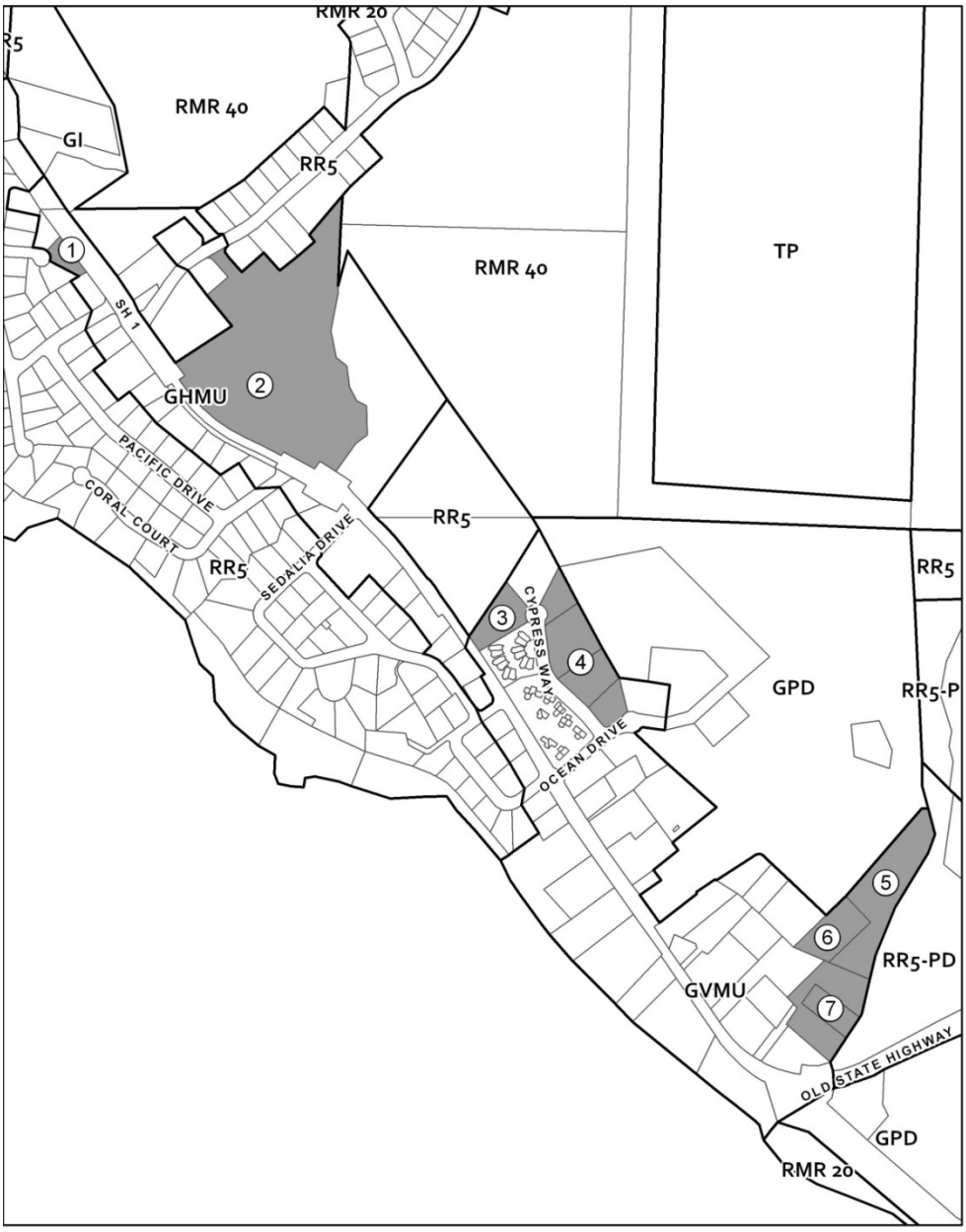
Table B-20
Residential Site Inventory, Gualala

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	145-162-05	GHMU	GHMU	Vacant property along CA-1	0.4 ac	Coastal Development Permit	10	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	37	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, And -17	GVMU GVMU GVMU GVMU	GVMU GVMU GVMU GVMU	Multiple adjacent undeveloped wooded parcels under common ownership	**3.05 ac** *(Cumulative)* 0.5 ac 1.2 ac 0.85 ac 0.5 ac	Site clearing and grading required, CDPs, consistency with adjacent properties	**82** *(Cumulative)* 15 27 25 15	Action 3.2b
5	145-262-17	GVMU	GVMU	Vacant property, fully wooded	1.1 ac	Coastal Development Permit	24	Action 3.2b

6	145-262-18	GVMU	GVMU	Vacant property, fully wooded	2.8 ac	Coastal Development Permit	63	Action 3.2b
7	145-262-32 And -33	GVMU GVMU	GVMU GVMU	Undeveloped; prior interest in a housing project. Adjacent parcels, under common ownership	**2.0 ac** *(Cumulative)* 0.5 ac 1.5 ac	Coastal Development Permit	**48** *(Cumulative)* 15 33	Action 3.2b

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Gualala Site Inventory

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	41
R-3	56.53	1,103
MMU	0.8	10
MRM	1.7	18
GHMU	2.4	47
GVMU	9.85	244
C-1 / C-2	9.54	41
TOTAL	**86.32**	**1,504**

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 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 as to make improvement or replacement of the structure a realistic probability of occurring during the planning period.

Appendix C:

HOUSING PLAN SUMMARY AND RESPONSIBILITIES TABLE

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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 when requested by providing GIS related information to community realtors and prospective home buyers.	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	Annually/ Ongoing
Action 1.3a	Annexation: Pursue a Master Tax sharing agreement with incorporated cities.	Executive Office	Annually/ Ongoing
Action 1.3b	Coordinate with State and local agencies, local non-profits, and charitable groups to implement the goals and policies of the Housing Element.	PBS	Annually/ Ongoing
Action 1.4a	Meet with individual communities to identify community specific needs and potential solutions to affordable issues.	PBS	Ongoing
Action 1.4b	Support community organizations by providing staff assistance, data research, and coordination for their efforts to address housing needs.	PBS	Ongoing
Action 1.5a	Continue to maintain a Housing Resources webpage.	PBS	Initial/ Ongoing

Action	Summary of Action	Responsibility	Timeframe
Action 1.5b	Continue disseminating housing related brochures to the general public.	PBS	Ongoing
Action 1.5c	Report annually on implementation and effectiveness to the BOS.	PBS	Ongoing
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 2.1a	Assist developers with acquisition, rehabilitation, or development of affordable housing as funding permits.	PBS and Non-profits	Annually/ 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
Action 2.1f	Explore establishing a program to facilitate the replacement of older mobile homes in order to remove substandard units from County housing stock. This exploration should consider whether internal methods or collaborating with outside agencies, or a combination of the two, would be most efficient.	PBS and partner organizations	Annually/ Ongoing
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
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

Action	Summary of Action	Responsibility	Timeframe
Action 3.1d	Rezone acreage to Multiple-Family Residential (R-3) and/or Mixed Use (MU) to meet the remaining obligation from the previous (4th) Housing Element Update cycle.	PBS	Initial
Action 3.1e	Ensure the General Plan land-use classification 'Mixed Use' is used in a manner that maximizes residential potential and provides a clear set of Policies/Regulations/Requirements for those interested in developing their properties. The Mixed Use District shall 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.	PBS	Initial
Action 3.1f	The County shall update its Density Bonus Code (Chapter 20.238), Section, as necessary, to be consistent with current California Law.	PBS	Initial
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
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
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
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

Action	Summary of Action	Responsibility	Timeframe
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
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
Action 3.4f	Prior to future Regional Housing Needs Assessment (RHNA) allocation processes, advocate before the Mendocino Council of Governments (MCOG) the County's strong support for higher density, low- and very low income housing development to occur within urbanized or incorporated parts of the County. This is based on the understanding that lower income populations can more easily obtain public services (e.g. transportation, shopping, employment centers and/or training, etc.) in such areas and that often times service (i.e. water, sewer) capacity is more readily available for high density residential development.	PBS	
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.	PBS and BOS	Ongoing

Action	Summary of Action	Responsibility	Timeframe
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
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
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
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
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, maintain on an ongoing basis

Action	Summary of Action	Responsibility	Timeframe
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/ Ongoing
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	Annually/ Ongoing
Action 4.3c	If an outside source of funds can be found, the County shall conduct a Farmworker Housing Survey within the Planning Period of the 2014 Housing Element.	PBS, funding agency	Ongoing
Action 4.3d	The County shall review the zoning ordinance related to agricultural employee housing for consistency with State law.	PBS	Annually/ Ongoing
Action 4.3e	Create an informative document that includes planning policies and regulations that will assist farmers in the development of farmworker housing.	PBS	Initial
Action 4.3f	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 (NAHASDA) on fee land owned by 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.	PBS, Tribal Governments, Indian Housing Authorities	Ongoing
Action 4.3g	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 4.3h	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	Annually/ Ongoing

Action	Summary of Action	Responsibility	Timeframe
Action 4.3i	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 4.3j	Amend the Commercial (C-1, C-2) zones to allow for emergency and transitional housing by right.	PBS	Initial
Action 4.3k	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 4.3l	Recognize that the County's aging population will require affordable housing in areas that have access to senior citizen appropriate services. Remote rural communities cannot presently provide adequate services to meet the special needs of senior citizens.	PBS	Ongoing as needed
Action 4.3m	Work with the Redwood Coast Regional Center to implement an outreach program that informs families within the County on housing and services available for persons with developmental disabilities. The program may include the development of an informational brochure and information on services on the County's Housing Resources webpage.	PBS	Annually/ ongoing
Action 4.3n	Amend County Zoning Ordinance to explicitly state that transitional housing is treated as regular residential unit (single family, multi-family), and adheres to same allowances and restrictions.	PBS	Initial
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	Summary of Action	Responsibility	Timeframe
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 5.1d	Promote stormwater management systems for multi-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 County Division of Land Regulations to include provisions for identifying and protecting access to solar energy for passive solar heating and electrical energy generation.	PBS	Final
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
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

Action	Summary of Action	Responsibility	Timeframe
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	Annually/ Ongoing
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
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) 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	Summary of Action	Responsibility	Timeframe
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	Identify and list internet sites and links (such as Community Development Commission, Health and Human Services [HHSA]and other agency sites) for advertising housing assistance programs, such as Down Payment Assistance, Rehabilitation, and Mortgage Credit Certificate Programs.	PBS, CDC, HHSA and non-profits	Ongoing
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.	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 WA = Water Agency	**Time Frames:** • Annually: Monitored and addressed at least once each year Ongoing: Entire length of plan • Initial Phase: From adoption until the first or second year (2014-15). • Intermediate Phase: At any point more than a year after plan adoption, ending a year before the plan end date (2015-2018) • Final Phase: Starting no sooner than halfway (2016) through the plan period, concluding by the end date