



AIRPORT LAND USE COMMISSION AGENDA

DECEMBER 5, 2019
2:00 P.M.

Mendocino County Administration Center Board of Supervisors Chambers 501 Low Gap Road, Ukiah, California

ORDER OF AGENDA

1. **Roll Call**
2. **Determination of Legal Notice**
3. **Matters from the Public.** The Airport Land Use Commission welcomes participation in Commission meetings. This item is limited to matters under the jurisdiction of the Commission that are not on the posted agenda and items which have not already been considered by the Commission. No action will be taken.
4. **Regular Calendar**
 - 4a. **CASE#: GP_2019-0004**
DATE FILED: 03/28/2019
APPLICANT: COUNTY OF MENDOCINO
AGENT: PLANNING AND BUILDING SERVICES
REQUEST: The proposed project is a general plan amendment to update the Housing Element for the County of Mendocino as required by State law (Section 65580 – 65589.8 of the California Government Code). The 2019-2027 Housing Element draft identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups defined under State law (Section 65583 of the California Government Code), analyzes governmental constraints to housing maintenance, improvement and development and outlines policies to promote housing opportunities for all persons.
ENVIRONMENTAL DETERMINATION: Addendum to the previously adopted Negative Declaration for the 2014-2019 Mendocino County Housing Element Update.
LOCATION: All unincorporated areas within Mendocino County, excluding those areas within the City limits of Ukiah, Fort Bragg, Willits and Point Arena.
SUPERVISORIAL DISTRICT: All
STAFF PLANNER: JESSE DAVIS
5. **Matters from Staff**
6. **Matters from Commission**
7. **Approval of Minutes**
8. **Adjournment**

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at:

www.mendocinocounty.org/government/planning-building-services/meeting-agendas/airport-land-use-commission

Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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November 20, 2019

TO: Ukiah Daily Journal
FROM: Caitlin Schafer, Staff Assistant III
SUBJECT: Publication of Legal Notice.

Please publish the following notice at least 1/8 page in size, one time on November 23, 2019 in the Legal Notices Section of the Ukiah Daily Journal.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Airport Land Use Commission at its regular meeting on Thursday, December 5, 2019, at 2:00 p.m., to be held in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, will conduct a public hearing for a determination of consistency with the Mendocino County Airport Comprehensive Land Use Plan on the following Project at the time listed or as soon thereafter as the item may be heard.

CASE#: GP_2019-0004

DATE FILED: 03/28/2019

APPLICANT: COUNTY OF MENDOCINO

AGENT: PLANNING AND BUILDING SERVICES

REQUEST: Pursuant to Section 1.3.2(a) of the Mendocino County Airport Comprehensive Land Use Plan ("ACLUP"), the County of Mendocino's draft Housing Element is to be referred to the Mendocino County Airport Land Use Commission for determination of consistency prior to approval. The project consists of a General plan amendment to update the Housing Element for the County of Mendocino as required by State law (Section 65580 – 65589.8 of the California Government Code). The 2019-2027 Housing Element draft identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups defined under State law (Section 65583 of the

California Government Code), analyzes governmental constraints to housing maintenance, improvement and development and outlines policies to promote housing opportunities for all persons.

ENVIRONMENTAL DETERMINATION: Addendum to the previously adopted County of Mendocino General Plan Environmental Impact Report (State Clearinghouse No. 2008062074).

LOCATION: All unincorporated areas within Mendocino County, excluding those areas within the City limits of Ukiah, Fort Bragg, Willits and Point Arena.

SUPERVISORIAL DISTRICT: All

STAFF PLANNER: JESSE DAVIS

The staff memorandum, notice and draft Housing Element will be available for public review 10 days prior to the hearing at 860 North Bush Street, Ukiah, California and on the Department of Planning and Building Services Website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/airport-land-use-commission>

Your comments regarding the above project are invited. Written comments should be submitted to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California, no later than December 4, 2019. Oral comments may be presented to the Airport Land Use Commission during the public hearing.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Airport Land Use Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

The County of Mendocino complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternative formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department by calling (707) 234-6650 at least five days prior to the meeting.

BRENT SCHULTZ, Director of Planning & Building Services



MEMORANDUM

DATE: DECEMBER 5TH, 2019

TO: MENDOCINO COUNTY AIRPORT LAND USE COMMISSION

FROM: JESSE DAVIS, PLANNER

SUBJECT: MENDOCINO COUNTY AIRPORT COMPREHENSIVE LAND USE PLAN
(ACLUP) CONSISTENCY DETERMINATION FOR COUNTY OF MENDOCINO
2019-2027 HOUSING ELEMENT UPDATE

OVERVIEW

The Housing Element is one of the eight (8) required elements in the County's General Plan. It contains an overview of the housing needs for the unincorporated area of Mendocino County. The Element includes an analysis of both the constraints that may impact housing development as well as the resources available to facilitate it, and is intended to reflect and address changing community needs identified by the Department of Housing & Community Development (HCD). The proposed 2019-2027 Housing Element update covers an eight (8) year planning period (Government Code Section 65588(b)), which is longer than previous iterations to better align with the Council of Government's (COGs) schedule to update their Regional Transportation Plans.

State law, as well as the Mendocino County Airport Comprehensive Land Use Plan (ACLUP), requires that prior to approval, a general or specific plan that may impact or cause impacts to airport activities within designated airport planning areas be referred to the Airport Land Use Commission (ALUC) for determination of consistency. Per Section 21676 (b) of the State of California Public Utilities Code and Section 1.3.2(a), as well as 1.3.4(e) of the ACLUP, County staff respectfully requests this determination from the Commission for the proposed 2019-2027 Housing Element Update (Exhibit A).

ACLUP CONSISTENCY REVIEW

The following ACLUP sections apply to this project review:

ACLUP 1.3.2 (in part): *Statutory Requirements* – As required by state law, the following types of actions shall be referred to the Airport Land Use Commission for determination of consistency with the Commission's plan prior to their approval by the local jurisdiction:

- (a) The adoption or approval of any amendment to a general or specific plan affecting the property within an airport's planning area (Section 21676 (b)).

ACLUP 1.3.4(e) (in part) ...local agencies will continue to refer the following individual actions/projects located in the A and B zones to the ALUC: (e)
Any proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities.

DISCUSSION

The 2019-2027 Housing Element is an update to the previous cycle. Where possible all relevant and applicable information from the previous iteration was retained.

Government Code Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period. For its 2019-2027 Housing Element Update, the County has determined that it maintains an ample supply of land suitable for residential development to meet its assigned RHNA (see **Exhibit A - Table 5-1-2** and **Table 5-4-4** for further details). Presently, the County does not require any changes to existing land use or zoning designations with this Housing Element update.

Additionally, the County must identify specific programs in its housing element that will allow it to implement the stated policies and achieve the stated goals and objectives. Programs must include specific action steps the locality will take to implement its policies and achieve its goals and objectives. The programs proposed and reviewed can be found in Chapter 5.1 of the 2019-2027 Housing Element Update and are designed to improve the efficiency and equity of housing production. If necessary, amendments to the zoning code or district would be brought back separately from this approval process for a separate consistency determination by the Commission. As such, in analyzing the ACLUP, County staff identified no instances of inconsistency.

ALUC RECOMMENDED MOTION

The ALUC finds that the proposed 2019-2027 Housing Element is consistent with Mendocino County Airport Comprehensive Land Use Plan for the following reasons:

1. No rezones or land use amendments would occur with approval of the Housing Element update.
2. Any future housing development will be required to comply with the standards contained within the Airport Comprehensive Land Use Plan.

11-25-2019

DATE



JESSE DAVIS
STAFF PLANNER

Enclosed: *Exhibit A – County of Mendocino 2019-2027 Housing Element Update (HCD Draft)*



October 18, 2019

Zack Olmstead
Deputy Director
Department of Housing and Community Development
Division of Housing Policy Development
2020 W. El Camino, Suite 500
Sacramento, CA 95833

Subject: County of Mendocino Draft 2019-2027 Housing Element

Dear Mr. Olmstead:

We are pleased to submit a draft of the 2019 – 2027 County of Mendocino Housing Element for review. This Housing Element describes the City's plan for addressing the housing needs of its residents through August 15, 2027. The County of Mendocino is committed to working with the California Department of Housing and Community Development (HCD) to ensure that this Housing Element obtains certification to maintain eligibility for grant funding programs, to ensure the legal adequacy of the General Plan, and to preserve local control of land use decisions. As demonstrated in the Housing Opportunities and Resources section of the Housing Element, the County has vacant land zoned to meet the needs of residents at all income levels.

We look forward to hearing from your office. Please do not hesitate to contact me at (510) 833-0112 or nwest@placeworks.com with any questions regarding the draft.

Sincerely,

PLACEWORKS

A handwritten signature in black ink that reads "Nicole West" with a stylized flourish at the end.

Nicole West, AICP
Senior Associate

Attached:
County of Mendocino Draft 2019-2027 Housing Element

MENDOCINO COUNTY HOUSING ELEMENT

**2019-2027 UPDATE
ADMINISTRATIVE DRAFT
OCTOBER 2019**

**Prepared By: Mendocino County
Department of Planning and Building Services**



**MENDOCINO COUNTY
HOUSING ELEMENT**

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5.0 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 eight (8) 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 2014-2019 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 eight-year planning period (Government Code Section 65588(b)) from 2019 to 2027. 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 complete the 2010 Housing Element Action to rezone an additional 24 acres of land to high density zoning as part of a Court ordered settlement agreement. The court order was lifted in April, 2016 after the County demonstrated that it had fulfilled its obligations. For this 6th 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

¹ State of California, Government Code Section 65580.

Housing Element



-
- Priority access to State housing funds
 - No potential financial penalties resulting from future legislation

Organization

The Housing Element consists of two components which address the requirements of State law. The *Housing Plan* presents Mendocino County's plan, including goals, policies, and actions to address the County's housing needs and to facilitate the development of housing for all income levels and groups. The information, contained in the *Housing Needs Assessment*, *Housing Constraints and Opportunities* and *Housing Resources*, 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, consistency with the General Plan, and a glossary.
- *Housing Plan* contains goals, policies, and actions.
- *Housing Needs Assessment* contains a demographic and housing profile of the County and 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, a detailed analysis of potential development based on available land, and 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 Outreach* provides a summary of outreach efforts and community feedback from the Housing Element update process.
- *Appendix B: Housing Action Team and Anderson Valley Community Services District Input* provides a range of suggestions from Healthy Mendocino Housing Action Team and Anderson Valley Community Services District
- *Appendix C: Residential Sites Inventory* contains the residential sites inventory, which provides a detailed analysis of potential development based on available land.

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 2019–2027 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 and through 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:

- California Department of Developmental Services, Consumer Count
- Zillow.com
- 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
- Input from Healthy Mendocino - Housing Action Team
- Mendocino County Sustainable Agricultural Lands Strategy, 2017
- Mendocino County Digital Infrastructure Plan: 2019–2015
- State Water Resources Control Board, Decision 1610, 1986
- State Water Rights Board, Decision D 1030, 1961
- City of Ukiah 2010 Urban Water Management Plan, 2011

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.

Mendocino County's land ownership patterns have changed over time. The first land ownership was in the form of Spanish land grants. Later, smaller homesteads granted by the federal government in the County's early days were consolidated into massive ranches, which were later subdivided into smaller ownerships. Today, the fragmentation is continuing, fed in part by declines in ranching and timber and demand for smaller parcels by individuals seeking the County's ambiance and quality of life.

Housing Element



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 1.3 percent from 2010 to 2019, increasing from 87,841 to 89,009. The anticipated growth by the year 2030 is a 4 percent increase from 2019, resulting in a population of about 92,655 (see **Table 5-2-1**).

In 2017 & 2018, Mendocino County experienced multiple large-scale wildfires with devastating consequences for local residents and businesses. The 'Redwood Complex Fire', which started on October 8, 2017, was responsible for the destruction of more than 500 structures, and burned approximately 37,000 acres across unincorporated areas of the County. Included in those 500 structures were more than 349 residential dwellings. In 2018, the Mendocino Complex Fire, which eventually became the largest recorded fire complex in California history, started in Mendocino County, and burned a total of 459,000 acres. The fires were fueled by forest and grassland vegetation, which are typical types of land cover found throughout the Mendocino County. A large percentage of residences and unincorporated small communities are found in areas within a Wildland-Urban Interface, with development scattered throughout thick wildland fuels, with little or no distinct interface boundary between wildland fuels.

The median home value in Mendocino County decreased by 4.4 percent between 2012 (\$353,400) and 2017 (\$338,000). Compared with neighboring counties, Mendocino County had the second highest median home value, after Sonoma County, according to the latest American Community Survey (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. Meetings were held in 2019 on August 7 in Fort Bragg, August 8 in Willits, August 21 in Fort Bragg, and August 29 in Ukiah. 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 Services (PBS) Housing Element website at www.mendocinocounty.org/government/planning-building-services/plans/housingelement, and at County offices. Additionally, public participation was encouraged and welcomed at a Planning Commission hearing on October 17, 2019. Appendix A contains greater detail on the community input provided at meetings, at a Planning Commission hearing and submitted by mail and email.

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 in 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, which were last updated in 2009. 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. The Mendocino Town Plan was updated as a Chapter to the Coastal Element in 2017. The Housing Element has been reviewed for consistency with the updated Mendocino Town Plan, as well.

Presently, the County is finalizing the funding for a Safety Element awarded through FEMA's Hazard Mitigation Grant Program, and intends to combine it with the pending update to the Mendocino County Multi-Hazard Mitigation Plan, which was last reviewed in 2014. Staff intends to complete and adopt the Safety Element by February 2022. A SB 244, Disadvantaged Unincorporated Communities analysis is presently underway, which will be used to bring the Land Use Element current.

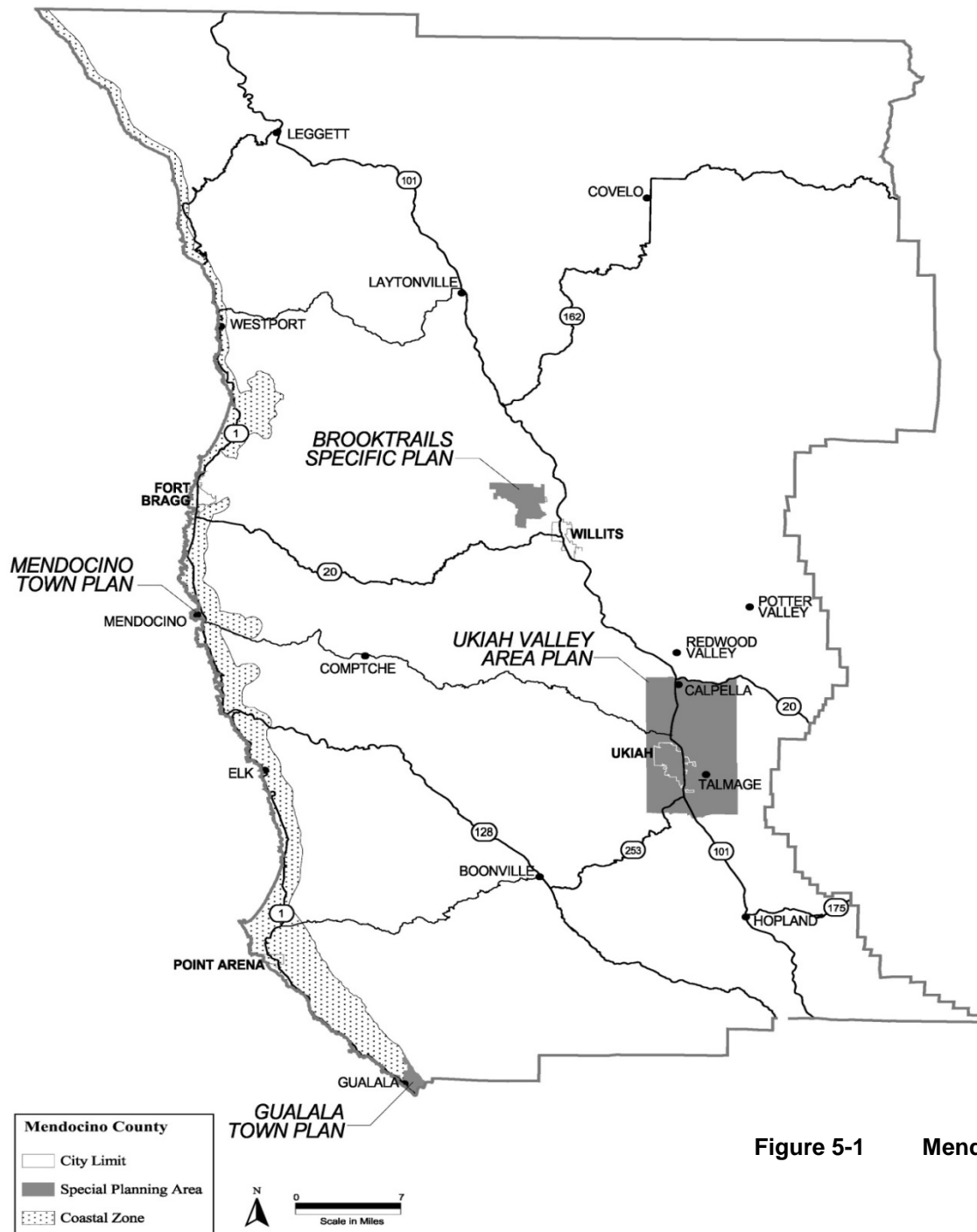


Figure 5-1 Mendocino County



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.

Housing Element



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.



5.1 HOUSING PLAN, 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 3 through 5. 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. Time frames and agencies responsible for carrying out the actions below may be found in section 2.

Housing Production

The Mendocino Council of Government's (MCOG) Regional Housing Needs Assessment (RHNA), part of the overall 2018 Regional Housing Needs Plan, assigned the County a production goal of 1,349 housing units for the unincorporated area between 2018 and 2027. 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.

 Responsibility: PBS and BOS
 Time frame: Ongoing

Housing Element



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- Action 1.1b 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 throughout the Inclusionary Housing development planning process.

Responsibility: PBS and Developers

Time frame: Ongoing as projects are processed through the Planning Department

- 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 Work with new and existing affordable housing development organizations that identify and address affordable housing needs throughout the County. Support organizations pursuing grants to fund development or rehabilitation of affordable housing by providing assistance and information when feasible.

Responsibility: PBS

Time frame: Ongoing as projects are processed through the Planning Department

- 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.

Responsibility: Executive Office, PBS

Time frame: Annually/Ongoing

- POLICY 1.4** Recognize that the different regions of the County have varying housing needs unique to the specific geographic regions.

- Action 1.4a Empower Municipal Advisory Councils (MACs) to assist the County in developing and updating community specific plan documents for the areas they represent by identifying their residential and economic capacity, as well as local advantages, to create more resilient and vibrant communities.

Responsibility: PBS

Time frame: Ongoing



Action 1.4b Address issues associated with Vacation Home Rentals (VHRs) in residential communities to ensure safe and healthy housing opportunities are provided.

Responsibility: PBS
Time frame: Ongoing

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 publish housing resource information used to facilitate the development and improvement of affordable housing. Included could be items such as funding resources, affordable housing development agencies and developers, and energy conservation and green-building resources and services.

In addition, the County will continue the following actions:

- Disseminate housing-related brochures (e.g. farmworker housing) to individuals, developers, and builders that visit Planning and Building offices.
- Continue to report on the implementation and effectiveness of the Housing Element in the General Plan Annual Report to the Board of Supervisors.
- 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.

Responsibility: PBS
Time frame: Initial/Ongoing

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.

Responsibility: PBS and Non-profits
Time frame: Annually/Ongoing

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.
- 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.
- 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.
- Continue 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.
- The County will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.
- This requirement applies to:
 - Non-vacant sites
 - Vacant sites with previous residential uses that have been vacated or demolished

Responsibility: PBS, CE, BOS

Time frame: Intermediate/Ongoing

Action 2.1c 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.

Responsibility: PBS and agencies

Time frame: Ongoing

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.

Responsibility: PBS
Time frame: Ongoing

- Action 3.1b 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, and which meet the requirements of the County Division of Environmental Health and the State Regional Water Quality Control Board and geological review.

Responsibility: PBS, EH
Time frame: Ongoing

- Action 3.1c 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.

Responsibility: PBS
Time frame: Ongoing

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

Responsibility: PBS, EH
Time frame: Update in early 2020.

POLICY 3.2 Promote the development of accessory dwelling units.

- Action 3.2a Continue to publicize the opportunities for and encourage the production of accessory dwelling units for full-time occupancy, and encourage family care units.

Responsibility: PBS
Time frame: Ongoing

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.

Responsibility: PBS

Time frame: Initial

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 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.

Responsibility: PBS

Time frame: Intermediate

Action 3.4b 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.

Responsibility: PBS

Timeframe: Initial

Action 3.4c 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 in 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 service (i.e. water, sewer) capacity is often more readily available for high density residential development.

Responsibility: PBS

Time frame: During the RHNA update process.

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 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) Provide priority processing by County staff and hearing boards for affordable housing units or special needs housing or supporting infrastructure.
- (4) 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.
- (5) 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. Encourage the County to develop innovative requirements for water & sewer for small rural and cluster developments.
- (6) The County will amend the Zoning Code to conform with State law by permitting mobile home parks in all residential zones.
- (7) Improve the County's Inclusionary Housing requirements to encourage greater use of the program.
- (8) Per AB 101 (2019) the County will review its zoning ordinance and make revisions if necessary to allow low barrier navigation centers for the homeless per Government Code 65660-65668.



Responsibility: PBS, BOS, DEH

Time frame: Intermediate/Ongoing, Review code for updates in early 2020.

- Action 3.5b 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.

Responsibility: PBS

Time frame: Intermediate

- Action 3.5c 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.

Responsibility: PBS

Time frame: Intermediate

- Action 3.5d 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.

Responsibility: PBS

Time frame: Intermediate

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 the Community Development Commission (CDC) in its effort to conduct landlord-tenant workshops throughout the County to educate tenants and landlords about their rights and responsibilities and address concerns. In addition, the County will do the following:
- 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.

Responsibility: PBS, CDC

Time frame: Ongoing



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.

Responsibility: PBS
Time frame: Ongoing

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 ongoing 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, and exploring housing types and methods to promote their development

Responsibility: PBS
Time frame: Initial, maintain on an ongoing basis

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. Continue to identify suitable locations for farmworker housing. Ensure that these groups are included in housing stakeholder meetings.

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.

Provide information about the County's farm employee/labor housing regulations..



Meet with the Mendocino County Farm Bureau and other farm advocacy groups to discuss agriculture-related policies, regulations, and opportunities in the County's planning documents, including General Plan Elements, such as an Agriculture Element.

Responsibility: PBS

Time frame: Initial/Ongoing

- Action 4.3b 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.

Responsibility: PBS, Tribal Governments, Indian Housing Authorities

Time frame: Ongoing

- Action 4.3c 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.

Responsibility: PBS

Time frame: Ongoing

- Action 4.3d Provide planning assistance to address homelessness in the County by:
Working with Mendocino County's "Continuum of Care Plan" to address homelessness by assisting, when practical, to develop shelters, transitional, and permanent supportive housing for homeless residents in the County.

Responsibility: PBS, HHSA

Time frame: Annually/Ongoing

- Action 4.3e 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.



Responsibility: PBS, HHSA
Time frame: Ongoing/Ongoing needed

Action 4.3f Provide support to the Mendocino County Health and Human Services Agency on housing and services available for persons with developmental disabilities.

Responsibility: PBS
Time frame: Annually/Ongoing

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 In conjunction with local partners, pursue 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 and Mendo-Lake Energy Watch (MLEW).

Responsibility: PBS, and partner organizations
Time frame: Ongoing

Action 5.1b Protect and conserve water resources and lessen water-related expenses by encouraging rainwater collection and use, low-water landscape design and practices, gray water use 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.

Responsibility: PBS,
Time frame: Ongoing

Action 5.1c Incentivize 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

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Responsibility: PBS,
Time frame: Ongoing

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 through siting and design. 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.

Responsibility: PBS
Time frame: Ongoing

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 promoting utility assistance, home weatherization, energy and water conservation, and green building services.

Responsibility: PBS
Time frame: Initial

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.

Responsibility: PBS
Time frame: Ongoing

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, grant-writing assistance



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.

Responsibility: PBS
Time frame: Annually/Ongoing

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.

Responsibility: PBS, BOS
Time frame: Intermediate

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

Responsibility: PBS, MCOG, AQD
Time frame: Ongoing

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.

Responsibility: PBS, CDC
Time frame: Ongoing

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.

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Responsibility: PBS, CDC
Time frame: Ongoing

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

Action 6.4a 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 2018 Regional Housing Needs Plan prepared by MCOG, 73.12 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 1,349 units. Of these units, 470 must be affordable to very low- and low-income households. As seen in **Table 5-1-4**, since the planning period began, the County has facilitated the construction of 11 accessory dwelling units (ADU)s which is credited towards their RHNA.

TABLE 5-1-1 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA), 2018-2027 MENDOCINO COUNTY						
Jurisdiction	Income Group				Total Units	Percent
	Very Low	Low	Moderate	Above Moderate		
Point Arena	3	1	3	2	9	0.49%
Fort Bragg	60	31	23	23	137	7.43%
Willits	34	25	17	35	111	6.02%
Ukiah	86	72	49	32	239	12.95%
Unincorp. County	291	179	177	702	1,349	73.12%
County Totals	474	308	269	794	1,845	
<i>Source: Mendocino Council of Governments, Regional Housing Needs Plan, August 2018. Note: Extremely low-income housing units needed within the unincorporated county is 146 units, calculated as 50% of the Very Low-income category (Government Code 65583(a)(1)).</i>						



TABLE 5-1-2 CURRENT HOUSING UNIT POTENTIAL, 2019	
Zoning Density	Potential Units
Single Family Units at Rural Densities	478
Single Family Units at Urban Densities	728
Multi-family in all residential zones permitted by-right	562
Multi-family Units in C-1/C-2 zones permitted by-right	646
Countywide Totals	2,414
Note: For more details see Table 5-4-4.	

TABLE 5-1-3 QUANTIFIED OBJECTIVES (PER GOV. CODE SECTION 65583(B)(1))					
	Extremely Low	Very Low	Low	Moderate	Above Moderate
Construction*	146	145	179	177	702
Rehabilitation**	0	0	0		
Conservation/Preservation***	49				
<i>Note: The table displays the estimated objectives for the number of housing units (by income level) over the time frame of the element by method.</i>					
<i>*The construction estimates above are based on the number of units allocated to the unincorporated County through the Regional Housing Needs Plan adopted in 2018. 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.</i>					
<i>**Based on rehabilitation loans funded by the County and distributed by the Community Development Commission since 2014. ***Conservation/Preservation estimated objectives have been determined based on the County’s sole affordable project with an expiration date for the affordability. Coyote Valley has an expiration date of 2071 and is not at risk of converting to market rate within the next 10 years.</i>					

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**TABLE 5-1-4
PROGRESS TOWARDS (RHNA), 2018-2027**

	Income Group				Total Units
	Very Low	Low	Moderate	Above Moderate	
RHNA	291	179	177	702	1,349
Permitted 1/1/19 – 9/10/19	0	0	11	0	11
Remaining RHNA	291	179	166	702	1,338

*Source: Mendocino Council of Governments, Regional Housing Needs Plan, August 2018.
Mendocino County, 2019*



5.2 HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment section analyzes the demographic, household, income, employment, and housing stock characteristics of the unincorporated 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.

Population Characteristics

Population Growth

Between 2010 and 2019, the population in Mendocino County as a whole increased by only 1.3 percent. The population is expected to grow to 92,655 people by 2030, representing an average annual change of 0.90 percent between 2010 and 2030. The incorporated cities' population grew from 28,685 to 29,233 in 2019 and is expected to increase to 30,050. This represents a 1.09 percent average annual growth rate from 2010 to 2030. The unincorporated county has grown at a slower rate, increasing from 59,156 in 2010 to 59,776 in 2019, with a projected 2030 population of 62,225, representing a 0.85 percent average annual growth rate from 2010 to 2030. **Table 5-2-1** shows the population estimates and average annual growth rates.

TABLE 5-2-1 POPULATION GROWTH, 2010–2030, MENDOCINO COUNTY								
Jurisdiction	2010 ¹	2016 ¹	2017 ¹	2018 ¹	2019 ¹	2020 ²	2030 ²	Average Annual Change
Fort Bragg	4,455	5,019	6,078	7,026	7,273	7,311	7,784	1.2%
Point Arena	424	425	407	474	449	449	482	1.2%
Ukiah	10,095	12,035	14,599	15,497	16,075	16,065	16,964	0.9%
Willits	3,091	4,008	5,027	5,073	4,888	4,893	5,201	1.1%
Total Cities	18,065	21,487	26,111	28,070	28,685	28,718	30,430	1.0%
Unincorporated	33,036	45,251	54,234	58,195	59,156	59,573	62,225	0.9%
Total County	87,841	88,721	89,092	89,299	89,009	91,498	92,655	0.9%
Sources:								
¹ California Department of Finance, Table 2: E-4 Population Estimates (2011-2019 with 2010 benchmark).								
² County population for 2020 and 2030 from Department of Finance P-1 Projections (2010-2060); sub-county 2020 and 2030 estimates based on each jurisdiction's share of the 2019 estimate.								



Population Distribution

There are four incorporated cities within the county: Ukiah, Willits, Fort Bragg, and Point Arena. Approximately 32.8 percent of the county's population lives within the incorporated cities, while approximately 67.2 percent live within the unincorporated county (California Department of Finance (DOF)). The county's most populous area is in the Ukiah Valley where the City of Ukiah, the county seat and largest city, is located.

Age Structure

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 Boomer" and "Millennial" generations through successive age groups. When each group entered its twenties, it generated an increase in demand for new housing because this is the prime age for household formation. The original "Baby Boomer" 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 because a significant percentage leave the county to attend college (the county has no four-year educational institutions) and often return in their mid-twenties to mid-thirties.

The other prime group that drives new housing demand is near-retirees and early retirees that move to this county for the quality of life. Unlike young adults, this cohort has greater financial resources and can typically afford to purchase housing.

Changes in the age categories are one of the most significant determinants of housing demand and help to provide a prediction of future housing needs. **Table 5-2-2** shows the countywide median age and the age distribution for the unincorporated county.

TABLE 5-2-2 AGE DISTRIBUTION, 2017, UNINCORPORATED COUNTY		
Age (Years)	2017	
Under 15	15,780	16.9%
15-24	10,044	10.8%
25-34	10,089	10.8%
35-44	10,101	10.8%
45-54	10,753	11.5%
55-59	12,112	13.0%
60+	24,313	26.1%
Total	93,192	100.0%
Median Age (Countywide)	42.4	
Source: 2013- 2017 ACS 5-Year Estimates: Table S0101.		



Race and Ethnicity

The racial and ethnic composition of the unincorporated county is shown in **Table 5-2-3**. White residents comprise the majority, with 84.1 percent of the county's unincorporated population identifying as white in 2017. The second largest racial group was Native American, representing 7.5 percent of the population. Hispanic residents belonging to any race accounted for 20.5 percent of the population, and 4.1 percent of the population did not belong to any of the established racial groups but identified as "Other."

TABLE 5-2-3 RACE AND ETHNICITY, 2017, UNINCORPORATED COUNTY		
Race/Ethnicity	2017	
White	52,124	84.1%
African-American	808	1.3%
Native American	4,625	7.5%
Asian/Pacific Islander	1,902	3.1%
Other	2,533	4.1%
Total	61,992	100.0%
Hispanic (of any race)	12,738	20.5%

Source: 2013-2017 ACS 5-Year Estimates: Table DP05.

Household Characteristics

Household Size

Between 2010 and 2019, the total number of households in the unincorporated county increased from 23,818 to 24,022, an increase of less than 1.0 percent, whereas Mendocino County as a whole grew from 34,945 to 35,361, a 1.2 percent increase (**Table 5-2-4**). In 2010 and 2019 the average household size remained at 2.45 persons in the unincorporated county and 2.46 persons for Mendocino County as a whole. 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.



TABLE 5-2-4 HOUSEHOLD SIZE, 2010 AND 2019, MENDOCINO COUNTY			
Households	2010	2019	Percent Change
Number of Households			
Unincorporated	23,818	24,022	0.9%
Total County	34,945	35,361	1.2%
Persons per Household			
Unincorporated	2.45	2.45	0.0%
Total County	2.46	2.46	0.0%

Sources: Department of Finance, Table 2: E-5 City/County Population and Housing Estimates, 4/1/2010 and 1/1/2019.

Household Type

Table 5-2-5 identifies the makeup of households in the unincorporated county as of 2017. Family households in the unincorporated county accounted for approximately 62.4 percent of all households. Non-family households, such as single persons living alone or non-related persons living together, made up the remaining 37.6 percent.

TABLE 5-2-5 HOUSEHOLD TYPE, 2017, UNINCORPORATED COUNTY		
Household Type*	2017	
	Number	Percent
Family Households	14,469	62.4%
Married Households with Children	3,709	16.0%
Married Household without Children	7,208	31.1%
Female-Headed Households with Children	1,429	6.2%
Other Family Households	3,552	15.3%
Non-family Households	8,717	37.6%
Householders Living Alone	6,825	29.4%
Other Non-family Households	1,892	8.2%
Total Households	23,186	100.0%

Source: 2013-2017 ACS 5-Year Estimates, Tables B17012, B25009, S2501

*Some of these population subgroups have overlapping data. As a result, the sum of the "Number" column exceeds the total number of households, and the sum of percentages exceeds 100%. Only Family Households and Non-family Households equal 100% when summed.



Special Needs 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 needs groups identified by state law (Government Code Section 65583) include the elderly, persons with disabilities (including developmental 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 needs 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.

Senior Population

According to the 2013-2017 ACS, approximately 20 percent of the county's population, or 17,221 persons, was over age 65 and is considered "senior" for the purpose of this analysis. Of those people, 12,796 persons, or 74 percent, lived in the unincorporated county. In addition, 3,025 seniors, or approximately 63 percent, live alone in the unincorporated county. Approximately 7 percent of the senior population had some sort of disability. Approximately 84 percent of senior householders in the unincorporated county own their own home, and 16 percent rent.

Residential opportunities for seniors in the unincorporated county include market-rate housing, residential care facilities, mobile homes, accessory dwelling units (ADUs), 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. The Mendocino County Zoning Code defines family care units as buildings less than 1,000 square feet whose purpose is to house one to two adults aged 60 or older, an immediate family member of the owner who requires daily supervision or care, or a person providing care for the owner of the main residence.

Senior households may have special housing needs due to fixed or limited incomes, increased health care costs, or physical limitations. Many seniors have limited funds for housing, housing repairs or modifications, or assistance for everyday living. Because some seniors 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 lower-income seniors is affordable housing, including stable rents for mobile-home spaces. 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 senior households.

The County's Housing Rehabilitation Loan Program assists lower-income households, including senior 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 Mendocino County



are examples of supportive and group care, including services for seniors with disabilities. Mobile home parks also offer housing options for the elderly. There are 55 mobile home parks located throughout the county.

Persons with Disabilities (non-developmental)

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 for those with disabilities, depending on disability type and severity. These types 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 on-site features to improve access (e.g., ramps, wider doorways, bathroom modifications, special sensory devices) and community accessibility outside the residence 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 Habilitation, Families United-Respite, and Parents and Friends, Inc. are just a few; however, most of the efforts are focused in the Ukiah area. County regulations also allow family care units in many zoning districts and accessory dwelling units on most parcels outside the coastal zone. Action 3.5a is proposed to update the County's accessory dwelling unit ordinance to comply with state law.

Within the unincorporated county there were 9,417 individuals (16.0 percent) reporting some sort of disability as of 2017. This figure includes individuals of all age groups and disability types. **Table 5-2-6** breaks down disability types for three principal age ranges for the unincorporated county.



TABLE 5-2-6
DISABILITY BY AGE AND TYPE 2017, UNINCORPORATED COUNTY

Age Group	Total Disabilities	Hearing Difficulty	Vision Difficulty	Cognitive Difficulty	Ambulatory Difficulty	Self-Care Difficulty	Independent Living Difficulty
5 to 17 years	329	29	29	254*	88*	107*	n/a
	0.6%	0.0%	0.0%	0.4%*	0.1%*	0.2%*	
18 to 64 years	4,641	1,021	447	1,798	2,029	618	1,753
	7.9%	1.7%	0.8%	3.1%	3.5%	1.1%	3.0%
Over 65 year	4,406	2,412	676	898	799	799	190
	7.5%	4.1%	1.2%	1.5%	1.4%	1.4%	0.3%
All Ages	9,417	3,501	1,234	2,950	4,302	1,524	3,472
	16.0%	6.0%	2.1%	5.0%	7.3%	2.6%	5.9%

Source: 2013-2017 ACS 5-Year Estimates, Table S1810.

*Numbers in these cells represent all persons below age 18.

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 also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does 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.

As of 2018, the state Department of Developmental Services (DDS) provides community-based services to approximately 330,000 persons with developmental disabilities and their families through a statewide system of 21 community-based regional centers, 2 state-operated developmental centers, and 1 state-operated community facility (DDS Fact Book Sixteenth Edition). 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, and provides 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.

Housing Element



The information in Table 5-2-7 from the Redwood Coast Regional Center provides a closer look at the disabled population.

TABLE 5-2-7 INDIVIDUALS WITH DEVELOPMENTAL DISABILITY BY AGE, UNINCORPORATED COUNTY			
Zip Code	Unincorporated Community	Number of persons by age group*	
		0 to 17 years	18+ years
95410	Albion	<11	<11
95415	Boonville	<11	<11
95420	Caspar	<11	0
95427	Comptche	<11	<11
95428	Covelo	<11	<11
95432	Elk	0	<11
95445	Gualala	<11	<11
95449	Hopland	<11	<11
95454	Laytonville	11	<11
95456	Little River	<11	<11
95459	Manchester	<11	<11
95460	Mendocino	<11	<11
95463	Navarro	0	<11
95466	Philo	<11	<11
95469	Potter Valley	<11	<11
95470	Redwood Valley	21	29
95481	Talmage	<11	<11
95488	Westport	0	<11
95494	Yorkville	<11	0
95585	Leggett	<11	<11
Total		47 to 182	46 to 199
<i>Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group, June 2019.</i> <i>*Consumer counts did not report number of persons for age groups with fewer than 11 members. When this is the case, the number in the table is shown as "<11." As a result, the total number of persons per group is the potential range, assuming each "<11" may represent 1 person or 10 persons.</i>			



For people living with a development disability, there are a number of appropriate housing types, such as, rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing produced as a result of an inclusionary housing ordinance, HUD housing, and SB 962 homes; as well as a number of appropriate housing related assistance programs, such as, Housing Choice (Section 8) Vouchers and special programs for home purchase. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities are some of the considerations that are important in serving this group.

In order to assist with the housing needs for persons with developmental disabilities, the County will implement programs to coordinate housing activities and outreach with the Regional Center (Action 4.3f) and encourage housing providers to designate a portion of new affordable housing developments for persons with developmental disabilities (Action 4.3c).

Single-Parent Households

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 child-care expenses, on one income. Female-headed households with children have a much higher incidence of poverty; approximately 47 percent of female-headed households with children under 18 live in poverty countywide. Comparatively, approximately 12 percent of married couples with children live in poverty². One of the greatest needs of single-parent households is affordable housing near child care, health care, and other supportive services.

According to the 2013-2017 ACS, 15 percent (2,228) of households within the unincorporated county were single-parent households. Of those, 10 percent (1,429) were female-headed households, and 6 percent (799) were male-headed households, both with children under the age of 18.

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, and 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 2013-2017 ACS, the same proportion of large households owned their own homes as rented housing (4 percent).

Table 5-2-8 shows that, overall, there is sufficient housing for both owner and renter large families since there are nearly 9,443 housing units (41 percent of all housing units in the unincorporated county) for the 965 large owner families and 2,646 rental units (11 percent of all housing units in the unincorporated county) for the 1,001 large renter families living in the unincorporated county. A slight shortage of rental housing units with five or more bedrooms for renter families with seven or more persons appeared in 2017. There was a similar shortage of rental housing units with four bedrooms for renter families with six persons.

² 2013-2017 ACS



TABLE 5-2-8 COMPARISON OF LARGE HOUSEHOLDS AND UNIT SIZE, 2017, UNINCORPORATED COUNTY					
Household Size	Number	Percent	Bedroom Size	Units	Percent
Owner					
5-person	622	2.7%	3-bedroom	7,621	32.9%
6-person	246	1.1%	4-bedroom	1,471	6.3%
7+-person	97	0.4%	5+-bedroom	351	1.5%
Total Owner HHs 5-person+	965	4.2%	Total Owner HHs 3-bedroom+	9,443	40.7%
Renter					
5-person	652	2.8%	3-bedroom	2,358	10.2%
6-person	278	1.2%	4-bedroom	234	1.0%
7+-person	71	0.3%	5+-bedroom	54	0.2%
Total Renter HHs 5-person+	1,001	4.3%	Total Renter HHs 3-bedroom+	2,646	11.4%
Source: ACS 2013-2017 5-Year Estimates: Table B25042, Table B25009.					

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 needs population with several interrelated challenges. According to the National Center for Farmworker Health's 2012 "Facts About Farm Workers," 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 it is provided by the employer. To counteract these effects, farmworkers may live in substandard and/or overcrowded conditions.

The U.S. Census's 2013-2017 ACS identified 2,356 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 employers every five years. **Table 5-2-9** shows the results from the 2012 and 2017 Censuses of Agriculture.

TABLE 5-2-9				
FARMS AND FARMWORKERS BY WORK PERIOD LENGTH, 2012–2017, MENDOCINO COUNTY				
2012	Hired Farm Labor	Total	Farms	498
			Workers	5,314
		Farms with 10 or More Workers	Farms	151
			Workers	4,839
	Workers by Days Worked	150 Days or More		
		Total	Farms	252
			Workers	1,442
		Farms with 10 or More Workers	Farms	44
			Workers	929
		Fewer Than 150 Days		
		Total	Farms	407
			Workers	3,872
		Farms with 10 or More Workers	Farms	44
			Workers	929
2017	Hired Farm Labor	Total	Farms	483
			Workers	3,875
		Farms with 10 or More Workers	Farms	126
			Workers	2,744
	Workers by Days Worked	150 Days or More		
		Total	Farms	261
			Workers	1,483
		Farms with 10 or More	Farms	44



TABLE 5-2-9 FARMS AND FARMWORKERS BY WORK PERIOD LENGTH, 2012–2017, MENDOCINO COUNTY				
		Workers	Workers	832
		Fewer than 150 Days		
		Total	Farms	363
			Workers	2,392
		Farms with 10 or More Workers	Farms	98
			Workers	1,613
		Source: USDA Census of Agriculture, 2012 and 2017: Volume 1, Chapter 2: County Level Data, Tables 1 and 7.		

The 2012 Census of Agriculture identified 1,220 farms in the county, 498 of which used hired labor. Those farms employed a total of 5,314 workers. Of those workers, 3,872 worked less than 150 days per year, and only 1,442 worked 150 days or more.

The 2017 Census of Agriculture identified 1,128 farms in the County, 483 of which used hired labor. Those farms employed a total of 3,875 workers. Of those workers, 2,392 worked less than 150 days per year, and only 1,483 worked 150 days or more. Between 2012 and 2017, the number of farms decreased by 92, and the number of farms hiring workers decreased by 15. The overall number of farmworkers decreased by 87 persons. Between 2012 and 2017 the number of workers working more than 150 days increased by 41.

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 by right in all zoning districts where agriculture is a permitted use.

Since farmworkers typically have low incomes, they are often at a disadvantage in the housing market. In addition, seasonal farmworkers often have different needs compared to those that live in the county year-round. Housing opportunities for seasonal farmworkers may include bunkhouses and other congregate living facilities as well as affordable multi-family or single-family rental units, and year-round farmworkers typically need affordable rental or ownership housing. Several employers, such as Concha y Torro Vineyards and Roederer Estate, 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 use by farmworkers. AVHA has converted an older motel in Boonville into units for farmworkers. **Table 5-2-10** provides information on recent permits issued for farmworker housing in the county.



TABLE 5-2-10 PERMITS ISSUED TO FACILITATE FARMWORKER HOUSING: 2014–2019 , MENDOCINO COUNTY				
General Location	Type of Unit	Number of Bedrooms	Employees	Project Number
Fort Bragg	Trailer Coach	1 bedroom	1 Employee / Family	AP_2014-0016
Hopland	Single Family	2 bedrooms	1 Employee / Family	AP_2018-0009
Potter Valley	Single Family	1 bedroom	1 Employee / Family	AP_2019-0055
Potter Valley	Mobile Home	2 bedrooms	2 Employees	AP_2019-0071
Hopland	(2) Mobile Homes	2 bedrooms /Bunk house	7 Employees	U_2014-0005
Gualala	Single Family	1 bedroom	1 Employee	U_2014-0006
Boonville	(2) Single Family	8 bedrooms	2 Families	U_2014-0011
Manchester	Duplex	5 bedrooms	2 Families	U_2016-0013
Boonville	(2) Single Family	Varies	3 Employees / Part-Time Staff	U_2016-0012
Point Arena	(2) Mobile Homes	Varies	2 Families	CDP_2017-0040
Point Arena	Modular Home	3 bedrooms	1 Family	CDP_2017-0041
Ukiah	(3) Single Family	Varies	3 Families	U_2017-0028
Ukiah	Multifamily	Varies	72 Units/ Families	Brush Street Farm Labor Housing (Multiple Building Permits) - 2019
Philo	(3) Duplexes	15 bedrooms	6 Families	U_2018-0016
Source: Mendocino County Department of Planning and Building Services, 2019.				

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 only 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.

Employment in the extremely low-income category can typically consist of part-time, itinerant, seasonal, or sporadic jobs as well as self-employed sales activities.

Typical housing stock and quality vary greatly for extremely low-income households, 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 farmworker housing.

According to the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) database, approximately 2,811 households (12.2 percent) in the unincorporated county fell into the extremely low-income category. When looking at tenure, extremely low-income renters were more likely to be overpaying for housing (21.4 percent) compared to owner occupied households (16.8 percent). Of the 1,836 extremely low-income households severely overpaying for housing in the unincorporated county, approximately 39 percent were owners and 61 percent were renters. (See **Table 5-2-21** under *Income Characteristics*, below.)

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 for 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, often with mental health counseling, job training, and case management among other services to reinforce the advancement 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 2017 Point-in-Time Homeless Population count, there were approximately 1,238 homeless people in Mendocino County.³ Of these, 113 were in emergency shelters, 47 in transitional shelters, and 1,078 without shelter. Most homeless locate in the urban areas of the county, particularly Ukiah and Fort Bragg, which have the majority of emergency shelters and transitional housing. Emergency shelters in the county provide 129 to 139 beds (see **Table 5-2-11**). The number of beds includes the motel vouchers used by several agencies to provide temporary assistance.

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

³Mendocino County's *Continuum of Care Plan*, 2017 Point-in-Time Homeless Population counts taken in 1/26/2017.



**TABLE 5-2-11
EMERGENCY SHELTERS IN MENDOCINO COUNTY, 2019**

Facility	Beds	Target Need Group
Hospitality House, Fort Bragg	24 beds	Homeless Individuals and families
Project Sanctuary Ukiah	14 beds*	Battered men, women and children; homeless battered women (case by case)
Coast Winter Shelter	Approximately 20 beds purchased per night	Homeless individuals
Mendocino County Youth Project: Levine House	6 beds	Transition aged youth (ages 18-21)
Redwood Community Services: Inland Winter Shelter 1045 S. State St., Ukiah**	46 beds (for individuals); 3 motel vouchers for families	Homeless individuals and families
Whole Person Care	10 to 20 beds sponsored through motel vouchers	Homeless individuals and families
Mendocino County Children's Center (MC3), Willits	6 beds	Unaccompanied young males and females below 18; youth below 18 detained by Child Welfare Services for assessment
Total	129 to 139 beds	--

Sources:

Mendocino County Continuum of Care for the Homeless 2019 Housing Inventory Survey.

Ford Street Project representative phone correspondence, July 2019.

Hospitality Housing, Fort Bragg representative phone correspondence, July 2019.

Project Sanctuary Ukiah representative phone correspondence, July 2019.

Redwood Community Services representative phone/email correspondence, July 2019.

Mendocino County Youth Project website, July 2019.

**Additional beds may be available along the coastal area through low-cost vouchers Project Sanctuary provides to applicants.*

***Open November to April every year.*

Transitional and Supportive Care

Table 5-2-12 lists the transitional housing facilities in the county. Most of the 140- to 170-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 (see **Table 5-2-13**).

Housing Element



**TABLE 5-2-12
TRANSITIONAL HOUSING FACILITIES, 2019, MENDOCINO COUNTY**

Facility	Beds	Target Need Group
Mendocino County Youth Project Transitional Housing	10 beds	Homeless youth, 18 to 24
Ford Street Project (FSP), 133 Ford St., Ukiah	20 to 50 beds*	Homeless families
Project Sanctuary, Ukiah**	28 beds	Battered men, women, and children
Mendocino Coast Hospitality House Transitional Housing, Fort Bragg	24 beds	Homeless families and individual females and males
Redwood Community Services (RCS): Stepping Stones Gibson House and Haven House, Ukiah	16 beds	Transition-aged youth with either mental illness or dual diagnosis of substance abuse combined with mental illness
RCS: Stepping Stones TAY-Wellness 140 Gibson St, Ukiah	11 beds	Transition aged youth: homeless single male and female individuals or single parents and their children with mental illness or dual diagnosis of substance abuse combined with mental illness
RCS: Stepping Stones Transitional Housing Program Plus (THP+), Ukiah	10 beds***	Homeless single parents with children or transition aged youth
RCS: Stepping Stones Transitional Housing Program Plus Foster Care (THP+FC), Ukiah	12 beds	Homeless male and female individuals with children or TAY ages 18-21 who are wards of the State
Valley House	9 beds	Homeless couples, individual females and males with mental illness
Total	140 to 170 beds	--

Sources:

Mendocino County Continuum of Care for the Homeless 2019 Housing Inventory Survey

Ford Street Project representative phone correspondence, September 2014.

RCS representative phone correspondence, November 2014.

**10 family units with capacity for a minimum of 20 beds if occupied by all two-member families or 50 beds if occupied by five-member families.*

***Ft. Bragg units are privately owned, not operated by Project Sanctuary (housing vouchers provided to applicants).*

****Shared housing for single parents, short-term rental subsidies for TAY foster youth in single apartments.*



**TABLE 5-2-13
PERMANENT SUPPORTIVE HOUSING, 2019 MENDOCINO COUNTY**

Facility	Beds	Target Need Group
Shelter Plus Care Rental Vouchers	130 funded by Temporary Rental Assistance of 1,2, and 3 bedrooms	Homeless, disabled individuals and families
HUD-HOME 1175 S. State St, Ukiah Garden Court	10 Units (10 to 30 beds)	Low-income households as defined by HUD HOME program (80% AMI)
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. 8s 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, July 2019.

Native Americans

Native Americans are recognized by federal law as a special needs 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 ongoing 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 the Federal Trust. SB 18 and AB 52 tribal consultation was conducted with various tribal governments for the 2009 General Plan Update and resulted in a "Tribal Lands" designation, which provides for flexibility in the range of uses permitted while requiring detailed planning and environmental analysis. It 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. The County has not received any requests to apply this designation.

According to the 2013–2017 ACS, an estimated 2,925 Native Americans were living in the unincorporated county, comprising approximately 5 percent of the unincorporated population. Of those, approximately 29 percent (849 persons) were living below the poverty line. This is a much higher percentage than in the non-Native American population, where only 18 percent (9,733 persons) were living below the poverty line.



Employment Characteristics

Employment Trends

The County's employment base has become increasingly diversified over the last several decades as timber, fishery, and industrial employment have declined. The retail trade, service, and government sectors continue to gain as the major sources of employment in Mendocino County. **Table 5-2-14** summarizes the occupations of the unincorporated county's residents based on 2012–2016 ACS data. Managerial/professional occupations accounted for 34.3 percent of all jobs in the unincorporated county, followed by services at 24.6 percent, and sales/office jobs at 16.9 percent.

TABLE 5-2-14 OCCUPATION OF RESIDENTS, 2016, UNINCORPORATED COUNTY		
Occupation	Number	Percent
Managerial/Professional	8,654	34.3%
Sales and Office	4,251	16.9%
Services	6,198	24.6%
Production/Transportation	2,323	9.2%
Construction/Maintenance	2,155	8.6%
Farming, Forestry, and Fishing	1,617	6.4%
Total	25,198	100%

Source: 2012-2016 ACS 5-Year Estimates, Table DP-03.

Table 5-2-15 identifies the median earnings by type of industry. According to the 2013-2017 ACS, the highest-paying industries were information, followed by the transportation, warehousing, and utilities industry, which was closely followed by public administration. The average median earnings for all industries were \$31,613. Unemployment is not factored into the earnings.



TABLE 5-2-15
AVERAGE EARNINGS PER EMPLOYEE, 2017, MENDOCINO COUNTY

Industry	Median Earnings per Employee 2017
Agriculture, forestry, fishing and hunting, and mining:	\$21,955
Construction	\$35,480
Manufacturing	\$34,630
Wholesale trade	\$31,331
Retail trade	\$22,884
Transportation and warehousing, and utilities:	\$43,675
Information	\$47,153
Finance and insurance, and real estate and rental and leasing:	\$33,169
Professional, scientific, and management, and administrative and waste management services:	\$30,990
Educational services, and health care and social assistance:	\$31,116
Arts, entertainment, and recreation, and accommodations and food services	\$14,196
Other services except public administration	\$21,129
Public administration	\$43,255
Average Median Earnings	\$31,613

Source: 2013-2017 ACS 5-Year Estimates: Table B24031.
Note: Countywide data used because data for unincorporated county only were not available.

Employment Rates

The county's total employment rate is expected to grow at an average annual rate of 4.0 percent between 2018 and 2023, with the number of jobs growing fastest within the agricultural industry. Farms jobs are expected to increase by 21.4 percent, from approximately 1,400 in 2018 to 1,700 in 2023. Between 2020 and 2030, total employment in Mendocino County is expected to grow 5.9 percent, from 34,510 jobs to 36,160 jobs.⁴

The unemployment rates for the unincorporated county were higher toward the beginning of 2010 and have gradually decreased since then. In 2010, the annual average unemployment rate was 11.6 percent. By 2015, the rate had decreased by half (5.8 percent), and it was down to 4.5 percent as of 2017. As of January 2019, unemployment was 5.3 percent (see **Table 5-2-16**).

⁴ Caltrans, Long-Term Socio-Economic Forecast by County, 2019.



TABLE 5-2-16
UNEMPLOYMENT RATES, 2010-2019, UNINCORPORATED COUNTY

Year	Rate		
	January	September	Annual Average Rate*
2010	13.4%	11.0%	11.6%
2011	13.4%	10.8%	11.4%
2012	11.8%	8.8%	10.0%
2013	10.4%	7.5%	8.4%
2014	8.2%	5.9%	7.0%
2015	7.1%	4.7%	5.8%
2016	6.4%	4.6%	5.3%
2017	6.0%	3.6%	4.5%
2018	4.7%	3.3%	**
2019	5.3%	**	**

Source: California Employment Development Department, Local Area Unemployment Statistics accessed July 24, 2019.

*Countywide data used here.

** Rates not yet available.

Educational Level

Income typically increases as education levels increase. According to the 2013-2017 ACS, the majority of unincorporated county residents had a high school diploma or some college education. Approximately 34.9 percent had a college degree (associate or bachelor's degree), and approximately 9.1 percent had a graduate degree. However, as shown in **Table 5-2-17**, a significant percentage (11.2 percent) of county residents did not attain a high school education.

TABLE 5-2-17
EDUCATIONAL ATTAINMENT BY POPULATION 25 AND OLDER, 2017, UNINCORPORATED COUNTY

Education	Persons	Percent
Less Than High School	2,002	4.7%
Some High School, no degree	2,763	6.5%
High School Diploma / GED	11,028	26.0%
Some College, no degree	11,849	27.9%
College Degree, associate	3,309	7.8%
College Degree, bachelor	7,669	18.1%
Graduate or Professional Degree	3,849	9.1%
Total	42,469	100%

Source: 2013-2017 ACS 5-Year Estimates Table S1501.



Income Characteristics

HCD Income Limits

The California Department of Housing and Community Development (HCD) publishes annual income limits for each county in the state. The 2019 area median income (AMI) in Mendocino County (for a four-person household) is \$64,800. **Table 5-2-18** shows the maximum annual income level for each income group adjusted for household size. The maximum annual income data is used to calculate the maximum affordable housing payments for the different households (varying by income level) and their eligibility for federal housing assistance.

- Extremely Low Income Up to 30 percent of area median income (\$0–\$25,750)
- Very Low Income 31–50 percent of AMI (\$25,751–\$32,400)
- Low Income 51–80 percent of AMI (\$32,401–\$51,850)
- Moderate Income 81–120 percent of AMI (\$51,851–\$77,750)
- Above Moderate Income Above 120 percent of AMI (\$77,750 or more)

TABLE 5-2-18 MAXIMUM HOUSEHOLD INCOME BY HOUSEHOLD SIZE, 2019								
Income Category	Persons per Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$13,650	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$42,800
Very Low	\$22,700	\$25,590	\$29,200	\$32,400	\$35,000	\$37,600	\$40,200	\$42,800
Low	\$36,300	\$41,500	\$46,700	\$51,850	\$56,000	\$60,150	\$64,300	\$68,450
Median	\$45,350	\$51,850	\$58,300	\$64,800	\$70,000	\$75,150	\$80,350	\$85,550
Moderate	\$54,450	\$62,200	\$70,000	\$77,750	\$83,950	\$90,200	\$96,400	\$102,650
Source: California Department of Housing and Community Development Memorandum, "State Income Limits for 2019," May 6, 2019								

Household Income

Income is an important factor when determining a household's ability to pay for adequate housing. There are wide variations in income patterns by type, size, and age of households.

Table 5-2-19 provides median income data for both the unincorporated county and Mendocino County as a whole as of 2017. The three largest income groups in the unincorporated county earned between \$75,000 to \$99,999 (12 percent), \$60,000 to \$74,999 (11 percent), and \$50,000 to \$59,999 (7.6 percent).



TABLE 5-2-19
HOUSEHOLD INCOME, 2017, MENDOCINO COUNTY

Income Group	Unincorporated County		Mendocino County	
	Households	Percent	Households	Percent
<\$10,000	1,697	7.3%	2,494	7.3%
\$10,000 - \$14,999	1,445	6.2%	2,758	8.1%
\$15,000 - \$19,999	1,419	6.1%	2,209	6.5%
\$20,000 - \$24,999	1,278	5.5%	1,991	5.8%
\$25,000 - \$29,999	1,303	5.6%	1,824	5.3%
\$30,000 - \$34,999	1,392	6.0%	2,220	6.5%
\$35,000 - \$39,999	1,068	4.6%	1,632	4.8%
\$40,000 - \$44,999	993	4.3%	1,433	4.2%
\$45,000 - \$49,999	1,001	4.3%	1,535	4.5%
\$50,000 - \$59,999	1,773	7.6%	2,497	7.3%
\$60,000 - \$74,999	2,551	11.0%	3,651	10.7%
\$75,000 - \$99,999	2,777	12.0%	3,795	11.1%
\$100,000 - \$124,999	1,581	6.8%	2,273	6.6%
\$125,000 - \$149,999	1,096	4.7%	1,553	4.5%
\$150,000 - \$199,999	931	4.0%	1,211	3.5%
> \$200,000	881	3.8%	1,106	3.2%
Total	23,186	100.00%	34,182	100.00%

Source: 2013-2017 ACS 5-Year Estimates: Table B19001.

Table 5-2-20 shows the median household income by region of the county as of 2017. For Mendocino County as a whole, the median household income was \$46,528, with a poverty rate of 19.12 percent. The City of Willits reported the lowest median household income (\$31,433), and Point Arena reported the highest median household income (\$45,694).



TABLE 5-2-20
HOUSEHOLD INCOME AND POVERTY IN MENDOCINO COUNTY BY REGION, 2017

Region	Median Household Income	Percent of Individuals in Poverty
Fort Bragg	\$41,273	19.0%
Point Arena	\$45,694	15.4%
Ukiah	\$43,480	20.0%
Willits	\$31,433	27.4%
Unincorporated County	*	18.2%
Countywide	\$46,528	19.1%

Source: 2013-2017 ACS 5-Year Estimates, Tables B19013, S1701.
**Median household income data not available for the unincorporated county.*

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 experiences a housing cost burden or overpayment if it is paying more than 30 percent of its gross income on housing.

According to the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) database, 38.2 percent of households were overpaying for housing (more than 30 percent of total income), and 21.5 percent were severely overpaying for housing (more than 50 percent of total income). (See **Table 5-2-21.**)



TABLE 5-2-21
HOUSEHOLDS OVERPAYING FOR HOUSING BY INCOME GROUP IN UNINCORPORATED COUNTY

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	22,865	100.0%
Total Renter households	7,820	34.2%
Total Owner households	15,045	65.8%
Total lower income (0–80% of HAMFI) households	9,876	43.2%
Lower income renters (0–80%)	4,870	21.3%
Lower income owners (0–80%)	5,006	21.9%
Extremely low income renters (0–30%)	1,755	7.7%
Extremely low income owners (0–30%)	1,056	4.6%
Lower income households paying more than 50%	4,223	18.5%
Lower income renter HH severely overpaying	2,236	9.8%
Lower income owner HH severely overpaying	1,987	8.7%
Extremely Low Income (0–30%)	1,836	8.0%
ELI Renter HH severely overpaying	1,115	4.9%
ELI Owner HH severely overpaying	721	3.2%
Income between 30% and 50%	1,281	5.6%
Income between 50% and 80%	1,106	4.8%
Lower income households paying more than 30%	6,102	26.7%
Lower income renter HH overpaying	3,287	14.4%
Lower income owner HH overpaying	2,815	12.3%
Extremely Low Income (0–30%)	2,097	9.2%
Income between 30% and 50%	1,828	8.0%
Income between 50% and 80%	2,177	9.5%
<i>Total Households Overpaying</i>	<i>8,740</i>	<i>38.2%</i>
<i>Total Renter Households Overpaying</i>	<i>3,847</i>	<i>16.8%</i>
<i>Total Owner Households Overpaying</i>	<i>4,893</i>	<i>21.4%</i>
<i>Total households paying between 30% and 50% Income</i>	<i>3,831</i>	<i>16.8%</i>
<i>Total households paying >50% Income</i>	<i>4,909</i>	<i>21.5%</i>
Source: US Department of Housing and Urban Development, 2006-2015 CHAS Data Sets, https://www.huduser.gov/portal/datasets/cp.html#2011-2015 .		



Housing Characteristics

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

Housing Growth

In 2019, Mendocino County as a whole had 40,470 housing units, of which 28,589 housing units (70.6 percent) were located in the unincorporated county.

Table 5-2-22 shows the number of housing units in 2008, 2013, and 2019 in Mendocino County. The county as a whole had 39,563 units in 2008, which increased by 8 percent by 2013 and another 1 percent by 2019. During the same period, the number of housing units in the unincorporated county also grew—by 10 percent from 2008 to 2013, and by less than 1 percent from 2013 to 2019.

TABLE 5-2-22 HOUSING GROWTH, MENDOCINO COUNTY, 2008–2019					
Area	2008	2013	2019	Percent Change from 2008 to 2013	Percent Change from 2013 to 2019
Mendocino County	39,563	40,529	40,760	8.0%	0.6%
Unincorporated County	27,725	28,556	28,589	10.0%	0.1%
Sources: California Department of Finance, E-5 Population and Housing Estimates, 2008, 2013, 2019.					

Housing Type

Table 5-2-23 identifies the type of housing units in the unincorporated county in 2013 and 2019. According to the 2019 DOF numbers, single-family homes represent the majority of homes in the unincorporated county, comprising 75.3 percent of the housing stock. Multi-family housing, including apartments and condominiums, represented approximately 6.4 percent, and mobile homes comprised 15.7 percent of the housing stock.

There has been little growth in any type of housing and some slight decreases in housing supply for some categories. The total number of housing units in the unincorporated county increased by just 33 units, or 0.1 percent, from 2013 to 2019. The total number of single-family housing units also increased by a net total of 33, also a 0.1 percent increase. Some multi-family housing units appear to have been lost as there was an overall decrease of these housing units, or a 0.4 percent decrease, all from duplexes, triplexes, or quadruplexes. Mobile homes in the unincorporated county increased slightly by 0.2 percent.

Housing Element



TABLE 5-2-23
HOUSING UNITS BY TYPE, 2013 AND 2019, UNINCORPORATED COUNTY

Housing Unit Type	2013		2019		Percent Change
	Units	Percent*	Units	Percent*	
Single Family					
Detached	21,520	75.3%	21,554	75.3%	0.2%
Attached	708	2.4%	707	2.4%	-0.1%
Total Single Family	22,228	77.8%	22,261	77.8%	0.1%
Multi-family					
2–4 Units	944	3.3%	937	3.2%	-1%
5+ Units	909	3.9%	909	3.1%	0.0%
Total Multi-family	1,853	6.5%	1,846	6.4%	-0.4%
Mobile Homes	4,475	15.7%	4,482	15.6%	0.2%
Total Units	28,556	100%	28,589	100%	0.1%

Source: California Department of Finance Table E-5 Population and Housing Estimates, 2013 and 2019.

*All percentages shown here represent each Housing Unit Type’s individual share of the total amount of housing units. Since some of these categories overlap, the entire sum of the percentages exceeds 100%.

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 2012-2016 ACS, approximately 52.9 percent of the occupied housing units in the unincorporated county were owner-occupied units and 28.9 were renter-occupied units. Between 2010 and 2019, the number of owner-occupied units decreased by 5.0 percent, and the number of renter-occupied units increased by 19.8 percent, as shown in **Table 5-2-24**. Note that two different data sets, the 2010 census and the American Community Survey, were used in this data. These data sets have different samples sizes, so the increases and decreases shown by this data might not be as dramatic if the same two data sets were compared.



TABLE 5-2-24
HOUSING TENURE, 2010-2016, UNINCORPORATED COUNTY

Housing Tenure	2010		2016		Percent Change
	Units	Percent	Units	Percent	
Occupied Housing Units	22,850 ¹	87.0%	23,427 ³	81.7%	2.5%
Owner Occupied	15,946 ¹	70.0%	15,156 ²	52.9%	-5.0%
Renter Occupied	6,904 ¹	30.0%	8,271 ²	28.9%	19.8%

Source:

1. U.S. Census 2010.

2. 2012-2016 ACS 5-Year Estimate, Table B25014.

3. 2012-2016 ACS 5-Year Estimates, Tables B25002 and B25004.

Vacancy Rate

Vacancy rates indicate the general availability of housing in a specific area as well as the degree to which available housing supply is meeting current housing market demand. Lower vacancy rates indicate that homebuyers or renters may have difficulty finding affordable housing that meets their needs, and higher vacancy rates suggest a surplus of housing units. Lower vacancy rates may be concurrent with higher market rate rents and/or overcrowding. In 2016, the homeowner vacancy rate was 0.8 percent, and the rental vacancy rate was 3.9 percent (**Table 5-2-25**), which was a decrease from 2010 of 2.2 percent and 5.3 percent, respectively. The vacancy rates in Mendocino County are fairly low, in particular for homeowners, indicating the supply of housing for sale may be quite low.

TABLE 5-2-25
VACANCY RATES, 2000-2010, MENDOCINO COUNTY

Housing Tenure	2010 ¹	2016 ²
Homeowner Vacancy Rate	2.2%	0.8%
Rental Vacancy Rate	5.3%	3.9%

Source:

1. U.S. Census 2010.

2. 2012-2016 ACS 5-Year Estimates, Tables B25002 and B25004.

Bedroom Size

According to the 2013-2017 ACS, the vast majority of owner-occupied units in the unincorporated county had two or three bedrooms (**Table 5-2-26**). 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 42.7 percent of all units. One-bedroom units only made up 17.4 percent of available rental housing, and three-bedroom units made up 31.5 percent.



TABLE 5-2-26
BEDROOM SIZE BY TENURE, 2017, UNINCORPORATED COUNTY

Bedroom Size	Owner Occupied		Renter Occupied	
	Number	Percent	Number	Percent
0 Bedroom	167	1.1%	345	4.6%
1 Bedroom	1060	6.8%	1300	17.4%
2 Bedroom	5033	32.1%	3192	42.7%
3 Bedroom	7621	48.5%	2358	31.5%
4 Bedroom	1471	9.4%	234	3.1%
5+ Bedroom	351	2.2%	54	0.7%
Total	15,703	100%	7,483	100%

Source: 2013-2017 ACS 5-Year Estimates: Table B25042.

Overcrowding

The US Census Bureau defines overcrowding as a housing unit that is occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded.

Overcrowding is not a significant housing issue in the unincorporated county. According to data from the 2012–2016 ACS, there were a total of 1,272 overcrowded households, representing only 5.4 percent of all households (see **Table 5-2-27**). Of the 1,272 overcrowded households, almost 764 households (9.2 percent) are renter households, and 508 households (3.4 percent) are owner occupied. Approximately 2.6 percent (115 households) of the households in the unincorporated county reported being severely overcrowded, and the majority of these were renter households.

TABLE 5-2-27
OVERCROWDED HOUSEHOLDS, 2016, UNINCORPORATED COUNTY

Persons Per Room	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
1.0–1.5	368	2.4%	544	6.6%	912	3.9%
More than 1.5	140	0.9%	220	2.7%	360	1.5%
Total Overcrowded Households	508	3.4%	764	9.2%	1,272	5.4%
Total Households	15,156	100.0%	8,271	100.0%	23,427	100.0%

Source: 2012-2016 American Community Survey Table B25014.



Housing Age and Condition

Age is an important factor in the condition of a housing unit. Housing gradually deteriorates over time, and housing stock, like other infrastructure, needs regular maintenance. 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 5-2-28 shows the age of the housing stock for Mendocino County as a whole and the unincorporated county. Over three-quarters (75.7 percent) of all units in the unincorporated county are 30 years old or older and one-third (32.5 percent) of the housing stock is more than 50 years old.

A major concern in the county as of the 2015 housing conditions survey was substandard housing. There were a significant number of housing units with dilapidated roofs, foundations, sidings, or windows. While substandard housing was not concentrated in any one specific section of the unincorporated county, the region with the highest number of units needing attention was Laytonville/Leggett/Westport, as reported in 2015.⁵ According to the County Building Department and Code Enforcement, it is assumed that approximately 25 units are currently in need of rehabilitation and 100 units are in a dilapidated state.

TABLE 5-2-28 AGE OF HOUSING STOCK IN UNINCORPORATED MENDOCINO COUNTY				
Year Built	Mendocino County	% of Total	Unincorporated County	% of total
2014 or later (≤5 years old)	113	0.3%	113	0.4%
2010-2013 (6 to 9 years old)	474	1.2%	369	1.3%
2000-2009 (10 to 19 years old)	3,790	9.3%	3,189	11.0%
1990-1999 (20 to 29 years old)	4,324	10.6%	3,402	11.7%
1980-1989 (30 to 39 years old)	7,599	18.6%	5,358	18.5%
1970-1979 (40 to 49 years old)	9,463	23.2%	7,158	24.7%
1960-1969 (50 to 59 years old)	3,760	9.2%	2,466	8.5%
1950-1959 (60 to 69 years old)	5,078	12.4%	3,333	11.5%
1940-1949 (70 to 79 years old)	2,266	5.5%	1,291	4.5%
1939 or earlier (80+ years old)	3,984	9.8%	2,312	8.0%

Source: 2013-2017 ACS 5-Year Estimates, Table B25034.

⁵ County of Mendocino, *Housing Conditions Survey: October 2015*, <http://www.edfc.org/wp-content/uploads/2015/12/Housing-Conditions-Survey-5.pdf>



Housing Costs and Affordability

The 2013-2017 ACS reports that median monthly rental costs in Mendocino County were \$1,048, compared to median monthly ownership costs of \$1,770 (see **Table 5-2-29**).

TABLE 5-2-29 MEDIAN HOMEOWNER/RENTER COSTS, 2017, MENDOCINO COUNTY	
Affordability Metrics	2017
Median Monthly Ownership Cost	\$1,770
Median Gross Rent	\$1,048

Source: 2013-2017 ACS 5-Year Estimates, Table DP04.

Housing Sales Prices and Trends

According to the 2013-2017 ACS, Mendocino County had the second highest median home value compared to the surrounding counties of Glenn, Humboldt, Lake, Sonoma, Tehama, and Trinity. Only Sonoma County had a higher value. There was a slight (4 percent) decrease from the median home value of \$353,400 reported in 2012 to the \$338,000 reported in 2017. (**Table 5-2-30**).

TABLE 5-2-30 REGIONAL MEDIAN HOME VALUES, 2012 AND 2017, MENDOCINO AND NEIGHBORING COUNTIES			
County	Median Value		Percent Change
	2012	2017	
Glenn	\$222,300	\$214,600	-3.5%
Humboldt	\$300,400	\$285,800	-4.9%
Lake	\$200,500	\$182,000	-9.2%
Mendocino	\$353,400	\$338,000	-4.4%
Sonoma	\$430,900	\$513,300	19.1%
Tehama	\$189,500	\$191,400	1.0%
Trinity	\$258,800	\$286,500	10.7%

Source: 2008-2012, 2013-2017 ACS 5-Year Estimates, Table B25077.

Table 5-2-31 shows median home sale prices for 2014, 2016, 2017, and 2018. Since the adoption of the previous housing element, housing prices have continued to rise. According to the County Assessor, as of January 1, 2019, the median sales price countywide is \$370,850.



**TABLE 5-2-31
MEDIAN SALES PRICES IN MENDOCINO COUNTY
2014, 2016, 2017 AND 2018**

	2014	2016	2017	2018
Mendocino County	\$324,000	\$355,000	\$361,000	\$355,000

Source: Mendocino County Budget Fiscal Year, 2018-2019.

Mobile Home Prices

Mobile homes offer a more affordable option for those interested in homeownership. In Mendocino County mobile homes range in price from approximately \$34,500 to \$279,000 depending on the size, amenities, and age (July 2019 inventory of mobile home listings on Realtor.com). Overall, 4,482 mobile homes are located in the unincorporated county in 2019, according to the California Department of Finance. Approximately three in ten mobile homes are located in mobile home parks while the rest are dispersed throughout the unincorporated county. As shown in **Table 5-2-32**, there are 55 mobile home parks in the unincorporated county with a total of 1,387 spaces. Most mobile home parks are located in the southern (947 spaces) and the coastal (353 spaces) regions, with fewer in the north (71 spaces).



TABLE 5-2-32
MOBILE HOME PARKS (2019) UNINCORPORATED 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	0	Leggett	Sunset View	71	Ukiah
The Adams	0	Leggett	Travelers	15	Ukiah
Water Wheel	0	Leggett	Twin Palms	38	Ukiah
Harwood	18	Branscomb	Ukiah Mobile Est.	15	Ukiah
Long Valley Estates	0	Laytonville	Western Hills	42	Ukiah
Subtotal	71		William/Norton	2	Ukiah
South County (inland Willits area and south)			Subtotal	947	
Creekside Cabins	0	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	0	Willits	North Noyo Park	24	Ft. Bragg
Sleepy Hollow	6	Willits	Pomo Campground	1	Ft. Bragg
Willits Ukiah KOA	2	Willits	Bella Shores	47	Ft. Bragg
BL Foothill	12	Potter Valley	Ocean Edge Estates	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	0	Manchester
Deep Valley MHP	78	Ukiah	Ocean View Estates	42	Gualala
Happiness Is	37	Ukiah	Villa Del Mar	20	Gualala
Lk. Mendocino	99	Ukiah	Subtotal	353	
Meadow Oaks	40	Calpella			

Total Spaces in Unincorporated County: 1,387 Spaces

Source: Mendocino County Planning and Building Services, 2019.



Rental Rates

The 2013-2017 ACS estimated that the median rental price for Mendocino County as a whole was \$1,408 per month. This is a 9.9 percent increase from the median rent cost of \$954 in 2012. Sonoma County also experienced a large increase (17.1 percent) in rental prices, from \$1,243 in 2012 to \$1,456 in 2017. **Table 5-2-33** shows the median rental prices for Mendocino County and its surrounding counties.

TABLE 5-2-33 REGIONAL MEDIAN RENTS, MENDOCINO AND NEIGHBORING COUNTIES, 2012 TO 2017			
County	Median Rent		Percent Change*
	2012	2017	
Glenn	\$740	\$775	4.7%
Humboldt	\$869	\$914	5.2%
Lake	\$864	\$914	5.8%
Mendocino	\$954	\$1,048	9.9%
Sonoma	\$1,243	\$1,456	17.1%
Tehama	\$824	\$812	-1.5%
Trinity	\$741	\$803	8.4%
<i>Source: 2008-2012, 2013-2017 ACS 5-Year Estimates, Table B25064.</i> <i>* Adjusted for inflation.</i>			

Rental unit supply has historically been limited in the inland valleys due to a lack of land suitable for multi-family development. In the coastal areas, the use of residential structures as vacation rentals has lowered the overall supply of potentially rentable units, and coastal development restrictions prevent additional density increases that could alleviate the situation.

Table 5-2-34 shows the variation of rental rates across the county. The rental rates were generally the lowest in Ukiah/Redwood Valley inland, higher in the Willits/Brooktrails areas, and the highest in the coastal region. The difference between the low and high rental rates in the different areas varied considerably. The rates in the Willits and Fort Bragg (coastal) areas, for two-bedroom units, showed the least difference between minimum and maximum rents, while the Ukiah area showed the most dramatic range in rents.



TABLE 5-2-34 RENTAL RATES COUNTYWIDE, 2019, MENDOCINO COUNTY			
	1 Bedroom	2 Bedroom	3 Bedroom
Willits Area*	\$395 - \$1,000	\$1,300 - \$1,700	\$1,200 - \$1,850
	Median \$975	Median \$1,700	Median \$1,725
Fort Bragg Area	\$1,200 - \$1,200	\$1,850 - \$2,300	\$2,000 - \$2,000
	Median \$1,200	Median \$2,075	Median \$2,000
Ukiah Area	No listings	\$950 - \$1,800	\$1,650 - \$1,650
		Median \$950	Median \$1,650
Countywide**	\$1,200 - \$1,250	\$950 - \$5,500	\$1,600 - \$2,100

Source: Listings for 1+ bedroom apartments, houses, and townhouses in Mendocino County on Zillow.com (Accessed July 30, 2019)

*No listings for Willits area rentals were available on Zillow.com during the July survey. A subsequent rental survey was performed on August 15, 2019, on Craigslist and was used to develop the data for Willits.

**Numbers from Zillow.com and do not reflect Willits area rentals.

Fair Market Rents

Table 5-2-35 identifies the fair market rent⁶ for Mendocino County by bedroom size, as determined by the U.S. Department of Housing and Urban Development (HUD), based on typical local rent levels. The fair market rent for a two-bedroom apartment was \$927 in 2014 and increased to \$1,078 in 2019, while fair market rent for a one-bedroom apartment was \$702 in 2014 and \$815 in 2019.

TABLE 5-2-35 FAIR MARKET RENTS, 2014 TO 2019, MENDOCINO COUNTY			
Bedroom Size	2014 Rents	2019 Rents	Percent Change
Studio	\$656	\$742	13.1%
1-Bedroom	\$702	\$815	16.1%
2-Bedroom	\$927	\$1,078	16.3%
3-Bedroom	\$1,277	\$1,527	19.6%
4-Bedroom	\$1,544	\$1,735	12.4%

Source: HUD, January 2014 and 2019, accessed July 30, 2019, https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2019_code/select_Geography.odn

⁶ Fair Market Rent (FMR) is the rent established by HUD for units of varying sizes (by number of bedrooms).



Housing Affordability

Housing is considered affordable if a household spends no more than 30 percent of its income on housing, according to HUD. **Table 5-2-36** shows the affordable rents and maximum purchase price based on the HCD 2019 income limits for Mendocino County. As shown, the maximum affordable rent for a four-person household is \$810 monthly with a very low income, \$1,296 with a low income, and \$1,943 with a moderate income. As discussed previously, the median rental price in the unincorporated county as of 2019 was \$1,048. Therefore, only moderate- and possibly some low-income households can afford median rental prices.

According to the 2013-2017 ACS, the median home price for Mendocino County was \$338,000. When looking at **Table 5-2-36**, the maximum affordable sales price for a four-person household is \$135,264 for a very-low-income household, \$224,920 for a low-income household, and \$342,427 for a moderate-income household. This indicates that moderate-income households would be able to afford existing and newly constructed homes, but low- and very-low-income households may have trouble finding an affordable house.

Table 5-2-36 Housing Affordability by Income Level, 2019			
(Based on a Four-Person Household in Mendocino County)	Income Level		
	Very Low	Low	Moderate
Annual Income	\$32,400	\$51,850	\$77,750
Monthly Income	\$2,700	\$4,321	\$6,479
Maximum Monthly Gross Rent ¹	\$810	\$1,296	\$1,943
Maximum Purchase Price ²	\$135,264	\$224,920	\$342,427
Source: 2019 Income Limits, Department of Housing and Community Development, monthly mortgage calculation: https://www.chase.com/mortgage/mortgage-resources/affordability-calculator . ¹ Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost. ² Affordable housing sales prices are based on the following assumed variables: approximately 5% down payment, 30-year fixed rate mortgage at 4.5% annual interest rate, taxes, insurance, and private mortgage insurance (since borrowers will likely put less than 20% down).			

At-Risk Housing Projects

State law requires that the housing element include an analysis of the existing assisted housing developments that are eligible to change from low- to market rate housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. There is one affordable project, Coyote Valley, located in the unincorporated county. This project has an expiration date of 2071 and is not at risk of converting to market rate within the next 10 years.

Housing Element



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5.3 HOUSING CONSTRAINTS AND OPPORTUNITIES

Many factors can constrain residential development—market constraints, such as development costs and interest rates, and governmental constraints, which include land use controls, fees, processing times, and development standards. 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.

Market Constraints

Market constraints include land and construction costs, the availability of financing, interest rates, and lending practices. These constraints 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 parcel size, necessary improvements, and supply. Land prices vary greatly throughout the County. In general, residential-zoned lots are much more expensive along the coast than in 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 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) vacant, residential-zoned lots surveyed in the summer of 2019 ranged from \$1,333,000 for a 279-acre parcel in the unincorporated community of Hopland to \$34,500 for a 0.02-acre lot in Ukiah. The average cost per acre of vacant land sold in the Ukiah area was \$302,478. Typical lot sizes ranged from 6,969 square feet to 279 acres. Larger, more remote residential lots typically cost less per acre than smaller, more urbanized lots, which significantly lowers the overall average price per acre estimate for the inland county area.

On the coast, lot prices vary substantially depending on location, but are significantly higher than inland properties. The average residential-zoned lot on the coast was \$521,763. Prices for land in the area around the City of Fort Bragg are particularly high.

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 the Rural Community Housing Development Corporation, it costs roughly \$250 to \$280 per square foot to construct both single-family and multifamily housing in Mendocino County. To construct a multifamily housing complex with 40 units would cost roughly \$200,000 per unit. Construction costs and home prices can be reduced by providing fewer amenities and reducing 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 affects 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, plus loan origination fees and other closing costs. Although rates have fluctuated between 2 and 6 percent over the past 10 years (Mortgage-x.com/trends.htm), they are currently below 5 percent. The median home price in the County (includes incorporated cities) in 2019 is \$344,800, up from \$255,000 in 2014 (Zillow.com/Mendocino-county-ca/home-values/).

Typically, lower-income households have a more difficult time qualifying for a home-purchase or home-improvement loan 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 Community Development Corporation 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.

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, and 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. Title 20 of the County Zoning Ordinance, Division I, sets development standards for the inland area. Divisions II and III 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 designations 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) in addition to Suburban Residential (S-R), Single-Family Residential (R-1), Two-Family Residential (R-2), Three-Family Residential (R-3), Limited Commercial (C-1), and General Commercial (C-2). The primary designation for suburban and urban residential development in the County is 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). The Limited Commercial (C-1) zoning district also corresponds to Suburban Residential. 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 are allowed under the Mixed Use designation: Two-Family and Multiple-Family Residential (R-2 and R-3). This designation also allows for compatible commercial zoning. 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 provides greater design guidelines and specifications to prospective developers. Mixed Use zoning designations allow residential development at the same densities by right as the R-3 district.

Several other land use designations and zoning districts also permit limited residential development by right in the inland area. These include the Agricultural, Range Lands, Forest Lands, and Timberland Production land use designations; however, housing in most of these areas is limited to one single-family unit per legal parcel, and accessory residential dwellings. The Commercial land use designation 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.

TABLE 5-3-1 RESIDENTIAL LAND USE DESIGNATIONS AND RESIDENTIAL ZONING DISTRICTS IN THE INLAND AREA		
General Plan Land Use Designation	Zoning District(s)	Typical Residential Use
Agricultural, Rangeland and Open Space	Agricultural District (A-L) Rangeland District (R-L) Open Space District (O-S)	Low density single-family homes on larger lots, where associated uses are agricultural, livestock management, natural resource production and conservation



**TABLE 5-3-1
RESIDENTIAL LAND USE DESIGNATIONS AND
RESIDENTIAL ZONING DISTRICTS IN THE INLAND AREA**

General Plan Land Use Designation	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 and multi-family homes in community/town settings in rural areas, with development intensity lessening at the periphery of urbanized areas as a transition to outlying resource lands and open space areas
	Suburban Residential (S-R)	
	Single-Family Residential (R-1)	
	Two-Family Residential (R-2)	
	Three-Family Residential (R-3)	
	Limited Commercial (C-1)*	
	General Commercial (C-2)*	
Suburban Residential	Suburban Residential (S-R)	Single-family and multi-family homes 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.
	Limited Commercial (C-1)*	One to four-unit residential structures without a use permit.



**TABLE 5-3-1
RESIDENTIAL LAND USE DESIGNATIONS AND
RESIDENTIAL ZONING DISTRICTS IN THE INLAND AREA**

General Plan Land Use Designation	Zoning District(s)	Typical Residential Use
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.
	Limited Commercial (C-1)*	
	General Commercial (C-2)*	
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.
<p>Sources: Mendocino County, Zoning Ordinance, Title 20, Division I of the Mendocino County Code (Sec. 20.220.005 General Plan, Zoning Compatibility Chart); Mendocino County General Plan.</p> <p>Note: Most designations and zoning districts that allow residential uses are shown in this table. Limited single-family residential development is also possible in other non-residential districts.</p> <p>*Commercial zoning allows for one- to four-unit residential structures without a use permit.</p>		

Coastal land use designations that allow residential development are summarized in **Table 5-3-2**. These land use designations have corresponding zoning districts with the same name. Development in the Coastal Zone is subject to the regulations of the California Coastal Act as implemented through the Mendocino County LCP, 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 Designation	Zoning District	Typical Residential Use
Rangeland	Range Lands District (RL)	Low density single-family homes on lots over 160 acres.
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.
Commercial	Commercial (C)	Higher density single-family and multi-family homes, such as apartments, townhomes, or boardinghouses in urban areas.
Sources: 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 designation and zoning district (MMU), a multiple-family residential land use designation and zoning district (MRM), and suburban residential land use designation and zoning district (MSR). The Town also maintains Mendocino Town Residential (MTR), as well as Mendocino Rural Residential (MRR). These designations support a range of housing, from single-family homes to apartments and mixed-use developments.

TABLE 5-3-3 RESIDENTIAL LAND USE AND ZONING IN THE TOWN OF MENDOCINO		
Mendocino Town Plan Designation	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 accessory dwelling units.
Mendocino Multiple Family Residential	Mendocino Multiple Family Residential (MMR)	Single-family and multi-family units such as apartments, townhomes, or boardinghouses with density limitations.
Sources: Mendocino County, Coastal Zoning Ordinance, Title 20, Division III of the Mendocino County Code; General Plan, Coastal Element, Mendocino Town Plan, 2014.		



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 designations 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 also 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 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, or Categorical Exclusion, as most of the Gualala Town Plan is within an exclusion zone.

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)	Single-family, two-family, and multi-family units and boardinghouses in compact walkable downtown.
Gualala Highway Mixed-Use	Gualala Highway Mixed-Use (GHMU)	Single-family, two-family, and multi-family units and boardinghouses along Highway 1.
Gualala Planned Development	Gualala Planned Development (G-PD)	50% of area must be dedicated to residential uses; all types allowed.
Sources: Mendocino County, Coastal Zoning Ordinance, Title 20, Division II of the Mendocino County Code; General Plan Coastal Element, Gualala Town Plan, 2002. Note: The GVMU and GHMU designations are only applied in the Town of Gualala.		



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 accessory dwelling 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 (5-3-5 to 5-3-11) 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 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. Since the previous housing element, Mendocino County created the Local Agency Management Plan (LAMP) as required by the State per AB 885 (On-site Wastewater Treatment Systems Policy). Since the creation and adoption of County's LAMP on November 4, 2018, the Plan has not created constraints to developing more housing outside of a sewer system service area. The County also updated its zoning regulations for ADUs in the Inland and Coastal regions in July 2019.

Housing Element



**TABLE 5-3-5
SUMMARY OF RESIDENTIAL DEVELOPMENT STANDARDS IN THE INLAND AREA**

Development Standards	Residential Zoning Districts										
	A-G	R-L	U-R ¹	O-S	R-R ²	R-C ³	S-R ³	R-1	R-2	R-3 ³	C-1 and C-2
Min. Lot Area ⁴ (square feet or acres)	40 ac.	160 ac	20–40 ac.	N/A	40,000 sf to 10 ac.	4,000–6,000 sf	4,000–6,000 sf	6,000 sf	6,000 sf	4,000–6,000 sf	4,000–6,000 sf
Max. Density (du/ac)	1 unit per parcel	1 unit per 160 ac	1 unit per 40 acres for 40-acre minimum lots; 1 unit per 20 acres for 20-acre minimum lots.	1 unit per parcel	R-R:L-1: 1 per 40,000 sf; R-R:L-2: 1 per 80,000 sf; R-R:L-5: 1 per 5 ac.; R-R:L-10: 1 per 10 acres.	7.26 du/ac for Single-family; 10.89 for Two-family or Mobile home residential; 29.04 for Multifamily residential.	7.26 for Single family; 29.04 for Two-family, multifamily; 10.89 for Mobile home park.	7.26 for Single Family; 10.89 for Mobile home park.	7.26 for Single-family; 14.52 for Two-family; 10.89 for Mobile home park.	10.89 for Single-family; Mobile home residential; 29.04 for Two-family, Multifamily residential.	29.04
Front and Rear Setback (ft.)	50	50	50	20	20–50 ⁶	20	20	20	20	20	Front: 20 in C-1; 10 in C-2; Rear N/A ⁵
Side Setbacks (ft.)	50	50	50	5 ⁶	6–50 ⁶	6	6	6	6	6	N/A ⁵



**TABLE 5-3-5
SUMMARY OF RESIDENTIAL DEVELOPMENT STANDARDS IN THE INLAND AREA**

Development Standards	Residential Zoning Districts										
	A-G	R-L	U-R ¹	O-S	R-R ²	R-C ³	S-R ³	R-1	R-2	R-3 ³	C-1 and C-2
Max. Height (ft.)	50	35	35	35	35	35	35	35	35	50	35 in C-1; 50 in C-2
Max. Lot Coverage (%)	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

Notes:

U-R includes U-R:L-20-acre and U-R:L-40-acre minimum lot areas.

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.

4,000 sf minimum lot area allowed for mobile home and manufactured housing subdivisions, 6,000 sf for other residential.

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 outside water or sewer service areas is 40,000 sf.

Smaller lots may be permitted with approved plan. Setbacks differ if lot adjacent to zone other than commercial or industrial.

A nonconforming parcel less than 5 acres with R-L, R-R:L-5 or R-R:L-10 zoning shall have front, rear, and side setbacks of exactly 20 feet.



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 (S-R), Rural Community (R-C), Limited Commercial (C-1), and General Commercial (C-2) Districts with a minor use permit. Among the commercial districts, a maximum of four units are permitted by right. Setback requirements generally decrease as density increases.

Within the Coastal Zone, most residential development requires a Coastal Development Permit. Single-family homes are permitted by right in all zones subject to a Coastal Development Permit with the exception of the Open Space, Fishing Village, and Industrial districts. Multi-family units are permitted in the Suburban Residential, 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 height restrictions in order to preserve views and open space in areas that have been designated "Highly Scenic Areas." The maximum height varies depending on whether or not the structure on the parcel is west or east of Highway 1. If east of Highway 1, the structure shall be no taller than 28 feet. If west of Highway 1, the structure shall be no taller than 18 feet. If there is no designated Highly Scenic Area, then the maximum shall be no more than 35 feet. The Mendocino County Coastal Zoning Code lists the areas of the coast that are designated Highly Scenic Areas in Section 20.504.015, and as of October 2019 included:

- The entire coastal zone from the Ten Mile River estuary near Inglenook north to the Hardy Creek Bridge at Hardy, excluding the Westport Beach Subdivision
- Sections of the coastal zone west of Highway 1 from the Ten Mile River estuary near Inglenook south to the Navarro River near Whitesboro
- Sections of the coastal zone west of Highway 1 between the Navarro River the north boundary of the City of Point Arena
- Sections of the coastal zone between the south boundary of the City of Point Arena south to the Gualala River.

Some of the vacant parcels identified in this Housing Element's site inventory may be subject to the height restrictions imposed by the ordinance governing development in the County's Highly Scenic Areas, especially if they are west of Highway 1. These include parcels in the following communities:

- Albion
- Caspar
- Cleone
- Elk
- Gualala
- Little River
- Manchester
- Mendocino
- Newport
- Westport



**TABLE 5-3-6
SUMMARY OF RESIDENTIAL DEVELOPMENT STANDARDS IN THE COASTAL ZONE**

Development Standards	Residential Zoning Districts				
	<i>RMR</i> ¹	<i>RR</i> ²	<i>RV</i> ³	<i>SR</i> ³	
Min. Lot Area ⁴ (sq. ft. or acres)	20–40 ac	40,000 sf– 10 ac	6,000–40,000 sf	6,000 sf	6,000 sf
Max. Density (du/ac)	1 unit per 40 ac. for 40-acre minimum lots; 1 unit per 20 acres for 20-acre minimum lots.	RR: 1 unit per 40,000 sf; RR:L-2: 1 unit per 87,000 sf; RR:L-5: 1 unit per 5 acres; RR:L-10: 1 unit per 10 acres.	1 unit per 6,000 sf with water and sewer; 1 unit per 12,000 sf with water or sewer; 1 unit per 40,000 sf with no water or sewer.	Within water and sewer service area: SR: 1 single-family unit per 4,000 sf in mobile home park, subdivision; 1 single-family unit per 6,000 sf; 1 multi-family unit per 1,500 sf. SR:L-6,000: 1 unit per 6,000 sf. SR:L-12,000: 1 unit per 12,000 sf. SR:L-40,000: 1 unit per 40,000 sf.	Within water or sewer area: SR, SR:L-6,000, SR:L-12,000: 1 unit per 12,000 sf; SR:L-40,000: 1 unit per 40,000 sf. No water or sewer: 1 single-family unit per 40,000 sf. No multi-family.
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	



TABLE 5-3-6
SUMMARY OF RESIDENTIAL DEVELOPMENT STANDARDS IN THE COASTAL ZONE

Development Standards	Residential Zoning Districts			
	RMR ¹	RR ²	RV ³	SR ³
Max. Lot Coverage ⁶ (%)	10/15/20	10/15/20	50	50
<p>Source: Mendocino County, Zoning Ordinance: Coastal Zone, Title 20, Division II of the Mendocino County Code.</p> <p>Notes: This table excludes Mendocino Town Plan and Gualala Town Plan.</p> <p>RMR includes RMR:L-20-acre and RMR:L-40-acre minimum lot zones.</p> <p>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.</p> <p>4,000 sf minimum lot area allowed for mobile home and manufactured housing subdivisions.</p> <p>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.</p> <p>RMR and RR require 18 feet in Highly Scenic Areas east of Highway 1.</p> <p>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.</p>				

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 unit 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)	MRR-1: 1 single-family and 1 accessory du per 40,000 sq. ft. MRR-2: 1 single-family and 1 accessory du per 2 ac.	1 single-family and 1 accessory du per 20,000 sf.	1 single family home per parcel if lot is less than 9,000 sf; 2 dus per parcel if lot is larger than 9,000 sf.	1 du per parcel if lot is less than 6,000 sf. On larger parcels, an additional unit allowed for each additional 3,000 sf. After fifth	1 du per parcel if lot is less than 6,000 sf. On larger parcels, an additional unit allowed for each additional	1 du per parcel if lot is less than 6,000 sf. On larger parcels, an additional unit allowed for each additional



TABLE 5-3-7 SUMMARY OF RESIDENTIAL DEVELOPMENT STANDARDS IN THE TOWN OF MENDOCINO						
Development Standards	Residential Zoning Districts					
	<i>MRR</i> ¹	<i>MSR</i>	<i>MTR</i>	<i>MRM</i> ²	<i>MMU</i> ²	<i>MC</i>
				unit, 6,000 sf are required for each additional unit.	3,000 sf. After fifth unit, 6,000 sf required for each additional unit.	3,000 sf. After fifth unit, 6,000 sf required for each additional unit.
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	10	20	20	0
Side Setbacks (ft.)	6	6	6	6	6	0
Max. Height (ft.)	28	28	28	28	28	28
Max. Lot Coverage³ (%)	10/15/20	25	25	25	15/25	25
Source: Mendocino County, Zoning Ordinance: Coastal Zoning Ordinance, Title 20, Division III of the Mendocino County Code. 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, 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.						

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 ^{1,8}	RR ^{2,8}	GHMU	GVMU	SR ³
Min. Lot Area ⁴ (sq. ft. or acres)	20–40 ac.	2–40 ac.	6,000 sf	6,000 sf	6,000 sf
Max. Density (du/ac)	0.05–0.03	0.5–0.03	10 for Single-Family; 25 for Multifamily and Two-Family.	10 for Single-Family; 30 for Multifamily and Two-Family	<div> Within water and sewer service area: 10.89: Mobile/Manufactured Home, Park, Subdivision; Single-Family in 6,000 sf minimum lot. 3.63 for Single-Family and Multifamily in 12,000 sf minimum lot. 1.09 for Single-Family and Multifamily in 40,000 sf minimum lot. </div> <div> Within water or sewer: 3.63 for Single-Family or Multifamily in 12,000 sf minimum lot. 1.09 for Single-Family and Multifamily in 40,000 sf minimum lot. Non-water/sewer: 1.09 for Single-Family for all lots. </div>
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 ⁵	30–40 ⁶	20
Side Setbacks (ft.)	50	6–50	10	10	6
Max. Height (ft.)	28 (18) ⁷	28 (18) ⁷	28	28 (18) ⁷	35
Max. Lot Coverage ⁶ (%)	10/15/20	10/15/20	20	20–25 ⁹	50



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

Development Standards	Residential Zoning Districts				
	RMR ^{1,8}	RR ^{2,8}	GHMU	GVMU	SR ³
Source: Mendocino County, Zoning Ordinance: Coastal Zone, Title 20, Division II of the Mendocino County Code. RMR includes RMR:L-20-acre and RMR:L-40-acre minimum lot sizes. RR includes RR:L-1, RR:L-2, R-R:L-5, and RR:L-10, with minimum lot area of 40,000 sf, 2 acres, 5 acres, and 10 acres, respectively. RR zone permits a smaller min. lot area of 4,000 sf for mobile home and manufactured housing subdivisions. 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 outside water or sewer service areas is 40,000 sf. Front setback is 50 feet from highway centerline; rear setback is 10 feet. Front setback is 40 feet from highway centerline and 30 feet from local road centerline. Requires 18 feet in Highly Scenic Areas east of Highway 1. 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. If significant view corridors are maintained, lot coverage may be increased from 20 to 25 percent.					

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.

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, but parking standards for multi-family units depend on the number of bedrooms per unit. For both single-family and multi-family, parking spaces are not required to be covered or in a garage. **Table 5-3-10** shows the parking standards for the Town of Mendocino. **Table 5-3-11** shows the parking standards for the Town of Gualala.



TABLE 5-3-9 RESIDENTIAL PARKING STANDARDS, MENDOCINO COUNTY	
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
Source: Mendocino County, Zoning Ordinance, Title 20, Division I (Section 20.180.015) and Coastal Zone, Division II (Section 20.472.015) of the Mendocino County Code. Note: Standards apply to inland and coastal zones.	

TABLE 5-3-10 RESIDENTIAL PARKING STANDARDS, TOWN OF MENDOCINO	
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 + 1.5 spaces/additional unit
MRM	2 spaces/unit + 1.5 spaces/additional unit
MMU	1.5 spaces/unit
Source: Mendocino County, Zoning Ordinance, Title 20, Coastal Zone, Division III of the Mendocino County Code.	



**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 similar 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

Permit processing and development review may be necessary to ensure that development proceeds in an orderly manner, but the fees, study costs, mitigation measures, and time requirements impact the cost of developing new housing. Building permit fees have increased significantly since the previous Housing Element update.

Through its Permit Streamlining Program, the County has improved coordination between departments and overall permit function. It has continued to cross-train various departments involved in the development process and centralizes information on land use development in the unincorporated County for both staff and potential developers. The County also established a permit tracking system to facilitate the timely processing of development applications. These efforts have been consistently demonstrated over the past two years, as staff worked across Departments to prioritize and efficiently process temporary administrative permits without cost allowing victims of recent wildfires to return to their properties, as well as building permits to allow reconstruction of damaged or destroyed units to commence, with deferred fees until after the permit is finalized.

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.



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 time frames 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 time frames is found under "Development Impact and Connection Fees," below.

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	\$8,014	8-12 mo.	\$8,955	8-12 mo.
Rezone	\$5,804	6-9 mo.	\$6,745	6-9 mo.
General Plan Amendment & Rezone	\$11,722	8-12 mo.	\$12,663	8-12 mo.
Subdivision				
Minor: 4 lots	\$8,462	4-6 mo.	\$9,403	4-8 mo.
Major: 10 lots	\$19,796	12-18 mo.	\$20,737	6-10 mo.
20 lots	\$28,626		\$29,567	
Use Permit				
Minor	\$3,190	4-6 mo.	\$4,131	6-12 mo.
Major	\$6,892 ³ \$7,392 (10 space Mobile home or RV Park)	6-8 mo.	\$7,833 ³ \$8,333 (10 space Mobile home or RV Park)	10-12 mo.
Environmental Review				
Initial Study and Negative Declaration	\$735	--	\$735	--
Environmental Impact Report	15% of contract (\$3,000 Deposit)	18-24 mo.	15% of contract (\$3,000 Deposit)	24-36 mo.
Source: Mendocino County Department of Planning and Building Services, September 2019. Note: Average fees (except for environmental review) include amounts collected for the Department of Transportation, Environmental Health, and the Assessor's Office to equal the total due to PBS. 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. 3. Not for planned development of a mobile home or RV park.				



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, unless a CDP is required, which typically extends the timeline by 6-8 months, depending on project complexity.

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	Single wide, no foundation	\$1,200
	Double wide on foundation	\$1,500
Single-Family Unit (Detached)	One bedroom: 800 sf	\$2,400
	Two bedroom: 1,200 sf	\$3,500
	Three bedroom: 1,600 sf	\$4,000
Multi-Family Complex	4 one-bedroom units: 650 sf each*	\$19,000- \$30,000
	10 two-bedroom units: 800 sf each*	\$25,000- \$35,000
Source: Mendocino County Department of Planning and Building Services, September 2019. Notes: Fees based on square footage and valuation of structure. *Fees based on overall valuation of the construction, not on each bedroom.		

Design Review

Design or development review is not required for residential development in the inland area. The exception to this is northwest of Willits in the Brooktrails Township Specific Plan area, 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 is not a constraint to the development of different types of housing.

In the Town of Mendocino, all construction, renovation, repair, rehabilitation, demolition, or changes to the exterior of any structure in the Historical Preservation District require 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 Gurley Lane to the east, although there are exceptions. 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 restrictive by nature. The review process is incorporated into the Coastal Development Permit review process (refer to "Coastal Act Regulations," below), if required. Historical review typically adds up to one month to the process. The historical review process does not prevent the construction of accessory dwelling units or multi-family development.

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 in the Town Plan area. The policies include site planning to protect environmentally sensitive habitat 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's Local Coastal Program (LCP) and the Coastal Act requirements impose 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 other community services necessary to support higher density housing.

Projects in the Coastal Zone are regulated under the LCP, which includes the Coastal Element, Zoning Ordinance, Land Use Plan (LUP) maps, and implementing activities. Residential development must obtain a Coastal Development Permit 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 coastal development permits, which are appealable to the Board of Supervisors. The cost of a typical coastal development permit ranges from approximately \$900 to \$2,600. Coastal development use permits cost more, and the County Planning Commission has authority over coastal development use permits. Some coastal development permits and coastal development use permits 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. These areas include parcels with fewer constraints for low-density housing. The general location of the categorical exclusion areas, north to south, are:

- East of Highway 1 and south of Sherwood Road (south of Fort Bragg) to Gibney Lane
- Limited areas west of Highway 1
- An area of approximately a half square mile south of Caspar and 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
 - Much of the south coast, extending south from Schooner Gulch

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 zones, and on slopes exceeding 20 percent. Also excluded are 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 side or 200 feet of the west side of Highway 1; or within any highly scenic or tree removal areas.

Although the regulations have not precluded consideration of a range of housing types, Coastal Zone regulations implemented through the LCP have tended to:

- Limit the availability of lands for higher density development
- Restrict accessory dwelling units (which make up 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 time frames 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 accessory dwelling 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 ambiguities in the regulations.

The Coastal Commission has historically noted that the water/sewer system limitations are the primary factor limiting residential density in the Coastal Zone. However, prior assessments completed by the Coastal Commission may have used a much more intensive buildout scenario, than contained herein.



Development Impact and Connection Fees

The County has investigated but not yet enacted an ordinance to collect development impact fees. At this time, only the school districts collect such fees.

School impact fees for residential development in the Ukiah Unified School District and the Willits Unified School District are currently suspended, which results in no additional fees for residential development in Ukiah. All coastal school districts collect impact fees. The school impact fees in Mendocino and Fort Bragg are \$2.24 per square foot for residential development. In some districts, accessory dwelling 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 and school impact fees.

Connection fees are required for new residential developments within water and sewer district boundaries. **Table 5-3-14** shows the 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 is provided by the Ukiah Valley Sanitation District. This district serves the largest number of County residents living outside the cities. As of September 5, 2019, the connection fee for a one-bedroom unit was \$11,016, with an additional \$1,224 for each additional bedroom in the housing unit. A three-bedroom unit was \$13,464. Fees are consistent regardless of unit type, and no discounts are available.

TABLE 5-3-14 WATER SERVICE CONNECTION FEES, AUGUST 2019			
Service District	Type of Service	Connection Fee	Fee Reduction or Waiver Available
Brooktrails Community Services District	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	Water (1" line)	\$1,000 plus time/materials	No
Calpella County Water District	Water (1" line)	\$2,500 plus time/materials	No
	Sewer	\$1,400 per unit plus time/materials	
	Sewer	\$1,400 per unit plus time/materials	



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 site improvements 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.⁷ The cost of the pump system can range from \$3,000 to \$15,000. The total cost of developing a well can be as high as \$30,000. In addition to the cost of drilling the well, the County's Department of Environmental Health requires a well permit fee, which is currently \$361.

The engineering, design, and installation of septic systems can cost between \$15,000 for a basic system to \$40,000 for a larger system that includes secondary treatment—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.⁸

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.

Building Codes and Enforcement Issues

Building codes and code enforcement do add to the cost of housing, but they are necessary to ensure safety and habitability. 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, but they ensure the preservation of such units.

⁷ Information based on discussions with Mendocino County Environmental Health Department, 2019.

⁸ Septic information based on discussions with Mendocino County's Environmental Health Department, 2019.



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 detailed.

Housing Fee Scenarios (As Shown in Table 5-3-15)

1. Double-wide mobile home (375 sf) on land already owned by the applicant, outside of service districts, and in a school district that does not charge an impact fee; unit is either first or second structure on the lot, and no planning permits required.
2. Single-Family Unit (2bed/1bath; 1,200 sf) outside of service districts and in a school district that does not charge an impact fee; no planning permits required.
3. Single-Family Unit (3bed/2bath; 1,600 sf) outside of service districts and in a school district that does not charge an impact fee; no planning permits required.
4. Single-Family Unit (3bed/2bath; 1,600 sf) in water, sewer, and school districts with impact fees; no planning permits required.
5. Single-Family Unit (3bed/2bath; 1,600 sf) in service and school districts with impact fees; requires a minor subdivision.
6. Single-Family Unit (3bed/2bath; 1,600 sf) in a 10-unit major subdivision in service and school districts with impact fees.
7. A 4-unit multiple-family development in the R-3 and C-1/C-2 zones (2bed/1bath; 4,800 sf total); in service and school districts with impact fees; no planning permits required.
8. A 10-unit multiple-family development in the R-1/R-2, SR, C-1/C-2, and RC zones (2bed/1bath; 12,000 sf total); in service and school districts with impact fees and requiring a minor use permit.

These eight scenarios are the most common among individuals seeking housing permits with Planning and Building Services. Other scenarios are possible as well. However, it is readily apparent from Table 5-3-15 that fees comprise a minor portion of housing costs compared to the most current median sales price (\$355,000 for three bedrooms) for that housing type in the County. Finally, it should be noted that well and septic installation costs on properties outside of water and sewer districts exceed the cost of connection fees for properties within service districts. However, these units will have lower ongoing costs than locations within service districts.



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	\$4,200	\$5100	\$5100	\$5100	\$5100	\$19,000- \$30,000	\$25,000- \$35,000
County Minor Use Permit	0	0	0	0	0	0	0	\$3183
County Minor/Major Subdivision	0	0	0	0	\$*7800	\$28,626	0	0
Environmental Health Well Permit	\$361	\$361	\$361	0	0	0	0	0
Environmental Health Septic Inspection Fee ¹	\$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	\$13,093	\$19,639
School District Impact Fees	0	0	0	\$3,584	\$3,584	\$3,584	\$10,672	\$26,680
Subtotal Fees/Exactions	3,036	\$5736	\$6636	\$23686	\$31,486	\$52,312	\$54765 to \$65,765	\$104,502 to \$114,502
Development Costs ²	\$105,000	\$336,000	\$448,000	\$448,000	\$448,00	\$448,000	\$1,200,000	\$3,000,000
Septic/Well Costs ³	\$45,000	\$45,000	\$45,000	0	0	0	0	0
Total Cost	\$153,036	\$386,736	\$499636	471686	\$479,486	\$500,312	\$1,254,765 to \$1,265,765	\$3,104,502 to \$3,114,502
FEES AS A PERCENTAGE OF TOTAL HOUSING COST	2.0%	1.5%	1.3%	5.1%	5.1%	11.8%	4.8% to 5.7%	3.3% to 3.7%

1. Midpoint. Ranges from \$800 to \$1,500.

2. Based on estimates provided by Rural Community Housing Development Corporation of \$250 to \$280; \$280 used for single-family and \$250 used for multi-family.

3. Midpoint. Ranges for well costs are \$8,000–\$30,000; ranges for septic are \$20,000–\$70,000.

* 2 Parcel Minor Subdivision fee used in estimate; fees would increase with a larger division.

** Potential Fire District Impact and Mitigation Fees were not considered in these estimates- additional fees may apply depending on location within a Fire District.



Building Code

The County anticipates adopting the most recent version of the California Building Code (CBC early 2020). 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. The California Building Standards Commission unanimously upheld a May 9, 2019 decision to require solar panels on homes up to three stories. The requirement goes into effect Jan. 1, 2020. California's Building Standards Commission's final approval follows earlier actions by California Energy Commission to include the change in the state's Green Building Standards Code.

Code Enforcement

The County's Code Enforcement Division addresses violations of the County codes with respect to substandard housing, building and grading violations, Inland and Coastal Development, Zoning, and Land Use—all in support of the Planning, Building, and Cannabis Divisions. The Code Enforcement Division investigates approximately 600 complaints per year. About half of these complaints relate to housing issues involving substandard housing, unpermitted construction, illegal occupancy of substandard structures, and illegal conversion of existing structures to residences.

The Code Enforcement Division identifies the illegal habitation of trailers, campers, and tents as a continuing problem. Many of these illegal habitation cases involve the lack of or inadequate sewage disposal methods and are in urban areas. Throughout the County, open septic systems, hazardous wiring, broken windows, and lack of working sanitary facilities are the most common complaints.

Code enforcement activities have increased in recent years, and staffing has increased to keep up with the demand. The Code Enforcement Division is staffed with seven full-time staff, including a division manager and a supervisor, a full-time attorney for legal support, and a part-time building inspector. The Division has developed legal processes and has coordinated actions to reduce or eliminate substandard housing and egregiously dangerous living conditions throughout the County.

Demolition and Replacement

According to the County's Planning and Building Department permit records, 124 residential units were demolished between 2015 and 2019. Most demolitions were in the inland section of Mendocino County.

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



Vacation Home Rental Conversions

The conversion of housing to vacation home rentals (also referred to as short-term rentals) supports the tourist-based economy—which tends to generate jobs, though usually at lower wage levels—but 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. Noise and traffic impacts and the presence of vacant units for part of the year also negatively 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. As part of a proposed amendment to the County's Local Coastal Plan to allow Accessory Dwelling Units (ADU), restrictions will accompany the use of properties featuring an ADU or a Junior Accessory Dwelling Unit (JADU), given that these residential structures are intended to increase the supply of non-transient housing, and long term rentals.

Generally, some jurisdictions in California 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 ratio or number of units. 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 1 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 accessory dwelling units from use as vacation home rentals or transient residential use. During the public outreach for this Housing Element, input at a community meeting in Fort Bragg indicated that vacation rentals are a constraint to availability of long-term rental housing.

There exist, however, a variety of positions on the subject, due to the size and the extent to which the short-term rental economy has developed. Short-term rental hosting services such as Airbnb, Homeaway, and VRBO have experienced dramatic growth within Mendocino County during the past decade. The ability of these internet platforms to reduce the cost of information and leverage the sharing economy has allowed local landlords to facilitate usage by non-residents in ways that would have been impractical only years earlier. As discussed above, short-term rentals have been historically focused, almost exclusively, along the coast. As a result, Mendocino County's Coastal Zone (Division II & Division III) feature more developed policies, nomenclature, and processes for facilitating short-term rental activity. The same cannot be said for County's Inland Zone (Division I), which features a more restrictive permitting process along private roadways, in part because zoning regulations have not been updated to reflect the rapid evolution of the short-term rental economy.

On August 1, 2017, the Mendocino County Board of Supervisors passed and adopted Ordinance No. 4391, approving interim restrictions on the establishment of new short-term/vacation home rentals on residential property, pending the study and consideration of land use and existing regulations pertaining to such activity. This urgency ordinance was passed in response to concerns that a substantial and



increasing share of the County's housing stock was being utilized for the purpose of short-term/vacation home rentals, thereby reducing the share of units available for long-term lease by permanent residents or job-seekers. Ordinance No. 4391, however, expired 45 days later because it was unable to sustain the votes necessary for a required extension. On September 12, 2017, the Board of Supervisors further directed the Department of Planning and Building to develop a draft policy update for review and discussion by the Planning Commission and Board of Supervisors. Since that time the County continues to conduct research regarding these issues and will monitor the impacts of short-term rentals on long-term housing options. This was deferred to 2020/2021 as part of a work-plan for the Department.

Growth Management

The County has not enacted any growth management ordinances or moratoriums on growth. However, some water and sewer districts have enacted or been placed under temporary moratoriums on new connections due to problems with inadequate infrastructure or water availability (see "Environmental, Infrastructure, and Public Service Constraints," below). Among the different regions identified in this Housing Element's inventory of potential vacant sites developable for new housing, some have parcels that are affected by water moratoriums. These include:

- Region 7:
 - Calpella: 15 parcels
 - Redwood Valley: 55 parcels
 - The Forks: 3 parcels
- Region 11:
 - Gualala: 104 parcels
 - Anchor Bay: 52 parcels

In Region 7, Potter Valley is not affected by water moratoriums and has 8 unaffected parcels, but this does not offset the 73 affected parcels in the other three communities. Region 11, there are parcels not affected by water moratorium that could provide up to 34 parcels for housing development, but this does not significantly offset the 156 parcels restricted by water moratoriums in the communities of Gualala and Anchor Bay. As a result of these moratoriums, the potential for housing development in the communities listed above requires further analysis.

Inclusionary Housing Ordinance

The County of Mendocino has an inclusionary housing ordinance to increase the amount of affordable housing supply in the County. This ordinance applies to any residential development applied at subdivision or two or more units, with exceptions such as efficiency units of 650 square feet or less. Developers can comply with the ordinance by reserving a certain percentage of their housing units for affordable housing or by paying in-lieu fees. The Mendocino County Code, Chapter 20.238, describes the different percentages of affordable housing or fee amounts based on the amount of housing developed.

Local housing developers have expressed concern that the County's current inclusionary zoning ordinance will make new development projects impossible to complete since the overall revenue earned from the sale or rental of units is lower when a portion of the housing units reserved for affordable



housing, as compared with selling or renting all of them at market rates. In 2017 the developer of Vineyard Crossing, a planned neighborhood in the Ukiah area, worked with the County to identify an alternative compliance plan, as is permitted by the County's ordinance. The developer cited the cost barrier that compliance with the County's current ordinance would present. The alternative changed the design of the development to include "Flex Lots," which would allow for either townhome or duplex construction. More compact development, such as townhomes and duplexes can be more affordable due to lower construction costs. However it is not a guarantee of continued affordability, such as would be the case with deed-restricted affordable units. These lots would account for 25 percent of the total number of lots in the 23-acre development. The developer also indicated a strong potential market for ADUs on these single-family home sites but did not intend to include the structures as part of the initial development. In its plan, the developer showed willingness to set the homes at an affordable rate, but did not propose any deed restriction or affordability guarantee. In a 2018 interview with the *Ukiah Daily Journal*, a member of County Board of Supervisors found this plan insufficient for providing affordable housing because it did not explicitly state home prices or guarantee affordability. The County is actively reviewing its Inclusionary Housing Ordinance and will be pursuing ordinance amendments in 2020 to reduce barriers to housing.

Program 3.5 Action 3.5a is proposed to improve the County's Inclusionary requirements to encourage greater use of the program.

Analysis of Local Efforts to Remove Non-governmental Constraints

Non-governmental constraints are defined as constraints on housing development that are not under the control of the County or another governmental agency. Non-governmental constraints are generally market driven and outside the control of local government.

Several comments received from the public and County staff during the housing element update addressed potential non-governmental constraints to building new housing as well as impediments to improving or accessing existing housing. They included:

- Costs of improvements such as septic and well systems for properties outside of water and sewer districts.
- Difficulty obtaining financing to build ADUs or make upgrades.
- Vacation rentals in some parts of the County limit the availability of long-term rental housing.
- The lack of alternative property management and ownership models, such as community land trusts, co-housing, or cooperative land ownership.
- Minimal to no interest on the part of developers to build infill development.
- Insufficient services for the unsheltered population.
- Little diversity in housing types built by developers other than single-family or two-story multi-family units.
- Community-based resistance to development in general but especially to low-income housing development.
- A mismatch between the current housing stock and the needs of the present community, which could benefit more from moderate-income-level housing and less higher end development.

Housing Element



The County has included goals and policies in the Housing Element that may assist in removing non-governmental constraints. Goals 2 and 3 and their policies and actions aim to improve and increase the supply of housing for low- and moderate-income households by assisting developers to preserve or rehabilitate existing affordable housing units, especially for special needs populations, and encouraging developers to produce a variety of housing types. Policy 3.2 seeks to encourage ADU development among homeowners, and Policy 3.4 encourages developers to pursue infill housing development. Policies 3.1 and 6.1 address the constraints associated with building outside of a water and sewer district.

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		✓	✓	✓	✓ ⁵
Multi-family			p	p			✓	✓	✓ ⁵
Cluster Development	P	P							
Dwelling Groups	p	p	p	p	p	p	p		
Mobile/Manuf. Housing	✓	✓	✓	✓	✓	✓	✓		
Mobile Home Park			P	P	P	P	P		
Accessory Dwelling Units	✓	✓	✓	✓	✓	✓	✓		
Family Care Home ¹ (≤6 persons)	✓	✓	✓	✓	✓	✓	✓	✓	p
Farm Labor Housing ^{2,3,4,5}	✓	✓							
Family Care Unit	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	p	p	p	p	p	p	✓	✓	p



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
Housing									
Group Care (7-25 persons), Emergency Shelters⁶	p	p	p	p	p	p	✓	✓	p

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

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

1. Also known as a licensed community care facility or residential care facility.

2. Farm labor housing is permitted on parcels of 10 acres or greater but is not subject to parcel zone density requirements.

3. Farm labor housing for 5 to 12 employees and their families is permitted by right in zones that allow agricultural uses.

4. Permitted in U-R and in RR:L-10 districts.

5. Up to four multi-family 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. Multi-family structures not meeting those criteria require a minor use permit.

6. 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.

TABLE 5-3-17
RESIDENTIAL TYPES BY COASTAL ZONING DISTRICT

Use Type	Residential Zoning Districts ¹					
	RMR	R-R	R-V	S-R	GHMU	GVMU
Residential						
Single-Family	✓	✓	✓	✓	✓	✓
Two-Family				C	✓	✓
Multi-family				C	✓	✓
Cluster Development²	(i)	C				
Dwelling Groups	(ii) C					
Mobile/Manuf. Housing	✓	✓	✓	✓	✓	✓
Mobile Home Parks	(iii) C	C		C	(iv) C	C
Mixed Use					✓	✓

Housing Element



**TABLE 5-3-17
RESIDENTIAL TYPES BY COASTAL ZONING DISTRICT**

Use Type	Residential Zoning Districts ¹					
	RMR	R-R	R-V	S-R	GHMU	GVMU
Accessory Dwelling Units					✓	✓
Family Care Home ³ (≤6 persons)						
Boarding House				C	✓	✓
Family Care Unit	✓	✓	✓	✓	✓	✓
Farm Labor Housing ⁴	✓	✓				
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	C	C

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

Notes: Residential development in the Coastal Zone typically requires a Coastal Development Permit.

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

1. GHMU and GVMU are permitted in Town of Gualala only. Town of Mendocino is not included in this table.

2. Family Residential - Cluster Development is only permitted in RR:L-10 district.

3. Also known as a licensed community care facility or residential care facility.

4. Farm labor housing is permitted on parcels of 10 acres or greater, but is not subject to parcel zone density requirements.



TABLE 5-3-18
RESIDENTIAL TYPES BY TOWN OF MENDOCINO RESIDENTIAL ZONING DISTRICT

Use Type	Residential Zoning Districts				
	MRR	MSR	MTR	MRM	MMU
Residential					
Single-Family ²	✓	✓	✓	✓	✓
Two-Family ²			✓	✓	✓
Multi-Family ²				✓	✓
Mobile/Manuf. Housing	✓	✓	✓	✓	✓
Mixed-Use					✓
Accessory Dwelling Units ³	✓	✓	✓	✓	✓
Family Care Home ⁴ (≤6 persons)		✓	✓	✓	✓
Farm Labor Housing					
Boarding House				✓	✓
Family Care Unit	✓	✓	✓	✓	✓
Group Care					
Group Care (7-25 persons)	C		C	C	P
Group Care (7-25 persons), Emergency Shelters	C		C	C	P
Source: Mendocino County, Zoning Ordinance, Coastal Zoning Ordinance, Title 20, Division III of the Mendocino County Code. Notes: All residential development in the Coastal Zone requires a Coastal Development Permit. ✓ = Permitted; C = Conditional Use Permit; p = Minor Use Permit; P = Major Use Permit; s = Coastal Development Standard Permit 2. 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. 3. Accessory dwelling 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. 4. Also known as a licensed community care facility or residential care facility.					

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

Housing Element



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.⁹ Maximum development potential is based on 80 percent of maximum density to accommodate easements and infrastructure improvements.

While only 3 to 4 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.

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 require a Use Permit, except single-family, accessory dwelling units, and accessory uses. The Cluster Combining District (C) allows dwellings in residential and resource zones to be grouped 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 10 percent of the units are affordable to extremely low-, very low-, low-, and moderate-income households. However, the California Coastal Commission removed the density bonus provision from the County's Coastal Zoning Ordinance in 1991.

The density bonus provisions for the inland area have not stimulated the development of affordable housing. The only developer that used 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 development of senior housing is eligible for a density bonus in the inland area. County staff refers to State law when informing developers about density bonus provisions, but the County's density bonus was updated in 2009 to conform to State law, including changes enacted under SB 1818. Program 3.1, Action 3.1d commits the County to updating the Density Bonus Ordinance for consistency with current state law.

⁹ Additional permits are required in the Coastal Zone.



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; 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 uses in inland Mendocino County. This designation 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. The MU designation offers the opportunity for creating a range of more affordable housing opportunities near compatible commercial activities than the existing C or SR designations 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 2013-2017 American Community Survey, mobile homes made up about 12 percent of the housing stock, or 3,649 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), Suburban Residential (SR), and Remote Residential (RMR) General Plan land use designations specifically authorize mobile home parks, but the Rural Residential (RR) designation does not. The Inland Zoning Ordinance does not allow mobile home parks in the R-R and U-R zones. The Coastal Element Suburban Residential (SR) designation **allows** mobile home parks with a conditional use permit. 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 three-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 in the incorporated cities (refer to **Table 5-2-32** in the Housing Needs section). While mobile home parks are permitted in several residential zones, State law requires that mobile home parks be allowed in all residential zones, although a Use Permit may



be required.¹⁰ Permitting mobile home parks in all residential zones may encourage the development of more parks. In addition, permitting mobile home parks in the higher density residential zones, where public services exist, will provide additional opportunities for park locations. A program has been added that states that the County will amend the Zoning Code to conform with State law by permitting mobile home parks in all residential zones.

Accessory Dwelling Units

Accessory dwelling 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. Accessory dwelling units are permitted by right in the inland area in all zones that permit a single-family dwelling. However, the Coastal Zoning Ordinance prohibits accessory dwellings due to concerns regarding the limited availability of potable water, State Route 1 traffic capacity, 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 accessory dwelling units in certain residential districts (refer to **Tables 5-3-17** and **5-3-18**) subject to a Coastal Development Permit. The County is developing an ordinance amendment, however, to allow ADUs in the Coastal Zone and plans to present an update to the Local Coastal to the California Coastal Commission by 2020. In 2019, Mendocino County released a pair of free architectural plans for accessory dwelling units. One plan is for an 816 sq ft two bedroom unit, with one bath, and the other is a three bedroom, two bath 1,120 sq ft home.

Definition of "Family"

The County currently defines a family as:

One or more persons occupying premises and living as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club or similar dwelling for group use. "Family" does not include a fraternal, religious, social or business group. "Family" shall be deemed to include domestic servants employed by a family.¹¹

This definition was adopted to address concerns raised by Housing and Community Development (HCD) that the County's previous definition of family, which considered only those related by blood, marriage, or adoption, was too restrictive, potentially creating difficulties for siting residential group homes serving special needs populations.

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 is allowed by right in all zones where residential units are permitted. Transitional housing is currently defined as "rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6)

¹⁰ California Government Code, Section 65852.7.

¹¹ County of Mendocino Code of Ordinances, Sec. 20.008.028.



months, and in no case more than two (2) years.”¹² Supportive housing is housing that has no limit on length of stay, is occupied by the target population, and is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Residential Care Facilities

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

Residential care facilities serving six or fewer persons are permitted by right in all residential areas of the County, including 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 Mixed Use (M-U) 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 a 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. To qualify as a Family Care Unit, the recipients of care must be 60 years of age or older, must be an immediate family member of the property owner, or the administrator of care to recipients who lives in the main unit must reside in the Family Care Unit. Family Care Units are permitted in all single-family zones, subject to an Administrative Permit or Coastal Development Permit in the Coastal Zone.

Housing for Persons with Disabilities

Disability affects all ages, but the specific needs and programs to address these issues differ by age group. Programs that focus on the needs of 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 two facilities with a total capacity of 17 beds, one in Gualala and the other in Redwood Valley. Several others in the incorporated areas of the county

¹² County of Mendocino Code of Ordinances, Sec. 20.008.054.



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 Home¹	7	39
Adult Residential²	7	44
Elderly Residential³	10	126
Total	24	209
Source: California Department of Social Services, Community Licensing Division, 2019. 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 aged 18–59 who are unable to provide for daily needs and who may be physically, developmentally, and/or mentally disabled. 3. Facilities with care, supervision, and assistance with activities of daily living for ages 60 and above.		

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—wheelchair ramps, 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.

Mendocino County’s Zoning Code addresses accessibility issues in the Inland (20.239) Zoning Code, which incorporates the SB 520 requirements that allow for reasonable accommodation during the building development and enforcement process. The County also incorporates persons living with disabilities into its definition for “Group Care Facilities.” Policy 4.3c of the Housing Element continues 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. **Table 5-3-20** shows the legal framework for farmworker housing.

TABLE 5-3-20				
FARM EMPLOYEE/LABOR HOUSING: OUTSIDE THE COASTAL ZONE IN UNINCORPORATED MENDOCINO COUNTY				
USE/OCCUPANCY	ZONING DISTRICT	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, mobile home, 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 where work is being performed**	Ca. Health & Safety §§ 17021.6, 17000 et seq.; §§ 50101, 50104.7



TABLE 5-3-20 FARM EMPLOYEE/LABOR HOUSING: OUTSIDE THE COASTAL ZONE IN UNINCORPORATED MENDOCINO COUNTY				
>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 <i>contiguous</i> 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; MCC § 20.052.060
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



TABLE 5-3-20
FARM EMPLOYEE/LABOR HOUSING: OUTSIDE THE COASTAL ZONE IN UNINCORPORATED MENDOCINO COUNTY

Motels/boarding houses: 3–6 rooms, occupancy < 30 days	All agricultural, residential & commercial zoning districts	County Major Use Permit (4-6 months) County building/health permits County Business License	Not limited to farmworkers State HCD Permit to Operate if rented as farmworker housing for 5 or more employees	MCC § 20.024.135
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Source: Mendocino County Planning and Building Services Department Fact Sheet.

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

**Special considerations for 5 to 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 mobile home, manufactured home, travel trailer, or recreational vehicle. 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).

Farm employee housing: generally includes a dwelling, boardinghouse, tent, bunkhouse, maintenance-of-way car, mobile home, 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 mobile homes or camping of five or more employees (H&S § 17008).

Land zoned Agricultural, Rangeland, Timberland Production, or Forestland: The restrictions in the above table pertaining to rural and urban lands may not apply on land zoned Agricultural, Rangeland, Timberland Production, or Forestland subject to application for and approval of a minor use permit.

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

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

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

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

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, and 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

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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).

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:¹³

- 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.¹⁴

Farm labor housing for more than 12 farm employees (and their families) is also permitted on a minimum 10-acre parcel 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, and units to be occupied by more than two people require an additional 100 square feet per person.

Another option to facilitate farmworker housing is the division of agricultural preserve land. Under State law, a landowner may sell or lease 5 acres or less in an Agricultural Preserve to a nonprofit organization, city, county, housing authority, or State agency for agricultural laborer housing facilities.¹⁵

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 Estate, provide housing for their employees, but many smaller growers do not because of the costs of permitting, construction, and operation, or for 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.

¹³ State of California, Health and Safety Code, Section 17021.6.

¹⁴ State of California, Health and Safety Code, Sections 17021.7, 18214, 18215, and 18217.

¹⁵ State of California Government Code, Section 51230.2.



To address these concerns, the County of Mendocino will continue to undertake Action Items 4.3a through 4.3e, which 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 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 in 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, 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. Group care facilities, including emergency shelters or transitional housing, are allowed by right in the Multiple-Family Residential District (R-3) and the General Mixed Use District (MU-2) in the inland part of the County. In the coastal zoning district, group care facilities and transitional housing are allowed by right in the Gualala Highway Mixed Use District (GHMU) and the Gualala Village Mixed Use District (GVMU). Emergency shelters require a coastal development use permit in both of those zones and in all other zones in the coastal zoning district. In the Town of Mendocino Residential Zoning District, there is no zoning district that allows emergency shelters by right. In the inland zoning districts emergency shelters are allowed by right in Commercial Districts (C-1), as directed by ordinance amendment 2015-0001. 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 allowed with a conditional use permit in the Public and Semi-Public Facilities (PF) District. The Public Facilities (P-F) District allows transient habitation-lodging, limited with a major use permit. Transient habitation is permitted by right in the General Commercial (C-2) District. State law and the County's Zoning Code require six or fewer unrelated persons in a residential care facility to be regulated as a single-family use.

The County has an adequate supply of vacant land zoned for Public Facilities (PF) spread throughout the County, however, much of it is considered remote or is not under the jurisdiction of the County. In total there are approximately 74 acres countywide available for group care housing of some sort in the residential, Gualala Highway Mixed Use, or commercial zones, 59 of which are eligible for hosting emergency shelters. Therefore, it is reasonable to conclude that there is an adequate supply of land on which to develop group care housing for transitional housing or emergency shelters. Several other zoning districts permit emergency shelters or transitional housing, subject to a use permit. On September 13,



2016, the Planning Commission recommended amending Chapter 20, Divisions I and II, of the Mendocino County Code to modify the definitions of "Family," "Supportive Housing," "Transitional Housing," "Emergency Shelter," and the "Group Care" Use Type and to allow emergency shelters in C-1 and C-2 zoning districts by right. The County Zoning Code's definitions of emergency shelters and transitional care facilities comply with State codes. Zones where access to transit and other services and amenities are the most compatible with emergency shelters.

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, they are at risk of being re-institutionalized. To address this need, the Mendocino County Health and Human Services Agency spent \$1.3 million between 2017 and 2018 to build Willow Terrace, a permanent supportive housing facility in Ukiah to support individuals with mental health issues in Mendocino County. Willow Terrace opened in April 2019 and provides 37 units of permanent supportive housing for the mentally ill.

Native Americans

Increasing housing opportunities on and near reservations and rancherias 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.¹⁶

Policy 4.3b, which encourages 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. A 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.

General and Community Plans

In 2009 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.

¹⁶ 25 U.S.C. Section 4111(c).



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

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

The Gualala Town Plan increases potential residential construction and advocates the development of affordable housing 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.
- 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, which was updated in 2017, encourages affordable housing in Mendocino through key provisions:

Housing Element



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- 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.
 - The Multiple Family Residential (MRM) zone permits multi-family dwelling units.

Ukiah Valley Area Plan

The 2011 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 **Appendix C** provide more detail on the availability of sites with water and sewer services zoned for multiple-family units. Specific sites inventoried in **Appendix C** identified 552 lower-income units that could be constructed. As part of the UVAP process, background research indicated that a total of 1,430 new single-family and 296 multiple-family units could be developed throughout the Valley, which included other properties not surveyed in this inventory. Other alternatives increased the potential residential development level to more than twice the existing General Plan.

The Land Use Element of the UVAP included 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 utilized the existing land use designation system, adding three new mixed use designations. The plan created 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 provide 499 units of the County's total projected housing need of 1,349 housing units.



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 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 a 6,000-square-foot minimum 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. Long-standing disputes between Willits and Brooktrails regarding water and sewer utilities charges to customers in Brooktrails were finally resolved in 2015, allowing a newer, modern wastewater treatment plant to be financed and built. Other impacts such as fire protection and sewage treatment would also need to be addressed.

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 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 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 zoned for farmland, 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 zoned 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. High regional housing prices in the Bay Area have led some residents to migrate into Mendocino County, leading to an increase in housing demand. As of 2016, 83 percent of the County's approximate 28,000 acres of Prime Farmland were under threat of being lost to residential land uses. Most agricultural land is within two miles of residentially zoned land.



Seismic and Other Geological Constraints

Structures 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 are located in established Alquist-Priolo Earthquake Fault Zones.

Liquefaction of the soil from earthquakes can cause severe damage to homes. There are several alluvial basins in Mendocino County where subsurface conditions are conducive to liquefaction. Most notably, these 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 a High Seismic Area as identified in the California Building Code (CBC). 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 structures proposed 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 in the County are particularly prone to flooding:

- 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 the Federal Emergency Management Agency. Certain development within the combining district is prohibited, and other development is subject to standards designed to reduce flood hazards. Although these measures may increase the cost of housing, they 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 a 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.¹⁷ Within SRAs, the State has the primary financial responsibility for preventing and suppressing fires. Much of the unincorporated County is within SRAs. The statewide fire safe regulations include:

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

All new construction and subdivisions within SRAs must meet State Board of Forestry standards 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.

Other laws governing fire hazards for housing in California include:

- The California Fire Code (California Code of Regulations, Title 24, Part 9) which establishes fire-resistant standards for new construction or remodel activity.
- Section 4291 of the Public Resources Code, which mandates that structures in fire-prone areas have defensible space around the perimeter.
- Section 65302(g)(4) of the Government Code, which establishes standards for general plan safety elements and requires that land use and housing developing in very high fire severity zones or SRAs be addressed in the safety element.

Additionally, California requires that all of the elements of a general plan be consistent with one another, and documents that support the general plan must also be consistent with the plan. Specifically, Mendocino County's Safety and Housing Elements need to be consistent and supportive of one another. Furthermore, local hazard mitigation plans should be consistent with both the Housing and Safety Elements and vice versa.

¹⁷ California Code of Regulations, Title 14, Section 1270 et seq.



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 within five miles or less of a fire station in order to qualify for homeowner's insurance. For homes outside of 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 designations, should encourage residential uses in areas with water infrastructure and fire service, which are generally closer to the incorporated cities.

Infrastructure and Public Service Constraints

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

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 constrained by system deficiencies or water rights issues, which negatively affects 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 that the right to Russian River water may have been exceeded. Overall, the complexities of water issues and the lengthy resolution period impede housing starts in the northern



portion of the Ukiah Valley and in Redwood Valley. These constraints are identified in **Appendix C**, Site Inventory.

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. Water conservation may also provide some short-term relief. The Redwood Valley Community Water District, which serves users in the Ukiah Valley, at one time proposed the Dos Rios Project to divert surplus winter flows from the Eel River for use during the summer months. However, the district abandoned the project because of the legal constraints involved with developing water projects on "wild and scenic rivers." Presently, a number of water districts within the Ukiah Valley are determining the feasibility for consolidation, which would allow for greater fiscal and operational sustainability.

The City of Ukiah has a pre-1914 right to divert 2,023 AF of water per year. Under its permit (Water Right Permit 12952), the City of Ukiah has the right to divert an additional 14,479.6 acre feet of water per year. The water rights in the Russian River below Lake Mendocino are divided between pre- and post-1949 because that is the year that the California State Department of Finance filed an application to appropriate water from the East Fork of the Russian River for the Coyote Dam, Lake Mendocino Project. The City of Ukiah or its predecessor in interest has been supplying water to its residents since the later 1800's. When the State Water Board approved the permits for Lake Mendocino Project Water, it declared that those rights would be junior to water being used by other appropriators on and prior to 1949. Although the priority date for Permit 12952 is "post 49" it allows diversion from sources other than Lake Mendocino so it is not entirely junior to the California State Department of Finance filing.

Points of Diversion for the City of Ukiah's surface water rights consist of a Ranney collector and a well (Well 3). The Ranney collector has an existing pumping capacity of 3,400 gallons per minute (gpm) or 4.8 million gallons per day (mgd). Well 3 has a pumping capacity of 650 gpm.

The City of Ukiah also has four wells for accessing groundwater. Well 4 has a pumping capacity of 1000 gpm. Well 7 has a pumping capacity of 650 gpm. Well 8 has a pumping capacity of 300 gpm. Well 9 has a pumping capacity of 700 gpm. The City of Ukiah also has a contractual agreement with the Mendocino County Russian River Flood Control and Water Conservation Improvement District (Flood Control District) to purchase up to 800 AF of water annually. The Flood Control District can only terminate the contract with five years prior notice to the City of Ukiah.

The City of Ukiah has recently completed the first three phases of its a recycled water system. Phases 1-3 will provide an additional 1000 acre feet per year of supply to the Ukiah Valley. Phase 4, the final phase, will provide an additional 400 acre feet per year. Phase 4 is scheduled for construction in 2021.

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-capacity issues. Upgrades to the wastewater treatment plant 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. Assuming



one ESSU per parcel, the treatment plant would not have the capacity to serve about 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.

Annexation into an incorporated entity can help streamline the production of higher density housing where there are often fewer infrastructure constraints. The failure of the County and City of Ukiah to execute a tax-sharing agreement necessary to pursue annexation of the undeveloped "Brush Street Triangle" area is one instance where this constraint has been exhibited. Similarly, while discussed, no 'Tax Sharing Agreement' between the County and the City of Willits or the City of Fort Bragg has been struck.

The unincorporated areas adjacent to the cities of Fort Bragg and Willits also rely on the extension of city services.

In 2003, the State Department of Health Services issued a compliance order restricting new water connections to the Brooktrails Township Community Services District, 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. Conservation efforts after 2015 resulted in slight increases in Lake Emily's capacity and, in 2018, the State permitted 24 new residential connections to be granted to new housing construction in Brooktrails. Such 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.



TABLE 5-3-21
WATER PROVIDERS: WATER SUPPLY AND ISSUES

Agency	Water Rights	Water Supply	Water System	Under Moratorium
Russian River Flood Control District (RRFC)	8,000 AFY Water Right Permit.	8,000 AFY from Coyote Dam Project.	14 connections to 61 customers	
City of Ukiah	Pre-1914 Appropriative Right to divert approximately 2,000 acre-feet annually from the Russian River. 1954 Appropriative Right to divert approximately 14,480 acre-feet annually from the Russian River. Capability to divert approximately 4,000 acre-feet of groundwater in the Ukiah subbasin. Contract with RRFC for 800 acre-feet annually.	Broad portfolio of water rights allows the City to shift sources of water as needed. 2014-2015 was the driest year on record and that experience demonstrates that the City has sufficient water available to meet current and future needs, regardless of water year type or hydrology, of areas well beyond the existing City limits. Interties with adjacent water agencies' infrastructure establish the Ukiah Valley's resilience to hydrologic variation, in part by allowing the City to exploit the water resources available to it to serve the larger community.	8 storage tanks, 3 groundwater sources; Reserves for summer = 1 day, winter = 3 days	
Millview County Water District	1,440 AFY, November 1 to June 30. Contract with RRFC for 970 AFY. Exploring possibility of purchasing additional wells.	From 2000 to 2009 the District met its demand and is expected to continue meeting demand through 2030.	~1500 connections Plant capacity = 3.0 MGD; Storage capacity = 3.2mg (2-day supply)	✓
Calpella County Water District	None. Has contract with RRFC for 79 AFY.	One well owned by district supplies 40 AF even though demand is 119 AF. Fails to meet standards for adequate and reliable water supply.	165 active service connections; Plant capacity = 0.032 MGD	✓
Rogina Water Company	Information unavailable.	Information unavailable.	985 service connections; Storage capacity = 4 tanks with total capacity of 1.3 MG.	✓



**TABLE 5-3-21
WATER PROVIDERS: WATER SUPPLY AND ISSUES**

Agency	Water Rights	Water Supply	Water System	Under Moratorium
Willow Water District	Surface water rights of 2,166 AFY; can purchase 515 AF per year from RRFC.	2,681 AF in a normal year and 2,308 AF in an extended dry year.	1,050 active service connections; Storage capacity = 1.348 MG; Hook-ups available within the district.	
Other Districts				
Brooktrails Community Service District	Off-stream water source	Surface water, dam	1553 connections; 10 month capacity; Currently conducting feasibility study for dam expansion.	
Laytonville County Water District	Well	Groundwater well = 14,000 AF	370 connections; 22 new hook-ups available as of 2018.	
Hopland Public Utilities District	None.	Has contract with RRFC for 400 AFY and demand is 350 AFY.	350 active service connections; Storage capacity = 0.8 MG; Presently ½ supply in summer	
Redwood Valley Water District (RVWD)	4,900 AF (if flow at the confluence of Russian River's forks exceeds 72,000 AF) None May–November. ² Surplus water from RRFC May–October per Superior Court Order (1980)	68 AF; Moratorium. 1998 legislation: 135 domestic hardship connections.	1,355 domestic customers	✓
River Estates Mutual Corp.	Information unavailable	Information unavailable	82 active connections; Storage capacity = 185 MG	✓
North Gualala Water Company	Information unavailable	Information unavailable	1,041 active service connections; Storage capacity = 1 MG; New meter installation moratorium.	✓



TABLE 5-3-21
WATER PROVIDERS: WATER SUPPLY AND ISSUES

Agency	Water Rights	Water Supply	Water System	Under Moratorium
<p>Sources: State Water Resources Control Board 1986. State Water Rights Board 1961. City of Ukiah. 2011. "2010 Urban Water Management Plan." Mendocino County Local Agency Formation Commission Municipal Service Reviews (2013-2018), http://mendocinofco.org/municipal-service-reviews-msr/.</p> <p>Notes: AF = acre-feet; AFY = acre-feet per year; MG = million gallons; MGD = million gallons per day 1. Reliance on the RRFC assumes that well(s) draw from river underflow rather than percolated groundwater. 2. RVWD has various other rights, including 1.22 MGD for domestic purposes and 2,800 AFY for storage November 1 to April 30.</p>				

Appendix C provides an inventory 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. However, the RHNA allocation of 470 new units to meet extremely low-, very low- and low-income housing needs; and the County's total allocation of 1,349 new units could be accommodated on lands already zoned for multi-family (or equivalent) that have water or sewer availability or constraints that could be addressed within the planning period.

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, they would more than meet the demand for any remaining low-, moderate-, and above moderate-income households.

Areas outside of service districts were only included the parcels inventory if there were viable alternatives to conventional water or sewage services. In these areas, small water systems in areas with sufficient groundwater resources or on-site sewage systems serving multi-family units or multiple parcels may be feasible to support higher density housing, such as apartments. The most constrained area in this inventory is Boonville, which has no water or sewer service, necessitating larger parcel sizes than otherwise appropriate for its primary commercial and residential corridor. The Anderson Valley Unified School District has previously proposed such a development, a multi-family teacher-housing project on the school grounds in Boonville.

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.



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 Ukiah and Redwood Valley, as well as a comprehensive assessment of the 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 have outdated road networks that constrict local and through traffic.

In Ukiah, 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 east-west routes. However, some of the previous congestion was alleviated in November 2016 when US-101 received a bypass around the City of Willits. This new, access-controlled alignment just east of Willits is the new US-101 route. This has helped reduce traffic congestion on Main Street and will help reduce circulation issues caused by new housing development.

The community of Brooktrails complicates matters further north along Main Street in Willits. This sprawling, nearly 2,000-unit community has only one access route, Sherwood Drive. This route exits onto North Main Street directly across from the high school, which adds to the congestion in the area. In 2018, as a final piece of the relinquishment agreement between Caltrans and the City of Willits, Caltrans began a complete reconstruction of the intersection of Sherwood Rd. and Main St., as part of a larger corridor project and restoration in the wake of completing the Willits Bypass. A second-access study for Brooktrails was completed by the Mendocino County Department of Transportation, but as of yet there are no routing options have been formally identified or funds earmarked for construction. The Brooktrails District Board in 2018 proposed the establishment of a Boulevard District in order to acquire easements and raise funds necessary for the construction of the right-of-way. 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.

Internet



Internet access is important to the development of new housing in Mendocino County. New residents will want to be able to access services via the internet. Nearly 60 percent of Mendocino County residents indicated that they work one day a week or more from home via telecommuting. Less than 30 percent of those surveyed, however, reported that their internet service was satisfactory. New migrants to the area will most likely want a telecommuting option available to them. Many rural areas, like unincorporated Mendocino County, do not draw the same type of high-speed broadband infrastructure investment as urban areas. In 2019, Mendocino County released a report outlining its plan to provide high-speed broadband to nearly 98 percent of households by 2025, which would help encourage more housing development in the county.

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5.4 HOUSING RESOURCES

This section of the Element identifies resources available to available to meet Mendocino County's share of the sixth cycle Regional Housing Needs Assessment (RHNA). This includes a summary of the land inventory (described in greater detail in Appendix C), and the financial resources for affordable housing development.

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 2018 to 2027. **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, 2018-2027		
Income Category	Income Range	Housing Units
Very Low	0–50% MFI	291
Low	51–80% MFI	179
Moderate	81–120% MFI	177
Above Moderate	120+% MFI	702
Total	0–120+% MFI	1,349
Source: Mendocino Council of Governments, Regional Housing Needs Plan, August 2018.		

As shown in **Table 5-4-1**, the unincorporated County's share of the regional housing need is 1,349 over the 7.5-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 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, 60 percent is used for agricultural or timber production.

Today, Mendocino County remains mostly rural, with about 69 percent of the population living outside of incorporated cities. The remaining population lives in the four incorporated cities in the county; of these, Ukiah is by far the largest, with a population larger than the other three cities combined.

A comprehensive, GIS-based analysis provided geographic information about the size and number of vacant parcels in each zoning district, and 2,584 acres of appropriately zoned vacant land in

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unincorporated areas were identified to meet Mendocino County's share of the sixth cycle RHNA, as shown in **Table 5-4-2**.

TABLE 5-4-2 TOTAL DEVELOPABLE HOUSING POTENTIAL BY ZONING AND INCOME GROUP					
Income Category	Land Use Designation	Number of Parcels	Acres	Maximum Units	Realistic Units
Lower	C	1	4.4	128	96
	GHMU	1	0.5	12	9
	C1	12	10.4	304	219
	C2	10	13.4	389	286
	R3	3	4.5	129	95
	SR	20	29.5	857	635
	<i>Lower Subtotal</i>	47	62.7	1,819	1,340
Moderate	C	1	0.2	7	4
	GHMU	4	13.9	349	259
	C1	24	4.9	145	96
	C2	9	2.3	65	45
	R3	102	23.9	690	467
	SR	20	4.6	133	93
	<i>Moderate Subtotal</i>	160	49.9	1,389	964
Above Moderate	RL	38	1094.9	38	38
	RMR	6	34.5	6	6
	RMR 40	1	16.7	1	1
	RR 5	11	23.3	12	11
	RV	31	19.2	31	31
	AG	1	1.2	1	1
	OS	1	38.2	1	1
	R1	80	43.6	315	214
	RR	664	905.0	884	664
	RR 5	11	23.3	12	11
	UR	25	271.2	31	25
	<i>Above Moderate Subtotal</i>	869	2,471.2	1,332	1,003
Total		1,076	2,583.7	4,540	3,307

Source: Mendocino County Department of Planning and Building Services, September 2019.



Based on the amount of available residential land, the County has sufficient sites for future residential development. This includes both lower-density single-family development and higher density mixed-use and multi-family development. **Table 5-4-2** provides an estimation of the maximum number of new units by calculating the total residential development potential for vacant and developable parcels available to meet Mendocino County's share of the sixth cycle RHNA. 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. More details are provided in Appendix C. Most of the available residential acreage is anticipated to be developed to fulfill the RHNA projected allocation for above-moderate income households. The highest number of acres for new anticipated above-moderate income housing is located in the RL zoning district while the largest amount of available parcels is located in the RR zoning district. Within areas projected to fulfill the moderate-income household need, the highest number of acres and available residential sites are zoned RR. Within areas projected to fulfill the low-income household need, the SR zoning designation is the most widely available from among both the number of available acres and parcels.

Outside of these explicitly residential designations in Mendocino County, Forestland (FL), Rangeland (RL), and Agricultural (AG) zones predominate, offering very limited new residential potential. Nevertheless, the quantity of land available for development *far exceeds the total regional housing need* for unincorporated Mendocino County.

Within the Coastal Zone, seven mixed-use and commercially zoned sites represent all of the available sites designated for low- and moderate-income development. These represent a potential opportunity for the development of higher-density housing that is more affordable. Land in the Coastal Zone that is designated for above-moderate income development is primarily zoned for Rural Residential development, which is a lower-density development type. **Table 5-4-3** summarizes the available acreage and potential development capacity in each income designation.

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TABLE 5-4-3 TOTAL DEVELOPABLE HOUSING POTENTIAL IN THE COASTAL ZONE BY ZONING AND INCOME GROUP					
Income Category	Land Use Designation	Number of Parcels	Acres	Maximum Units	Realistic Units
Lower	C	1	4.4	128	96
	GHMU	1	0.5	12	9
	<i>Lower Subtotal</i>	2	4.9	140	105
Moderate	C	1	0.2	7	4
	GHMU	4	13.9	349	259
	<i>Moderate Subtotal</i>	5	14.2	356	263
Above Moderate	RL	10	96	10	10
	RMR	6	34.5	6	6
	RMR 40	1	16.7	1	1
	RR	463	530.9	463	463
	RR 5	3	3.5	3	3
	RV	31	19.2	31	31
	<i>Above Moderate Subtotal</i>	514	700.7	514	514
Total		521	719.8	1,010	882
Source: Mendocino County Department of Planning and Building Services, September 2019.					

Outside of the Coastal Zone, much more agricultural and range land is available, particularly for sites designated as above-moderate income. These land use designations have lower development potential per parcel. While the majority of sites outside of the Coastal Zone are designated for above moderate-income development, sites designated for moderate and low-income development represent nearly half of the potential units because of the existence of several Commercial (C1, C2), Suburban Residential (SR), Rural Community (RC), and R3 residential sites that permit higher numbers of units per acre (see **Table 5-4-4**).



Table 5-4-4 Total Developable Housing Potential in the Inland Area by Zoning and Income Group					
Income Category	Land Use Designation	Number of Parcels	Acres	Maximum Units	Realistic Units
Lower	C1	12	10.4	304	219
	C2	10	13.4	389	286
	R3	3	4.5	129	95
	SR	20	29.5	857	635
	<i>Lower Subtotal</i>	<i>45</i>	<i>57.8</i>	<i>1,679</i>	<i>1,235</i>
Moderate	C1	24	4.9	145	96
	C2	9	2.3	65	45
	R3	102	23.9	690	467
	SR	20	4.6	133	93
	<i>Moderate Subtotal</i>	<i>155</i>	<i>35.7</i>	<i>1,033</i>	<i>701</i>
Above Moderate	AG	1	1.2	1	1
	OS	1	38.2	1	1
	R1	80	43.6	315	214
	RL	28	998.9	28	28
	RR	201	374.1	421	201
	RR 5	8	19.8	9	8
	UR	25	271.2	31	25
	<i>Above Moderate Subtotal</i>	<i>344</i>	<i>1747.2</i>	<i>806</i>	<i>478</i>
Total		544	1,840.6	3,518	2,414
Source: Mendocino County Department of Planning and Building Services, September 2019.					

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 as 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 5-4-5**.

Community Development Block Grant 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 of housing or land, rehabilitation of housing, homebuyer assistance, and public facility and infrastructure improvements, among others. Mendocino County applies to the State for CDBG funds, which are awarded on a competitive basis. The County has used the funds that it has received from the State for its rehabilitation program and its Down payment Assistance Program. CDBG funds have also been used to assist in the development of affordable housing in the unincorporated County area.

HOME Investment Partnership Act 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 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 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

Private individuals have also been instrumental in developing housing that may be affordable to others. Individual property owners have developed second units (legal or otherwise) that they rent out at rates considered affordable by HCD or allow family members to inhabit, thereby decreasing the demand for affordable housing elsewhere, particularly in the elder-care sector. Though almost all accessory dwelling unit permits are one-time-only requests from a given individual, they add up to a significant percentage of the affordable housing units being created. However, since this is a largely unregulated area, there is no requirement to maintain an affordable level of rent or even keep the unit for residential use.



**TABLE 5-4-5
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING**

Program Name	(v) 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, infrastructure improvements, and 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.
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 Sections 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 5-4-5
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING**

Program Name	(v) 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)	Provides 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.



**TABLE 5-4-5
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING**

Program Name	(v) Description
STATE PROGRAMS	
CalHome Program	Provides grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans and offers direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions.
CDLAC Tax-Exempt Housing Revenue Bonds	Local agencies can issue tax-exempt housing revenue bonds to assist developers of multi-family rental housing units, acquire land, and construct new projects or purchase and rehabilitate existing units. Reduce interest rate paid by developers for production of affordable rental housing for low, very and extremely low-income households.
CalHFA Affordable Housing Partnership Program (AHPP)	Provides below-market-rate mortgages to qualified low-income, first-time homebuyers who also receive direct financial assistance from their local government, such as down-payment assistance or closing cost assistance.
CalHFA Homeownership Program	Program offers single-family, low-interest homeownership loans requiring as little as 3 percent down payment to first-time low- and moderate-income buyers to purchase new or existing housing.
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 down payment resources to obtain homeownership. The borrower's labor represents the down payment.
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.)



**TABLE 5-4-5
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING**

Program Name	(v) Description
Mobile Home Park Resident Ownership Program (MPROP)	Finances the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.
Multi-family Housing Program (MHP)	Assists construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. (Currently no new funds being offered.)
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities for migrant housing.
Downtown Rebound Planning Grant Program	Provides grants to local public agencies for local planning for infill housing, adaptive reuse (conversion) of commercial and industrial space into residential units, and the development of other forms of high-density downtown housing.
LOCAL PROGRAMS	
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 down payment 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 down payment.
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, 2019.	



Local Housing Resources

Community Development Commission of Mendocino County: The Community Development Commission (CDC) serves as the Housing Authority and primary public agency in the County for housing assistance. CDC administers the Section 8 voucher, Mortgage Credit Certificate, Down payment Assistance, and the County's rehabilitation programs. CDC has used its Article 34 authority to develop several public housing and affordable projects within 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: The Rural Community Housing Development Corporation (RCHDC) 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 completed 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 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 to 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.: The Anderson Valley Housing Association (AVHA), 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: The Rural Community Assistance Corporation (RCAC) 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, 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. RCAC is in West Sacramento and 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.

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. Its 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 that provides a 20 percent discount on monthly bills. CARE consists of five 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, submetered 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 10 percent of new dwellings include solar water heaters.

Energy rating systems, such as the Home Energy Rating System program (HERS)¹⁸ and the GreenPoint Rated¹⁹ 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, resulting in lower utility costs over the years, and help realtors to increase the marketability of energy efficient homes.

¹⁸ <http://www.energy.ca.gov/HERS/index.html>

¹⁹ <http://www.builditgreen.org/greenpoint-rated>

Housing Element



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5.5 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. First, construction in the preceding planning period and progress in meeting that term's RHNA are discussed. Then all of the previous Housing Element Policies and Action Items are reviewed.

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, and affordable self-help units.

Housing for Special Needs Populations

Mobile homes, accessory dwelling 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 into single-room occupancy (SRO) units for the once-homeless disabled and for single seniors is a model for increasing the stock of permanent housing for special needs populations.

Accessory dwelling 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. Accessory dwelling units are permitted in all zoning districts that allow single-family dwellings. Annually renewable family care units to provide temporary housing for persons 60 years or older or with home care needs may be established as one additional accessory dwelling 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. A new program is included in this Housing Element to amend the Zoning Code to conform with State law by permitting mobile home parks in all residential zones. Approximately seven new mobile homes were delivered between 2013 and 2019.

Farmworker housing includes such residential types as bunkhouses, homes, mobile homes, duplexes, and multi-family units. **Table 5-2-10** goes into greater detail on farmworker housing created during the last element.

Housing Element



Residential development activity in Mendocino County since 2014 has primarily included the subdivision of land and the construction of custom-built homes. 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, accessory dwelling 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.

Housing Accomplishments

During the past Housing Element cycle (2014-2018), the County had a regional housing need of 168 units. **Table 5-5-1** 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 5-5-2** shows the remaining housing needs that have yet to be fulfilled from the 2009 Housing Element.

TABLE 5-5-1		
PAST REGIONAL HOUSING NEEDS ALLOCATION UNINCORPORATED COUNTY: 2014-2019		
Income Category	Total Need (units)	Percent
Very Low	40	24%
Low	27	16%
Moderate	27	16%
Above Moderate	74	44%
Total	168	100.0%

Source: Mendocino Council of Governments, Mendocino County Housing Needs Plan, 2014.

The unincorporated County's past share of housing units affordable to very low-income households was 40 out of a total lower-income allocation of 67 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 2014 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 Rural Communities Housing Development Corporation (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 5-5-2
UNACCOMMODATED HOUSING NEED FOR THE 2009 HOUSING ELEMENT

INCOME GROUPS →	Very Low	Low Income	Moderate	Above Moderate
2014 RHNA	40	27	27	74
All Units Constructed 2014-2018	0	19	35	511
Accessory Dwelling Units Constructed 2019	0	0	11	0
Remaining need	40	8	-19	-437

Evaluation of the 2014-2019 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).



Evaluation of Goals, Policies, and Implementation Actions

Program		Continue/Modify/Delete
<i>Goal 1 – Develop healthy and well-balanced communities through cooperation between public and private entities.</i>		
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.	Responsibility: PBS and BOS Time frame: Ongoing	The County regularly uses GIS to identify incompatible uses, especially as they relate to WUI, Flood Hazards, Seismic, etc. The information and data layers are readily shared with any who request it. This Action will be continued.



Program		Continue/Modify/Delete
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	Responsibility: PBS Time frame: Ongoing	<p>If requested, the County provides identified hazards to community realtors and prospective home buyers. The County regularly undertakes the provision of property-specific maps, and provides more generalized information online, including Flood Zone and Fire District information, through its permit tracking software:</p> <p>https://etrakit.co.mendocino.ca.us/etrakit3/Search/parcel.aspx</p> <p>This Action will be combined with Action 1.1.a.</p>
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	Responsibility: PBS and Developers Time frame: Ongoing	<p>While there have been no new residential neighborhoods and relatively few subdivisions since the last Housing Element was adopted, the County maintains a Mixed Use General zoning district to promote greater efficiency and economy in providing public services, conserve agriculture and resource lands, preserve the rural character of the County, and provide more opportunities for affordable housing.</p> <p>This Action will be continued as new Action 1.1b.</p>

Housing Element



Program		Continue/Modify/Delete
development planning process.		
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.	Responsibility: PBS Time frame: Initial	MCOG and other shared bodies, such as the California State Association of Counties (CSAC), regularly advocate and cooperate in the interests of rural stakeholders such as Mendocino County. This Action will not be continued; it is done through MCOG and CSAC.
Action 1.2b Work with new and existing affordable housing development organizations that identify and address affordable housing needs throughout the County.	Responsibility: PBS Time frame: Ongoing	The County regularly works with affordable housing developers to support new opportunities. Most recently, the County worked with its long-time partner, the Rural Communities Housing Development Corporation, on an 80-unit, low-income senior housing project it proposes to build between Orr Creek and Brush Street, called Orr Creek Commons. This Action will be combined with Action 1.2c and d.



Program		Continue/Modify/Delete
Action 1.2c Continue to support housing development agencies that pursue and administer programs that provide low- and moderate-income households with homeownership assistance.	Responsibility: PBS Time frame: Ongoing	The County continues to support both the Rural Community Housing Corporation (RCHDC) and the Community Development Corporation (CDC), which have developed secured funding to administer programs that provide low- and moderate-income households with homeownership assistance. This Action will be combined with Action 1.2 b and d.
Action 1.2d Support organizations pursuing grants to fund development or rehabilitation of affordable housing by providing assistance and information when feasible.	Responsibility: PBS Time frame: Annually/Ongoing	When feasible, staff supports organizations pursuing grant opportunities by providing filtered data or planning documents. This Action will be combined with Action 1.2 b, c.
Action 1.3a Facilitate future annexation and housing development by pursuing a master tax-sharing agreement between the County and its cities.	Responsibility: Executive Office Time frame: Annually/Ongoing	The Board of Supervisors formed an ad hoc committee to work on a Master Tax Sharing Agreement between the City of Ukiah and the County of Mendocino. 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, including Willits and Fort Bragg. This Action will be continued.

Housing Element



Program		Continue/Modify/Delete
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.	Responsibility: PBS Time frame: Annually/Ongoing	<p>Staff regularly coordinate to implement Housing Element goals. In 2017, Mendocino - Rebuilding Our Community (M-ROC) was formalized with goals of identifying, prioritizing, and coordinating short- and long-term recovery effort, including creating housing opportunities and connecting families in need. As of December 2018, over \$5 million in recovery funds were raised. In addition, over 5,800 volunteer hours were donated by the M-ROC committee, the North Coast Opportunities, Inc. (NCO) volunteer network, and donation centers. M-ROC works closely with the Executive Office, as well as Planning and Building Services, of the County of Mendocino.</p> <p>This Action is currently being completed through all the other Actions in the Housing Element and will therefore be deleted.</p>
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.	Responsibility: PBS Time frame: Ongoing	<p>Although the County has not facilitated similar “housing summits,” it continues to work with individual communities to tackle local issues, such as water and infrastructure. Through entities like the Mendocino County Community Foundation, staff participates in summit-level meetings to identify collaborative funding opportunities for housing-related topics such as disaster recovery and broadband. The County will consider hosting a housing summit in the future.</p> <p>This Action will be continued.</p>



Program		Continue/Modify/Delete
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.	Responsibility: PBS Time frame: Ongoing	The County has worked with the Community Foundation on a number of infrastructure-related issues by providing data and staff expertise as requested. This Action is being addressed through the previous Action.
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	Responsibility: PBS Time frame: Initial/Ongoing	The County recently received direction from the Board of Supervisors on updating the web page. This Action will be continued.

Housing Element



Program		Continue/Modify/Delete
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.	Responsibility: PBS Timeframe: Ongoing	The County currently disseminates housing-related brochures to the general public over the counter in the Planning Department. This Action is being combined with Action 1.5a.
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.	Responsibility: PBS Time frame: Ongoing	PBS reports monthly updates to the BOS on housing-related issues, including the implementation and effectiveness of the Housing Element, new housing policies (e.g. ADUs), and fire recovery efforts as they relate to rebuilding efforts. This Action is being combined with Action 1.5a.



Program		Continue/Modify/Delete
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.	Responsibility: PBS Time frame: Ongoing	The County will plan to implement this and add a module to its permit tracking software to track this information moving forward. This Action is being combined with Action 1.5a.
<i>Goal 2 – Preserve and improve existing housing stock, especially for low- and moderate-income households.</i>		
Action 2.1a Assist developers and non-profit organizations with the acquisition, rehabilitation, or development of affordable housing as funding permits.	Responsibility: PBS and Non-profits Time frame: Annually/Ongoing	When requested, County completes application components and supports funding opportunities for housing. No applications were completed during this planning period. This Action will be continued.
Action 2.1b Continue code enforcement actions to identify substandard or	Responsibility: CE Time frame: Ongoing	The County continues code enforcement actions to identify substandard housing and/or sanitary facilities. No units were identified during this planning period.

Housing Element



Program		Continue/Modify/Delete
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.		This Action will be continued.
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.	Responsibility: CE Timeframe: Ongoing	This program is completed through the Code Enforcement Department. No units were identified during this planning period. This Action will be combined with Action 2.1b.
Action 2.1d Continue to monitor the dates that rent- or price-restricted affordable	Responsibility: PBS and agencies	The County monitors all the affordable housing projects. No instances of



Program		Continue/Modify/Delete
housing projects in the unincorporated County will convert to market rate units. Work with owners and agencies to preserve this stock of affordable housing.	Time frame: Ongoing	<p>noncompliance were encountered during this planning period.</p> <p>Holly Ranch Village in Cleone was sold to private developers; approximately 15 units; deed restriction was removed; primarily market rate.</p> <p>This Action will be continued as new Action 2.1c.</p>
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.	<p>Responsibility: PBS and BOS</p> <p>Time frame: Intermediate</p>	<p>The County continued to comply with Government Code Section 65590 in the Coastal Zone. There were no demolitions during this planning period, and there are very few demolitions ever throughout the County.</p> <p>This Action will be combined with Action 2.1b.</p>

Housing Element



Program		Continue/Modify/Delete
<p>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.</p>	<p>Responsibility: PBS and partner organizations</p> <p>Time frame: Annually/Ongoing</p>	<p>The County continues to explore establishing a program to facilitate the replacement of older mobile homes in order to remove substandard units from the County housing stock, but to date nothing has been established.</p> <p>The County will continue to monitor the situation and implement a program if the need arises in the next planning period.</p> <p>This Action will be combined with Action 2.1b.</p>
<p><i>Goal 3 – Increase the supply of housing, especially for low- and moderate-income households.</i></p>		
<p>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</p>	<p>Responsibility: PBS</p> <p>Time frame: Ongoing</p>	<p>The County worked with developers to include a variety of housing types in the two new developments that are in process.</p> <p>Currently the tools include density bonuses and Planned Development for flexibility. Vineyard Crossing and Gardens Gate projects are going to utilize the density bonus. No major subdivisions of note have been proposed during this planning period.</p> <p>This Action will be continued.</p>



Program		Continue/Modify/Delete
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.	Responsibility: PBS Time frame: Final	The County did evaluate the potential for reduced lot sizes and moved down to the smallest possible based on health/safety setbacks for on-site well and septic. Lack of infrastructure is a prohibiting factor. The County will continue to be open to further reducing lot sizes; that will be discussed with potential developers through Action 3.1a. This Action is addressed in Action 3.1a.
Action 3.1c On sites lacking public water, sewer or both, allow higher density housing development, within the	Responsibility: PBS, EH Time frame: Final	To date, the County receives higher density housing applications that have alternate means of water supply or sewage treatment on sites. This Action will be continued as new Action 3.1b.

Housing Element



Program		Continue/Modify/Delete
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.		
<p>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</p>	<p>Responsibility: PBS</p> <p>Time frame: Initial</p>	<p>As part of the Settlement Agreement, the County rezoned 24 acres (technically 24.46 acres) of land to its Multifamily Residential (R-3) zoning district. Many of these properties are within the UVAP area. The County assumed a density yield of 20.9 units per acre, which results in a cumulative potential development yield of 510 units, which is greater than the 480 unit yield required by the Settlement Agreement. The Court lifted the associated land use restrictions as of 2016</p>



Program		Continue/Modify/Delete
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	Responsibility: PBS Time frame: Initial	<p>The County ensures that the General Plan land-use classification "Mixed Use" is used to maximize residential potential and provide clear guidance to those interested in developing properties.</p> <p>To date, only minimal adjustments have been made thus far to MU-zoned parcels; most developments have occurred in R-3.</p> <p>This Action will be continued as new Action 3.1c.</p>

Housing Element



Program		Continue/Modify/Delete
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.	Responsibility: PBS Time frame: Initial	This has not been completed, but grant funding has been identified for a full or partial code update. This Action will be continued as new Action 3.1d.
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.	Responsibility: PBS Time frame: Ongoing	The County promotes Coastal Zone ADUs, Inland ADUs, and developed Pre-approved ADU plans. Below are links to the County's websites with information for ADU applicants. https://www.mendocinocounty.org/home/showdocument?id=29138 Inland ADUs: https://www.mendocinocounty.org/home/showdocument?id=23972 https://mendocino.legistar.com/LegislationDetail.aspx?ID=3688998&GUID=E64A6CCD-2738-4C31-9C24-87528EEAF67D&Options=&Search=



Program		Continue/Modify/Delete
		<p>Pre-approved ADU Plans:</p> <p>https://www.mendocinocounty.org/home/showdocument?id=28802</p> <p>https://www.mendocinocounty.org/home/showdocument?id=28804</p> <p>https://www.mendovoice.com/2019/06/free-accessory-dwelling-unit-plans-offered-by-mendocino-county/</p> <p>This Action will be continued.</p>
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.	<p>Responsibility: PBS and CC</p> <p>Time frame: Intermediate</p>	<p>The County engages the CCC proactively; see CCC correspondence from June 13, 2019:</p> <p>https://www.mendocinocounty.org/home/showdocument?id=29138</p> <p>This Action is being addressed through Action 3.2a.</p>

Housing Element



Program		Continue/Modify/Delete
<p>Action 3.3a Inform local agencies of their obligations to:</p> <p>(1) Provide the County a written offer to sell or lease surplus land for affordable housing purposes (Government Code Section 54220 et seq.),</p> <p>(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</p> <p>(3) Promote housing opportunities using</p>	<p>Responsibility: PBS</p> <p>Time frame: Initial</p>	<p>The County does not rely on underutilized lands. There are very few sites to utilize. Potentially, two school sites may be forthcoming, because the sites have been appraised, but both sites require rezoning and water hookups that may not be possible: UUSD – Redwood Valley School and Hopland School.</p> <p>This Action will be continued.</p>



Program		Continue/Modify/Delete
underutilized lands or facilities.		
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.	Responsibility: Ex O and LAFCo Time frame: Ongoing	<p>Currently the water districts are fragmented, and many do not have websites or appropriate staff. Encourage consolidation and sustainability of services. The water districts themselves are working on consolidation efforts to facilitate future development of higher density.</p> <p>The County will continue to support this effort.</p> <p>This Action is being addressed in new Action 3.4a.</p>
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	Responsibility: WA, PBS Time frame: Initial	<p>County staff has participated in nearly all planning sessions and public meetings in support of the Boonville Water system: http://www.avcsd.org/watersewer.php</p> <p>County has provided PACs and Special Districts with Support; and supported the Redwood Valley Water project-infrastructure upgrades.</p> <p>https://www.mendocinocounty.org/Home/Components/RFP/RFP/1454/385</p> <p>https://sd02.senate.ca.gov/news/2018-06-12-2-million-state-funding-secured-upgrades-</p>

Housing Element



Program		Continue/Modify/Delete
development constraints. If feasible, develop a comprehensive infrastructure planning program with interested special districts.		redwood-valley-water-district This Action is being addressed in Action 3.4a.
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.	Responsibility: WA, PBS Time frame: Intermediate	The water districts themselves are working on consolidation efforts to facilitate future development of higher density. The County will continue to support this effort. This Action will be continued as new Action 3.4a.



Program		Continue/Modify/Delete
<p>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.</p>	<p>Responsibility: WA, PBS</p> <p>Time frame: Initial</p>	<p>The County informs 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.</p> <p>Infrastructure limitations remain throughout the County, and moratoriums are still in place.</p> <p>This Action will be continued at Action 3.4b.</p>

Housing Element



Program		Continue/Modify/Delete
<p>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.</p>	<p>Responsibility: PBS and Env H</p> <p>Time frame: Initial</p>	<p>The County works with Environmental Health to develop and publicize alternative wastewater treatment systems for use in areas outside of sanitation districts. This effort includes supporting the composting toilet stakeholders working group and researching alternative wastewater treatment systems. This effort is initialed through the County Environmental Health Department and will not be continued in the Housing Element.</p>



Program		Continue/Modify/Delete
<p>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.</p>	<p>Responsibility: PBS</p> <p>Time frame: During the RHNA update process.</p>	<p>The County advocated to MCOG during the 2019 RHNA processes.</p> <p>https://www.mendocinocog.org/2018-regional-housing-needs-plan</p> <p>This Action will be continued as Action 3.4c.</p>

Housing Element



Program		Continue/Modify/Delete
<p>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.</p>	<p>Responsibility: PBS and development community</p> <p>Time frame: Ongoing</p>	<p>The County worked with developers to include a variety of housing types in the two new development that are in process and ensured that all constraints are actively being addressed.</p> <p>This Action is being addressed in Action 3.1a.</p>
<p>Action 3.5b Reduce Constraints to Housing Production:</p> <p>(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,</p>	<p>Responsibility: PBS</p> <p>Time frame: Ongoing</p>	<p>ADU ordinance updates will be completed and the County will continually update amendments to the Zoning Code to reduce constraints.</p> <p>This Action will be continued as new Action 3.5a.</p>



Program		Continue/Modify/Delete
<p>building height, and others.</p> <p>(2) Evaluate and, where appropriate, reduce or modify the standards above to facilitate market rate housing production.</p> <p>(3) The County will initiate amendments to the Zoning Code to conform to the new General Plan.</p>		
<p>Action 3.5c Provide priority processing by County staff and hearing boards for affordable housing units or special needs housing or supporting infrastructure.</p>	<p>Responsibility: PBS and BOS</p> <p>Time frame: Ongoing</p>	<p>The County provides priority processing for affordable housing units or special needs housing or supporting infrastructure.</p> <p>The County has committed staff time to prioritizing job creation and housing construction; specifically for FY2019 and in particular, related to these RCHDC projects: Orr Creek Commons; Boonville-Senior Housing Project. Fire rebuilds receive priority (processed within 1 week).</p> <p>This Action will be combined to create Action 3.5a.</p>

Housing Element



Program		Continue/Modify/Delete
<p>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.</p>	<p>Responsibility: PBS and BPS</p> <p>Time frame: Ongoing</p>	<p>The County considers permit fee waivers, reductions, and deferments for affordable housing developers, as the County budget permits.</p> <p>The cost of administrative permits to allow for temporary trailers was waived and the County deferred the costs of final permits for fire rebuilds.</p> <p>https://www.mendocinocounty.org/community/fire-recovery/rebuilding</p> <p>https://www.mendocinocounty.org/home/showdocument?id=13594</p> <p>https://www.mendocinocounty.org/home/showdocument?id=17863</p> <p>This Action will be combined to create Action 3.5a.</p>
<p>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.</p>	<p>Responsibility: PBS</p> <p>Time frame: Intermediate</p>	<p>The County has not investigated the creation of an affordable housing overlay district that allows an increase in density after property is purchased by an affordable housing developer, but the County will consider this moving forward.</p> <p>This Action will be continued as Action 3.5b.</p>



Program		Continue/Modify/Delete
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.	Responsibility: PBS and BOS Time frame: Intermediate	The County did not identify impediments or conflicts between codes and policies that may prevent affordable housing development. This Action will be continued as part of new Action 3.5a.
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.	Responsibility: PBS Time frame: Intermediate	The County did not complete a Community Land Trust for the purpose of developing and preserving long-term affordable housing, but will consider it moving forward. This Action will be continued as Action 3.5c.

Housing Element



Program		Continue/Modify/Delete
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.	Responsibility: CDC Time frame: Ongoing	The County continues to pursue the remainder of required affordable multi-family units under Article 34.
Action 3.5i Consider advertising prime locations, as identified in Appendix B, for affordable housing development on the Housing Resources website.	Responsibility: PBS Time frame: Initial phase	The County posted the housing element online, and these resources are publicized by local service providers and non-profits. This is being done through developers meeting in Action 3.1a.
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.	Responsibility: PBS, outside providers (e.g. RCHDC) Time frame: Ongoing	The County remains open to working with local housing providers to utilize collected housing trust funds from the County's Inclusionary Housing Ordinance to develop housing units. This Action is being addressed through Action 1.2a.



Program		Continue/Modify/Delete
<i>Goal 4 – Focus on housing issues of the vulnerable and those with special needs</i>		
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.	Responsibility: PBS, CDC Time frame: Ongoing	The County continues to support CDC in their effort to conduct landlord-tenant workshops. This Action is being continued.
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).	Responsibility: PBS, CDC Time frame: Ongoing	The County continues 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). This Action is being combined with Action 4.1a.

Housing Element



Program		Continue/Modify/Delete
Action 4.1c Provide informative materials concerning fair housing and housing discrimination at locations that provide housing and related services.	Responsibility: PBS, CDC Time frame: Ongoing	The County provides informative materials concerning fair housing and housing discrimination at the Planning Department counter. This Action is being combined with Action 4.1a.
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.	Responsibility: PBS Time frame: Initial	The County has not yet completed this zoning code amendment but will complete it early during this planning period. This Action is being combined with Action 4.1a.



Program		Continue/Modify/Delete
<p>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.</p>	<p>Responsibility: PBS</p> <p>Time frame: Ongoing</p>	<p>The County supported applications to state and federal agencies such as HCD, State Treasurer's Office, and USDA for affordable rental housing financing. The County specifically supported the funding for the Brush Street and Orr Creek Commons.</p> <p>This Action will be continued.</p>

Housing Element



Program		Continue/Modify/Delete
<p>Action 4.2b Extremely Low-Income Program</p> <p>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</p>	<p>Responsibility: PBS</p> <p>Time frame: Initial, maintain on an ongoing basis</p>	<p>The County is open to working with other agencies and local partners, including Legal Services of Northern California, to develop a program that is designed to address the needs of extremely low-income households in Mendocino County. During this planning period the County has coordinated with Legal Services regarding inclusionary housing and rezoning to allow higher densities. This Action will be continued.</p>



Program		Continue/Modify/Delete
housing types, and methods to promote their development		
<p>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</p>	<p>Responsibility: PBS</p> <p>Time frame: Initial/Ongoing</p>	<p>The County works with the agricultural community to assist with the development of agricultural worker housing and provide education about the County's farm employee/labor housing regulations.</p> <p>Brush Street Apartments was completed. RCHDC as well as Farm Bureau does training on employee housing education.</p> <p>This Action will be continued.</p>

Housing Element



Program		Continue/Modify/Delete
<p>developers in a manner conducive to their use for developing the actual units. Ensure that these groups are included in regular housing stakeholder meetings.</p>		
<p>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.</p>	<p>Responsibility: PBS</p> <p>Time frame: Annually/Ongoing</p>	<p>During this planning period, the County encouraged and supported state and federal funding applications for farmworker housing. In addition, the County supported infrastructure by providing technical assistance. In November of 2017, a building permit was issued for a 72-unit complex on a four-acre parcel in the Ukiah Valley.</p> <p>The County held pre-application conferences following the regular County Subdivision Committee Meeting on the second Thursday of each month.</p> <p>This Action is combined with Action 4.3a.</p>



Program		Continue/Modify/Delete
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.	Responsibility: PBS, funding agency Time frame: Ongoing	While the County recognizes that housing conditions, affordability, community patterns, and cost are issues, a farmworker housing survey for the planning period of the 2014 Housing Element is not considered a priority. During this planning period, outside sources of funds were not identified. The most recent comprehensive analysis was completed by CIRS in 2008. This Action will not be continued since farmworker housing is addressed through the previous Actions.
Action 4.3d The County shall review the Zoning Code related to agricultural employee housing for consistency with State law.	Responsibility: PBS Time frame: Annually/Ongoing	The County is in compliance with state law. This Action will not be continued.
Action 4.3e Create an informative document that includes planning policies and regulations that will	Responsibility: PBS Time frame: Initially	County staff met with the Farm Bureau on multiple occasions to discuss the impact of cannabis regulation on the existing agriculture industry. This Action will be combined with Action 4.3a.

Housing Element



Program		Continue/Modify/Delete
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.		



Program	Continue/Modify/Delete
<p>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</p>	<p>Responsibility: PBS, Tribal Governments, Indian Housing Authorities</p> <p>Time frame: Ongoing</p> <p>The County welcomes housing for Native Americans. During this planning period there were no opportunities to enter into local cooperation agreements with Indian tribes.</p> <p>This Action will be continued as Action 4.3b.</p>

Housing Element



Program		Continue/Modify/Delete
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.	Responsibility: PBS Time frame: Ongoing	The County annually reviews its Zoning and Building Codes to ensure that there are no constraints to housing for persons with disabilities. This Action will be continued as Action 4.3c.



Program	Continue/Modify/Delete
<p>Action 4.3h Provide planning assistance to address homelessness in the County by:</p> <p>(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.</p> <p>(2) Treating applications for transitional and supportive housing applications similar to other residential applications within that zoning district.</p>	<p>The County provides planning assistance to address homelessness by supporting the COC Plan to address homelessness by assisting the Homeless Services Planning Group through a coordinated approach countywide.</p> <p>This Action will be continued as Action 4.3d.</p>

Housing Element



Program		Continue/Modify/Delete
<p>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.</p>	<p>Responsibility: PBS, DSS</p> <p>Time frame: Ongoing</p>	<p>The County continues 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.</p> <p>This Action will be continued as Action 4.3e.</p>
<p>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</p>	<p>Responsibility: PBS</p> <p>Time frame: Initial</p>	<p>On September 13, 2016, the Planning Commission recommended to amend Chapter 20, Divisions I and II of the Mendocino County Code to modify the definitions of "Family," "Supportive Housing," "Transitional Housing," "Emergency Shelter," and the "Group Care" Use Type and to allow Emergency Shelters in C-1 and C-2 Zoning Districts by right.</p> <p>This Action was completed and will not be continued.</p>



Program		Continue/Modify/Delete
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.	Responsibility: PBS Time frame: Ongoing needed	The County supports the Mental Health Branch of the Health and Human Services Agency and will continue to provide planning assistance as requested. This Action will be continued as Action 4.3e.
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	Responsibility: PBS Time frame: Ongoing needed	The County recognizes the importance of affordable housing for the County's aging population in areas that have access to senior-appropriate services. On June 2, 2016, a use permit was approved by the County Planning Commission to allow for the construction of Orr Creek Commons, an 80-unit senior housing project. This Action will not be continued; it is currently being addressed through all the Actions under Policy 4.3.

Housing Element



Program		Continue/Modify/Delete
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.	Responsibility: PBS Time frame: Annually/Ongoing	The County supports the Health and Human Services Agency and its efforts—that includes coordinating with the Redwood Coastal Regional Center. This Action will be continued as Action 4.3f.



Program		Continue/Modify/Delete
<p>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.</p>	<p>Responsibility: PBS</p> <p>Time frame: Initial</p>	<p>On September 13, 2016, the Planning Commission recommended to amend Chapter 20, Divisions I and II of the Mendocino County Code to modify the definitions of "Family," "Supportive Housing," "Transitional Housing," "Emergency Shelter;" and the "Group Care" Use Type and to allow Emergency Shelters in C-1 and C-2 Zoning Districts by right.</p> <p>This Action was completed and will not be continued.</p>

Housing Element



Program	Continue/Modify/Delete
<i>Goal 5 – Conserve energy and resources</i>	
<p>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</p>	<p>Responsibility: PBS and partner organizations</p> <p>Time frame: Ongoing</p> <p>The Planning Department refers residents to the Development and Sustainability Department of Mendocino County, who focused on providing solutions to rural local governments, small businesses, low- and moderate-income residents, and nonprofit organizations.</p> <p>The Sustainability Department provides affordable housing development and rehabilitation project management services and sustainability and energy efficiency programs.</p> <p>Mendocino Lake County Energy Watch—a partnership between Pacific Gas and Electric Company (PG&E) and Community Development Commission of Mendocino County (CDC) —provides energy efficiency audits and advice, funding and project assistance for energy efficiency retrofits, energy consumption benchmarking and training, and educational opportunities.</p> <p>Mendo-Lake Energy Watch (MLEW) serves Mendocino and Lake County local governments and special districts. They provide energy assessments, benchmarking for buildings, retrofitting, greenhouse gas emissions inventories, educational classes, and more.</p> <p>Mendo-Lake Energy Watch (MLEW) is a partnership between the Community Development Commission of Mendocino County (CDC) and Pacific Gas and Electric</p>



Program		Continue/Modify/Delete
(REDI), Community Development Commission (CDC), and North Coast Energy Services.		<p>Company (PG&E).</p> <p>This Action will be continued.</p>
<p>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.</p>	<p>Responsibility: PBS, WA</p> <p>Time frame: Ongoing</p>	<p>The Planning Department refers residents to the Development and Sustainability Department of Mendocino County, who focus on providing solutions to rural local governments, small businesses, low- and moderate-income residents, and nonprofit organizations.</p> <p>The Sustainability Department provides affordable housing development and rehabilitation project management services and Sustainability and Energy Efficiency programs.</p> <p>This Action was combined with Action 5.1a.</p>

Housing Element



Program		Continue/Modify/Delete
<p>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</p>	<p>Responsibility: PBS, WA</p> <p>Time frame: Ongoing</p>	<p>The County refers residents to the resources on the Russian River Watershed website and the Sonoma-Marín Water Saving website. Both sites include examples of pre-approved design plans. In addition, the County promotes water-conserving landscaping methods using brochures and the Housing Resources website.</p> <p>This Action will be continued as Action 5.1b.</p>



Program		Continue/Modify/Delete
brochures and the Housing Resources website.		
<p>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</p>	<p>Responsibility: PBS, WA</p> <p>Time frame: Ongoing</p>	<p>The County provides access to a low impact development (LID) manual on the Mendocino County website. In addition to the LID manual, the County promotes stormwater management systems for multiple family housing developments and offers other resources on their web page, such as manuals and worksheets, stormwater management reference materials, and helpful handouts and links. The County provides examples of pre-approved designs and examples in the LID manual.</p> <p>This Action is combined with Action 5.2c and continued.</p>

Housing Element



Program		Continue/Modify/Delete
and the Housing Resources website.		
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.	Responsibility: PBS Time frame: Ongoing	The County promotes the use of renewable energy technologies in residential and mixed-use projects to reduce electricity and natural gas demands. This Action will be continued.
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-	Responsibility: PBS Time frame: Ongoing	Both prior to and during design review, the County promotes the appropriate siting and design of passive solar homes that maximize the use of passive heating and cooling to reduce demand for non-renewable resources and related utility expenses. The County has developed a Green Building Handout to assist developers. The handout is available on the County's website.



Program		Continue/Modify/Delete
<p>renewable resources for heating and cooling and related utility expenses both prior to and during design review.</p> <p>Assist developers accessing passive design resources with brochures and using the Housing Resources website.</p>		This Action is combined with Action 5.2a and continued.
<p>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.</p>	<p>Responsibility: PBS</p> <p>Time frame: Final</p>	<p>This was not completed and will not be continued. The County promotes solar but due to staff time and budgets, this Action is not feasible.</p>

Housing Element



Program		Continue/Modify/Delete
<p>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:</p> <p>Green building materials and construction techniques</p> <p>Passive solar design and siting</p> <p>Energy efficient heating and cooling technology</p> <p>Alternative water storage, wastewater treatment and reclamation and stormwater management systems</p>	<p>Responsibility: PBS</p> <p>Time frame: Intermediate</p>	<p>The County will continue to promote green building material and constructions. Based on the County's review, there are no known constraints to building green, resource conservation, and alternative energy generation.</p> <p>The County will continue to promote green building through the other Actions listed above. This Action will be discontinued.</p>



Program		Continue/Modify/Delete
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.	Responsibility: PBS Time frame: Ongoing	<p>The County did not consult with service providers and municipalities to investigate feasibility of using reclaimed water systems for non-drinking water purposes. The County does support the Purple-Pipe Project or the purple pipe to AG Lands program. (Purple Pipe is used to identify recycled, non potable water, which is why "Purple Pipe" it is used in the names of many related initiatives.)</p> <p>The County does not plan to proactively meet with services providers on this issue due to other staff commitments. This Action will not be continued.</p>
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.	Responsibility: PBS Time frame: Initial	<p>The County Community Development Commission (CDC) advertises utility assistance, home weatherization, energy and water conservation, and green building services on the Housing Resources website to assist residents with lowering their utility costs.</p> <p>This Action will be continued.</p>

Housing Element



Program		Continue/Modify/Delete
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.	Responsibility: PBS Time frame: Ongoing	This Action will be continued.
Action 5.4c Promote energy and water conservation education programs that address steps to energy and water efficiency, benefits of weatherization and weatherization assistance	Responsibility: PBS, WA, partner agencies Time frame: Ongoing	The County refers developers and residents to the Russian River Watershed Association (RRWA) Trainings and Workshops on water efficiency landscaping, etc. This Action will be combined with Action 5.4a.



Program		Continue/Modify/Delete
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.		
<i>Goal 6 – Pursue a variety of funding sources to assist the county and identify partners to complete the actions in the Housing Element.</i>		
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	Responsibility: PBS Time frame: Annually/Ongoing	The County supports funding applications by service agencies 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. It is currently supporting Boonville and Redwood Valley. This Action will be continued.

Housing Element



Program		Continue/Modify/Delete
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.		
Action 6.2a Assist agencies and organizations in their pursuit of funding by providing technical assistance when requested, as time and funding permit.	Responsibility: PBS Time frame: Ongoing	The County regularly assists agencies and organizations in pursuing funding by providing technical assistance when requested through pre-application conferences and support letters for projects. This Action will be continued.
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	Responsibility: PBS, BOS Time frame: Intermediate	The County most recently increased the general plan maintenance fee from \$50 to \$116 and updates the Housing Element in compliance with state law. This Action will be continued.



Program		Continue/Modify/Delete
update the Housing Element in compliance with State law.		
<p>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:</p> <p>(1) MCOG funds for eligible transportation infrastructure</p> <p>(2) Air Quality Management District vehicle license fees</p>	<p>Responsibility: PBS, MCOG, AQD</p> <p>Time frame: Ongoing</p>	<p>The County will continue to explore the feasibility of local funding for affordable or special needs housing that promotes mixed-use, transit oriented, or compact integrated communities.</p> <p>The County supported the MCOG Pedestrian Plan.</p> <p>This Action will be continued.</p>
<p>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</p>	<p>Responsibility: PBS, CDC</p> <p>Time frame: Ongoing</p>	<p>The County continued to consider pursuing federal, state, local, and private funding sources to expand the County's rehabilitation loan program, but funding was not identified, and due to staffing constraints, the rehabilitation program was not expanded. The County will continue to consider expanding it.</p> <p>This Action will be continued.</p>

Housing Element



Program		Continue/Modify/Delete
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.	Responsibility: PBS, CDC Time frame: Ongoing	The CDC's loan programs for home improvement and water and septic system repairs and upgrades to income-eligible households are available through their marketing efforts. The County only refers interested parties. This Action is address in the Actions above and will not be continued.
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.	Responsibility: PBS, CDC Time frame: Ongoing	The County supports CDC's effort for rental housing assistance to extremely low-income households through the Section 8 (Housing Choice) Voucher Program. This Action will be continued.



Program		Continue/Modify/Delete
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.	Responsibility: PBS, CDC, HHSA and non-profits Time frame: Ongoing	The County identifies and lists internet sites—including the Community Development Commission, Health and Human Services [HHSA], and other agency sites—and links for advertising housing assistance programs. This Action will be continued.
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.	Responsibility: DSS Time frame: Ongoing	This is not completed through the Planning and Building Services Department. This Action will not be continued, this is not done through the Planning Department.

Housing Element



Program		Continue/Modify/Delete
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.	Responsibility: PBS Time frame: Ongoing	<p>The County supports CDC's rental assistance, funded under the Continuum of Care application process and Community Development side of the U.S. Department of Housing and Urban Development. This program provides rental assistance to homeless disabled persons. The program currently has 130 clients receiving rental assistance. The program provides \$1.4 million in rental assistance and administrative fees. The program receives in-kind support from case managers at various local agencies, such as Ford Street Project/Ukiah Community Center, Mendocino Coast Hospitality Center, Behavioral Health, and the Alcohol and Drug Program (AODP).</p> <p>This Action will be continued as Action 6.4a.</p>



Appendix A - Summary of Public Outreach

State law mandates that “the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.”

TABLE A-1
PUBLIC MEETING SCHEDULE

August 7	Fort Bragg
August 8	Willits
August 14	Anderson Valley*
August 21	Fort Bragg
August 29	Ukiah

In August 2019, five public meetings were conducted throughout the county in order to receive input from members of the public. A total of 60 attendees participated between the five workshops. Some of the attendees provided feedback via comment cards and/or brought maps identifying potential sites for housing development. Individuals and community groups also submitted more formal written comments either before or after the events. The County also worked with KZYX, a local public radio station, at the public meeting in Willits, to further disseminate efforts related to the Housing Element update process, and public participation.²⁰

**The meeting in Anderson Valley presented an update on the Housing Element process to the Anderson Valley Community Services District (AVCSD). It included a discussion focused on infrastructure constraints, especially as they relate to Boonville and its nearby communities.*

Feedback was received before, during, and after the meetings. Themes that emerged from the public's feedback included:

- New or additional vacation rentals should be prohibited.
 - Vacation rentals can limit the availability of long-term rental housing.
 - Properties purchased by outside investors for vacation rentals are often poorly managed.
 - Explore the possibility of addressing this issue with housing stock long-term management programs.
- Innovative ownership structures, such as community land trusts, co-housing, or cooperative land ownership, should be explored and permitted where feasible.
- Density should be increased either by reducing parcel sizes, revising zoning to allow for more units on existing lots, permitting clustered sites, or permitting the development of ADUs and tiny homes.

²⁰ <https://www.kzyx.org/post/county-drafting-plan-more-housing#stream/0>



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- Mixed-use development should be encouraged and should include multi-family residential uses.
 - The County should also consider the potential tax implications of increased density.
 - Clustering housing on sites of less than 40 acres may address intergenerational housing needs and potentially save on infrastructure costs.
 - The development of accessory dwelling units (ADUs) and tiny homes should be encouraged through the provision of County-approved building plans in a number of sizes as well as more education on the ADU development process.
 - San Mateo's ADU workbook may be a good example.
 - Continue to implement the free ADU program and refrain from charging capacity fees for secondary units.
 - Consider allowing junior ADUs in single-family and multi-family residential zones and allowing mobile residences as ADUs.
 - The County can also help facilitate the development of HOAs or cooperative ADU and rental management groups.
 - Promote innovative and alternative construction techniques for ADU development.
 - The County should investigate the feasibility of administering a home-sharing program for seniors among its programs that address senior housing needs.
 - The County should consider removing the school impact fee for senior housing.
 - Seniors could also potentially use ADUs on their property while renting out the main housing unit.
 - The County should revisit and review the water and septic/sewer constraints, particularly in light of improvements to appliance efficiency and xeriscaping. This may require the completion of a new groundwater study.
 - This can also include altered building or zoning requirements for developments that make use of composting toilets.
 - Setbacks related to septic service should also be reconsidered in light of the number of homes currently out of compliance.
 - The Anderson Valley School District (AVSD) is currently working to improve water quality by partnering with local private well owners and homeowners who may permit public wells to be drilled on their land.
 - The County should consider charging water and sewer capacity fees based on the size of the unit in order to ensure that each unit pays its fair share for capacity costs.
 - Improvements to permitting efficiency may provide more certainty for developers and faster time to construction, particularly for housing affordable to lower-income or workforce households.
 - Higher density should be allowed by right.
 - The County should consider streamlining the permitting process for developers to construct affordable and market-rate multi-unit housing projects, particularly on larger vacant parcels.
 - The County should clearly define the permit processes and requirements and consider explanatory items like YouTube videos to help project developers navigate the requirements.
 - This can also include having County assistance to identify sites, complete initial studies, or obtain grant funding for off-site improvements.
 - The County should consider increasing the availability of building inspection in County areas, which could reduce the burden of the development process.



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- The County may develop or continue funding programs that support loans for first-time homebuyers, home rehabilitation, accessibility upgrades, or the repair of substandard housing.
 - The County should seek out CDBG funds and partner with municipalities and other governmental agencies.
 - Community land trusts should be encouraged.
 - At-risk affordable housing should be preserved; the County should require an education program for residents of at-risk housing.
 - Infill development should be encouraged through incentives in the planning process and requirements for redeveloping non-vacant sites.
 - The lack of developers willing to invest in the community may be ameliorated with incentives.
 - The County should identify sites that could support housing for larger low-income families.
 - Manufactured homes should continue to be encouraged.
 - Opportunities should be increased for those living in vehicles, allowing them to park their vehicles safely, including identifying off-street parking for lived-in vehicles and allowing homeowners to rent land or parking spaces to lived-in vehicles.
 - Trash and sanitary services should be provided for these parking areas or for existing encampments.
 - New single-room occupancy (SRO) developments and the effective use of housing vouchers should be supported.
 - The code should be revised to be compliant with AB 2162 and allow supportive housing by-right.
 - Dementia-care housing, assisted living, and housing for seniors with pets should be encouraged.
 - Existing building regulations should be reviewed to identify constraints for persons with disabilities and provide reasonable accommodations.
 - A habitat or wetland mitigation bank should be established.
 - Options for other construction techniques for ADUs should be explored, including straw bale, rammed earth, prefabricated housing, or self-built housing using reclaimed materials.
 - Use of solar by right should be permitted, and rainwater capture, passive solar, and drought-tolerant landscaping should be encouraged.
 - The acquisition of motels or vacant and abandoned buildings should be explored for adaptation to housing.
 - Services or a shelter are needed to support the homeless population.
 - The County should improve or augment data collection to determine how many units are needed and identify geographic gaps in housing availability. This could potentially be accomplished by partnering with municipal advisory councils (MACs) across the county to identify parcels, potential investors, or businesses interested in developing workforce housing.
 - The diversity of housing types needs to be augmented to allow more than just two-story multi-family and single-family units.



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- Flexible zoning should be allowed for multi-family units in a variety of patterns.
 - The County needs to actively pursue funding for infrastructure.
 - Alternative technologies should be permitted in multi-family housing developments in areas without sewer and water infrastructure.
 - Develop an amnesty/legalization program for illegal residential units on non-conforming properties.
 - Change zoning on non-conforming properties to align with historical use of property, particularly in the 40- and 160-acre-parcel areas.
 - Develop a collaborative long-term housing and infrastructure plan for advanced planning purposes and improve competitiveness on grant applications. Apply for or collaborate with a municipality or agency to receive CDBG funds to provide additional homeowners assistance, wrap-around services and infrastructure.
 - If awarded a grant, the County should engage with MACs to create a plan to site and develop units.
 - Create a program or implement zoning that encourages new technologies to allow multi-family projects in outlying areas.
 - The County should apply for an infill infrastructure grant with HCD to enhance the infrastructure financing district.
 - A water recovery bond tax should be considered.
 - The County should address construction costs as barriers to housing creation, including developer fees, land costs, seed costs, and prevailing wage.
 - The community's resistance to growth and specific resistance to low-income housing growth is a challenge to housing development across the county.
 - The County needs to address the mismatch of availability in the housing stock, considering that high-end homes are vacant while there is little moderate-income-level housing.



A summary of input received in response to the Public Review Draft of the Housing Element and how those comments were addressed will appear in the next draft.

Housing Element



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Appendix B - Housing Action Team (HAT) And Anderson Valley Community Services District (AVSCD) Input



2019 County Element Plan Input

1. **Mixed-Use Development:** Encourage the development of mixed-use projects that include multi-family residential uses (upstairs and at the rear of properties) in conjunction with commercial enterprises on the street frontage in commercial zones and use Design Review to minimize conflicts between residential and commercial uses.
2. **Secondary Dwelling Units:** Continue to facilitate the construction of secondary dwelling units on residential properties.
 - a. **Secondary Dwelling Unit Design:** Continue to implement the County's free secondary unit program to provide affordable and aesthetically pleasing second unit designs for the development of secondary units in the County.
 - b. **No Development Impact Fees for Secondary Units:** Continue to refrain from charging Capacity Fees for second units.
 - c. **Develop Amnesty/Legalization Program for Illegal Residential Units:** Continue to provide a legalization program for illegal residential units, especially second units, that includes requiring property owners to undertake improvements to meet the requirements of the current building code.
 - d. **Junior Accessory Dwelling Units:** Consider revising the zoning ordinance to allow junior accessory dwelling units (units no more than 500 SF and contained entirely within an existing single-family structure) in single-family residential and multifamily zoning. The Junior Accessory units would be in addition to a second unit, allowing up to 3 units per parcel by right.
 - e. **Allow Tiny Homes as Second Units:** Consider revising the zoning ordinance so that people can park mobile residences (residences built under the vehicle code) as a second unit, so long as the residence looks like a house (e.g. external siding that is compatible with the residential neighborhood, skirted if the wheels would otherwise be visible from the public right of way, etc.).



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- f. **Alternative Designs for Second Units:** Explore options for allowing cutting edge construction techniques for second units including but not limited to: straw bale, rammed earth, prefabricated second units, etc.
 3. **Manufactured Housing:** Continue to encourage manufactured homes through the application of established design standards.(no aluminum wiring on the coast)
 4. **Infill Housing:** Encourage housing development on existing infill sites in order to efficiently utilize existing infrastructure.
 - a. Continue to update the vacant parcels map and provide information to potential developers about infill development opportunities in the County.
 - b. **Planning Incentives:** Consider adopting planning incentives for new residential development on infill sites. Examples: flexible zoning, site, and building regulations, fee waivers, tax abatements, reduced sewer and water impact fees
 - c. **Redevelopment of Non-Vacant Sites:** Require the replacement of housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: 1) non-vacant sites and 2) vacant sites with previous residential uses that have been vacated or demolished.
 5. **Workforce Housing:** Encourage multi-unit housing developments in the county, including in non-commutable areas such as the North/South Coast, in order to encourage market rate rental housing, affordable housing and lower cost ownership opportunities such as townhomes and condominiums.
 - a. **Permit Streamlining:** Develop a streamline permitting process for local and out of area developers to permit affordable and market-rate multi-unit housing projects. Project streamlining for larger vacant parcels (2 to 10 acres) could consist of: 1) completion of all resource studies (botanical, traffic, cultural resources, etc.); 2) completion of the CEQA analysis; and/or 3) completion of the site plan, elevations, and all permitting for a vacant parcel.
 - b. **Site Improvements:** Obtain grant funding for off-site improvements in support of affordable multi-unit housing projects
 - c. **Market Study:** Complete a housing market study for market rate multi-family housing development in the County and use it to market Mendocino County to housing developers.
 - d. **Attract Multi-Unit Developers:** Work to attract multi-unit housing developers to the County Market place.
 - e. **Allow Higher Densities by Right:** Consider revising the zoning ordinance to allow for one or more of the following: 1) allow multi-family development in Medium Density and High Density zoning districts (by right) without Use Permit approval; 2) allow multi-family development (by right) without use permit approval in all zoning districts if the project includes 20 percent or more of its units affordable to lower income household; and/or 3) allow multi-family projects of 5 units or less without use permit approval in Medium and High density zoning districts.
 - f. **Allow Higher Densities in Single Family Residential Districts with Use Permit Approval.** Consider revising the zoning ordinance to allow three- or four-unit developments on larger parcels



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- within Single Family Residential Zoning districts with a Use Permit. Consider revisions to the Lot Coverage Ratio and Floor Area Ratio to control building size and massing.
- g. **Simplify Design Review for Small Residential Projects:** Continue the process of revising the Design Review Guidelines to make them more effective. Consider exempting 3 and/or 4 unit projects from the need to obtain a Design Review permit and/or consider simplifying the Design Review requirements for 3 and 4 unit projects.
 - h. **Workforce Housing in Mixed-Use Zoning.** Continue to allow workforce housing in all zoning districts that allow mixed-use development.
 - i. **Live-Work Housing in Industrial Zoning Districts.** Continue to allow live-work housing in all industrial zoning districts.
 - j. **Tiny Home Community.** Consider adopting new zoning regulations to allow for small home subdivisions, with small individual parcel ownership, in all residential zoning districts. Consider changing the minimum lot size and minimum parcel dimensions of the LUDC to accommodate tiny home communities as part of a planned unit development.
 - k. **Public Private Partnership for Major Subdivisions.** Consider establishing a partnership between the County and existing property owners to complete subdivisions of 4+ lots for resale of parcels. This program could consist of the County taking the role of agent for the subdivision of underutilized parcels into smaller lots in order to facilitate utilization of these parcels for residential development. For example, the County could complete all the studies and the subdivision to divide the main lot into smaller lots, which the property owner could then sell. The County could be repaid by the property owner upon sale of the parcels or receive a dedication of one parcel for affordable housing.
 - l. **Mitigation Banks.** Consider establishing a habitat and/or wetland mitigation bank with a non-profit Land Trust to establish an offsite mitigation bank for impacts to wetlands and ESHA communities.
 - m. **Prioritize Workforce Housing Development for the Coast:** Prioritize workforce housing development for the coast to support the growing tourism industry and its workers.
6. **Substandard Housing.** Work with state agencies and property owners to repair and replace substandard housing.
- a. **Repair and Replace.** Give preference to the repair or replacement of residential structures whenever it is economically feasible (repair of less than 75% of structure) over replacement with non-housing structures.
 - b. **Substandard Housing Program.** Participate in the Franchise Tax Board (FTB) Substandard Housing Program, which assists the state and local agencies responsible for addressing unsafe living conditions that violate health and safety codes. Property owners in violation of health and safety code standards are not allowed to make certain deductions on their personal tax returns pursuant to California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5. That additional revenue collected by FTB is transferred to the Local Code Enforcement Rehabilitation fund. These funds are then disbursed to the cities and counties that generated the notification of substandard housing to the FTB. The County will use funds collected from Franchise Tax Board (FTB) Substandard Housing Program for code enforcement for residential properties and to address health and safety issues in residential properties that would otherwise be red-tagged.



7. Work to Reduce the Cost of Construction and permitting Timeframes

- a. **Building Permits.** Consider hiring a contract building inspector to bring building inspection services into the County in order to improve timeliness and inspection certainty
- b. **Reduce the Cost and Paperwork of Construction.** Explore the feasibility of adopting a modified version of the Uniform Building Code and consider not adopting some of the costly new 2020 UBC requirements.
8. **Encourage Senior Housing:** Encourage affordable and market rate senior housing projects to be developed with density bonuses and flexible parking standards where consistent with maintaining the character of the surrounding neighborhood.
 - a. **Affordable Senior Housing:** Maintain an inventory which identifies properties which are potentially well-suited for senior housing. Work with developers to facilitate funding and construction of senior housing.
 - b. **House Sharing:** Work with area non-profits to explore the feasibility of establishing house sharing programs for seniors by creating a matching and vetting process.
 - c. **Encourage Housing for Seniors with Pets:** Consider methods to encourage developers of senior housing to include pet friendly units and/or accommodations for pets, especially service animals for seniors.
 - d. **Encourage Housing with Dementia Care and Assisted Living for Seniors:** Work to attract a business that provides dementia care and assisted living facilities to the County to serve our aging senior population. Identify vacant parcels that would be suitable for an Assisted Living facility. Consider if the zoning ordinance should be revised to make it easier to develop an assisted living facility in the County.
9. **Encourage Co-Housing:** Encourage the development of co-housing for all family and household types, including seniors, families and the disabled.
10. **Increase Affordable Housing Development:** Encourage the construction of housing units which are affordable to households with very low to moderate incomes.
 - a. **Support SRO Housing:** Continue to encourage and facilitate Single-Room Occupancy Units by allowing rooming and boarding with a Minor Use Permit in the RM and RH zones. Consider allowing SRO housing in RVH zones by right (without Use Permit approval).
 - b. **Consider Community Land Trust:** Complete research regarding Community Land Trust and consider working with community partners to establish a Community Land Trust that serves Mendocino County.
 - c. **Support Effective Use of Housing Vouchers:** Work with non-profit partners to develop a program that may include one or more of the following: assist landlords to bring units up to minimum requirements for voucher program; complete a new study on the cost of living to increase the voucher payment rate; develop an education program for landlords about the benefits of the voucher program; and/or provide case work services for voucher tenants.
 - d. **Supportive Housing:** Revise the County's zoning ordinance so that it complies with AB 2162, which requires the County to allow supportive housing by right in all multi-family zoning districts and in all mixed-use zoning districts.



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- e. **Maximize Housing Density by Right for projects with 20%+ Affordable Units.** Revise the Land Use and Development Code to allow the maximum density permissible within a zoning district by right (no Use Permit) for all residential projects that include at least 20% of units deed restricted at rents affordable to low income households and that have been listed in the last two Housing Elements as an eligible site in the Vacant Parcel Inventory for the RHNA
 - f. **Encourage and Support Land Divisions to Support Affordable Housing.** The County shall encourage lot line adjustments and land divisions resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Vacant Land Inventory.
11. **Density Bonus Incentives:** Continue to provide density bonuses to projects that provide a required percentage of total units affordable to very low and low-income households and for seniors as required by State Density Bonus law.
12. **Large Families:** Encourage housing for large families.
- a. **Seek Funding to Develop or Rehabilitate Housing for Large Low-Income Families:** Continue to work with affordable housing developers to identify a potential new construction or rehabilitation project that will serve large lower-income families and obtain and administer a grants specifically to accommodate large families.
13. **Housing for the Disabled and the Developmentally Disabled:** Continue to facilitate barrier-free housing in new development. Continue to require that 10% of all units in multi-family projects be developed in conformance with Universal Design to achieve accessibility for the disabled and the developmentally disabled.
- a. **Continue to provide expedited permit processing and reasonable accommodation program to projects targeted for persons with disabilities, including those with developmental disabilities.** Encourage developers of supportive housing to develop projects targeted for persons with disabilities, including those with developmental disabilities. Place info about the reasonable accommodation program on the County's website.
14. **Emergency and Transitional Housing:** Continue to support emergency shelters, transitional housing and supportive housing within the County.
- a. **Ongoing Estimates of the Demand for Emergency Housing:** Continue to work with the Mendocino County Sherriff's Department and homeless service providers in the community to maintain ongoing estimates of the demand for emergency housing in the County and to develop strategies to meet that demand.
 - b. **Inter-Agency Cooperation:** Continue to work with private, non-profit, city, and State agencies to provide transitional housing, supportive services and emergency housing for the homeless.
 - c. **Transitional and Supportive Housing:** Continue to regulate transitional and supportive housing as a residential use subject to the same restrictions that apply to other residential use types and dwellings of the same type in the same zone.



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- d. **Transitional and Supportive Housing:** Consider working with area non-profits to establish a tiny home (small cottage) community for Transitional Housing.
 - e. **Evidence-Based Homeless Services.** Consider the key findings of research and evidence-based approaches when considering funding solutions for homelessness.
 - f. **Safe Parking Pilot Program:** The Board of Supervisors will consider developing a safe parking program that may consist of one or more of the following actions: 1) analyze the issue to determine how best to address the issue of homeless people sleeping in their cars; 2) identify and engage local stakeholder; 3) develop and implement a plan of action.
 - g. **Define Group Home:** Include a definition of Group Home in the ILUDC and CLUDC that defines a group home of six or fewer people as a single-family residence.
15. **First Time Home Buyers:** Encourage affordable housing for first time home buyers.
- a. **First Time Home Buyers:** Consider whether to require, through the inclusionary housing ordinance, the provision of housing units affordable to first time home buyers who qualify for affordable housing.
 - b. **Funding Sources for First Time Home Buyers:** Continue applying for funding sources for first time home buyers, if the housing market and funding requirements will result in a successful program, and provide referrals to FHA programs offered by local lenders and sweat-equity programs operated by non-profit housing organizations.
 - c. **Revise Annexation Regulations:** Consider revising the regulations regarding annexations to increase the amount of land zoned for residential development within City limits, especially as water storage and wastewater treatment are less of a limit to the expansion of the City limits, and as some areas adjacent to the City do not perc for septic systems and/or do not have an onsite water source.
16. **Improve Accessibility to Housing:** Make it easier to develop housing for seniors and persons with disabilities.
- a. **Use Housing Funds:** Use housing funds as available, to support renovations and improvements to accessibility in affordable housing for qualified seniors, persons with disabilities and persons with developmental disabilities.
 - b. **Reasonable Accommodation for Persons with Disabilities and Developmental Disabilities:** Continue to review the County's land use and building regulations to identify constraints that may exist for the provision of housing for persons with disabilities and developmental disabilities, and continue to implement the County's policy and programs to provide reasonable accommodations for persons with disabilities and developmental disabilities. Publicize revisions to land use regulations and the County's policy and programs for providing reasonable accommodation for persons with disabilities.
 - c. **Reasonable Accommodation:** Ensure all new, multi-family construction meets the accessibility requirements of the federal and State Fair Housing Acts through local permitting and approval processes.



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- d. **Reduce Capacity Fees for Smaller Units:** Consider charging water and sewer capacity fees based on the size of the unit (either square feet or number of bedrooms) in order to ensure that each unit pays its fair share for capacity costs.
17. **Housing Rehabilitation:** Continue and expand the County's housing rehabilitation and preservation programs.
- a. **Housing Rehabilitation Projects:** Seek funding to assist in the rehabilitation and conservation of multi-family residential projects. Work with non-profit and for-profit affordable housing developers to achieve successful rehabilitation of multi-family housing. Utilize rehabilitation funds to add bedrooms to overcrowded units, as feasible.
 - b. **Target Areas:** Continue to identify target areas and specific properties where housing rehabilitation is most needed through a periodic update of the housing conditions survey which identifies the neighborhoods and areas requiring rehabilitation assistance.
 - c. **Housing Rehabilitation/Preservation Program:** Continue the housing rehabilitation program which provides low interest loans for the rehabilitation of homes owned or occupied by very low to moderate income households. Continue to seek funding for the housing rehabilitation loan program. Facilitate citizen awareness of the rehabilitation loan program.
 - d. **Capital Improvement Program:** Consider capital improvement projects necessary to maintain the community's older neighborhoods as part of the Board of Supervisor's annual review of the Capital Improvement Plan.
18. **Discourage Conversion of Residential Units:** Discourage the conversion of residential units to other uses.
- a. **Discourage Vacation Rentals:** Work to reduce or eliminate further conversions of residential units into vacation rentals as this practice has greatly increased the magnitude of the housing crisis on the Mendocino coast.
 - b. **Single-Family Homes:** Continue to allow the reuse of existing single-family residences, in commercial zones, as single-family residences. Consider allowing second units on commercially zoned parcels with existing single-family homes.
 - c. **Housing Rehabilitation in Non-Residential Areas:** Continue to permit substantial rehabilitation of, and additions to, existing housing located in zones where it is a legal nonconforming use.
19. **Preserve At-Risk Units:** Work with private and non-profit affordable housing developers to preserve at-risk affordable housing projects.
- a. **Develop At-Risk Units Program:** Maintain an inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State and local agencies to preserve the units.
 - b. **Require At-Risk Education Program:** Work with property owners and non-profit affordable housing organizations to ensure that tenants receive required education and notifications regarding at-risk units. Monitor units at-risk to ensure they remain affordable.



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- c. **Replacement Program for Units that are Demolished for new Development.** Consider modification of the Land use and Development Code to require replacement of low and moderate income residential units, when such units are demolished to accommodate new development.
 - d. **Work with Potential Purchasers of At-Risk Units:** Establish contact with public and nonprofit agencies interested in purchasing and/or managing units at-risk in the 2030 decade to inform them of the status of these projects. Where feasible, provide technical assistance and support to these organizations with respect to acquisition. Consider reducing or waiving development fees associated with preservation or replacement of at-risk units. Assist property owners with grant applications for funding for mortgage refinancing, acquisition, rehabilitation, and gap funding for affordable development. Access funding resources such as tax-exempt bonds, housing tax credits, Community Development Block Grants, HOME funds for the preservation of affordable housing units.
 - e. **Maintain a List of At-Risk Projects:** Actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers.
 - f. **Provide Tenant Education & Assistance for Tenants of At Risk Projects:** Require property owners to give a 3-year, 12-month and 6-month notice of their intent to opt out of low-income use restrictions. Work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. Assist tenants of existing rent restricted units to obtain priority status on housing choice voucher waiting list.
20. **Public Participation:** Continue to encourage and facilitate public participation in the formulation and review of the County's housing and development policies.
- a. **Workshops:** Continue to hold workshops and public hearings to discuss proposed revisions to the County Housing Element.
 - b. **Annual Review of Housing Element Implementation:** Carry out an annual progress report on implementation of the Housing Element and make it available to the public.
 - c. **Annual Report:** Prepare an annual report that describes the amount and type of housing constructed, the stock of affordable housing units, demolition permits, and conversion of residential units to other uses, and other housing-related activities for review by the EDAC, Planning Commission, Board of Supervisors
21. **Encourage environmental practices in all housing.**
- a. **Rainwater Capture & Drought Tolerant Landscaping:** Consider revising the zoning ordinance to incentivize the installation of cisterns to capture rainwater from roofs for all water needs. Consider revising the zoning ordinance to require drought tolerant landscaping for landscaped areas in commercial and multifamily residential uses.
 - b. **Sustainable Building Techniques:** Encourage housing that includes environmental benefits such as energy conservation, green building, water conservation, and recycling.
 - c. **Passive Solar Design Strategies:** Consider revising the zoning ordinance to incentivize or require passive solar design strategies for space heating and lighting to reduce energy demand to the extent feasible in all residential and mixed-use buildings and in site design. Alternatively, revise the Countywide Design Guidelines to require passive solar and prefer active solar installations for all projects of more than 5,000 SF.



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- d. **Energy Retrofit Program:** Continue to apply for and administer funds to assist residents with energy conservation retrofits and weatherization resources. Continue to partner with community services agencies to provide financial assistance for low-income persons to offset the cost of weatherization and heating and cooling homes.
 - e. **Permit use of Solar by Right in all Zoning Districts**

Housing Element



ANDERSON VALLEY COMMUNITY SERVICES DISTRICT
P. O. Box 398 – 14281 Highway 128
Boonville, CA 95415
(707) 895-2020 – FAX (707) 895-2239

Directors:	Seat 1: Valerie Hanelt, Chair	District Manager:	Joy Andrews
	Seat 2: Kathleen McKenna	Fire Chief:	Andres Avila
	Seat 3: Larry Malliard	Airport Manager:	Kirk Wilder
	Seat 4: Francois Christen	Airport Committee Chair:	Kirk Wilder
	Seat 5: Paul Soderman	Recreation Committee Chair:	Kathleen McKenna
		District Secretary:	Patty Liddy

To Brent Schultz & Jesse Davis,
Mendocino County Building & Planning

August 15, 2019

A Status Report on the potential new water and wastewater systems for the Boonville area submitted to Mendocino County related to the development of more housing units in Boonville.

By Anderson Valley Community Services District, Valerie Hanelt, Chair

According to the current Mendocino County General Plan, development of housing units in Boonville is constrained because it does not have public water or sewer service. Boonville's older, smaller lots are out of compliance in this regard and there is documented evidence of failing septic systems and contaminated wells. The Anderson Valley Community Services District (District) is in the process of addressing these issues.

Residences and businesses in the Boonville area currently obtain domestic water from individual wells and dispose of wastewater in individual septic systems. Many of the domestic wells are located very close to on-site sewage disposal systems and appear to be under the influence of subsurface-applied septic tank effluent. Current Mendocino County setback requirements for wells are 50 feet from a septic tank and 100 feet from a leach field making it impractical if not impossible to meet setback requirements on smaller lots in the area. A 1974 sanitary survey of the central Boonville area by the County of Mendocino Division of Environmental Health found that 11 percent of the properties surveyed had evidence of sewage on the ground surface, 9.6 percent had wells within 30 feet of septic systems, and 27.4 percent had wells between 30 and 50 feet from septic systems (37 percent of the parcels had wells within 50 feet of a septic system).

The private wells and public water systems in the proposed service areas have several documented water quality problems, the most prominent being iron,



manganese, nitrate, and bacteria. Water sampling conducted by the District from private wells within the proposed sewer district in winter of 2016 revealed significant drinking water contamination. Out of 23 samples, 70% contained *E. coli*, 30% had nitrate levels over 10 mg/L nitrate as N, and 61% had concentrations greater than 8 mg/L nitrate as N. The California Code of Regulations Title 22 maximum contaminant level (MCL) permitted in a public water system for nitrate is 10 mg/L nitrate as N. Detections of fecal coliform (*E. coli*) are not permitted, as they indicate the presence of fecal matter from a warm-blooded animal in the water supply.

In 2015, the District applied to the State Water Board and was granted \$1,000,000 in planning grants to study the development of public drinking water and wastewater systems. As of July 2019, the District is in the final stages of planning the two systems.

The planned public drinking water system would serve Boonville from Hutsell Rd in the southeast, through the densest parts of town including side streets, and out Mountain View Road in order to serve the Junior/High School, the Health Clinic and the Meadow Estates development. Also, Drinking Water would extend northerly in Anderson Valley Way to the Elementary School. The preferred locations of potential public wells and the water tank storage site have been identified. The District is now meeting with parcel owners who have expressed a willingness to consider having their private wells used for public purposes or to allow new public wells to be drilled on their parcels. The water tanks would provide back-up water storage and adequate pressure for fire hydrants to be located throughout the water service area. The water system would also be designed to serve fire sprinkler systems required in new construction.

The proposed wastewater system service area would overlap a portion of the drinking water service area. It includes the main town area, the Jr/High School and the Health Clinic. It would not serve Meadow Estates or the Elementary School. The wastewater treatment plant would be housed in a 50x100 foot building that would include the processing equipment, equalization tank, testing lab and office. The processed solids would be trucked away and the effluent (liquids) would be treated to regulatory standards and then pumped into a subsurface disposal area. The wastewater treatment plant is currently proposed to be located in the back area of the Fairgrounds with sufficient separation from any homes to allay concerns about odor. The proposed technology is a Membrane Bioreactor (MBR) that utilizes an aerobic process.

The District anticipates completing the planning stage for both projects in early 2020, including the environmental review process (under the California Environmental Quality Act), which includes public meetings. At that time, the District will prepare a "rate-payer letter" that will be the basis for the Proposition

Housing Element




218 vote for both the water and wastewater projects. It is anticipated that parcel owners will receive these letters in mid-2020 and will be informed of the actual monthly cost of connection to the systems.

The Proposition 218 vote consists of each parcel in the service area(s) receiving one letter. Each parcel is allotted one vote (for each project). The parcel owner may protest by returning the letter with a no vote. If a simple majority of parcel owners (50% plus 1) protest the rate letter, then the project would not proceed. The water and wastewater projects are voted on independently and may proceed independently. Any letters not returned are considered a favorable vote for the project. At this time, there are approximately 150 parcels in the sewer service area and approximately 300 parcels in the drinking water service area.

If the projects are approved the District can proceed to apply for design and construction funding. At this time, the District plans to seeking grant funding for 100% of the infrastructure for both projects through the State Water Resources Control Board. It is expected that the drinking water project will be approximately \$20 million and the wastewater project will be approximately \$16 million. The sewer laterals to private residences and non-profits would be included in the construction grant. The District anticipates applying to the Mendocino County Block Grant to assist with drinking water laterals for low-income parcel owners. If the State Water Board is unable to fund the total infrastructure costs for both projects, the District will seek grant funding through other State and Federal agencies.

It is anticipated that completion of both projects could be as early as 2022-2023. The projects' financing rules allows for current water demands and wastewater generation plus a 10% allowance for future needs. Providing for public water and/or wastewater services could accommodate infill development within the service areas, consistent with the General Plan, zoning ordinance and other County planning procedures.



Valerie Hanelt, Board Chair



APPENDIX C - RESIDENTIAL SITES INVENTORY

The Residential Sites Inventory identifies parcels available to meet Mendocino County's sixth cycle RHNA. See section 5.4, Housing Resources, for summary tables that show these parcels grouped by zoning and income group. In the sections that follow, a listing of available sites, the potential number of units that could be developed on them, and a discussion of constraints to their development will be discussed. After identifying and mapping a list of potentially developable parcels, the County was divided into 13 "regions" reflecting clusters of vacant parcels. A map of these regions is shown in **Figure C-1**.

Unit Calculation Methodology

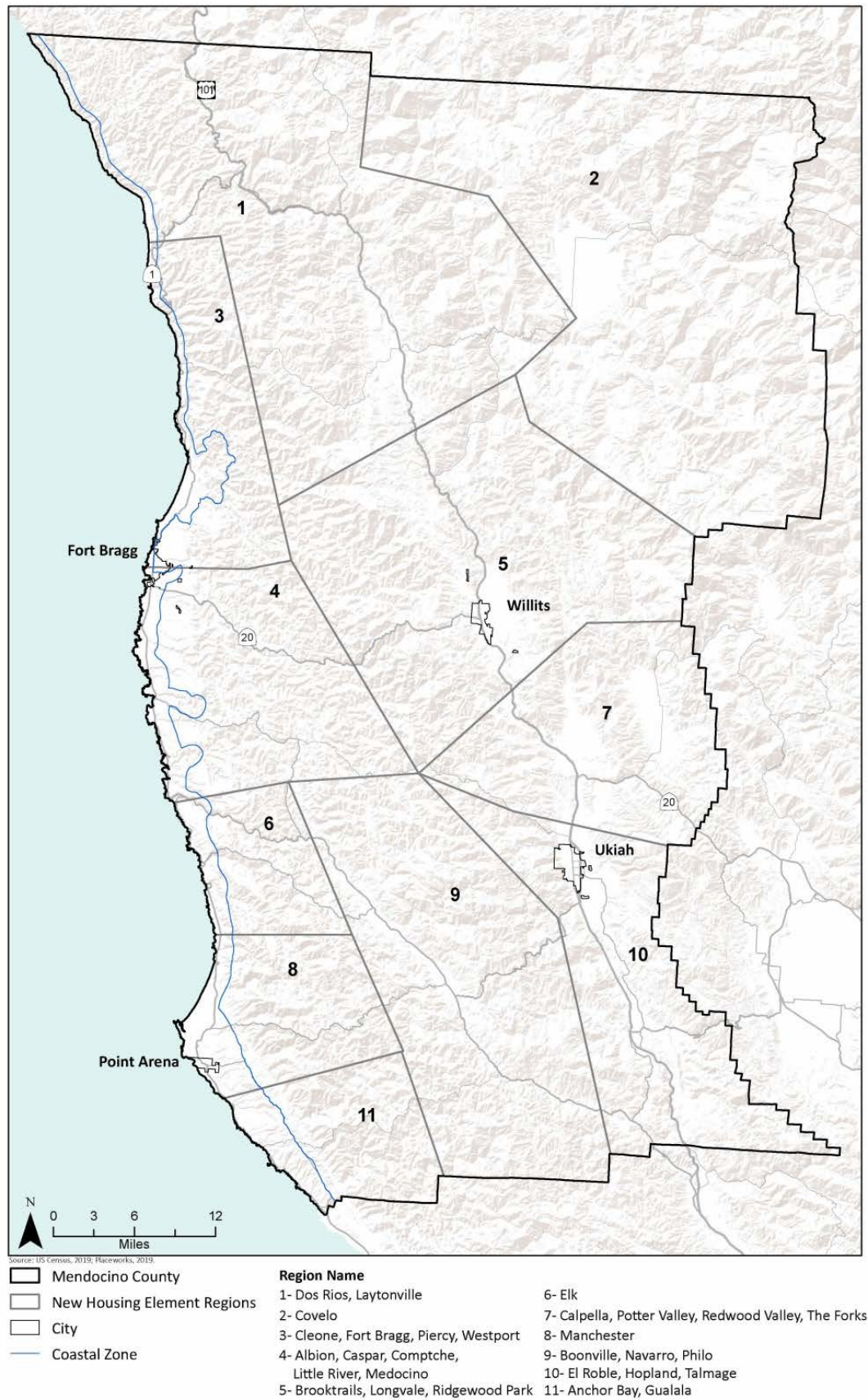
The following sites were excluded from the inventory:

- All parcels in zones where no residential uses are allowed
- All parcels smaller than 3,000 sf
- Any parcels that were in both the 5th and 4th cycle housing elements
- Sites smaller than 10 acres with average slopes steeper than 30 degrees, due to their topographically challenging terrain
- All parcels in low- and moderate-income categories that were not in a water or sewer district

In accordance with Mendocino County's zoning code, unit potential was calculated as follows:

- Inland zones R1, R3, RC, C-1, C-2, and SR and coastal zones C and GHMU:
 - The maximum number of units figure was calculated based on acreage and the maximum allowed residential density that the zoning code identifies.
 - Realistic units were calculated at 75 percent of the maximum units (to allow for an internal circulation/parking network). Decimals were rounded down to the nearest whole number except anywhere that would result in zero. Zeros were rounded up to 1.
- Inland zones:
 - AG, AG40 and OS: 1 unit/parcel
 - RL: 1 unit/160 ac
 - RR: 1 unit/40,000 sf
 - RR 5: 1 unit/5 acres
- UR: 1 unit/20 acres
 - Coastal zones:
 - RL: 1 unit/160 ac
 - RMR: 1 unit/20 acres
 - RMR 40: 1 unit/40 acres
 - RR: 1 unit/parcel; 1 unit/40,000 sf
 - RR 5: 1 unit/parcel
 - RR10: 1 unit/10 acres
 - RV: 1 unit/parcel; 1 unit/6,000 sf with water and sewer

Figure C-1 Regions of Developable Parcels



Potential accessory dwelling units were not included in the inventory; however, they provide another suitable option for providing housing to low- and moderate-income households. Accessory dwelling units could be developed alongside single-family homes on the vacant properties described below, resulting in two, rather than one unit per parcel. Accessory dwelling units may also be developed on non-vacant parcels that are not inventoried below if they are added to existing homes. All accessory dwelling units developed during this housing element cycle would also contribute to meeting the County's share of the sixth cycle RHNA.

The following information is intended to provide additional detail to the available housing sites inventory for the sixth cycle RHNA. 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. 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. Actual development may take place on other vacant parcels that are not detailed in this inventory.

Under current conditions, up to 3,307 new units could be realistically constructed during the planning period in the locations identified in this inventory.

Table C-1 summarizes major constraints to the provision of housing in each region and the most important Housing Plan actions to reduce those constraints.

TABLE C-1 MAJOR CONSTRAINTS SUMMARY		
Region	Communities within the Region	Major Constraints
1	Dos Rios, Laytonville	Some slope, water/sewer, floodplain
2	Covelo	Water/sewer, slope in some regions
3	Cleone, Fort Bragg, Piercy, Westport	Slope, water/sewer
4	Albion, Caspar, Comptche, Little River, Mendocino	Some slope, some floodplain, some height restrictions
5	Brooktrails, Longvale, Ridgewood Park	Water/sewer, some slope
6	Elk	Water/sewer, some height restrictions
7	Calpella, Potter Valley, Redwood Valley, The Forks	Some water/sewer, some slope, some floodplain, water moratorium
8	Manchester	Some sewer/water, some floodplain
9	Boonville, Navarro, Philo	Water/sewer
10	El Roble, Hopland, Talmage	Floodplain
11	Anchor Bay, Gualala	Some water/sewer, some floodplain, water moratorium, some height restrictions

Lack of water and sewer access is the primary potential barrier in most regions. While building moratoria due to water access issues have been lifted in communities like Brooktrails, others throughout the County remain in effect. On some sites, steep slopes or a floodplain has been identified as a potential barrier to development.

In other areas, a lack of electricity or internet access has been considered a development constraint. In this case, because many residents of the County's more rural areas use solar power or satellite internet, these have not been considered a constraint that would render housing development infeasible.

RESIDENTIAL SITE INVENTORY, REGION 1

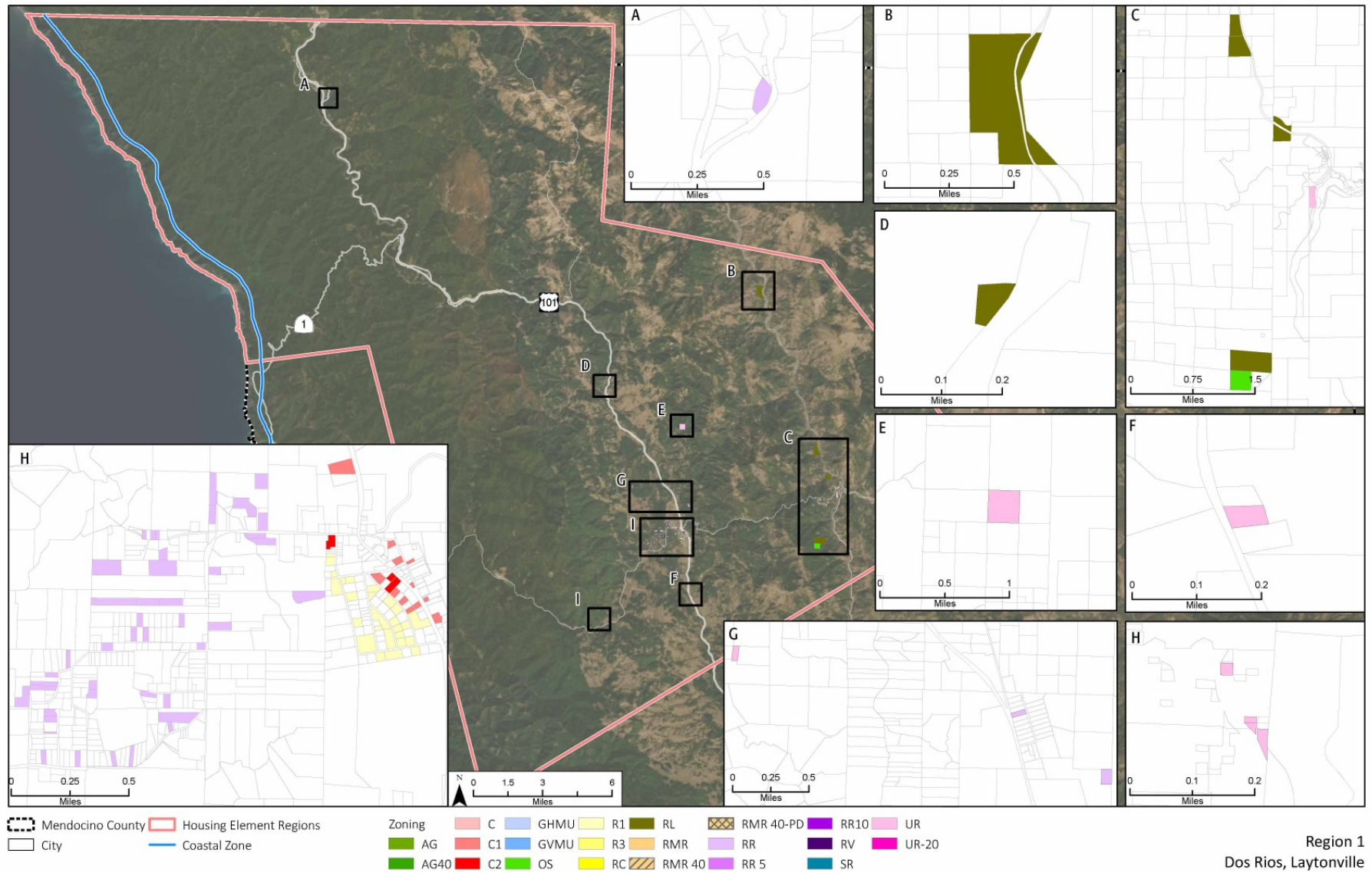
Region 1 includes a total of 105 vacant parcels in the communities of Laytonville and Dos Rios. As shown in **Table C-2** and **Table C-3** Laytonville's zoning will allow more than 480 housing units on approximately 220 acres of available land. Parcels in Dos Rios have lower allowable densities than Laytonville.

TABLE C-2 SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 1				
Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Laytonville	99	219.6	485	No
Dos Rios	6	208.1	6	No
Total	105	427.7	491	-
Source: Mendocino County Department of Planning and Building Services, September 2019.				

None of the parcels within Dos Rios are within a water or sewer district. Even with a lack of facilities, there are relatively few constraints to further development in this community, as septic and well systems are likely viable options. As for the rest of the parcels in Region 1, which are in and around Laytonville, a majority of them are in a water district. For parcels lacking a connection, potential connection to the nearest water districts, Laytonville County Water District or Round Valley County Water District, are approximately eight to ten miles away from central Laytonville. The lack of a centralized water system in Region 1 likely limits the potential number of units on these sites. The region lacks a sewerage system. The Laytonville Area Municipal Advisory Council has studied 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. Outside of those options, it is assumed that leach fields would be used for all remaining residential applications.

The overwhelming majority of parcels within Region 1 are not constrained by slope and topographical issues. Most sites constrained by sloping are heavily concentrated in Dos Rios. Similarly, there are very few parcels in a floodplain. The majority of sites with floodplain issues are in Laytonville and a few in Dos Rios. **Figure C-2** shows the locations of sites identified in Region 1.

Figure C-2 Region 1



**TABLE C-3
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 1**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
01354019	D	Laytonville	RL	FL160	1.83	1 unit per 160 ac	1	1	No	No			Above Moderate	No
01357044	E	Laytonville	UR	RMR40	38.97	1 unit/20 acres	2	1	No	No	Yes		Above Moderate	No
01378012	G	Laytonville	UR	RMR40	2.36	1 unit/20 acres	1	1	No	No			Above Moderate	No
01402011	G	Laytonville	RR	RR5	1.90	1 per/40,000 sf	2	1	No	No			Above Moderate	No
01402045	G	Laytonville	RR	RR5	4.33	1 per/40,000 sf	5	1	No	No			Above Moderate	No
01404028	I	Laytonville	C1	RC	3.71	29.04	108	80	Yes	Yes		FP	Lower	No
01406002	I	Laytonville	RR	RR10	1.53	1 per/40,000 sf	2	1	No	No		FP	Above Moderate	No
01406027	I	Laytonville	RR	RR10	2.36	1 per/40,000 sf	3	1	Yes	Yes		FP	Above Moderate	No
01406041	I	Laytonville	RR	RR10	1.94	1 per/40,000 sf	2	1	Yes	Yes		FP	Above Moderate	No
01406042	I	Laytonville	RR	RR10	2.67	1 per/40,000 sf	3	1	Yes	Yes		FP	Above Moderate	No
01406045	I	Laytonville	RR	RR10	3.24	1 per/40,000 sf	4	1	Yes	Yes		FP	Above Moderate	No
01409026	I	Laytonville	RR	RR1	1.98	1 per/40,000 sf	2	1	Yes	Yes		FP	Above Moderate	No
01409027	I	Laytonville	RR	RR1	1.14	1 per/40,000 sf	1	1	Yes	Yes		FP	Above Moderate	No
01409032	I	Laytonville	RR	RR1	1.05	1 per/40,000 sf	1	1	No	No			Above Moderate	No
01410008	I	Laytonville	R1	RC	0.31	7.26	2	1	Yes	Yes			Above Moderate	No
01410027	I	Laytonville	R1	RC	0.94	7.26	7	5	Yes	Yes			Above Moderate	No
01410084	I	Laytonville	C2	RC	1.28	29.04	37	27	Yes	Yes			Lower	No
01411010	I	Laytonville	C1	RC	0.76	29.04	22	16	Yes	Yes			Lower	No
01411018	I	Laytonville	C1	RC	0.30	29.04	9	6	Yes	Yes			Moderate	No
01411022	I	Laytonville	C1	RC	0.59	29.04	17	12	Yes	Yes			Lower	No
01412013	I	Laytonville	R1	RC	0.38	7.26	3	2	Yes	Yes			Above Moderate	No
01412015	I	Laytonville	R1	RC	1.84	7.26	13	10	Yes	Yes			Above Moderate	No
01412020	I	Laytonville	C1	RC	0.50	29.04	14	10	Yes	Yes			Lower	No
01412021	I	Laytonville	C1	RC	0.68	29.04	20	14	Yes	Yes			Lower	No
01412022	I	Laytonville	R1	RC	0.94	7.26	7	5	Yes	Yes			Above Moderate	No
01412024	I	Laytonville	R1	RC	0.35	7.26	3	1	Yes	Yes			Above Moderate	No
01412025	I	Laytonville	R1	RC	0.69	7.26	5	3	Yes	Yes			Above Moderate	No
01413053	I	Laytonville	C1	RC	0.11	29.04	3	2	Yes	Yes			Moderate	No
01413055	I	Laytonville	C2	RC	1.34	29.04	39	29	Yes	Yes			Lower	No
01413056	I	Laytonville	C2	RC	0.56	29.04	16	12	Yes	Yes			Lower	No
01413057	I	Laytonville	C1	RC	0.12	29.04	3	2	Yes	Yes			Moderate	No
01414010	I	Laytonville	R1	RC	0.55	7.26	4	2	Yes	Yes			Above Moderate	No
01414018	I	Laytonville	R1	RC	0.93	7.26	7	5	Yes	Yes			Above Moderate	No
01414025	I	Laytonville	R1	RC	1.18	7.26	9	6	Yes	Yes			Above Moderate	No
01414034	I	Laytonville	R1	RC	2.07	7.26	15	11	Yes	Yes			Above Moderate	No
01414035	I	Laytonville	R1	RC	0.43	7.26	3	2	Yes	Yes			Above Moderate	No
01415011	I	Laytonville	C1	RC	0.58	29.04	17	12	Yes	Yes			Lower	No
01415015	I	Laytonville	C1	RC	0.69	29.04	20	14	Yes	Yes			Lower	No
01415016	I	Laytonville	R1	RC	1.13	7.26	8	6	Yes	Yes			Above Moderate	No
01415018	I	Laytonville	R1	RC	1.01	7.26	7	5	Yes	Yes			Above Moderate	No
01415028	I	Laytonville	R1	RC	0.83	7.26	6	4	Yes	Yes			Above Moderate	No
01415030	I	Laytonville	C1	RC	0.50	29.04	15	10	Yes	Yes			Lower	No

**TABLE C-3
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 1**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
01415046	I	Laytonville	R1	RC	2.67	7.26	19	14	Yes	Yes			Above Moderate	No
01415049	I	Laytonville	C1	RC	0.27	29.04	8	5	Yes	Yes			Moderate	No
01415052	I	Laytonville	C1	RC	0.44	29.04	13	9	Yes	Yes			Moderate	No
01415055	I	Laytonville	C1	RC	0.51	29.04	15	11	Yes	Yes			Lower	No
01415056	I	Laytonville	C1	RC	0.52	29.04	15	11	Yes	Yes			Lower	No
01415060	I	Laytonville	R1	RC	0.84	7.26	6	4	Yes	Yes			Above Moderate	No
01416012	I	Laytonville	R1	RC	0.90	7.26	7	4	Yes	Yes			Above Moderate	No
01416023	I	Laytonville	R1	RC	3.65	7.26	27	19	Yes	Yes			Above Moderate	No
01417001	I	Laytonville	R1	RC	2.01	7.26	15	10	Yes	Yes			Above Moderate	No
01417011	I	Laytonville	R1	RC	1.81	7.26	13	9	Yes	Yes			Above Moderate	No
01417013	I	Laytonville	R1	RC	0.92	7.26	7	5	Yes	Yes			Above Moderate	No
01417016	I	Laytonville	R1	RC	0.70	7.26	5	3	Yes	Yes			Above Moderate	No
01417017	I	Laytonville	R1	RC	0.67	7.26	5	3	Yes	Yes			Above Moderate	No
01417018	I	Laytonville	R1	RC	0.92	7.26	7	4	Yes	Yes			Above Moderate	No
01417023	I	Laytonville	R1	RC	0.94	7.26	7	5	Yes	Yes			Above Moderate	No
01418031	I	Laytonville	RR	RR1	2.29	1 per/40,000 sf	2	1	No	No			Above Moderate	No
01418032	I	Laytonville	RR	RR1	3.55	1 per/40,000 sf	4	1	Yes	Yes		FP	Above Moderate	No
01419014	I	Laytonville	RR	RR1	0.47	1 per/40,000 sf	1	1	No	No			Above Moderate	No
01419016	I	Laytonville	RR	RR1	0.53	1 per/40,000 sf	1	1	No	No			Above Moderate	No
01419017	I	Laytonville	RR	RR1	0.46	1 per/40,000 sf	1	1	No	No			Above Moderate	No
01419032	I	Laytonville	RR	RR1	1.13	1 per/40,000 sf	1	1	No	No			Above Moderate	No
01419066	I	Laytonville	RR	RR1	4.92	1 per/40,000 sf	5	1	No	No			Above Moderate	No
01419068	I	Laytonville	RR	RR1	5.20	1 per/40,000 sf	6	1	No	No			Above Moderate	No
01420018	I	Laytonville	RR	RR1	1.09	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01420040	I	Laytonville	RR	RR1	0.96	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01420047	I	Laytonville	RR	RR1	1.00	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01420049	I	Laytonville	RR	RR1	1.04	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01420057	I	Laytonville	RR	RR1	0.90	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01420075	I	Laytonville	RR	RR1	0.72	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01420079	I	Laytonville	RR	RR1	3.88	1 per/40,000 sf	4	1	No	No			Above Moderate	No
01420080	I	Laytonville	RR	RR1	1.98	1 per/40,000 sf	2	1	No	No			Above Moderate	No
01420081	I	Laytonville	RR	RR1	1.98	1 per/40,000 sf	2	1	No	No			Above Moderate	No
01421070	I	Laytonville	RR	RR1	0.92	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01421080	I	Laytonville	RR	RR1	1.11	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01422005	I	Laytonville	RR	RR1	4.12	1 per/40,000 sf	4	1	Yes	Yes			Above Moderate	No
01422016	I	Laytonville	RR	RR1	0.49	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01422040	I	Laytonville	RR	RR1	0.97	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01422049	I	Laytonville	RR	RR1	0.83	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01423002	I	Laytonville	RR	RR1	1.06	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01423008	I	Laytonville	RR	RR1	0.83	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01425026	I	Laytonville	RR	RR10	2.53	1 per/40,000 sf	3	1	Yes	Yes			Above Moderate	No
01435022	H	Laytonville	UR	RMR20	0.25	1 unit/20 acres	1	1	No	No			Above Moderate	No

**TABLE C-3
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 1**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
01435034	H	Laytonville	UR	RMR20	0.12	1 unit/20 acres	1	1	No	No			Above Moderate	No
01435041	H	Laytonville	UR	RMR20	0.12	1 unit/20 acres	1	1	No	No			Above Moderate	No
01436029	H	Laytonville	UR	RMR20	0.34	1 unit/20 acres	1	1	No	No			Above Moderate	No
01437211	I	Laytonville	RR	RR1	0.68	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01437213	I	Laytonville	RR	RR1	1.37	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01437214	I	Laytonville	RR	RR1	1.40	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	No
01437217	I	Laytonville	RR	RR1	0.49	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01437218	I	Laytonville	RR	RR1	0.47	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01437316	I	Laytonville	RR	RR1	0.28	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01437331	I	Laytonville	RR	RR1	0.95	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01437332	I	Laytonville	RR	RR1	1.01	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01437407	I	Laytonville	RR	RR1	0.87	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
01437410	I	Laytonville	RR	RR1	0.93	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03212623	B	Laytonville	RL	RL160	55.76	1 unit per 160 ac	1	1	No	No	Yes	FP	Above Moderate	No
03311612	C	Dos Rios	RL	RL160	22.25	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
03316013	C	Dos Rios	RL	RL160	36.34	1 unit per 160 ac	1	1	No	No	Yes	FP	Above Moderate	No
03317202	C	Dos Rios	RL	RL160	20.26	1 unit per 160 ac	1	1	No	No	Yes	FP	Above Moderate	No
03502051	C	Dos Rios	RL	RL160	78.36	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
03504003	C	Dos Rios	UR	RMR40	12.68	1 unit/20 acres	1	1	No	No	Yes	FP	Above Moderate	No
03519013	C	Dos Rios	OS	PL	38.24	1 unit/parcel	1	1	No	No	Yes		Above Moderate	No
03530022	F	Laytonville	UR	RMR20	1.21	1 unit/20 acres	1	1	No	No		FP	Above Moderate	No

Source: Mendocino County Department of Planning and Building Services September 2019.

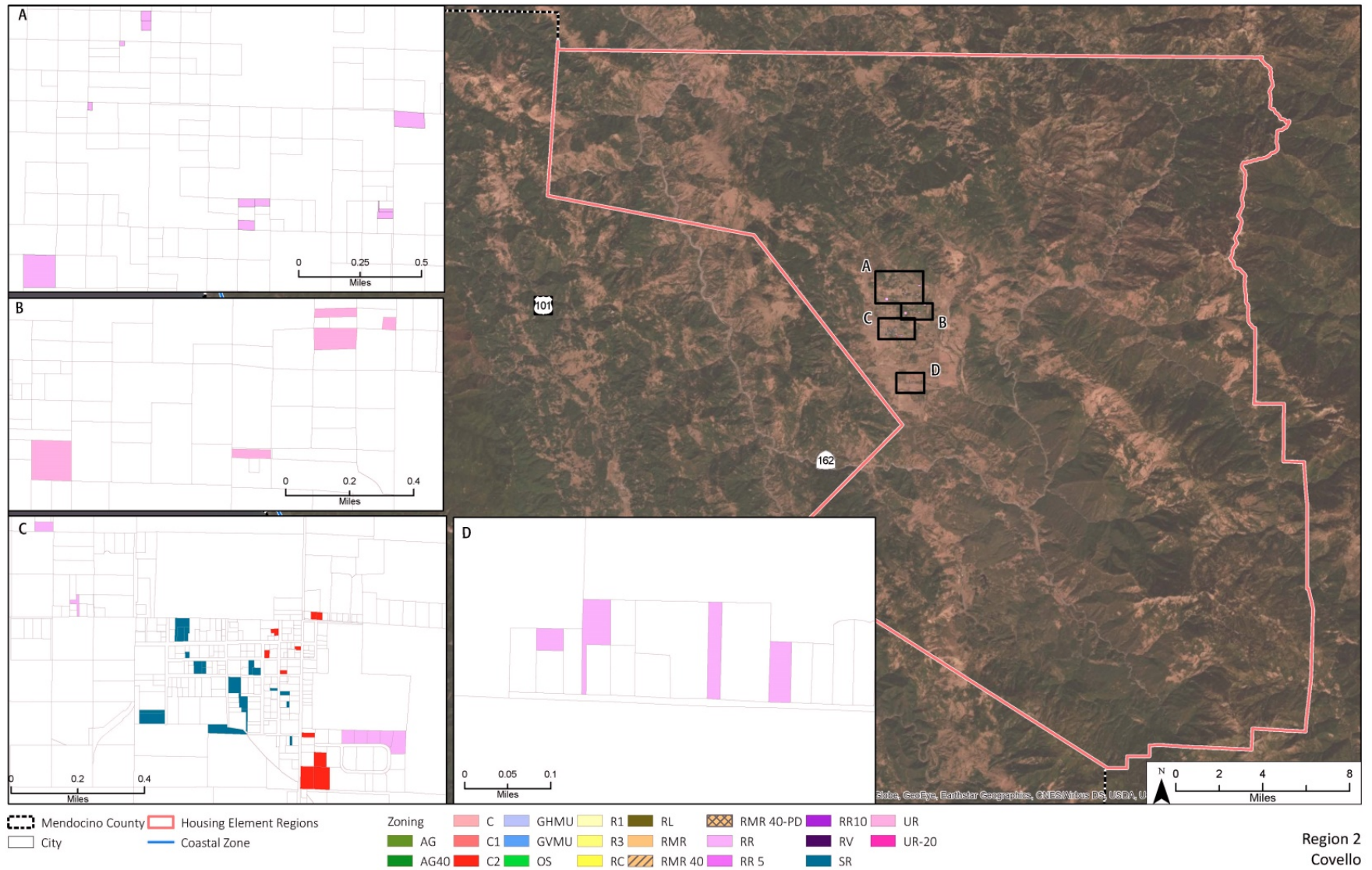
RESIDENTIAL SITE INVENTORY, REGION 2

Region 2 includes the community of Covelo, with a total of 56 parcels in this inventory. On the community's approximate 74 acres, it is estimated that 375 housing units could be constructed given current zoning restrictions. Many of these sites are zoned for low-density use. **Table C-4** shows the housing development summary for Region 2, and the **Table C-5** shows the entire inventory of sites for the region. **Figure C-3** shows the locations of sites identified in Region 2.

In Covelo, a community services district provides sewer services. As of October 2019, the Covelo Community Services District was 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 this housing element period. 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.

TABLE C-4				
SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 2				
Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Covelo	56	73.6	375	No
Source: Mendocino County Department of Planning and Building Services, September 2019.				

Figure C-3 Region 2



**TABLE C-5
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 2**

APN	Map Inset	Community	Zone	GLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
03234025	A	Covelo	RR	RR10	1.64	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	No
03234033	A	Covelo	RR	RR10	1.10	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03234045	A	Covelo	RR	RR10	1.42	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	No
03234055	A	Covelo	RR	RR10	1.21	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03234056	A	Covelo	RR	RR10	0.52	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03236028	A	Covelo	RR	RR10	4.99	1 per/40,000 sf	5	1	Yes	Yes			Above Moderate	No
03240022	B	Covelo	UR	RMR20	9.96	1 unit/20 acres	1	1	Yes	Yes			Above Moderate	No
03241022	B	Covelo	UR	RMR20	5.65	1 unit/20 acres	1	1	Yes	Yes			Above Moderate	No
03241043	B	Covelo	UR	RMR20	1.03	1 unit/20 acres	1	1	Yes	Yes			Above Moderate	No
03241052	B	Covelo	UR	RMR20	2.32	1 unit/20 acres	1	1	Yes	Yes			Above Moderate	No
03242020	B	Covelo	UR	RMR20	2.12	1 unit/20 acres	1	1	Yes	Yes			Above Moderate	No
03245040	A	Covelo	RR	RR10	1.01	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03245042	A	Covelo	RR	RR10	1.01	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03245044	A	Covelo	RR	RR10	0.24	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03246007	A	Covelo	RR	RR10	0.39	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03247057	A	Covelo	RR		11.08	1 per/40,000 sf	12	1	Yes	Yes			Above Moderate	No
03319030	C	Covelo	SR	SR	0.61	29.04	18	13	Yes	Yes			Lower	No
03319069	C	Covelo	SR	SR	0.14	29.04	4	3	Yes	Yes			Moderate	No
03319070	C	Covelo	SR	SR	0.15	29.04	4	3	Yes	Yes			Moderate	No
03319074	C	Covelo	SR	SR	0.16	29.04	5	3	Yes	Yes			Moderate	No
03319081	C	Covelo	SR	SR	0.98	29.04	29	21	Yes	Yes			Lower	No
03319082	C	Covelo	SR	SR	0.56	29.04	16	12	Yes	Yes			Lower	No
03319091	C	Covelo	SR	SR	0.39	29.04	11	8	Yes	Yes			Moderate	No
03320007	C	Covelo	SR	SR	0.46	29.04	13	9	Yes	Yes		FP	Moderate	No
03320036	C	Covelo	SR	SR	1.59	29.04	46	34	Yes	Yes			Lower	No
03323016	C	Covelo	C2	C	0.25	29.04	7	5	Yes	Yes			Moderate	No
03324018	C	Covelo	C2	C	0.12	29.04	4	2	Yes	Yes			Moderate	No
03324026	C	Covelo	C2	C	0.15	29.04	4	3	Yes	Yes			Moderate	No
03324047	C	Covelo	SR	SR	0.11	29.04	3	2	Yes	Yes			Moderate	No
03324056	C	Covelo	SR	SR	0.38	29.04	11	8	Yes	Yes			Moderate	No
03324058	C	Covelo	SR	SR	0.37	29.04	11	8	Yes	Yes			Moderate	No
03324060	C	Covelo	SR	SR	1.16	29.04	34	25	Yes	Yes			Lower	No
03324064	C	Covelo	C2	C	0.22	29.04	6	4	Yes	Yes			Moderate	No
03325016	C	Covelo	SR	C	0.23	29.04	7	5	Yes	Yes			Moderate	No
03325022	C	Covelo	SR	SR	1.61	29.04	47	35	Yes	Yes		FP	Lower	No
03325027	C	Covelo	SR	C	0.12	29.04	4	2	Yes	Yes			Moderate	No
03325039	C	Covelo	SR	SR	0.30	29.04	9	6	Yes	Yes		FP	Moderate	No
03325047	C	Covelo	SR	SR	0.64	29.04	19	14	Yes	Yes		FP	Lower	No
03326022	C	Covelo	SR	C	0.13	29.04	4	2	Yes	Yes			Moderate	No
03329011	C	Covelo	C2	C	0.35	29.04	10	7	Yes	Yes			Moderate	No

**TABLE C-5
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 2**

APN	Map Inset	Community	Zone	GLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
03329015	C	Covelo	C2	C	1.75	29.04	51	38	Yes	Yes		FP	Lower	No
03329016	C	Covelo	C2	C	2.03	29.04	59	44	Yes	Yes		FP	Lower	No
03333022	C	Covelo	RR	RR1	0.47	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03334031	C	Covelo	RR	RR1	1.01	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03338003	C	Covelo	C2	RC	1.03	29.04	30	22	Yes	Yes			Lower	No
03338012	C	Covelo	RR	RC	1.83	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	No
03338013	C	Covelo	RR	RC	1.02	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03338014	C	Covelo	RR	RC	1.00	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03338015	C	Covelo	RR	RC	1.00	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03338016	C	Covelo	RR	RC	0.97	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03427005	D	Covelo	RR	RR5	1.13	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03427034	D	Covelo	RR	RR5	1.31	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03427038	D	Covelo	RR	RR5	0.52	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03427054	D	Covelo	RR	RR5	1.12	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
03428002	C	Covelo	C2	C	0.25	29.04	7	5	Yes	Yes			Moderate	No
03428003	C	Covelo	C2	C	0.25	29.04	7	5	Yes	Yes			Moderate	No

Source: Mendocino County Department of Planning and Building Services, September 2019.

RESIDENTIAL SITE INVENTORY, REGION 3

Region 3 includes parcels in the coastal communities of Westport, Piercy, Cleone, and Fort Bragg. Most of these parcels are zoned RR and RV. These parcels are suitable for residential development.

Only five sites are located in a floodplain, which may intensify design standards that would constrain the housing affordability. Water and sewer service is varied—many of the sites are in the City of Fort Bragg water and sewer district or the Westport County Water District, which only provides water service. For full development to occur, the remaining sites will need to connect to water and sewer district infrastructure, via an extension of services or annexation into the City of Fort Bragg or the Westport County Water District. Should a hook-up be authorized, the actual water and sewer infrastructure would be constructed to extend to the properties' boundaries. Septic Systems and wells are acceptable but they are subject to coastal groundwater analysis and restrictions.

Only one parcel in this region is limited by slope constraints, which may limit the buildable area of the lot. However, all other Region 3 sites do not have slope issues.

Cleone and Fort Bragg are in areas with height restrictions due to their designation as "Highly Scenic Areas" by the County's zoning code. Any parcels in these communities between the coast and the western boundary of Highway 1 have a height restriction of 18 feet. This could constrain the density of any future housing built in these available parcels. **Figures C-4 and C-5** show the location of sites identified in Region 3.

TABLE C-6				
SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 3				
Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Westport	23	11.3	23	No
Piercy	1	3.7	1	No
Cleone	21	92	21	No
Fort Bragg	5	7	5	No
Total	50	114.1	50	-
Source: Mendocino County Department of Planning and Building Services, September 2019.				

Figure B-1

Figure C-4 Region 3 – Northern Section

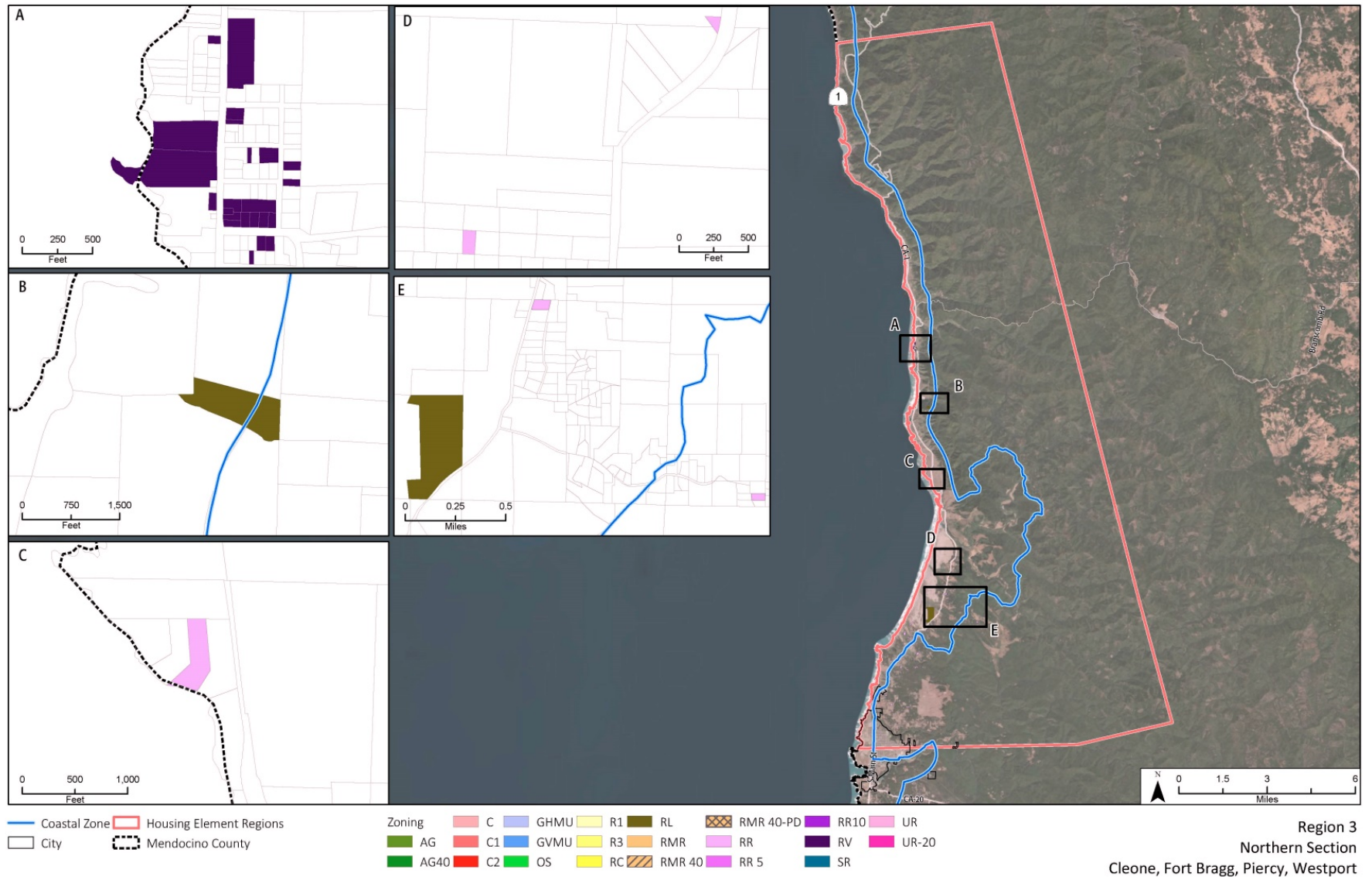
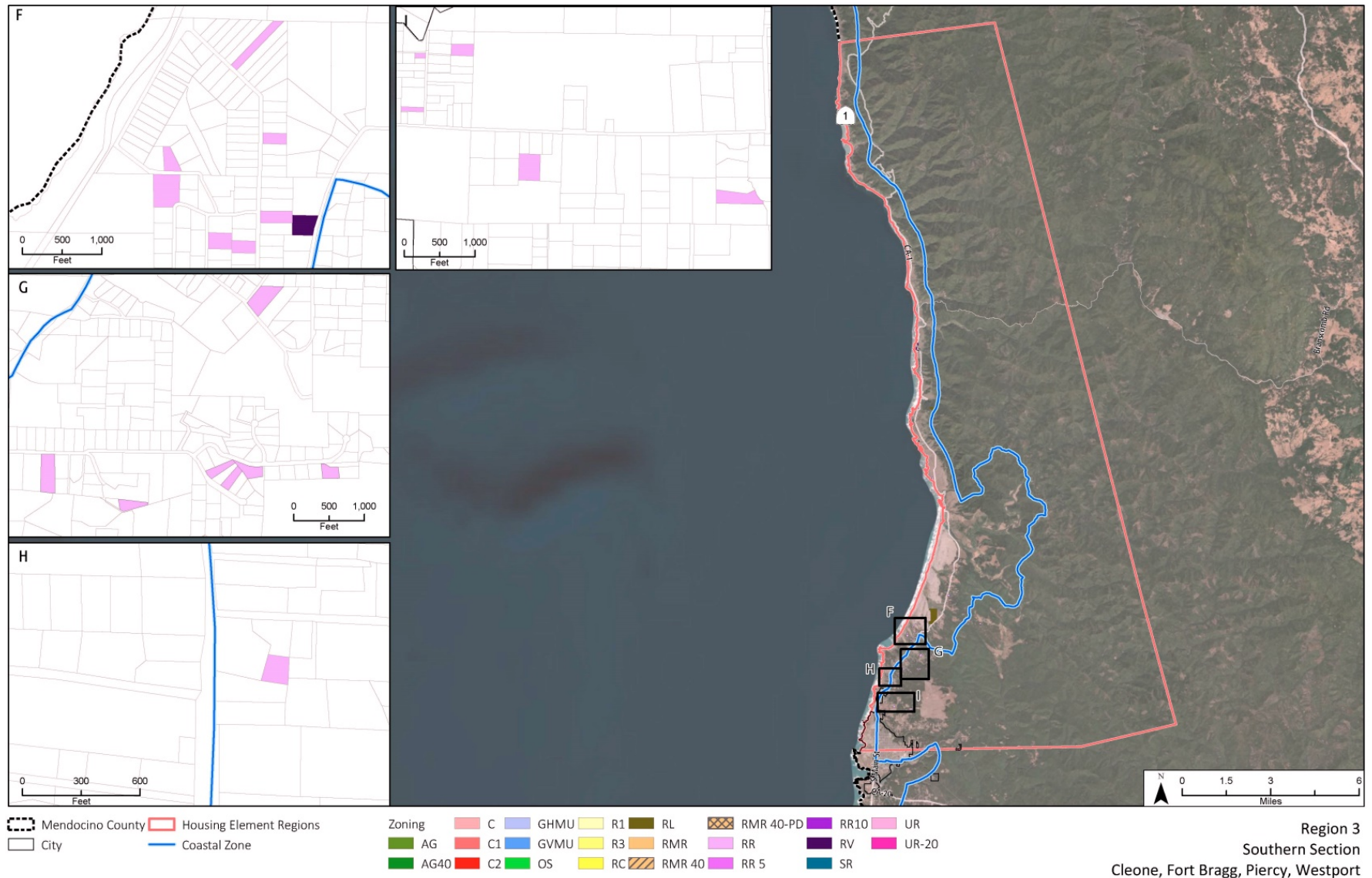


Figure C-5 Region 3 – Southern Section



**TABLE C-7
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 3**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
01328004	A	Westport	RV	RV	0.12	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01328026	A	Westport	RV	RV	2.13	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01330023	A	Westport	RV	RV	0.34	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01330049	A	Westport	RV	RV	0.08	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01330053	A	Westport	RV	RV	0.14	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01330056	A	Westport	RV	RV	0.25	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01330057	A	Westport	RV	RV	0.09	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01330062	A	Westport	RV	RV	2.23	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes		FP	Above Moderate	No
01330063	A	Westport	RV	RV	3.53	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes		FP	Above Moderate	No
01330065	A	Westport	RV	RV	0.18	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No

**TABLE C-7
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 3**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
01332002	A	Westport	RV	RV	0.16	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332035	A	Westport	RV	RV	0.07	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332043	A	Westport	RV	RV	0.08	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332044	A	Westport	RV	RV	0.15	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332045	A	Westport	RV	RV	0.14	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332046	A	Westport	RV	RV	0.15	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332047	A	Westport	RV	RV	0.16	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332048	A	Westport	RV	RV	0.17	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332049	A	Westport	RV	RV	0.14	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332050	A	Westport	RV	RV	0.23	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No

**TABLE C-7
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 3**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
01332051	A	Westport	RV	RV	0.51	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332055	A	Westport	RV	RV	0.15	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01332056	A	Westport	RV	RV	0.15	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
01501046	B	Newport	RL	RL160	17.10	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
01533023	C	Newport	RR	RR5(2)	3.20	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
05316015	A	Piercy	RR	RR5	3.79	1 per/40,000 sf	4	1	No	No		FP	Above Moderate	No
06901018	D	Cleone	RR	RR2	0.17	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06905111	D	Cleone	RR	RR2(1)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06909013	E	Cleone	RL	RL160	64.65	1 unit per 160 ac	1	1	No	No		FP	Above Moderate	No
06910144	E	Cleone	RR	RR2	2.68	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06911117	E	Cleone	RR	RR2	1.44	1 per/40,000 sf	2	1	No	No			Above Moderate	No
06914107	F	Cleone	RR	RR5(1)	1.82	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06914116	F	Cleone	RR	RR5(1)	0.94	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06914150	F	Cleone	RR	RR5(1)	1.09	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06917217	G	Cleone	RR	RR1	2.46	1 per/40,000 sf	3	1	No	No			Above Moderate	No
06917428	H	Cleone	RR	I	0.39	1 per/40,000 sf	1	1	No	No			Above Moderate	No
06918311	G	Cleone	RR	RR1	2.41	1 per/40,000 sf	3	1	No	No			Above Moderate	No
06920119	G	Cleone	RR	RR1	0.94	1 per/40,000 sf	1	1	No	No			Above Moderate	No

**TABLE C-7
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 3**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
06920121	G	Cleone	RR	RR1	0.90	1 per/40,000 sf	1	1	No	No			Above Moderate	No
06920126	G	Cleone	RR	RR1	1.19	1 per/40,000 sf	1	1	No	No			Above Moderate	No
06920151	G	Cleone	RR	RR1	0.97	1 per/40,000 sf	1	1	No	No			Above Moderate	No
06920210	G	Cleone	RR	RR1	1.01	1 per/40,000 sf	1	1	No	No			Above Moderate	No
06924208	I	Fort Bragg	RR	RR2	0.27	1 per/40,000 sf	1	1	No	No			Above Moderate	No
06924219	I	Fort Bragg	RR	RR2	0.49	1 per/40,000 sf	1	1	No	No			Above Moderate	No
06924225	I	Fort Bragg	RR	RR2	1.23	1 per/40,000 sf	1	1	No	No			Above Moderate	No
06926240	I	Fort Bragg	RR	RR5	2.61	1 per/40,000 sf	3	1	No	No			Above Moderate	No
06926247	I	Fort Bragg	RR	RR5	2.43	1 per/40,000 sf	3	1	No	No			Above Moderate	No
06929101	F	Cleone	RR	RR5(1)	3.03	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06929123	F	Cleone	RR	RR5(1)	1.41	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06929124	F	Cleone	RR	RR5(1)	1.08	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06929204	F	Cleone	RR	RR5(1)	1.38	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
06929207	F	Cleone	RV	RV	1.69	1 unit per parcel/ 1 per 40,000 sf with no water or sewer	1	1	No	No			Above Moderate	No

RESIDENTIAL SITE INVENTORY, REGION 4

The residential site inventory identified 164 sites that could be developed for Region 4, which is centered around the Town of Mendocino and includes the coastal communities of Albion, Caspar and Little River, and the inland community of Comptche.

The Town of Mendocino is a complicated area to locate potential residential sites due to the historic nature of the community. At the same time, Mendocino has the largest number of potential development parcels in this region (92), with an equal number of units realistically available. They are located in the historic part of the community.

Water and sewer service is handled by the Mendocino Community Services District which operates a sewage treatment facility and regulates the number of wells that are drilled by property owners, limiting the number of new units that can be built in this district. The majority of parcels located within Mendocino have neither water or sewer access. There is no centralized water system for the town. However, the Coastal Commission has granted “categorical exclusions” to the County of Mendocino for certain categories of development, including single-family residences in certain geographical areas and subject to specific criteria. The exclusions generally apply to the construction of single-family residences, water wells, and septic system repair and replacement.

Just to the north of Mendocino, the town of Caspar contains 23 sites, the majority of which are zoned for Rural Residential or Rural Village development. Each parcel has a realistic development potential of one unit of housing. None of the parcels experience potential constraint due to slope, and only one parcel is in a floodplain. However, none of the parcels in Caspar have water or sewer access, which may limit development potential.

To the south of Mendocino, Little River has 20 potential development sites and Albion has 24. In both communities, each site has a realistic development potential of one housing unit per parcel. Across these communities, only two parcels have water and sewer access, and both are in Albion. Three sites in Little River and two in Albion are potentially constrained by being in a floodplain, and development on one parcel in Albion may be limited by slope constraints.

These sites are in the Coastal Zone and may be subject to Coastal Commission review. The Mendocino Historic Review Board would review any application in the Town of Mendocino.

In the inland town of Comptche, none of the five parcels identified for development has water or sewer access. Comptche is far from any existing water districts, so annexation into an existing district is not possible. The sites are all zoned for either Rural Residential or Upland Residential development, and so have the realistic potential for one housing unit per parcel. None of the parcels identified experience potential development constraint due to slope or being located in a floodplain, so may be developed if well water and sewer or septic access can be made available.

Albion, Caspar, Little River, and Mendocino are in areas with height restrictions due to their designation as “Highly Scenic Areas” by the County’s zoning code. Any parcels in these communities between the coast and the western boundary of Highway 1 have a height restriction of 18 feet. This could constrain the density of any future housing built in these available parcels. **Figures C-6 and C-7** show the locations of the sites identified in Region 4.

TABLE C-8 SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4				
Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Caspar	23	46	23	No
Mendocino	92	222.9	92	No
Little River	20	47.3	20	No
Albion	24	47.8	24	No
Comptche	5	13.1	5	No
Total	164	377.1	164	-
Source: Mendocino County Department of Planning and Building Services, September 2019.				

Figure C-6 Region 4

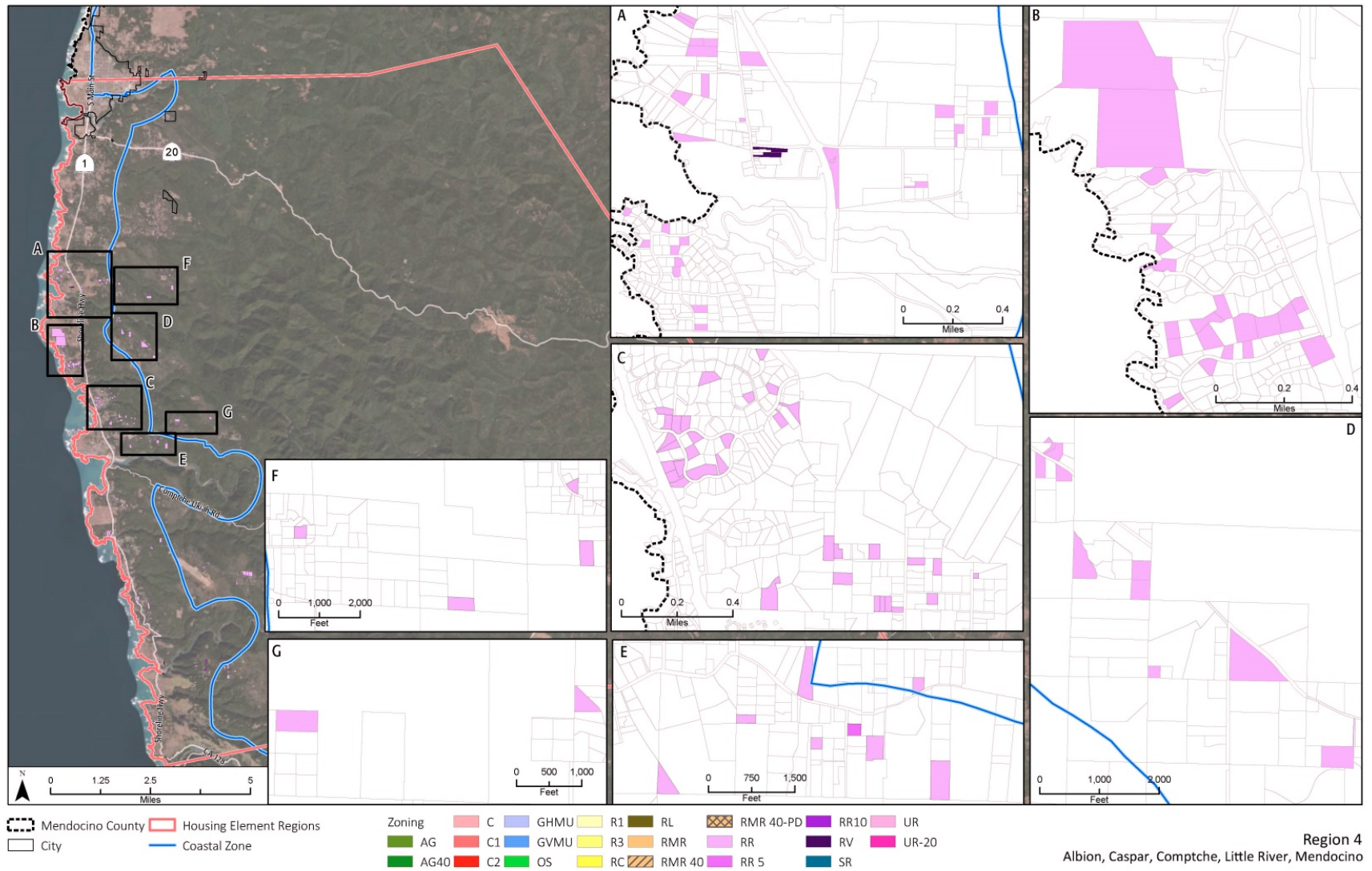


Figure C-7 Region 4 – Southern Section

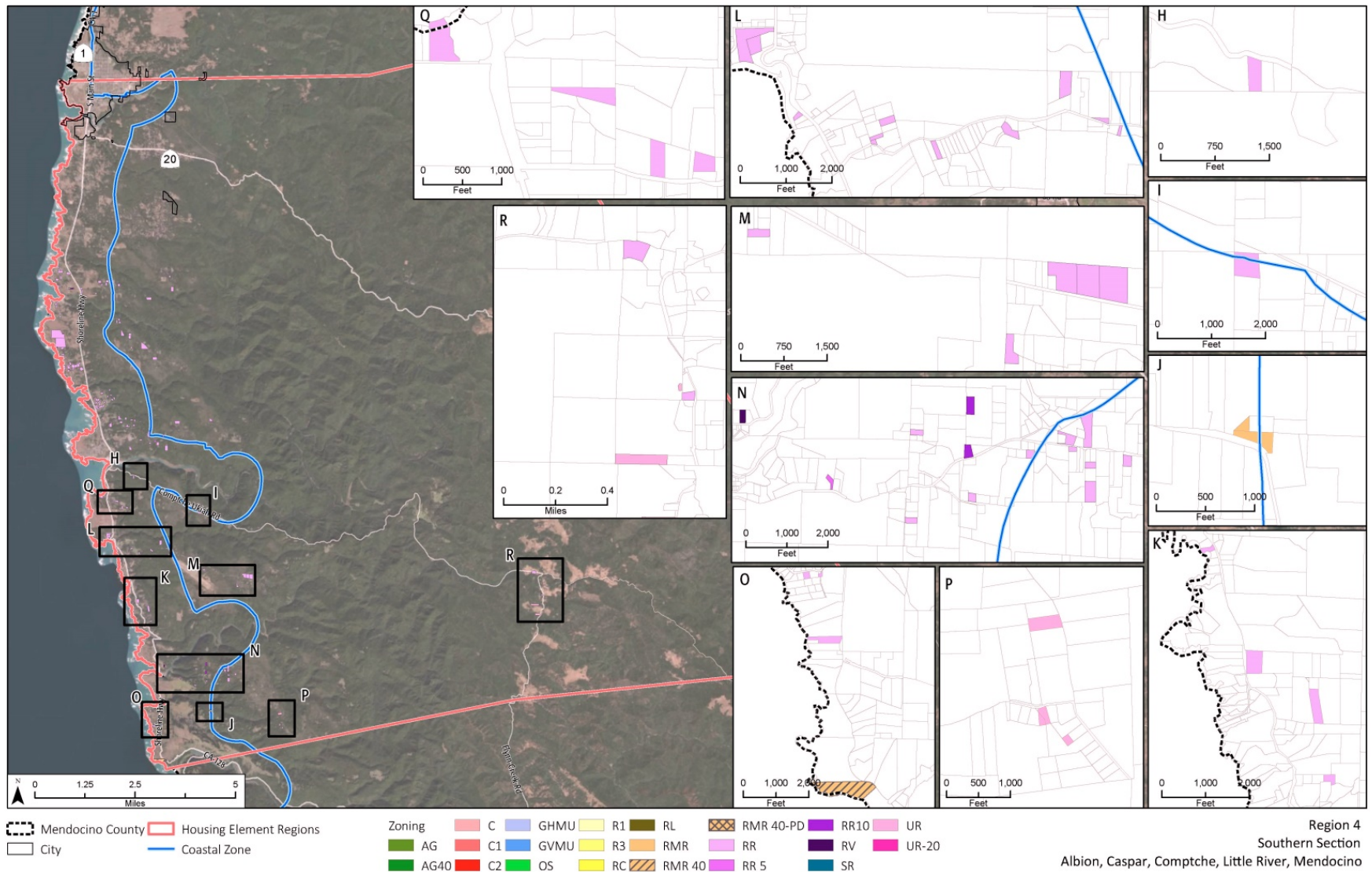


TABLE C-9
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
11801007	A	Caspar	RR	RR5(2)	3.36	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11801022	A	Caspar	RR	RR5(2)	1.02	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11801023	A	Caspar	RR	RR5(2)	1.00	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11801029	A	Caspar	RR	RR5(2)	1.16	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11801030	A	Caspar	RR	RR5(2)	1.14	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11802018	A	Caspar	RR	RR5(2)	3.32	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11804005	A	Caspar	RR	RR5(2)	2.43	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
11804007	A	Caspar	RR	RR5(2)	2.01	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11804010	A	Caspar	RR	RR5(2)	2.04	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11805002	A	Caspar	RR	RR5(2)	0.23	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11806005	A	Caspar	RR	RR5	2.52	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11807003	A	Caspar	RR	RR5	1.89	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11807020	F	Caspar	RR	RR5	2.08	1 per/40,000 sf	2	1	No	No			Above Moderate	No
11807033	A	Caspar	RR	RR5	1.31	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No

**TABLE C-9
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
11807038	A	Caspar	RR	RR5	1.45	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11808005	A	Caspar	RV	RV	1.16	1 unit per parcel/ 1 per 40,000 sf with no water or sewer	1	1	No	No			Above Moderate	No
11808014	A	Caspar	RR	RR10	4.55	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11808016	A	Caspar	RV	RV	1.17	1 unit per parcel/ 1 per 40,000 sf with no water or sewer	1	1	No	No			Above Moderate	No
11808017	A	Caspar	RR	RR10	0.15	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11809011	A	Caspar	RR	RR10	1.00	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11815007	D	Mendocino	RR	RR10	0.19	1 per/40,000 sf	1	1	No	No			Above Moderate	No
11815028	D	Mendocino	RR	RR10	1.50	1 per/40,000 sf	2	1	No	No			Above Moderate	No
11815033	D	Mendocino	RR	RR10	1.32	1 per/40,000 sf	1	1	No	No			Above Moderate	No
11815038	D	Mendocino	RR	RR10	1.23	1 per/40,000 sf	1	1	No	No			Above Moderate	No
11815039	D	Mendocino	RR	RR10	0.31	1 per/40,000 sf	1	1	No	No			Above Moderate	No
11816026	B	Mendocino	RR	RR5PD	35.16	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
11816028	B	Mendocino	RR	RR5PD	36.38	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11818003	B	Mendocino	RR	RR5(1)	1.76	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No

**TABLE C-9
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
11818005	B	Mendocino	RR	RR5(1)	0.49	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11818037	B	Mendocino	RR	RR5(1)	1.23	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
11818044	B	Mendocino	RR	RR5(1)	1.03	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11819023	B	Mendocino	RR	RR5(1)	1.46	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
11819037	B	Mendocino	RR	RR5(1)	0.38	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
11820007	B	Mendocino	RR	RR5(1)	1.65	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11820009	B	Mendocino	RR	RR5(1)	1.67	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11820011	B	Mendocino	RR	RR5(1)	1.31	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11820016	B	Mendocino	RR	RR5(1)	3.20	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11820017	B	Mendocino	RR	RR5(1)	2.68	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11820018	B	Mendocino	RR	RR5(1)	2.74	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11820019	B	Mendocino	RR	RR5(1)	1.09	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11820029	B	Mendocino	RR	RR5(1)	1.35	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11820031	B	Mendocino	RR	RR5(1)	2.23	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No

**TABLE C-9
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
11823008	B	Mendocino	RR	RR5(1)	0.91	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11823017	B	Mendocino	RR	RR5(1)	0.82	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11823028	B	Mendocino	RR	RR5(1)	1.15	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11823066	B	Mendocino	RR	RR5(1)	0.98	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11824012	B	Mendocino	RR	RR5(1)	3.69	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11829039	C	Mendocino	RR	RR5(1)	1.58	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11829067	C	Mendocino	RR	RR5(1)	0.91	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11829071	C	Mendocino	RR	RR5(1)	0.96	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11830013	C	Mendocino	RR	RR5(1)	0.76	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11830025	C	Mendocino	RR	RR5(1)	0.72	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11830034	C	Mendocino	RR	RR5(1)	0.84	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11830042	C	Mendocino	RR	RR5(1)	1.08	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11830061	C	Mendocino	RR	RR1DL	1.36	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833004	C	Mendocino	RR	RR5PD(1)	1.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No

**TABLE C-9
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
11833005	C	Mendocino	RR	RR5PD(1	1.10	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833025	C	Mendocino	RR	RR5PD(1	1.11	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833029	C	Mendocino	RR	RR5PD(1	0.92	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833031	C	Mendocino	RR	RR5PD(1	1.12	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833034	C	Mendocino	RR	RR5PD(1	1.09	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833045	C	Mendocino	RR	RR5PD(1	0.95	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833046	C	Mendocino	RR	RR5PD(1	1.13	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833047	C	Mendocino	RR	RR5PD(1	1.00	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833048	C	Mendocino	RR	RR5PD(1	1.14	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833051	C	Mendocino	RR	RR5PD(1	0.96	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833052	C	Mendocino	RR	RR5PD(1	0.95	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11833055	C	Mendocino	RR	RR5PD(1	2.61	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
11835008	A	Mendocino	RR	RR5(1)	1.23	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11835011	A	Mendocino	RR	RR5(1)	0.87	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No

**TABLE C-9
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
11836032	A	Mendocino	RR	RR5(1)	0.84	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11837001	A	Mendocino	RR	RR5(1)	0.88	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11837016	A	Mendocino	RR	RR5(1)	0.81	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11838005	A	Mendocino	RR	RR5(1)	0.73	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11840005	A	Mendocino	RR	RR5(1)	0.99	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
11840008	A	Mendocino	RR	RR5(1)	0.88	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11842005	A	Mendocino	RR	RR5(1)	0.57	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
11843008	F	Caspar	RR	RR10	4.66	1 per/40,000 sf	5	1	No	No			Above Moderate	No
11844033	F	Caspar	RR	RR2	1.54	1 per/40,000 sf	2	1	No	No			Above Moderate	No
11846004	F	Caspar	RR	RR5	4.79	1 per/40,000 sf	5	1	No	No			Above Moderate	No
11849002	D	Mendocino	RR	RR10	4.42	1 per/40,000 sf	5	1	No	No			Above Moderate	No
11849011	D	Mendocino	RR	RR10	2.34	1 per/40,000 sf	3	1	No	No			Above Moderate	No
11849013	D	Mendocino	RR	RR10	2.44	1 per/40,000 sf	3	1	No	No			Above Moderate	No
11849017	D	Mendocino	RR	RR10	0.96	1 per/40,000 sf	1	1	No	No			Above Moderate	No
11849042	D	Mendocino	RR	RR10	10.72	1 per/40,000 sf	12	1	No	No			Above Moderate	No
11850023	D	Mendocino	RR	RR10	4.70	1 per/40,000 sf	5	1	No	No			Above Moderate	No
11853020	G	Mendocino	RR	RR2	4.80	1 per/40,000 sf	5	1	No	No			Above Moderate	No
11856009	G	Mendocino	RR	RR10	2.10	1 per/40,000 sf	2	1	No	No			Above Moderate	No

**TABLE C-9
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
11902011	C	Mendocino	RR	RR5(2)	0.92	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11902015	C	Mendocino	RR	RR5(2)	2.17	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11902018	C	Mendocino	RR	RR5(2)	1.41	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11904010	C	Mendocino	RR	RR5(2)	1.87	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11904036	C	Mendocino	RR	RR5	3.55	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11904045	C	Mendocino	RR	RR5(2)	0.72	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11904046	C	Mendocino	RR	RR5(2)	0.71	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11904047	C	Mendocino	RR	RR5(2)	0.83	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11904048	C	Mendocino	RR	RR5(2)	0.52	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11905001	C	Mendocino	RR	RR5(2)	1.04	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11905042	C	Mendocino	RR	RR5(2)	1.00	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11905051	C	Mendocino	RR	RR5(2)	1.18	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11905055	C	Mendocino	RR	RR5(2)	0.22	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11911003	E	Mendocino	RR	RR5	2.55	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No

**TABLE C-9
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
11933026	Q	Mendocino	RR	RR5PD	3.51	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
11936005	Q	Mendocino	RR	RR5(2)	2.50	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11939009	E	Mendocino	RR	RR5	1.16	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11939036	E	Mendocino	RR	RR5(2)	4.12	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11940020	E	Mendocino	RR 5	RR5	1.11	1 unit/parcel	1	1	No	No			Above Moderate	No
11940040	E	Mendocino	RR	RR5	2.85	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11940043	E	Mendocino	RR	RR5(2)	0.91	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11941006	H	Mendocino	RR	RR2	1.92	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11942009	Q	Mendocino	RR	RR5(2)	1.38	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11942042	Q	Mendocino	RR	RR5(2)	1.93	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
11943011	E	Mendocino	RR	RR2	1.11	1 per/40,000 sf	1	1	No	No			Above Moderate	No
11943018	E	Mendocino	RR	RR5	5.18	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12104022	K	Little River	RR	RR5	4.36	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12105027	K	Little River	RR	RR5	0.78	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
12106138	M	Little River	RR	RR5	4.93	1 per/40,000 sf	5	1	No	No			Above Moderate	No

**TABLE C-9
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
12106139	M	Little River	RR	RR5	4.99	1 per/40,000 sf	5	1	No	No			Above Moderate	No
12106140	M	Little River	RR	RR5	6.76	1 per/40,000 sf	7	1	No	No			Above Moderate	No
12106201	M	Little River	RR	RR5	2.00	1 per/40,000 sf	2	1	No	No			Above Moderate	No
12112005	L	Little River	RR	RR5	0.52	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12112018	L	Little River	RR	RR5	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12112026	L	Little River	RR	RR5	3.17	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12113029	K	Little River	RR	RR5	1.11	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12115018	I	Mendocino	RR	RMR20	4.73	1 per/40,000 sf	5	1	No	No			Above Moderate	No
12117023	K	Little River	RR	RR5	3.86	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12126026	L	Little River	RR	OSDPR	6.22	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
12126038	L	Little River	RR	RR5(2)	2.23	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12128013	L	Little River	RR	RR5	0.40	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
12129011	L	Little River	RR	RR5(2)	0.54	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12129020	L	Little River	RR	RR5(2)	0.26	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12129039	L	Little River	RR	RR5(2)	1.16	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No

**TABLE C-9
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
12131015	L	Little River	RR	RR5(1)	1.00	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12131042	L	Little River	RR	RR5(1)	1.57	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12137017	M	Little River	RR	RR5	1.20	1 per/40,000 sf	1	1	No	No			Above Moderate	No
12305032	N	Albion	RV	RV	1.05	1 unit per parcel/ 1 per 40,000 sf with no water or sewer	1	1	No	No			Above Moderate	No
12308010	N	Albion	RR	RR5PD	0.97	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12308016	N	Albion	RR10	RR10	1.98	1 unit/ 10 acres	1	1	No	No			Above Moderate	No
12310023	N	Albion	RR	RR5	1.68	1 per/40,000 sf	2	1	No	No			Above Moderate	No
12310032	N	Albion	RR	RR10	3.98	1 per/40,000 sf	4	1	No	No			Above Moderate	No
12313017	P	Albion	UR	RMR20	2.34	1 unit/20 acres	1	1	No	No			Above Moderate	No
12313027	P	Albion	UR	RMR20	0.33	1 unit/20 acres	1	1	No	No			Above Moderate	No
12313028	P	Albion	UR	RMR20	0.63	1 unit/20 acres	1	1	No	No			Above Moderate	No
12313034	P	Albion	UR	RMR20	0.38	1 unit/20 acres	1	1	No	No			Above Moderate	No
12319005	N	Albion	RR 5	RR5(2)	0.72	1 unit/parcel	1	1	No	No			Above Moderate	No
12321040	N	Albion	RR10	RR10	1.37	1 unit/ 10 acres	1	1	No	No			Above Moderate	No
12322023	N	Albion	RR	RR5	0.92	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12322028	N	Albion	RR	RR5	0.97	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12323103	N	Albion	RR	RR10	0.91	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No

**TABLE C-9
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 4**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
12323214	N	Albion	RR	RR5	0.93	1 per/40,000 sf	1	1	No	No			Above Moderate	No
12323216	N	Albion	RR	RR5	3.16	1 per/40,000 sf	3	1	No	No			Above Moderate	No
12323217	N	Albion	RR	RR5	0.50	1 per/40,000 sf	1	1	No	No			Above Moderate	No
12325015	N	Albion	RR	RR5	1.31	1 per/40,000 sf	1	1	No	No			Above Moderate	No
12329004	O	Albion	RR	RR5PD	4.29	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
12334023	O	Albion	RR	RR5(1)	0.94	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
12334036	O	Albion	RR	RR5(1)	0.38	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	No
12339010	J	Albion	RMR	RMR20	0.29	1 unit/20 acres	1	1	No	No			Above Moderate	No
12342008	J	Albion	RMR	FL160	1.05	1 unit/20 acres	1	1	No	No			Above Moderate	No
12508031	R	Comptche	RR	RR2	4.02	1 per/40,000 sf	4	1	No	No			Above Moderate	No
12509022	R	Comptche	RR	RR2	1.00	1 per/40,000 sf	1	1	No	No			Above Moderate	No
12509027	R	Comptche	UR	RMR20	0.20	1 unit/20 acres	1	1	No	No			Above Moderate	No
12525008	R	Comptche	UR	RMR40	3.13	1 unit/20 acres	1	1	No	No			Above Moderate	No
12548020	R	Comptche	UR	RMR20	4.77	1 unit/20 acres	1	1	No	No			Above Moderate	No
12604011	O	Albion	RMR 40	RMR40	16.67	1 unit/40 acres	1	1	No	No	Yes	FP	Above Moderate	No

Source: Mendocino County Department of Planning and Building Services, September 2019.

RESIDENTIAL SITE INVENTORY, REGION 5

The majority of sites identified in this region are in the Township of Brooktrails, northwest of Willits. This area was excluded from the 2014 Housing Element inventory. Although this area continues to have sufficient lands designated for more than 600 units of housing, an insufficient water supply and limited road access have precluded further development in this area. However, all of the Brooktrails sites identified during this analysis have both water and sewer access and are not in a floodplain. These sites represent significant development potential.

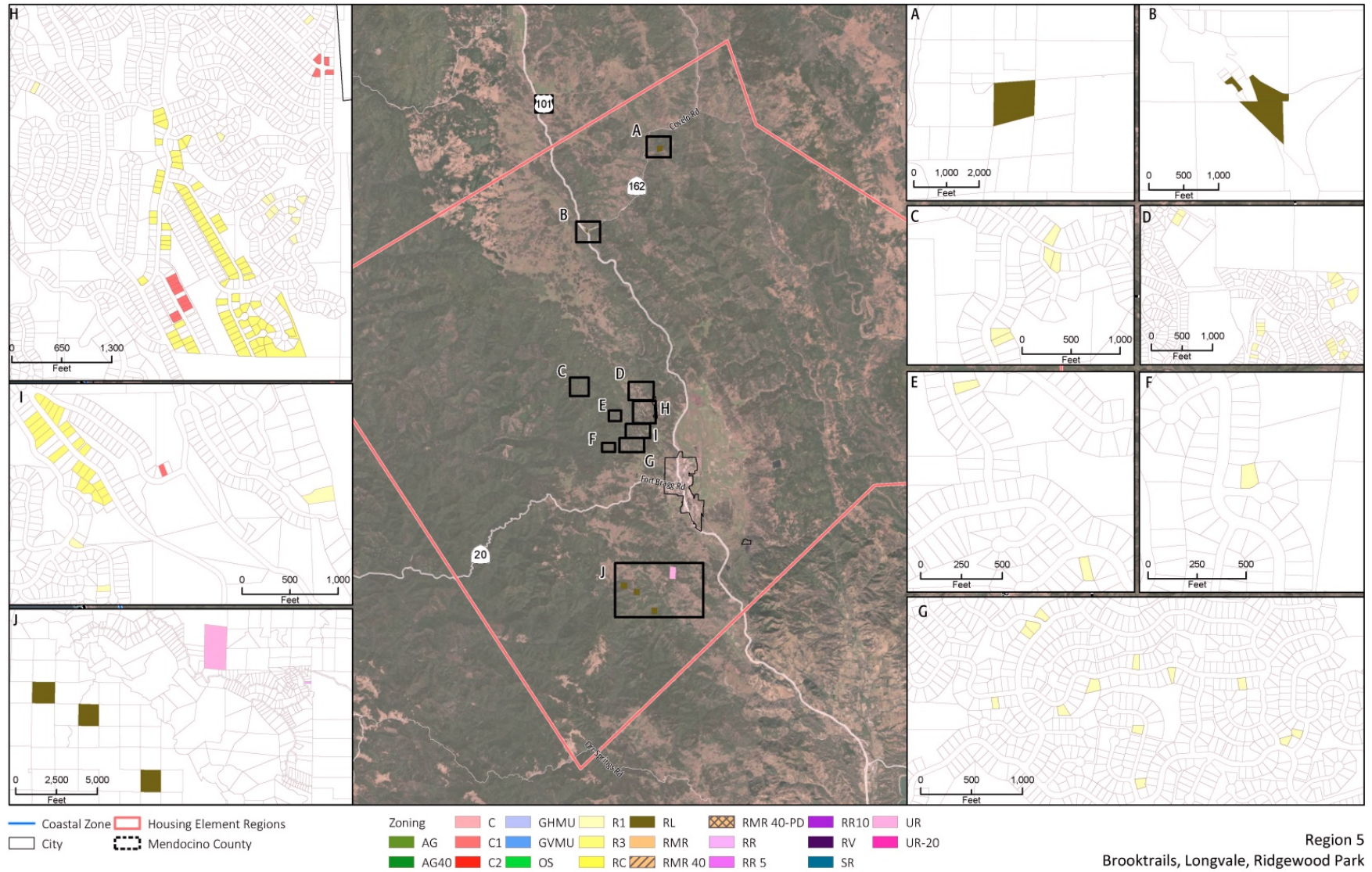
During the last Housing Element update, the Brooktrails Community was still under a state-mandated moratorium on new housing construction since the community had been unable to expand its water supply. Conservation efforts in Lake Emily proved sufficient for the state to permit construction of a maximum of no more than 24 housing units in 2018.

This region also includes the communities of Longvale and Ridgewood Park. Within Longvale, all sites are zoned for RL and so are limited to one unit per 160 acres. Both of these communities lack access to water and sewer systems, so development on these sites may be limited by their access to well water and septic systems. The majority of sites in Ridgewood Park also have potential slope-related constraints. **Figure C-8** shows the locations of sites identified in Region 5.

TABLE C-10				
SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 5				
Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Longvale	5	42.0	5	No
Brooktrails	171	43.0	632	No
Ridgewood Park	5	203.5	5	No
Total	181	288.3	642	-
Source: Mendocino County Department of Planning and Building Services, September 2019.				

Figure B-3

Figure C-8 Region 5



**TABLE C-11
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 5**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
03613027	B	Longvale	RL	RL160	4.39	1 unit per 160 ac	1	1	No	No		FP	Above Moderate	No
03614027	B	Longvale	RL	RL160	2.38	1 unit per 160 ac	1	1	No	No		FP	Above Moderate	No
03614036	B	Longvale	RL	RC	0.22	1 unit per 160 ac	1	1	No	No			Above Moderate	No
03614038	B	Longvale	RL	RC	0.20	1 unit per 160 ac	1	1	No	No			Above Moderate	No
03618616	A	Longvale	RL	RL160	34.78	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
09504008	C	Brooktrails	R1	SR	0.44	7.26	3	2	Yes	Yes			Above Moderate	No
09508201	C	Brooktrails	R1	SR	0.33	7.26	2	1	Yes	Yes			Above Moderate	No
09508202	C	Brooktrails	R1	SR	0.37	7.26	3	2	Yes	Yes			Above Moderate	No
09517006	C	Brooktrails	R1	SR	0.37	7.26	3	2	Yes	Yes			Above Moderate	No
09517007	C	Brooktrails	R1	SR	0.36	7.26	3	1	Yes	Yes			Above Moderate	No
09616210	E	Brooktrails	R1	SR	0.20	7.26	1	1	Yes	Yes			Above Moderate	No
09619006	E	Brooktrails	R1	SR	0.20	7.26	1	1	Yes	Yes			Above Moderate	No
09626312	F	Brooktrails	R1	SR	0.21	7.26	2	1	Yes	Yes			Above Moderate	No
09721314	D	Brooktrails	R1	SR	0.27	7.26	2	1	Yes	Yes			Above Moderate	No
09721315	D	Brooktrails	R1	SR	0.51	7.26	4	2	Yes	Yes			Above Moderate	No
09727202	D	Brooktrails	R1	SR	0.22	7.26	2	1	Yes	Yes			Above Moderate	No
09727301	D	Brooktrails	R1	SR	0.24	7.26	2	1	Yes	Yes			Above Moderate	No
09727317	D	Brooktrails	R1	SR	0.18	7.26	1	1	Yes	Yes			Above Moderate	No
09728307	D	Brooktrails	R1	SR	0.20	7.26	1	1	Yes	Yes			Above Moderate	No
09728308	D	Brooktrails	R1	SR	0.21	7.26	2	1	Yes	Yes			Above Moderate	No

**TABLE C-11
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 5**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
09729403	D	Brooktrails	R1	SR	0.39	7.26	3	2	Yes	Yes			Above Moderate	No
09729404	D	Brooktrails	R1	SR	0.39	7.26	3	2	Yes	Yes			Above Moderate	No
09729405	D	Brooktrails	R1	SR	0.35	7.26	3	1	Yes	Yes			Above Moderate	No
09729507	D	Brooktrails	R1	SR	0.29	7.26	2	1	Yes	Yes			Above Moderate	No
09729612	D	Brooktrails	R1	SR	0.70	7.26	5	3	Yes	Yes			Above Moderate	No
09730405	D	Brooktrails	R1	SR	0.21	7.26	1	1	Yes	Yes			Above Moderate	No
09730406	D	Brooktrails	R1	SR	0.20	7.26	1	1	Yes	Yes			Above Moderate	No
09730407	D	Brooktrails	R1	SR	0.20	7.26	1	1	Yes	Yes			Above Moderate	No
09730408	D	Brooktrails	R1	SR	0.24	7.26	2	1	Yes	Yes			Above Moderate	No
09730410	D	Brooktrails	R1	SR	0.19	7.26	1	1	Yes	Yes			Above Moderate	No
09730411	D	Brooktrails	R1	SR	0.17	7.26	1	1	Yes	Yes			Above Moderate	No
09730414	D	Brooktrails	R1	SR	0.19	7.26	1	1	Yes	Yes			Above Moderate	No
09801601	H	Brooktrails	C1	C	0.20	29.04	6	4	Yes	Yes			Moderate	No
09801702	H	Brooktrails	R1	SR	0.18	7.26	1	1	Yes	Yes			Above Moderate	No
09801903	H	Brooktrails	C1	C	0.20	29.04	6	4	Yes	Yes			Moderate	No
09801910	H	Brooktrails	C1	C	0.15	29.04	4	3	Yes	Yes			Moderate	No
09811109	H	Brooktrails	R1	SR	0.23	7.26	2	1	Yes	Yes			Above Moderate	No
09812104	H	Brooktrails	R3	SR	0.27	29.04	8	5	Yes	Yes			Moderate	No
09812105	H	Brooktrails	R3	SR	0.32	29.04	9	7	Yes	Yes			Moderate	No
09812106	H	Brooktrails	R3	SR	0.29	29.04	9	6	Yes	Yes			Moderate	No
09812109	H	Brooktrails	R3	SR	0.19	29.04	5	4	Yes	Yes			Moderate	No
09812401	H	Brooktrails	R3	SR	0.23	29.04	7	5	Yes	Yes			Moderate	No
09812402	H	Brooktrails	R3	SR	0.25	29.04	7	5	Yes	Yes			Moderate	No
09812405	H	Brooktrails	R3	SR	0.23	29.04	7	4	Yes	Yes			Moderate	No
09812406	H	Brooktrails	R3	SR	0.23	29.04	7	5	Yes	Yes			Moderate	No
09812506	H	Brooktrails	R1	SR	0.17	7.26	1	1	Yes	Yes			Above Moderate	No

**TABLE C-11
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 5**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
09813701	H	Brooktrails	C1	C	0.16	29.04	5	3	Yes	Yes			Moderate	No
09814601	H	Brooktrails	R1	SR	0.17	7.26	1	1	Yes	Yes			Above Moderate	No
09815202	H	Brooktrails	R3	SR	0.17	29.04	5	3	Yes	Yes			Moderate	No
09815203	H	Brooktrails	R3	SR	0.17	29.04	5	3	Yes	Yes			Moderate	No
09815204	H	Brooktrails	R3	SR	0.18	29.04	5	3	Yes	Yes			Moderate	No
09815205	H	Brooktrails	R3	SR	0.18	29.04	5	3	Yes	Yes			Moderate	No
09815209	H	Brooktrails	R3	SR	0.18	29.04	5	4	Yes	Yes			Moderate	No
09815405	H	Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09815406	H	Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09815407	H	Brooktrails	R3	SR	0.21	29.04	6	4	Yes	Yes			Moderate	No
09815408	H	Brooktrails	R3	SR	0.21	29.04	6	4	Yes	Yes			Moderate	No
09815409	H	Brooktrails	R3	SR	0.21	29.04	6	4	Yes	Yes			Moderate	No
09815410	H	Brooktrails	R3	SR	0.21	29.04	6	4	Yes	Yes			Moderate	No
09815411	H	Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09815412	H	Brooktrails	R3	SR	0.21	29.04	6	4	Yes	Yes			Moderate	No
09815501	H	Brooktrails	R3	SR	0.25	29.04	7	5	Yes	Yes			Moderate	No
09815507	H	Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09824201	H	Brooktrails	R3	SR	0.19	29.04	6	4	Yes	Yes			Moderate	No
09824211	H	Brooktrails	R3	SR	0.23	29.04	7	5	Yes	Yes			Moderate	No
09824301	H	Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09824303	H	Brooktrails	R3	SR	0.17	29.04	5	3	Yes	Yes			Moderate	No
09824304	H	Brooktrails	R3	SR	0.18	29.04	5	3	Yes	Yes			Moderate	No
09824305	H	Brooktrails	R3	SR	0.19	29.04	5	4	Yes	Yes			Moderate	No
09824602	H	Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09824603	H	Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09824604	H	Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09824605	H	Brooktrails	R3	SR	0.22	29.04	7	4	Yes	Yes			Moderate	No
09824606	H	Brooktrails	R3	SR	0.23	29.04	7	4	Yes	Yes			Moderate	No
09824607	H	Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09824608	H	Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09824609	H	Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09824610	H	Brooktrails	R3	SR	0.22	29.04	7	4	Yes	Yes			Moderate	No
09824611	H	Brooktrails	R3	SR	0.21	29.04	6	4	Yes	Yes			Moderate	No
09824612	H	Brooktrails	R3	SR	0.21	29.04	6	4	Yes	Yes			Moderate	No
09824614	H	Brooktrails	R3	SR	0.45	29.04	13	9	Yes	Yes			Moderate	No
09825101	H	Brooktrails	R1	SR	0.19	7.26	1	1	Yes	Yes			Above Moderate	No
09825115	H	Brooktrails	R3	SR	0.20	29.04	6	4	Yes	Yes			Moderate	No
09825201	H	Brooktrails	R1	SR	0.20	7.26	1	1	Yes	Yes			Above Moderate	No

**TABLE C-11
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 5**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
09825206	H	Brooktrails	R1	SR	0.19	7.26	1	1	Yes	Yes			Above Moderate	No
09825207	H	Brooktrails	R1	SR	0.19	7.26	1	1	Yes	Yes			Above Moderate	No
09825402	H	Brooktrails	R1	SR	0.18	7.26	1	1	Yes	Yes			Above Moderate	No
09825404	H	Brooktrails	R1	SR	0.17	7.26	1	1	Yes	Yes			Above Moderate	No
09825415	H	Brooktrails	R1	SR	0.18	7.26	1	1	Yes	Yes			Above Moderate	No
09826103	H	Brooktrails	R3	SR	0.18	29.04	5	3	Yes	Yes			Moderate	No
09826105	H	Brooktrails	R3	SR	0.20	29.04	6	4	Yes	Yes			Moderate	No
09826106	H	Brooktrails	R3	SR	0.23	29.04	7	4	Yes	Yes			Moderate	No
09826108	H	Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09826208	H	Brooktrails	R3	SR	0.26	29.04	8	5	Yes	Yes			Moderate	No
09826213	H	Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09826215	H	Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09826216	H	Brooktrails	R3	SR	0.26	29.04	7	5	Yes	Yes			Moderate	No
09827101	H	Brooktrails	R3	SR	0.20	29.04	6	4	Yes	Yes			Moderate	No
09827103	H	Brooktrails	R3	SR	0.27	29.04	8	5	Yes	Yes			Moderate	No
09827104	H	Brooktrails	R3	SR	0.35	29.04	10	7	Yes	Yes			Moderate	No
09827105	H	Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09827106	H	Brooktrails	R3	SR	0.27	29.04	8	5	Yes	Yes			Moderate	No
09827107	H	Brooktrails	R3	SR	0.23	29.04	7	5	Yes	Yes			Moderate	No
09827202	H	Brooktrails	R3	SR	2.21	29.04	64	48	Yes	Yes			Lower	No
09827206	H	Brooktrails	R3	SR	0.26	29.04	7	5	Yes	Yes			Moderate	No
09827211	H	Brooktrails	R3	SR	0.23	29.04	7	4	Yes	Yes			Moderate	No
09827212	H	Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09827213	H	Brooktrails	R3	SR	0.25	29.04	7	5	Yes	Yes			Moderate	No
09827214	H	Brooktrails	R3	SR	0.21	29.04	6	4	Yes	Yes			Moderate	No
09827215	H	Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09828102	H	Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09828103	H	Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09828104	H	Brooktrails	R3	SR	0.25	29.04	7	5	Yes	Yes			Moderate	No
09828106	H	Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09828109	H	Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09828110	H	Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09828111	H	Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09828201	H	Brooktrails	R3	SR	0.15	29.04	4	3	Yes	Yes			Moderate	No
09828204	H	Brooktrails	R3	SR	0.28	29.04	8	5	Yes	Yes			Moderate	No
09828206	H	Brooktrails	R3	SR	0.28	29.04	8	6	Yes	Yes			Moderate	No

**TABLE C-11
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 5**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
09828207	H	Brooktrails	R3	SR	0.26	29.04	8	5	Yes	Yes			Moderate	No
09828208	H	Brooktrails	R3	SR	0.26	29.04	8	5	Yes	Yes			Moderate	No
09828209	H	Brooktrails	R3	SR	0.26	29.04	8	5	Yes	Yes			Moderate	No
09828210	H	Brooktrails	R3	SR	0.26	29.04	8	5	Yes	Yes			Moderate	No
09828211	H	Brooktrails	R3	SR	0.26	29.04	7	5	Yes	Yes			Moderate	No
09828212	H	Brooktrails	R3	SR	0.26	29.04	8	5	Yes	Yes			Moderate	No
09828213	H	Brooktrails	R3	SR	0.34	29.04	10	7	Yes	Yes			Moderate	No
09829318	H	Brooktrails	C1	C	0.17	29.04	5	3	Yes	Yes			Moderate	No
09829319	H	Brooktrails	C1	C	0.17	29.04	5	3	Yes	Yes			Moderate	No
09829401	H	Brooktrails	C1	C	0.20	29.04	6	4	Yes	Yes			Moderate	No
09829402	H	Brooktrails	C1	C	0.20	29.04	6	4	Yes	Yes			Moderate	No
09829403	H	Brooktrails	C1	C	0.20	29.04	6	4	Yes	Yes			Moderate	No
09829404	H	Brooktrails	C1	C	0.20	29.04	6	4	Yes	Yes			Moderate	No
09829406	H	Brooktrails	C1	C	0.20	29.04	6	4	Yes	Yes			Moderate	No
09829407	H	Brooktrails	C1	C	0.19	29.04	6	4	Yes	Yes			Moderate	No
09829408	H	Brooktrails	C1	C	0.19	29.04	6	4	Yes	Yes			Moderate	No
09908101	I	Brooktrails	R3	SR	0.23	29.04	7	4	Yes	Yes			Moderate	No
09908102	I	Brooktrails	R3	SR	0.29	29.04	8	6	Yes	Yes			Moderate	No
09908104	I	Brooktrails	R3	SR	0.19	29.04	5	4	Yes	Yes			Moderate	No
09908105	I	Brooktrails	R3	SR	0.20	29.04	6	4	Yes	Yes			Moderate	No
09908107	I	Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09908108	I	Brooktrails	R3	SR	0.38	29.04	11	8	Yes	Yes			Moderate	No
09908111	I	Brooktrails	R3	SR	0.20	29.04	6	4	Yes	Yes			Moderate	No
09908112	I	Brooktrails	R3	SR	0.23	29.04	7	5	Yes	Yes			Moderate	No
09908113	I	Brooktrails	R3	SR	0.22	29.04	6	4	Yes	Yes			Moderate	No
09908213	I	Brooktrails	R3	SR	0.21	29.04	6	4	Yes	Yes			Moderate	No
09909101	I	Brooktrails	R3	SR	0.15	29.04	4	3	Yes	Yes			Moderate	No
09909102	I	Brooktrails	R3	SR	0.17	29.04	5	3	Yes	Yes			Moderate	No
09909103	I	Brooktrails	R3	SR	0.17	29.04	5	3	Yes	Yes			Moderate	No
09909204	I	Brooktrails	R3	SR	0.31	29.04	9	6	Yes	Yes			Moderate	No
09909205	I	Brooktrails	R3	SR	0.33	29.04	9	7	Yes	Yes			Moderate	No
09909206	I	Brooktrails	R3	SR	0.34	29.04	10	7	Yes	Yes			Moderate	No
09909207	I	Brooktrails	R3	SR	0.39	29.04	11	8	Yes	Yes			Moderate	No
09914401	I	Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09914402	I	Brooktrails	R3	SR	0.23	29.04	7	5	Yes	Yes			Moderate	No
09914411	I	Brooktrails	R1	SR	0.21	7.26	2	1	Yes	Yes			Above Moderate	No
09915102	I	Brooktrails	R3	SR	0.18	29.04	5	3	Yes	Yes			Moderate	No

**TABLE C-11
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 5**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
09915103	I	Brooktrails	R3	SR	0.17	29.04	5	3	Yes	Yes			Moderate	No
09915104	I	Brooktrails	R3	SR	0.18	29.04	5	4	Yes	Yes			Moderate	No
09915106	I	Brooktrails	R3	SR	0.24	29.04	7	5	Yes	Yes			Moderate	No
09915403	I	Brooktrails	C1	SR	0.17	29.04	5	3	Yes	Yes			Moderate	No
09916224	I	Brooktrails	R1	SR	0.96	7.26	7	5	Yes	Yes			Above Moderate	No
10001417	I	Brooktrails	R1	SR	0.20	7.26	1	1	Yes	Yes			Above Moderate	No
10016105	G	Brooktrails	R1	SR	0.20	7.26	1	1	Yes	Yes			Above Moderate	No
10016106	G	Brooktrails	R1	SR	0.28	7.26	2	1	Yes	Yes			Above Moderate	No
10016210	G	Brooktrails	R1	SR	0.22	7.26	2	1	Yes	Yes			Above Moderate	No
10021504	G	Brooktrails	R1	SR	0.16	7.26	1	1	Yes	Yes			Above Moderate	No
10021601	G	Brooktrails	R1	SR	0.21	7.26	2	1	Yes	Yes			Above Moderate	No
10021607	G	Brooktrails	R1	SR	0.34	7.26	2	1	Yes	Yes			Above Moderate	No
10022105	G	Brooktrails	R1	SR	0.21	7.26	2	1	Yes	Yes			Above Moderate	No
10022208	G	Brooktrails	R1	SR	0.19	7.26	1	1	Yes	Yes			Above Moderate	No
10022309	G	Brooktrails	R1	SR	0.19	7.26	1	1	Yes	Yes			Above Moderate	No
10022505	G	Brooktrails	R1	SR	0.21	7.26	2	1	Yes	Yes			Above Moderate	No
10023213	G	Brooktrails	R1	SR	0.17	7.26	1	1	Yes	Yes			Above Moderate	No
10023310	G	Brooktrails	R1	SR	0.18	7.26	1	1	Yes	Yes			Above Moderate	No
10028306	G	Brooktrails	R1	SR	0.21	7.26	2	1	Yes	Yes			Above Moderate	No
14705213	J	Ridgewood Park	RL	RL160	38.74	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
14706233	J	Ridgewood Park	UR	RMR20	82.48	1 unit/20 acres	4	1	No	No	Yes		Above Moderate	No

**TABLE C-11
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 5**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
14706501	J	Ridgewood Park	RL		42.14	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
14706504	J	Ridgewood Park	RL	RL160	38.89	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
14725411	J	Ridgewood Park	RR	RR5	1.30	1 per/40,000 sf	1	1	No	No			Above Moderate	No

Source: Mendocino County Department of Planning and Building Services, September 2019.

RESIDENTIAL SITE INVENTORY, REGION 6

Region 6 consists of 7 parcels within the coastal community of Elk, with an estimated development potential of 7 units. Only two of these sites are within a water or sewer district. None of the sites identified have slope-related development constraints and none are within a floodplain. The sites identified are all located in low-density residential (Rural Residential or Rural Village) zones. Because Elk is located within the Coastal Zone, any development may be subject to the constraint of Coastal Development permitting.

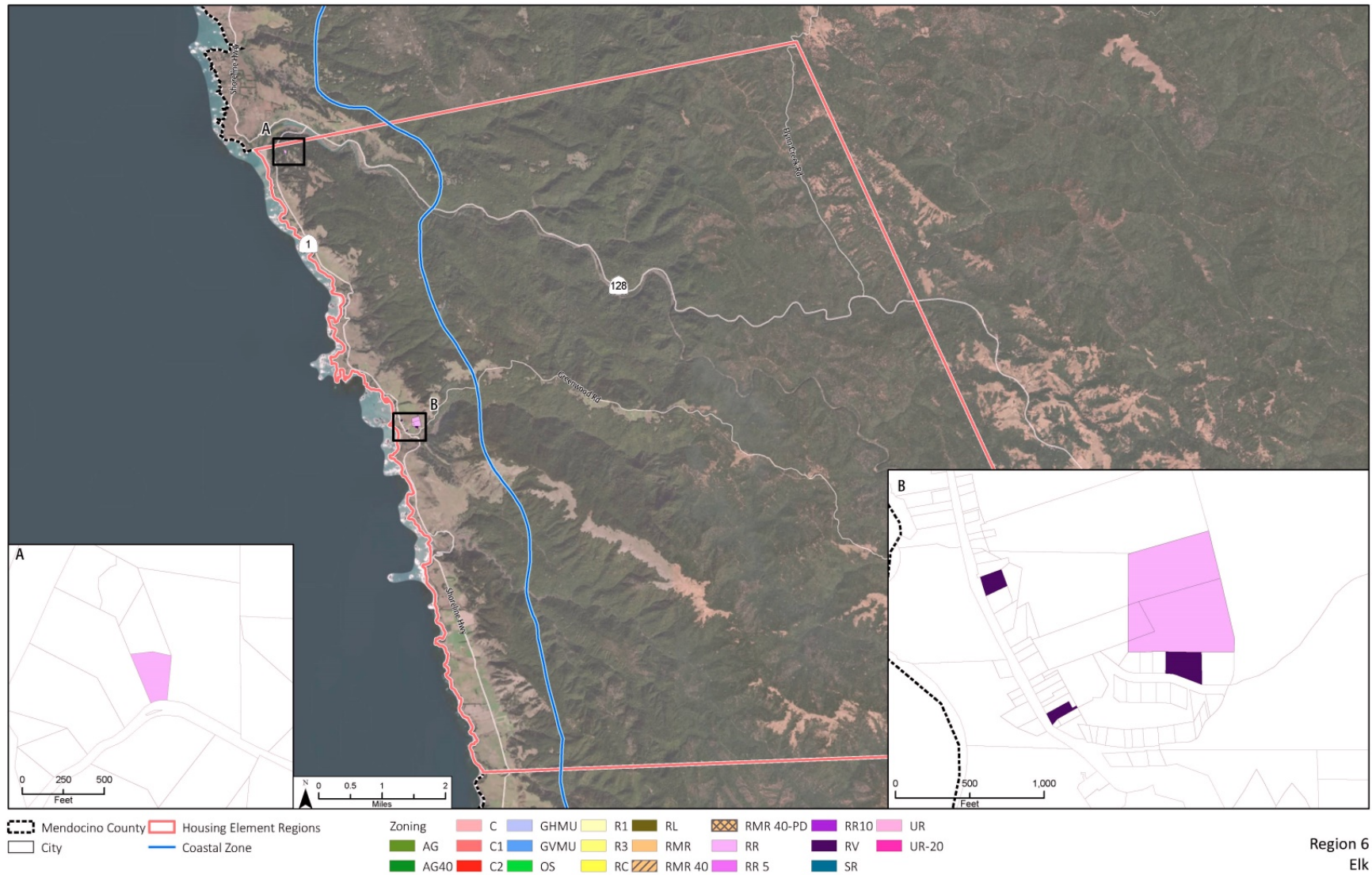
Elk is located in areas with height restrictions due to their designation as “Highly Scenic Areas” by the County’s Zoning code. Any parcels in Elk between the coast and the western boundary of Highway 1 have a height restriction of 18 feet. This could constrain the density of any future housing built in these available parcels.

Table C-12 shows a summary of housing development potential for Region 7 and **Table C-13** shows the details of each potential developable parcel in the region. **Figure C-9** shows the locations of sites identified in Region 6.

TABLE C-12 SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 6				
Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Elk	7	13.9	7	No
Source: Mendocino County Department of Planning and Building Services, September 2019.				

Figure B-4

Figure C-9 Region 6



**TABLE C-13
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 6**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
12607015	A	Elk	RR	RR5	1.20	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12719004	B	Elk	RV	RV	0.44	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
12722002	B	Elk	RR	RR10	4.57	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12722003	B	Elk	RR	RR10	5.73	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12723106	B	Elk	RR	RR10	0.70	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
12723207	B	Elk	RV	RV	0.29	1 unit per parcel/ 1 per 6,000 sf with water and sewer	1	1	Yes	Yes			Above Moderate	No
12723216	B	Elk	RV	RV	0.98	1 unit per parcel/ 1 per 40,000 sf with no water or sewer	1	1	No	No			Above Moderate	No
Source: Mendocino County Department of Planning and Building Services, September 2019.														

RESIDENTIAL SITE INVENTORY, REGION 7

Region 7 represents sites within the communities of Calpella, Potter Valley, Redwood Valley, and The Forks. **Table C-14** shows the summary of the developable land in Region 7 for new housing. **Table C-15** shows the detail for each developable parcel in the site inventory for the region.

TABLE C-14 SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 7				
Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Calpella	15	12.3	114	Yes
Potter Valley	8	9.5	47	No
Redwood Valley	55	124	255	Yes
The Forks	3	3.9	83	Yes
Total	81	150.4	499	-
Source: Mendocino County Department of Planning and Building Services, September 2019.				

Within the community of Calpella, 15 parcels were identified for potential development, with an estimated total number of potential units calculated to be 114. As a more developed area, Calpella has a greater mix of zoning classifications within the sites identified than other communities in this inventory. Five sites are zoned for commercial or mixed use, and these represent a substantial number of potential units in the community. Twelve sites in Calpella are within a water or sewer district. As of October 2019, the Calpella Water District was under a new-hook-up moratorium. It is unknown what level of development could be accommodated with the existing services. Additionally, the three parcels in Calpella with the highest number of potential units are in a floodplain. That risk would need to be mitigated when planning future development.

In the community of Potter Valley, 8 potential development sites were identified with a realistic development potential of 47 units. Five parcels are zoned for Suburban Rural (SR) use and can be developed more densely. Most of the sites identified, including the five SR parcels, are within the Potter Valley Irrigation District (PVID), however the PVID water is only for agricultural use, and there is no sewer district. Septic Systems and wells may be viable for Potter Valley. One parcel in Potter Valley is in a floodplain.

The largest number of parcels and potential units in this region are in Redwood Valley. The majority of parcels in Redwood Valley are in a water and sewer district. While many sites indicated in the inventory are currently zoned for low-density residential development, several sites are zoned for commercial or suburban residential and therefore have a higher realistic development potential. For example, the largest SR-zoned site is 1.9 acres, which could accommodate 41 units. The estimated total development potential for Redwood Valley sites is 255 units. Few parcels within Redwood Valley experience constraints due to slope or flood risk. A moratorium on the Redwood Valley Community Water District would limit new water connections associated with new housing development. Parcels that are already connected to the water system could be encouraged to develop denser housing to offset any parcels that are unable to accommodate new housing due to the water hookup moratorium.

All parcels identified within The Forks have access to both water and sewer services, and The Forks is located between Ukiah and Calpella in the more urbanized area along Highway 101. All parcels are shown in Figure B-5.

within The Forks are currently zoned for residential with a maximum allowed density of 29 units per acre. None of these parcels experience constraints related to slopes or floodplains.

Many parcels in Redwood Valley and The Forks are within the Ukiah Valley Sanitation District and Millview County Water District, but services are not extended to all parcels. Extensive areas north of Ukiah are within only one of these service districts. As of October 2019, the Millview County Water District was 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 this area—one that the Millview County Water District is working to resolve within the next year. The challenges are not as intractable as they are for the Brooktrails and Redwood Valley County Water Districts. **Figure C-10** and **C-11** show the locations of sites identified in Region 7.

Figure C-10 Region 7 – Northern section

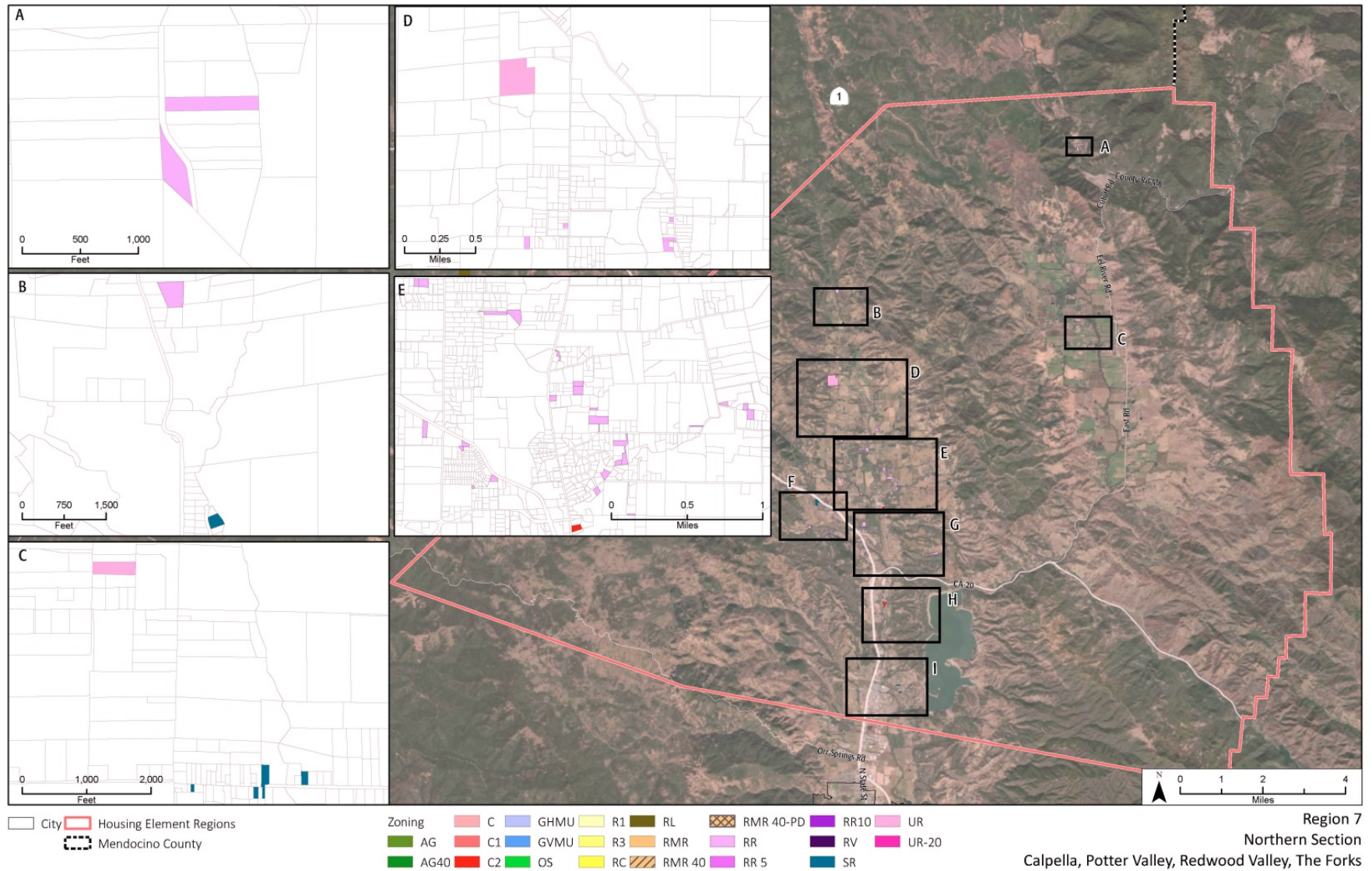


Figure C-11 Region 7 – Southern Section

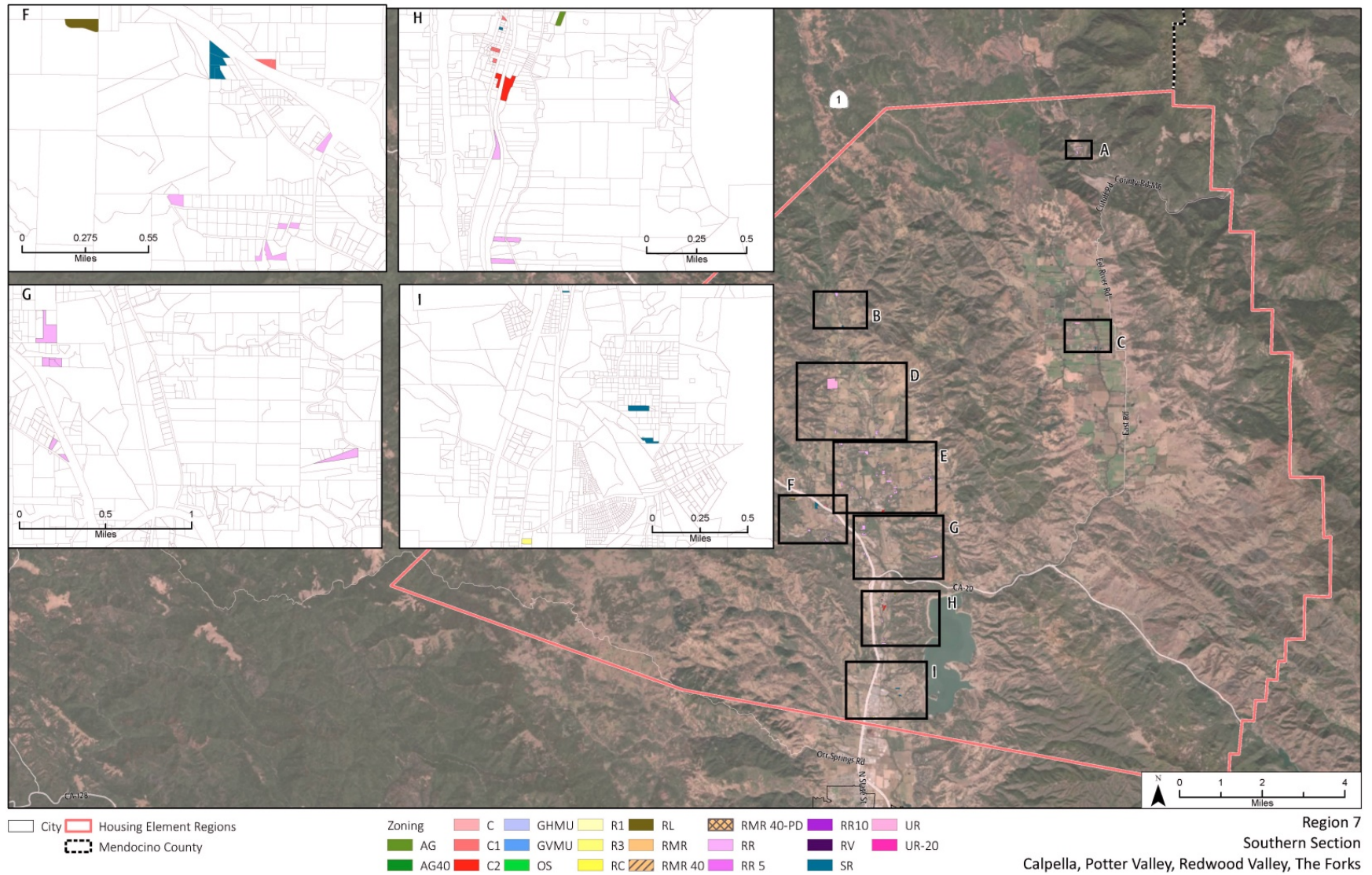


TABLE C-15
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 7

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
10720008	B	Redwood Valley	RR	RR10	3.91	1 per/40,000 sf	4	1	Yes	Yes			Above Moderate	Yes
10728034	B	Redwood Valley	SR	SR	0.59	29.04	17	12	Yes	Yes		FP	Lower	Yes
10728035	B	Redwood Valley	SR	SR	0.55	29.04	16	12	Yes	Yes		FP	Lower	Yes
16004023	D	Redwood Valley	UR	RMR40	37.98	1 unit/20 acres	2	1	Yes	Yes	Yes		Above Moderate	Yes
16015039	D	Redwood Valley	RR	RR5	0.80	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16019001	D	Redwood Valley	RR	RR5	2.26	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16021048	E	Redwood Valley	RR	RR1	1.13	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16021049	E	Redwood Valley	RR	RR1	2.26	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16105109	D	Redwood Valley	RR	RR1	1.18	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16105110	D	Redwood Valley	RR	RR1	3.05	1 per/40,000 sf	3	1	Yes	Yes			Above Moderate	Yes
16105116	D	Redwood Valley	RR	RR1	0.72	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16111007	E	Redwood Valley	RR	RR1	2.21	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16112005	E	Redwood Valley	RR	RR5	3.63	1 per/40,000 sf	4	1	Yes	Yes		FP	Above Moderate	Yes
16117028	E	Redwood Valley	RR	RR1	0.60	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16122006	E	Redwood Valley	RR	RR1	1.09	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16122019	E	Redwood Valley	RR	RR1	2.30	1 per/40,000 sf	3	1	Yes	Yes			Above Moderate	Yes
16122031	E	Redwood Valley	RR	RR1	1.52	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16122033	E	Redwood Valley	RR	RR1	0.60	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16123038	E	Redwood Valley	RR	RR1	4.49	1 per/40,000 sf	5	1	Yes	Yes			Above Moderate	Yes
16126008	E	Redwood Valley	RR	RR10	2.04	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16126018	E	Redwood Valley	RR	RR1	0.48	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes

TABLE C-15
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 7

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
16126022	E	Redwood Valley	RR	RR10	0.80	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16126025	E	Redwood Valley	RR	RR10	0.93	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16201122	F	Redwood Valley	RL	RL160	3.91	1 unit per 160 ac	1	1	No	No		FP	Above Moderate	Yes
16209015	E	Redwood Valley	RR	RR5	2.15	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16209020	E	Redwood Valley	RR		0.92	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16214034	F	Redwood Valley	C1	C	0.87	29.04	25	18	Yes	Yes			Lower	Yes
16214035	F	Redwood Valley	C1	C	0.55	29.04	16	11	Yes	Yes			Lower	Yes
16214043	F	Redwood Valley	SR	SR	1.90	29.04	55	41	Yes	Yes			Lower	Yes
16214050	F	Redwood Valley	SR	SR	1.09	29.04	32	23	Yes	Yes			Lower	Yes
16214051	F	Redwood Valley	SR	SR	1.04	29.04	30	22	Yes	Yes			Lower	Yes
16214054	F	Redwood Valley	SR	SR	1.74	29.04	50	37	Yes	Yes			Lower	Yes
16220022	F	Redwood Valley	RR	RR1	1.42	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16222108	F	Redwood Valley	RR	RR1	1.90	1 per/40,000 sf	2	1	Yes	Yes		FP	Above Moderate	Yes
16223210	F	Redwood Valley	RR	RR1	0.51	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16223309	F	Redwood Valley	RR	RR1	0.57	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16223311	F	Redwood Valley	RR	RR1	0.63	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16224038	F	Redwood Valley	RR	RR2	1.99	1 per/40,000 sf	2	1	No	No			Above Moderate	Yes
16227116	E	Redwood Valley	RR	RR1	0.46	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16229012	E	Redwood Valley	RR	RR1	0.18	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16302057	E	Redwood Valley	RR	RR1	1.45	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16302077	E	Redwood Valley	RR	RR1	0.96	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes

TABLE C-15
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 7

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
16302079	E	Redwood Valley	RR	RR1	1.79	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16302080	E	Redwood Valley	RR	RR1	2.27	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16306032	E	Redwood Valley	RR	RR1	1.18	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16308215	E	Redwood Valley	RR	RR1	0.90	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16309005	E	Redwood Valley	RR	RR1	0.35	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16313214	E	Redwood Valley	C2	C	1.53	29.04	45	33	Yes	Yes			Lower	Yes
16319026	G	Redwood Valley	RR	RR1	6.81	1 per/40,000 sf	7	1	Yes	Yes			Above Moderate	Yes
16505013	G	Redwood Valley	RR	RR1	1.32	1 per/40,000 sf	1	1	Yes	Yes		FP	Above Moderate	Yes
16505014	G	Redwood Valley	RR	RR1	1.23	1 per/40,000 sf	1	1	Yes	Yes		FP	Above Moderate	Yes
16505015	G	Redwood Valley	RR	RR1	1.16	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16509035	G	Redwood Valley	RR	RR1	1.01	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16509037	G	Redwood Valley	RR	RR1	0.58	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
16613020	G	Redwood Valley	RR	RR10	4.46	1 per/40,000 sf	5	1	No	No			Above Moderate	Yes
16703003	H	Calpella	C1	MU-2	0.20	29.04	6	4	Yes	Yes			Moderate	Yes
16703024	H	Calpella	SR	MU-2	0.15	29.04	4	3	Yes	Yes			Moderate	Yes
16704003	H	Calpella	C1	MU-2	0.28	29.04	8	6	Yes	Yes			Moderate	Yes
16704004	H	Calpella	C1	MU-2	0.27	29.04	8	5	Yes	Yes			Moderate	Yes
16704014	H	Calpella	C1	MU-2	0.23	29.04	7	5	Yes	Yes			Moderate	Yes
16705018	H	Calpella	C2	MU-2	0.83	29.04	24	17	Yes	Yes		FP	Lower	Yes
16705022	H	Calpella	C2	C	1.79	29.04	52	38	Yes	Yes		FP	Lower	Yes
16705023	H	Calpella	C2	C	1.23	29.04	36	26	Yes	Yes		FP	Lower	Yes
16709011	H	Calpella	RR	RR1	1.71	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
16723005	I	Calpella	SR	SR	0.19	29.04	5	4	Yes	Yes			Moderate	Yes
16729029	H	Calpella	AG	RR1	1.24	1 unit/parcel	1	1	Yes	Yes			Above Moderate	Yes
16802017	H	Calpella	RR	RR10	0.66	1 per/40,000 sf	1	1	No	No			Above Moderate	Yes

**TABLE C-15
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 7**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
16806013	H	Calpella	RR	RR10	0.97	1 per/40,000 sf	1	1	No	No		FP	Above Moderate	Yes
16806013	H	Calpella	RR	RR10	0.97	1 per/40,000 sf	1	1	No	No		FP	Above Moderate	Yes
16809004	H	Calpella	RR	RR10	1.63	1 per/40,000 sf	2	1	Yes	Yes		FP	Above Moderate	Yes
16820406	I	The Forks	SR	SR	1.98	29.04	57	43	Yes	Yes			Lower	Yes
16822143	I	The Forks	SR	SR	1.04	29.04	30	22	Yes	Yes			Lower	Yes
16912023	I	The Forks	R3	MUNS	0.87	29.04	25	18	Yes	Yes			Lower	Yes
17116003	A	Potter Valley	RR	RR10	1.90	1 per/40,000 sf	2	1	No	No			Above Moderate	No
17116007	A	Potter Valley	RR	RR10	2.21	1 per/40,000 sf	2	1	No	No		FP	Above Moderate	No
17404022	C	Potter Valley	UR	RMR40	3.03	1 unit/20 acres	1	1	No	No			Above Moderate	No
17420104	C	Potter Valley	SR	RC	0.15	29.04	4	3	No	No			Moderate	No
17420204	C	Potter Valley	SR	RC	0.32	29.04	9	7	No	No			Moderate	No
17503002	C	Potter Valley	SR	SR	0.92	29.04	27	20	No	No			Lower	No
17503006	C	Potter Valley	SR	SR	0.52	29.04	15	11	No	No			Lower	No
17509001	C	Potter Valley	SR	RC	0.18	29.04	5	3	No	No			Moderate	No

Source: Mendocino County Department of Planning and Building Services, September 2019.

RESIDENTIAL SITE INVENTORY, REGION 8

Region 8 of the residential site inventory identifies parcels zoned and potentially suitable for residential development within the coastal community of Manchester. **Table C-16** shows a summary of the realistic housing unit development potential on available parcels in Manchester.

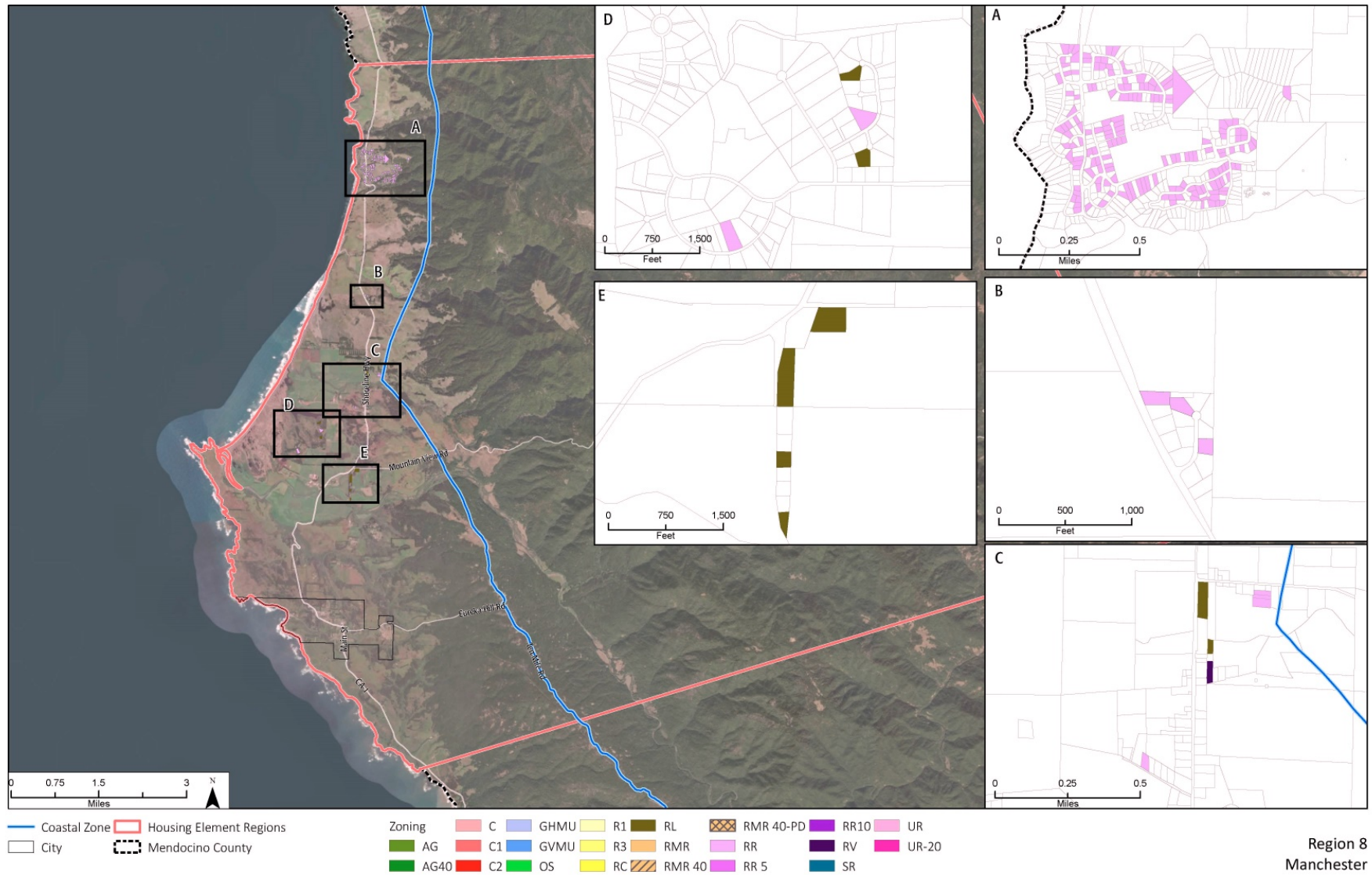
TABLE C-16				
SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8				
Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Manchester	178	82.8	178	No
Source: Mendocino County Department of Planning and Building Services, September 2019.				

A total of 178 parcels were identified, with an estimated total development potential of 178 housing units subject to the approval of a Coastal Development Permit. Of these 178 sites, only 18 are not currently within a water or sewer district (10 percent of parcels). Parcels that do have water and sewer access are within the Irish Beach area of Manchester, and are part of the Irish Beach Water District. No sites in this region are constrained by land slope, and only 3 of the 178 are located within a floodplain. The sites located within the water and sewer district are zoned for Rural Residential use, and those outside of the water district are zoned for Rural Residential (9 parcels), Rural Village (1 parcel), or Rangeland (8 parcels) uses.

Manchester is located in one of the County's "Highly Scenic Areas" and subject to height restrictions. Any parcels in Manchester between the coast and the western boundary of Highway 1 have a height restriction of 18 feet. This could constrain the density of any future housing built in these available parcels.

Figure C-12 shows the locations of sites identified in Region 8. **Table C-17** shows an inventory of each available parcel in Manchester.

Figure C-12 Region 8



**TABLE C-17
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units		Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
13201009	A	Manchester	RR	RR5PD(S)	0.56	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13201010	A	Manchester	RR	RR5PD(S)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13201011	A	Manchester	RR	RR5PD(S)	0.45	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13201014	A	Manchester	RR	RR5PD(S)	0.66	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13201016	A	Manchester	RR	RR5PD(S)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13201017	A	Manchester	RR	RR5PD(S)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13201020	A	Manchester	RR	RR5PD(S)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13201021	A	Manchester	RR	RR5PD(S)	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13202003	A	Manchester	RR	RR5PD(S)	0.47	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13202013	A	Manchester	RR	RR5PD(S)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13202016	A	Manchester	RR	RR5PD(S)	0.22	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13203009	A	Manchester	RR	RR5PD(S)	0.41	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13203012	A	Manchester	RR	RR5PD(S)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13203014	A	Manchester	RR	RR5PD(S)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13203015	A	Manchester	RR	RR5PD(S)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13203016	A	Manchester	RR	RR5PD(S)	0.42	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13203018	A	Manchester	RR	RR5PD(S)	0.39	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13203021	A	Manchester	RR	RR5PD(S)	0.31	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13204011	A	Manchester	RR	RR5PD(S)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13204012	A	Manchester	RR	RR5PD(S)	0.40	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13204013	A	Manchester	RR	RR5PD(S)	0.48	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13204020	A	Manchester	RR	RR5PD(S)	0.27	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13204022	A	Manchester	RR	RR5PD(S)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13204025	A	Manchester	RR	RR5PD(S)	0.38	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13204027	A	Manchester	RR	RR5PD(S)	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13205009	A	Manchester	RR	RR5PD(S)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13205010	A	Manchester	RR	RR5PD(S)	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13205011	A	Manchester	RR	RR5PD(S)	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13205012	A	Manchester	RR	RR5PD(S)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13205014	A	Manchester	RR	RR5PD(S)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13205016	A	Manchester	RR	RR5PD(S)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13207105	A	Manchester	RR	RR5PD(S)	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13207106	A	Manchester	RR	RR5PD(S)	0.38	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13207201	A	Manchester	RR	RR5PD(S)	0.45	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13207202	A	Manchester	RR	RR5PD(S)	0.48	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13207205	A	Manchester	RR	RR5PD(S)	0.21	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13207206	A	Manchester	RR	RR5PD(S)	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13207302	A	Manchester	RR	RR5PD(S)	0.31	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13207303	A	Manchester	RR	RR5PD(S)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13207304	A	Manchester	RR	RR5PD(S)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No

**TABLE C-17
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units		Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
13207308	A	Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13207309	A	Manchester	RR	RR5PD(S	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13207310	A	Manchester	RR	RR5PD(S	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13207402	A	Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13207403	A	Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13207409	A	Manchester	RR	RR5PD(S	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13207411	A	Manchester	RR	RR5PD(S	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13207412	A	Manchester	RR	RR5PD(S	0.41	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13207414	A	Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13208007	A	Manchester	RR	RR5PD(S	0.50	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13208008	A	Manchester	RR	RR5PD(S	0.49	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13208010	A	Manchester	RR	RR5PD(S	0.59	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13208012	A	Manchester	RR	RR5PD(S	0.36	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13208013	A	Manchester	RR	RR5PD(S	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13208014	A	Manchester	RR	RR5PD(S	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13208015	A	Manchester	RR	RR5PD(S	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13209001	A	Manchester	RR	RR5PD(S	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13209002	A	Manchester	RR	RR5PD(S	0.24	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13209003	A	Manchester	RR	RR5PD(S	0.27	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13209004	A	Manchester	RR	RR5PD(S	0.31	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13209005	A	Manchester	RR	RR5PD(S	0.24	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13209008	A	Manchester	RR	RR5PD(S	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13209009	A	Manchester	RR	RR5PD(S	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13209010	A	Manchester	RR	RR5PD(S	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13209011	A	Manchester	RR	RR5PD(S	0.57	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13209013	A	Manchester	RR	RR5PD(S	0.40	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13210011	A	Manchester	RR	RR5PD(S	0.36	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13210013	A	Manchester	RR	RR5PD(S	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13210014	A	Manchester	RR	RR5PD(S	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13210015	A	Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13210016	A	Manchester	RR	RR5PD(S	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13210017	A	Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13210018	A	Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13211002	A	Manchester	RR	RR5PD(S	0.36	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13211003	A	Manchester	RR	RR5PD(S	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13211004	A	Manchester	RR	RR5PD(S	0.31	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13211005	A	Manchester	RR	RR5PD(S	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13211009	A	Manchester	RR	RR5PD(S	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13211012	A	Manchester	RR	RR5PD(S	0.41	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13211015	A	Manchester	RR	RR5PD(S	0.31	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No

TABLE C-17
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units		Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
13211016	A	Manchester	RR	RR5PD(S)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13211017	A	Manchester	RR	RR5PD(S)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13211018	A	Manchester	RR	RR5PD(S)	0.44	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13211019	A	Manchester	RR	RR5PD(S)	0.55	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13211020	A	Manchester	RR	RR5PD(S)	0.40	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13211021	A	Manchester	RR	RR5PD(S)	0.39	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13211022	A	Manchester	RR	RR5PD(S)	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13211026	A	Manchester	RR	RR5PD(S)	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13212003	A	Manchester	RR	RR5PD(S)	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13212011	A	Manchester	RR	RR5PD(S)	0.40	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13212013	A	Manchester	RR	RR5PD(S)	0.68	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes		FP	Above Moderate		No
13212014	A	Manchester	RR	RR5PD(S)	0.60	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13212016	A	Manchester	RR	RR5PD(S)	0.58	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13212017	A	Manchester	RR	RR5PD(S)	0.54	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13212018	A	Manchester	RR	RR5PD(S)	0.49	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13212020	A	Manchester	RR	RR5PD(S)	0.26	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13212022	A	Manchester	RR	RR5PD(S)	0.39	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13212026	A	Manchester	RR	RR5PD(S)	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13212027	A	Manchester	RR	RR5PD(S)	0.31	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13212030	A	Manchester	RR	RR5PD(S)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13212031	A	Manchester	RR	RR5PD(S)	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13212033	A	Manchester	RR	RR5PD(S)	0.47	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13212036	A	Manchester	RR	RR5PD(S)	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13212037	A	Manchester	RR	RR5PD(S)	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13212039	A	Manchester	RR	RR5PD(S)	0.37	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13213002	A	Manchester	RR	RR5PD(S)	0.41	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13213008	A	Manchester	RR	RR5PD(S)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13213009	A	Manchester	RR	RR5PD(S)	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13213010	A	Manchester	RR	RR5PD(S)	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13214105	A	Manchester	RR	RR5PD(S)	0.40	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13214106	A	Manchester	RR	RR5PD(S)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13214107	A	Manchester	RR	RR5PD(S)	0.23	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13214108	A	Manchester	RR	RR5PD(S)	0.21	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13214109	A	Manchester	RR	RR5PD(S)	0.23	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13214201	A	Manchester	RR	RR5PD(S)	0.24	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13214202	A	Manchester	RR	RR5PD(S)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13214209	A	Manchester	RR	RR5PD(S)	0.23	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13214211	A	Manchester	RR	RR5PD(S)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13214213	A	Manchester	RR	RR5PD(S)	0.48	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13214214	A	Manchester	RR	RR5PD(S)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No

**TABLE C-17
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units		Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
13214215	A	Manchester	RR	RR5PD(S)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13215020	A	Manchester	RR	RR5PD(S)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13215023	A	Manchester	RR	RR5PD(S)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13215024	A	Manchester	RR	RR5PD(S)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13215025	A	Manchester	RR	RR5PD(S)	0.37	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13216101	A	Manchester	RR	RR5PD(S)	0.25	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13216103	A	Manchester	RR	RR5PD(S)	0.25	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13216104	A	Manchester	RR	RR5PD(S)	0.20	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13216105	A	Manchester	RR	RR5PD(S)	0.41	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13216107	A	Manchester	RR	RR5PD(S)	0.19	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13216112	A	Manchester	RR	RR5PD(S)	0.36	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13216113	A	Manchester	RR	RR5PD(S)	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13216114	A	Manchester	RR	RR5PD(S)	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13216115	A	Manchester	RR	RR5PD(S)	0.38	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13216116	A	Manchester	RR	RR5PD(S)	0.25	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13216118	A	Manchester	RR	RR5PD(S)	0.21	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13216119	A	Manchester	RR	RR5PD(S)	0.45	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13216120	A	Manchester	RR	RR5PD(S)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13220005	B	Manchester	RR	RR2(1)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate		No
13220009	B	Manchester	RR	RR2(1)	0.37	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate		No
13220016	B	Manchester	RR	RR2(1)	0.47	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate		No
13230002	A	Manchester	RR	RR5PD(S)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13230003	A	Manchester	RR	RR5PD(S)	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13230004	A	Manchester	RR	RR5PD(S)	0.37	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13230008	A	Manchester	RR	RR5PD(S)	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13230010	A	Manchester	RR	RR5PD(S)	0.36	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13230015	A	Manchester	RR	RR5PD(S)	0.26	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13230016	A	Manchester	RR	RR5PD(S)	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13230017	A	Manchester	RR	RR5PD(S)	0.56	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13230018	A	Manchester	RR	RR5PD(S)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13230024	A	Manchester	RR	RR5PD(S)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13230025	A	Manchester	RR	RR5PD(S)	0.39	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13230027	A	Manchester	RR	RR5PD(S)	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13230029	A	Manchester	RR	RR5PD(S)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13230031	A	Manchester	RR	RR5PD(S)	0.24	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13230032	A	Manchester	RR	RR5PD(S)	0.27	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13230035	A	Manchester	RR	RR5PD(S)	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13230036	A	Manchester	RR	RR5PD(S)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13230037	A	Manchester	RR	RR5PD(S)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13230038	A	Manchester	RR	RR5PD(S)	0.31	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No

**TABLE C-17
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 8**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units		Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
13232023	A	Manchester	RR	RR5PD(1	0.82	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13232042	A	Manchester	RR	RR5PD(1	4.06	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13232048	A	Manchester	RR	RR5PD(S	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate		No
13304008	E	Manchester	RL	RL160	3.58	1 unit per 160 ac	1	1	No	No			Above Moderate		No
13304010	E	Manchester	RL	RL160	3.04	1 unit per 160 ac	1	1	No	No			Above Moderate		No
13305013	E	Manchester	RL	RL160	0.89	1 unit per 160 ac	1	1	No	No			Above Moderate		No
13305017	E	Manchester	RL	RL160	0.68	1 unit per 160 ac	1	1	No	No		FP	Above Moderate		No
13307008	C	Manchester	RL	RL160	2.86	1 unit per 160 ac	1	1	No	No			Above Moderate		No
13307018	C	Manchester	RR	RR5(1	1.21	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate		No
13307030	C	Manchester	RR	RR5(1	0.59	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate		No
13307031	C	Manchester	RR	RR5(1	0.47	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate		No
13308002	C	Manchester	RL	RL160	0.62	1 unit per 160 ac	1	1	No	No		FP	Above Moderate		No
13308011	C	Manchester	RV	RV	1.03	1 unit per parcel/ 1 per 40,000 sf with no water or sewer	1	1	No	No			Above Moderate		No
13310001	C	Manchester	RR	RR5	0.87	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate		No
13326010	D	Manchester	RR	RR5	2.18	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate		No
13328023	D	Manchester	RL	RL160	1.33	1 unit per 160 ac	1	1	No	No			Above Moderate		No
13328027	D	Manchester	RR	RR2(1	1.98	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate		No
13329023	D	Manchester	RL	RL160	1.26	1 unit per 160 ac	1	1	No	No			Above Moderate		No

Source: Mendocino County Department of Planning and Building Services, September 2019.

RESIDENTIAL SITE INVENTORY, REGION 9

Region 9 represents the communities of Boonville, Navarro, and Philo and contains a total of 34 parcels identified for potential development, with a total realistic development potential of 34 units. **Table C-18** shows a summary of the full buildout potential for Region 9.

TABLE C-18				
SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 9				
Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Navarro	10	5	10	No
Philo	4	28.7	4	No
Boonville	20	428.2	20	No
Total	34	461.9	34	-
Source: Mendocino County Department of Planning and Building Services, September 2019.				

The majority of sites are zoned for Rural Residential or Rangeland uses, with two sites zoned Upland Rural and one zoned for Agricultural uses. Nine sites within Boonville and one within Philo have the potential to have development constrained by the slope of the land.

Only five of the sites identified are within a water or sewer district, and all of these are within the community of Boonville. Like the rest of Anderson Valley, Boonville has seen a fair degree of residential and commercial growth without a corresponding increase in infrastructure. As of October 2019, Boonville was the largest community in Mendocino County lacking sewer and water service, and it's unclear whether these facilities would come online during the period of the next housing element. Should the constraints be lifted, more intensive development in this area could be expected. Two of the five sites within the water and sewer district are within a floodplain, which may constrain development. **Figure C-13** and **C-14** show the locations of sites identified in Region 9. **Table C-19** shows the full inventory of potential developable sites in Region 9.

Figure C-13 Region 9 – Northern Section

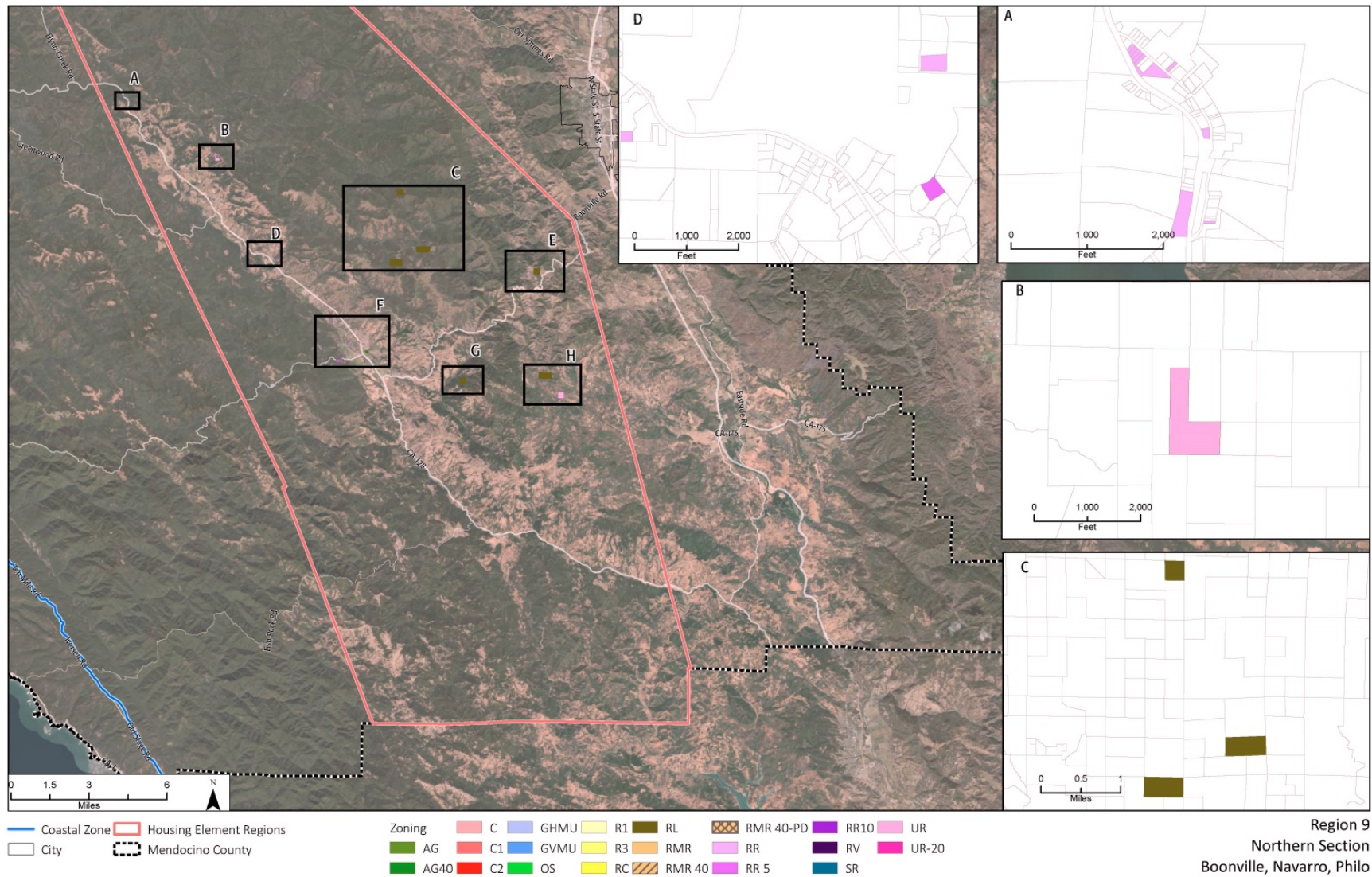
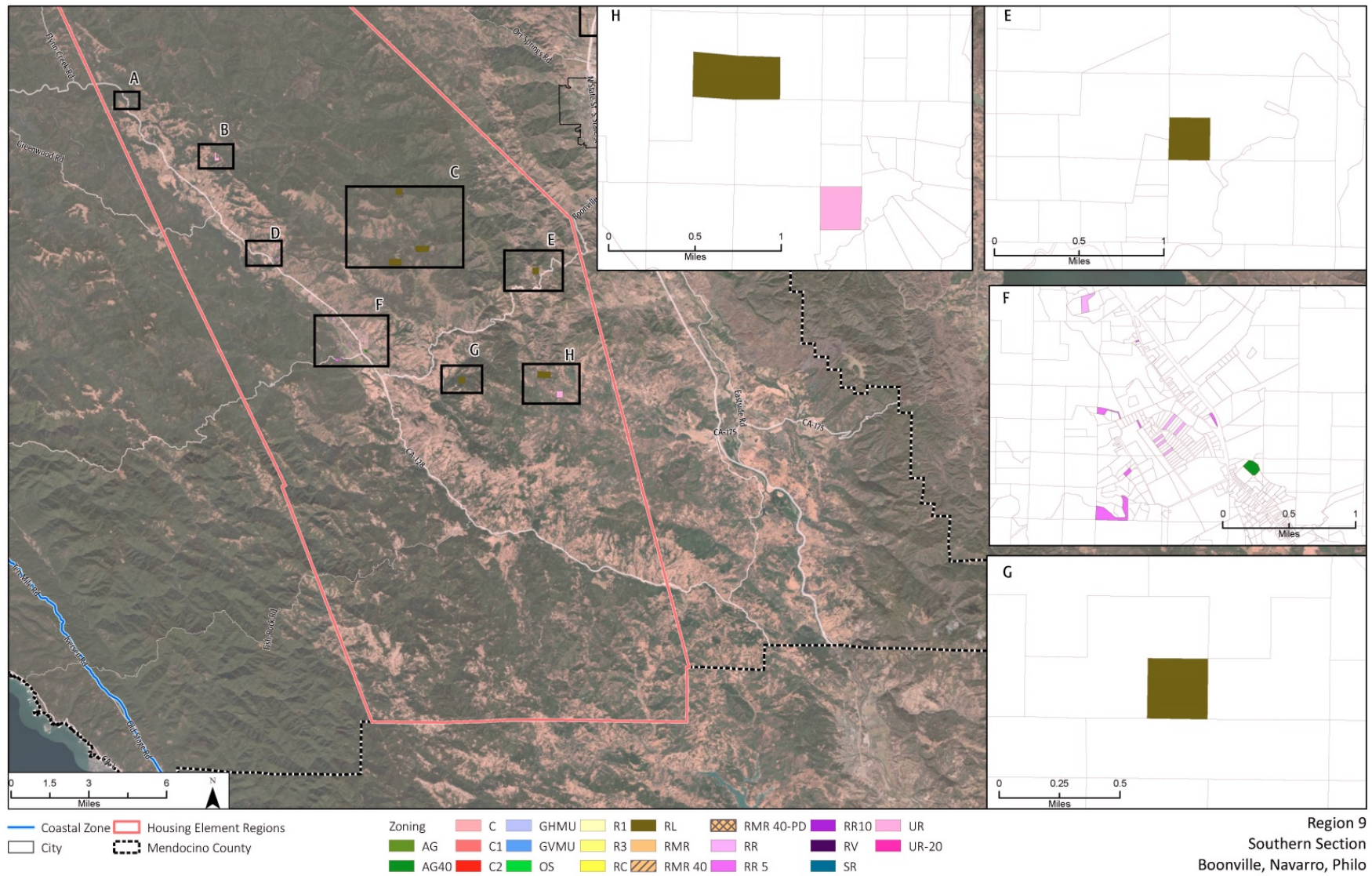


Figure C-14 Region 9 – Southern Section



**TABLE C-19
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 9**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
02609005	A	Navarro	RR	RR1	0.14	1 per/40,000 sf	1	1	No	No			Above Moderate	No
02609006	A	Navarro	RR	RR1	0.15	1 per/40,000 sf	1	1	No	No			Above Moderate	No
02609007	A	Navarro	RR	RR1	0.18	1 per/40,000 sf	1	1	No	No			Above Moderate	No
02609008	A	Navarro	RR	RR1	0.19	1 per/40,000 sf	1	1	No	No			Above Moderate	No
02609009	A	Navarro	RR	RR1	0.18	1 per/40,000 sf	1	1	No	No			Above Moderate	No
02609018	A	Navarro	RR	RR1	1.05	1 per/40,000 sf	1	1	No	No			Above Moderate	No
02609023	A	Navarro	RR	RR1	0.18	1 per/40,000 sf	1	1	No	No			Above Moderate	No
02613005	A	Navarro	RR	RR1	0.30	1 per/40,000 sf	1	1	No	No			Above Moderate	No
02615017	A	Navarro	RR	RR1	0.13	1 per/40,000 sf	1	1	No	No			Above Moderate	No
02615030	A	Navarro	RR	RR1	2.55	1 per/40,000 sf	3	1	No	No			Above Moderate	No
02629533	B	Philo	UR	RMR40	21.48	1 unit/20 acres	1	1	No	No	Yes		Above Moderate	No
02907029	F	Boonville	AG40	AG40	5.43	1 unit/parcel	1	1	No	No		FP	Above Moderate	No
02925017	G	Boonville	RL	RL160	40.16	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
02926018	H	Boonville	RL	RL160	81.46	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
02939029	F	Boonville	RR 5	RR5	2.55	1 unit/5 acres	1	1	No	No			Above Moderate	No
02940007	F	Boonville	RR 5	RR1	0.51	1 unit/5 acres	1	1	No	No			Above Moderate	No
02941041	F	Boonville	RR 5	RR5	1.02	1 unit/5 acres	1	1	No	No			Above Moderate	No
02942003	F	Boonville	RR 5	PS	11.54	1 unit/5 acres	2	1	No	No	Yes		Above Moderate	No
02948011	F	Boonville	RR	RR1	2.09	1 per/40,000 sf	2	1	Yes	Yes		FP	Above Moderate	No
02948015	F	Boonville	RR	RR1	1.73	1 per/40,000 sf	2	1	Yes	Yes		FP	Above Moderate	No
02948039	F	Boonville	RR	RR1	1.06	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No

**TABLE C-19
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 9**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
02948041	F	Boonville	RR	RR1	0.96	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
02948045	F	Boonville	RR	RR1	1.03	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
02962012	F	Boonville	RR 5	RR5	1.10	1 unit/5 acres	1	1	No	No			Above Moderate	No
04602016	C	Boonville	RL	RL160	38.73	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
04604005	D	Philo	RR	RR5	1.07	1 per/40,000 sf	1	1	No	No			Above Moderate	No
04608034	D	Philo	RR 5	RR5	2.64	1 unit/5 acres	1	1	No	No		FP	Above Moderate	No
04617074	F	Boonville	RR	RR5	5.04	1 per/40,000 sf	5	1	No	No		FP	Above Moderate	No
04623004	C	Boonville	RL		78.15	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
04624024	E	Boonville	RL	RL160	39.12	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
04641024	F	Boonville	RR 5	RR5	0.17	1 unit/5 acres	1	1	No	No		FP	Above Moderate	No
04653003	D	Philo	RR	RR5	3.53	1 per/40,000 sf	4	1	No	No			Above Moderate	No
04655025	C	Boonville	RL		78.98	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
04753001	H	Boonville	UR	RMR40	37.31	1 unit/20 acres	2	1	No	No	Yes		Above Moderate	No

Source: Mendocino County Department of Planning and Building Services, September 2019.

RESIDENTIAL SITE INVENTORY, REGION 10

Region 10 includes the communities of Hopland, El Roble, and Talmage, with a total of 20 parcels identified for new housing development.

TABLE C-20				
SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 10				
Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Hopland	16	298.3	283	No
El Roble	1	0.5	1	No
Talmage	3	119.5	22	No
Total	20	418.2	306	-
Source: Mendocino County Department of Planning and Building Services, September 2019.				

There are six parcels in Hopland that are not within a water or sewer district. The nearest water district would be the Hopland Public Utility District, which would be able to accommodate new water connections. All other parcels between the two towns are in the Ukiah Valley Sanitation District and Willow County Water District or Rogina Water Company District, which supply sewer and water services. Services are present or nearby, with sufficient capacity to serve new development at this time.

Of the 20 sites identified, 10 have current residential zoning, including R3, Suburban Residential, and Rural Community zones. Six parcels in Hopland and one parcel in Talmage are zoned for Rangeland. The region's sites with the highest development potential are in Hopland, with 208, 29, and 16 potential developable units. There are eight sites that are in a floodplain, six of which are in Hopland and two are in Talmage. The parcel that could yield 208 housing units is among the sites in a floodplain. Four sites in Hopland are in areas where sloping could constrain housing development. **Figure C-15** and **C-16** show the locations of sites identified in Region 10.

Figure C-15 Region 10 – Northern Section

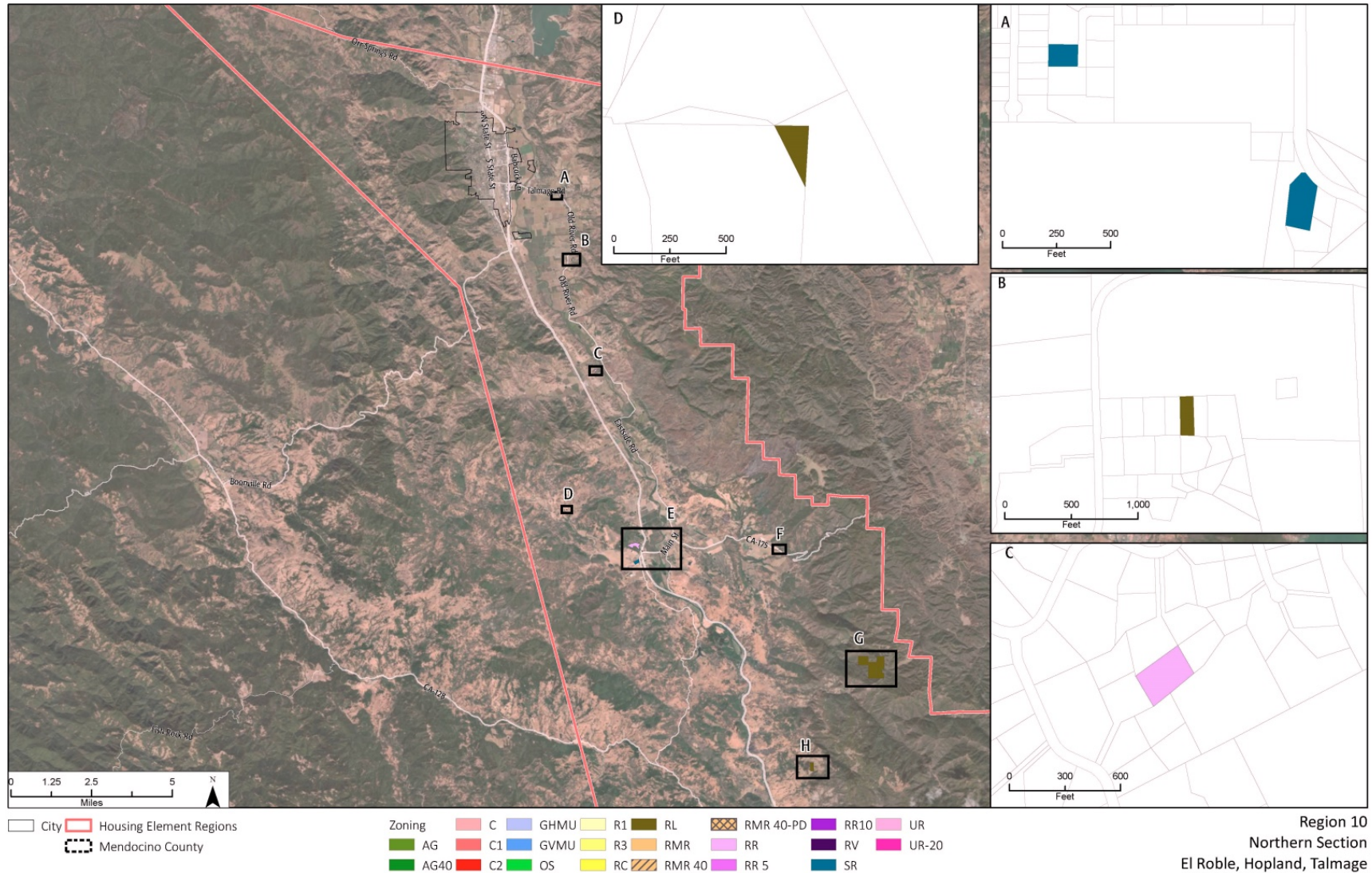
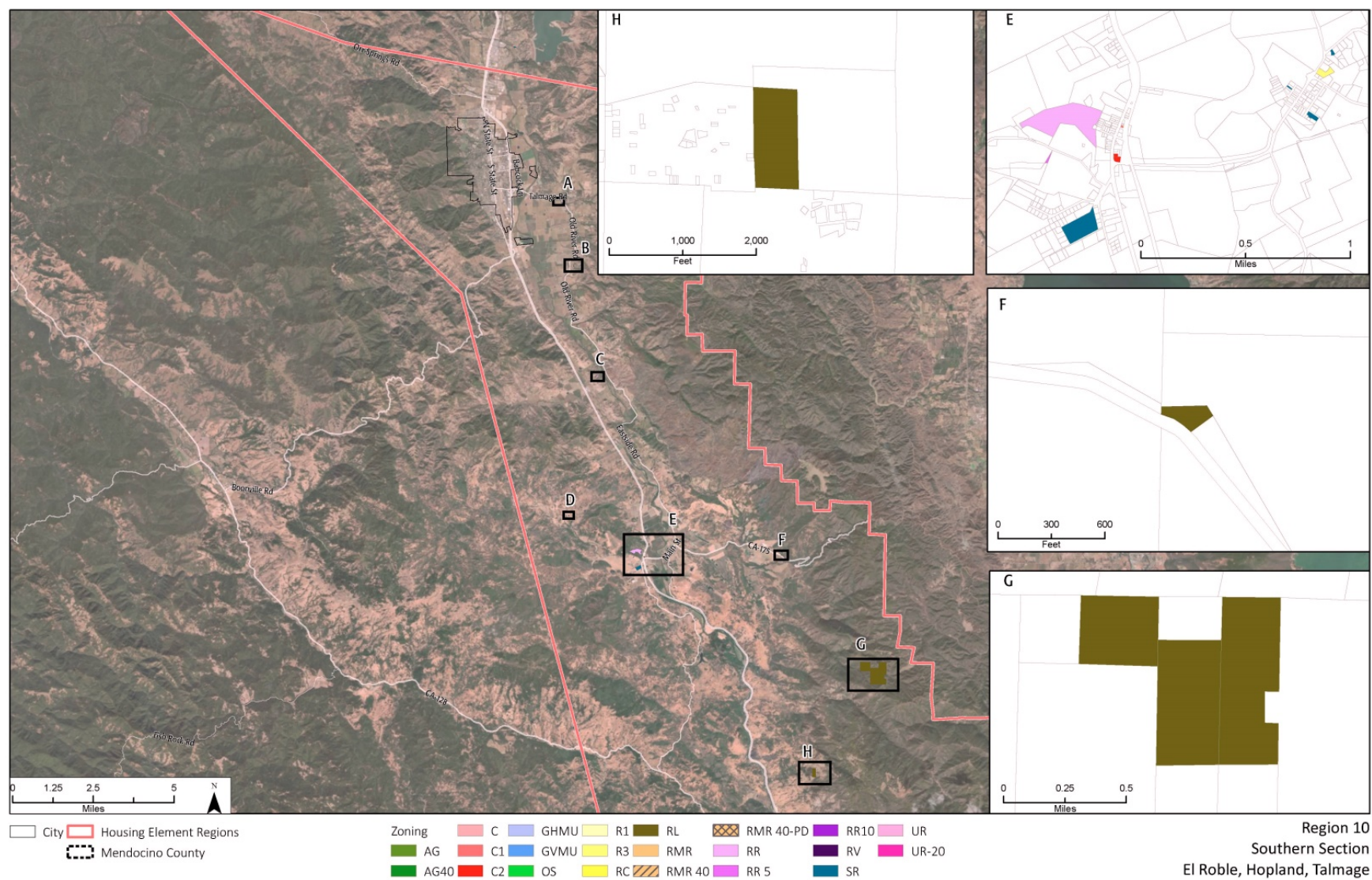


Figure C-16 Region 10 – Southern Region



**TABLE C-21
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 10**

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
04707037	D	Hopland	RL	RL160	0.48	1 unit per 160 ac	1	1	No	No			Above Moderate	No
04748224	C	El Roble	RR	RR1	1.17	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	No
04817036	E	Hopland	SR	SR	0.23	29.04	7	5	No	No			Moderate	No
04817038	E	Hopland	R3	SR	1.37	29.04	40	29	Yes	Yes			Lower	No
04820045	E	Hopland	RR	RR1	24.05	1 per/40,000 sf	26	1	Yes	Yes	Yes		Above Moderate	No
04822017	E	Hopland	SR	SR	0.14	29.04	4	2	Yes	Yes		FP	Moderate	No
04825028	E	Hopland	SR	SR	0.75	29.04	22	16	Yes	Yes			Lower	No
04829017	E	Hopland	C1	RC	0.07	29.04	2	1	Yes	Yes		FP	Moderate	No
04830027	E	Hopland	C2	RC	0.48	29.04	14	10	Yes	Yes		FP	Moderate	No
04830028	E	Hopland	C2	RC	0.20	29.04	6	4	Yes	Yes		FP	Moderate	No
04834105	E	Hopland	RR 5	RR5	0.30	1 unit/5 acres	1	1	Yes	Yes		FP	Above Moderate	No
04840005	E	Hopland	SR	SR	9.56	29.04	278	208	Yes	Yes		FP	Lower	No
05009015	F	Hopland	RL	RL160	0.58	1 unit per 160 ac	1	1	No	No			Above Moderate	No
05038002	G	Hopland	RL	RL160	57.79	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
05038006	G	Hopland	RL	RL160	83.50	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
05038019	G	Hopland	RL	RL160	100.04	1 unit per 160 ac	1	1	No	No	Yes		Above Moderate	No
05042002	H	Hopland	RL	RL160	18.76	1 unit per 160 ac	1	1	No	No			Above Moderate	No
18108024	A	Talmage	SR	RC	0.65	29.04	19	14	Yes	Yes		FP	Lower	No
18108028	A	Talmage	SR	RC	0.32	29.04	9	7	Yes	Yes		FP	Moderate	No
18322032	B	Talmage	RL	RL160	0.71	1 unit per 160 ac	1	1	Yes	Yes			Above Moderate	No

Source: Mendocino County Department of Planning and Building Services September 2019.

RESIDENTIAL SITE INVENTORY, REGION 11

Region 11 of the residential site inventory includes parcels zoned and potentially suitable for residential development within the communities of Anchor Bay and Gualala. **Table C-22** shows a summary of the available acres and realistic units that could be produced in Region 11.

TABLE C-22				
SUMMARY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11				
Community	Number of Parcels	Acres	Realistic Units	Water District Moratorium and/or Water Rights Exceeded?
Anchor Bay	52	82.3	150	Yes
Gualala	138	176.6	401	Yes
Total	190	258.9	551	-
Source: Mendocino County Department of Planning and Building Services, September 2019.				

A total of 190 sites were identified within the three communities. The estimated development potential for the region is 551 units. The majority of sites within this region are within the Coastal Zone and are subject to the approval of a Coastal Development Permit. The Gualala Municipal Advisory Committee would also need to provide input.

Gualala is the community within the region that has the largest number of sites and potential units, with a total of 401 potential units distributed over 138 sites. Most of the sites within Gualala are also within a water or sewer district, and are served by the Gualala Community Services District and North Gualala Water Company. 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. There are 35 sites that lack any water or sewer connections, which would constrain further development of these parcels. Of these, 34 sites are zoned Residential Rural or Remote Residential. Currently, the North Gualala Water Company is under a moratorium preventing new water connections. This could limit housing development in parcels where there are no water connections. This could be offset by focusing development more densely in parcels that already have water connections. Only two sites out of 138 have a potential constraint related to the site's slope, and only five are located in a floodplain.

Just to the north of Gualala, 52 sites were identified within Anchor Bay community. Nearly all the sites identified (45 out of 52 parcels) are within water and sewer districts. A small percentage (17 sites) are located within a floodplain, and one site has a potential slope constraint that would need to be addressed during site development. Anchor Bay receives its water supply from the North Gualala Water Company. As of October 2019, the area was under a state-imposed moratorium on new water connections. Any parcels in Anchor Bay lacking existing water connections would likely be unable to develop housing until the moratorium is lifted. This could be offset by developing housing more densely on parcels that have existing water hookups.

Gualala is located in one of the County's "Highly Scenic Areas" and subject to height restrictions. Some parcels between the coast and the western boundary of Highway 1 have a height restriction of 18 feet, and some parcels between the highway's eastern boundary and the coastal zone's eastern boundary have a height restriction of 35 feet. This could constrain the density of any future housing built in these available parcels.

Table C-23 shows all the parcels available for housing development along with potential constraining details. **Figure C-17**, **C-18**, and **C-19** show the locations of sites identified in Region 11.

Figure B-10

Figure C-17 Region 11 – Central Section

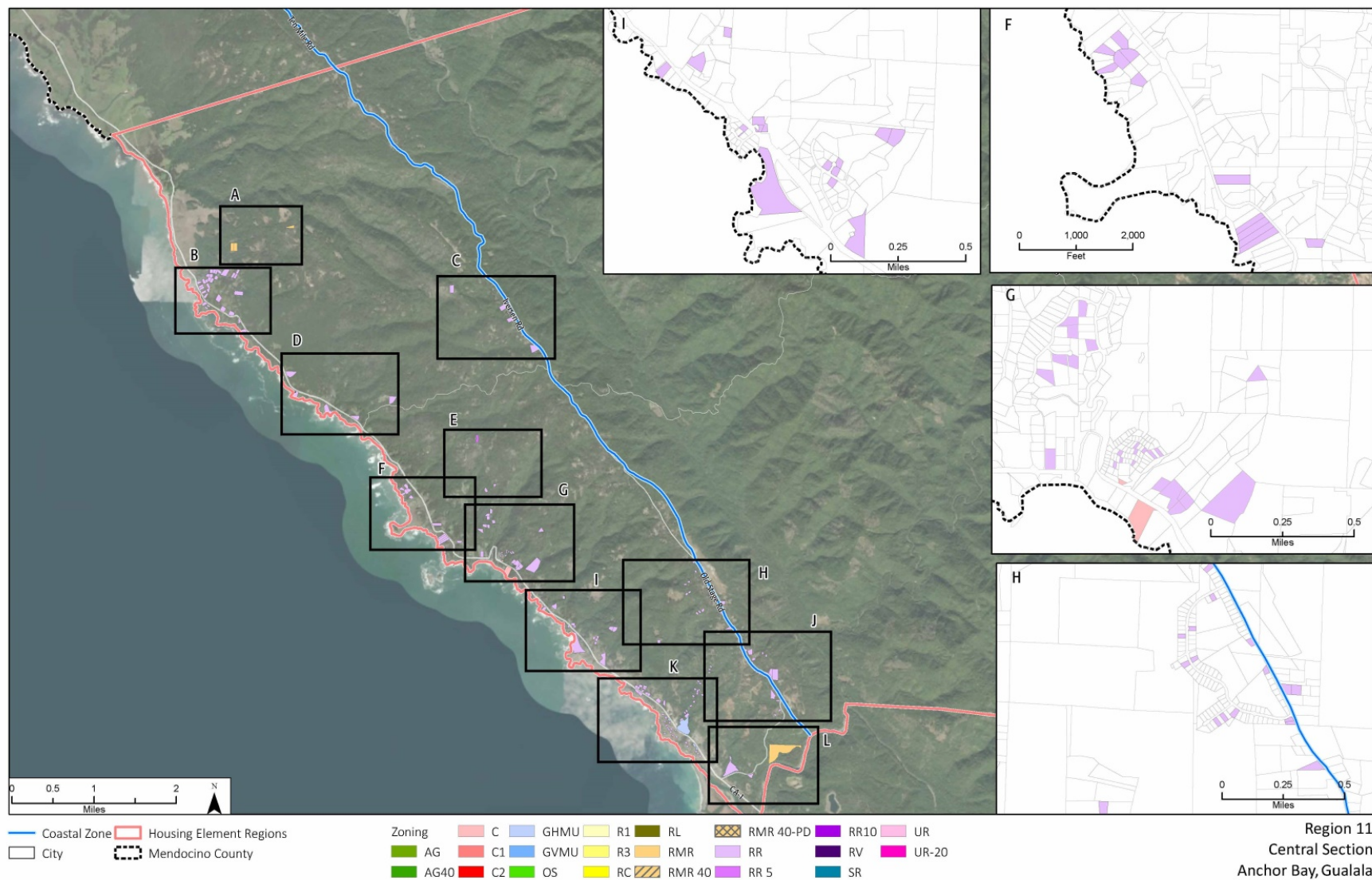


Figure C-18 Region 11 – Northern Section

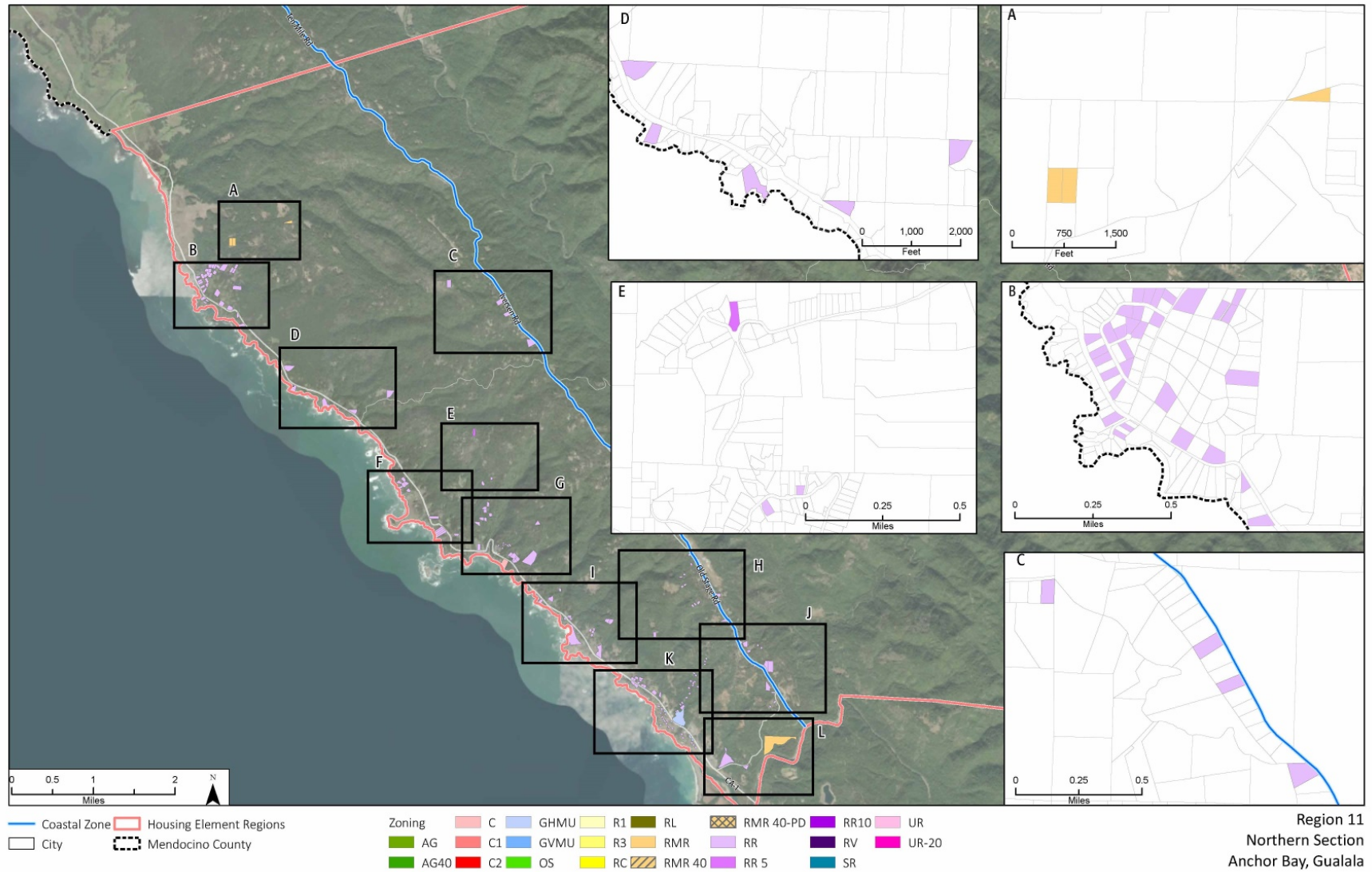


Figure C-19 Region 11 – Southern Section

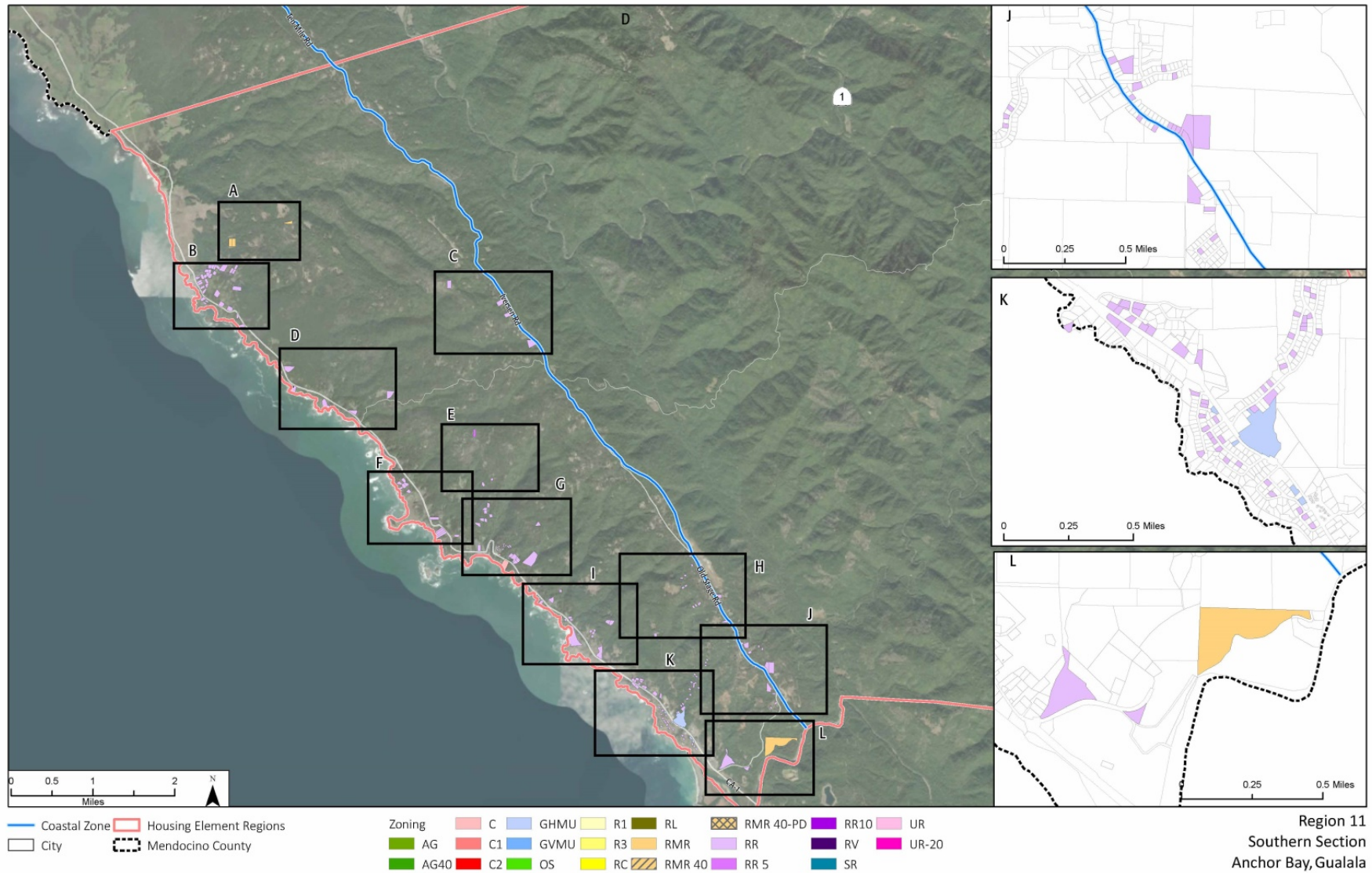


TABLE C-23
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
02750104	A	Gualala	RMR	RMR20	1.59	1 unit/20 acres	1	1	No	No			Above Moderate	No
02751116	A	Gualala	RMR	RMR20	2.45	1 unit/20 acres	1	1	No	No			Above Moderate	No
02751117	A	Gualala	RMR	RMR20	2.45	1 unit/20 acres	1	1	No	No			Above Moderate	No
14110002	C	Gualala	RR	RR10	4.67	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	Yes
14110013	C	Anchor Bay	RR	RR10	2.93	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	Yes
14110016	C	Anchor Bay	RR	RR10	3.96	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	Yes
14124026	J	Gualala	RR	RR1	5.88	1 per/40,000 sf	6	1	Yes	Yes			Above Moderate	Yes
14201013	B	Gualala	RR	RR5(1)	0.99	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201019	B	Gualala	RR	RR5(1)	0.97	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201021	B	Gualala	RR	RR5(1)	1.06	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201023	B	Gualala	RR	RR5(1)	1.17	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201024	B	Gualala	RR	RR5(1)	1.03	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201025	B	Gualala	RR	RR5(1)	0.85	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201026	B	Gualala	RR	RR5(1)	1.22	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201028	B	Gualala	RR	RR5(1)	1.06	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No

TABLE C-23
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
14201029	B	Gualala	RR	RR5(1)	0.93	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201032	B	Gualala	RR	RR5(1)	0.85	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201034	B	Gualala	RR	RR5(1)	0.99	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201035	B	Gualala	RR	RR5(1)	0.97	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201036	B	Gualala	RR	RR5(1)	1.03	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201045	B	Gualala	RR	RR5(1)	0.91	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201047	B	Gualala	RR	RR5(1)	0.95	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201048	B	Gualala	RR	RR5(1)	0.99	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201050	B	Gualala	RR	RR5(1)	1.00	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14201052	B	Gualala	RR	RR5(1)	0.97	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14202101	B	Gualala	RR	RR5(2)	3.43	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14202212	B	Gualala	RR	RR5(2)	3.17	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14202216	B	Gualala	RR	RR5(2)	1.07	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14202217	B	Gualala	RR	RR5(2)	0.95	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No

TABLE C-23
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
14202219	B	Gualala	RR	RR5(2)	1.02	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14203104	B	Gualala	RR	RR5(1)	1.09	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
14203119	B	Gualala	RR	RR5(1)	0.41	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14203121	B	Gualala	RR	RR5(1)	0.46	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14203206	B	Gualala	RR	RR5(2)	2.47	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14203304	B	Gualala	RR	RR5(2)	1.98	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14203310	B	Gualala	RR	RR5(2)	2.07	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14205104	B	Gualala	RR	RR5(2)	0.73	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	No
14205108	B	Gualala	RR	RR5(2)	1.49	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	No
14213107	D	Anchor Bay	RR	RR5	2.11	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	Yes
14213201	D	Anchor Bay	RR	RR5	4.06	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	Yes
14215109	D	Anchor Bay	RR	RR5	3.88	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No		FP	Above Moderate	Yes
14218001	D	Anchor Bay	RR	RR5	2.27	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	Yes
14219017	C	Anchor Bay	RR	RR10	3.14	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	Yes

TABLE C-23
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
14301030	D	Anchor Bay	RR	RR10	3.77	1 unit per parcel/ 1 per 40,000 sf	1	1	No	No			Above Moderate	Yes
14309015	E	Anchor Bay	RR 5	RR5(2)	1.66	1 unit/parcel	1	1	No	No			Above Moderate	Yes
14312105	F	Anchor Bay	RR	RR5(1)	1.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14312107	F	Anchor Bay	RR	RR5(1)	0.94	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14312201	F	Anchor Bay	RR	RR5(1)	0.86	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes		FP	Above Moderate	Yes
14312207	F	Anchor Bay	RR	RR5(1)	0.98	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14312209	F	Anchor Bay	RR	RR5(1)	1.26	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14312210	F	Anchor Bay	RR	RR5(1)	1.14	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14316107	F	Anchor Bay	RR	RR5(2)	1.23	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes		FP	Above Moderate	Yes
14316108	F	Anchor Bay	RR	RR5(2)	1.59	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes		FP	Above Moderate	Yes
14316109	F	Anchor Bay	RR	RR5(2)	1.79	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes		FP	Above Moderate	Yes
14316110	F	Anchor Bay	RR	RR5(2)	1.84	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes		FP	Above Moderate	Yes
14316211	F	Anchor Bay	RR	RR5(2)	2.27	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14318035	E	Anchor Bay	RR	RR5(1)	0.81	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes

TABLE C-23
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
14320120	G	Anchor Bay	RR	RR5(1)	1.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14320123	G	Anchor Bay	RR	RR5(1)	1.02	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14320126	G	Anchor Bay	RR	RR5(1)	0.96	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14320203	G	Anchor Bay	RR	RR5(1)	0.90	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14321113	G	Anchor Bay	RR	RR5(1)	1.04	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14321141	G	Anchor Bay	RR	RR5(1)	0.90	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14321143	G	Anchor Bay	RR	RR5(1)	1.21	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14322105	E	Anchor Bay	RR	RR5PD(1)	0.49	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14401210	F	Anchor Bay	RR	RR5(2)	1.01	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14402113	G	Anchor Bay	RR	RR5(1)	1.69	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14403201	G	Anchor Bay	RR	RR5(SR)	0.16	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14403204	G	Anchor Bay	RR	RR5(SR)	0.16	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14403307	G	Anchor Bay	RR	RR5(SR)	0.18	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14403314	G	Anchor Bay	RR	RR5(SR)	0.15	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes

TABLE C-23
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
14403405	G	Anchor Bay	RR	RR5(SR)	0.18	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14403414	G	Anchor Bay	RR	RR5(SR)	0.12	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14403423	G	Anchor Bay	C	C	0.22	29.04	7	4	Yes	Yes			Moderate	Yes
14403429	G	Anchor Bay	RR	RR5(SR)	0.13	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14403508	G	Anchor Bay	RR	RR5(SR)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14403510	G	Anchor Bay	RR	RR5(SR)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14405014	G	Anchor Bay	RR	RR5(2)	1.22	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14406005	G	Anchor Bay	RR	RR10	1.04	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14406023	G	Anchor Bay	RR	RR10	2.54	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14406029	G	Anchor Bay	RR	RR10	1.05	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14406030	G	Anchor Bay	RR	RR10	0.40	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14407005	G	Anchor Bay	RR	RR10	1.07	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14407013	G	Anchor Bay	C	C	4.41	29.04	128	96	Yes	Yes		FP	Lower	Yes
14407022	G	Anchor Bay	RR	RR10	10.94	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes	Yes	FP	Above Moderate	Yes
14410016	I	Anchor Bay	RR	RR5(2)	0.62	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes

TABLE C-23
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
14413011	I	Gualala	RR	RR5(2)	1.15	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14413012	I	Gualala	RR	RR5(2)	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14413018	I	Anchor Bay	RR	RR5(2)	1.83	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14413028	I	Anchor Bay	RR	RR5(2)	1.01	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14414010	I	Gualala	RR	RR5PD(1)	11.79	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes	Yes	FP	Above Moderate	Yes
14416006	I	Gualala	RR	RR5(2)	1.36	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14416010	I	Gualala	RR	RR5(2)	1.77	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14417009	I	Gualala	RR	RR5(2)	4.83	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14423103	H	Gualala	RR	RR5(SR)	0.49	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14423210	H	Gualala	RR	RR5(SR)	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14423304	H	Gualala	RR	RR5(SR)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14423402	H	Gualala	RR	RR5(SR)	0.36	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14423416	H	Gualala	RR	RR5(SR)	0.43	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14425105	H	Gualala	RR	RR5(SR)	0.42	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14425214	H	Gualala	RR	RR5(SR)	0.40	1 unit per	1	1	Yes	Yes			Above	Yes

TABLE C-23
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
						parcel/ 1 per 40,000 sf							Moderate	
14425216	H	Gualala	RR	RR5(SR)	0.41	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14425302	H	Gualala	RR	RR5(SR)	0.51	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14425313	H	Gualala	RR	RR5(SR)	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14425314	H	Gualala	RR	RR5(SR)	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14425403	H	Gualala	RR	RR5(SR)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14425602	H	Gualala	RR	RR5(SR)	0.37	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14425719	H	Gualala	RR	RR5	1.05	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14425720	H	Gualala	RR	RR5	1.00	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14426012	H	Gualala	RR	RR5	1.31	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14429014	I	Gualala	RR	RR5(1)	0.34	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14430018	I	Gualala	RR	RR5(2)	0.53	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14430020	I	Gualala	RR	RR5(2)	0.44	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14430021	I	Gualala	RR	RR5(2)	0.50	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14430026	I	Gualala	RR	RR5(2)	0.50	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes

TABLE C-23
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
14502103	H	Gualala	RR	RR5	1.31	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14505302	J	Gualala	RR	RR1	0.66	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14505309	J	Gualala	RR	RR1	2.21	1 per/40,000 sf	2	1	Yes	Yes			Above Moderate	Yes
14508205	J	Gualala	RR	RR5(SR)	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14508207	J	Gualala	RR	RR5(SR)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14508209	J	Gualala	RR	RR5(SR)	0.26	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509114	J	Gualala	RR	RR5(1)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509118	J	Gualala	RR	RR5(1)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509204	J	Gualala	RR	RR1	0.35	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509214	J	Gualala	RR	RR1	0.29	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509215	J	Gualala	RR	RR1	0.29	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509216	J	Gualala	RR	RR1	0.30	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509220	J	Gualala	RR	RR1	1.29	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509221	J	Gualala	RR	RR1	2.66	1 per/40,000 sf	3	1	Yes	Yes			Above Moderate	Yes
14509311	J	Gualala	RR	RR1	0.33	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509321	J	Gualala	RR	RR1	0.32	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14509328	J	Gualala	RR	RR1	0.71	1 per/40,000 sf	1	1	Yes	Yes			Above Moderate	Yes

TABLE C-23
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
14510111	K	Gualala	RR	RR5(SR)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14510308	K	Gualala	RR	RR5(SR)	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14510313	K	Gualala	RR	RR5(SR)	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14510402	K	Gualala	RR	RR5(SR)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14510403	K	Gualala	RR	RR5(SR)	0.19	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14510404	K	Gualala	RR	RR5(SR)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14510406	K	Gualala	RR	RR5(SR)	0.23	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14510501	K	Gualala	RR	RR5(SR)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512118	K	Gualala	RR	RR5(1)	0.58	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes		FP	Above Moderate	Yes
14512209	K	Gualala	RR	RR5(1)	0.91	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512210	K	Gualala	RR	RR5(1)	0.99	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512304	K	Gualala	RR	RR5(1)	1.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512501	K	Gualala	RR	RR5(1)	0.67	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512505	K	Gualala	RR	RR5(1)	0.70	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes

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TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
14512506	K	Gualala	RR	RR5(1)	0.58	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512508	K	Gualala	RR	RR5(1)	0.44	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512510	K	Gualala	RR	RR5(1)	0.51	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512511	K	Gualala	RR	RR5(1)	0.66	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512515	K	Gualala	RR	RR5(1)	0.48	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14512516	K	Gualala	RR	RR5(1)	0.71	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14513110	K	Gualala	RR	RR5(1)	0.96	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes		FP	Above Moderate	Yes
14513202	K	Gualala	RR	RR5(SR)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14513204	K	Gualala	RR	RR5(SR)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14513207	K	Gualala	RR	RR5(SR)	1.07	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14513210	K	Gualala	RR	RR5(SR)	0.40	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14513302	K	Gualala	RR	RR5(SR)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14513308	K	Gualala	RR	RR5(SR)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14513404	K	Gualala	RR	RR5(SR)	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes

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TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
14516116	K	Gualala	RR	RR5(SR)	0.33	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516134	K	Gualala	RR	RR5(SR)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516202	K	Gualala	RR	RR5(SR)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516203	K	Gualala	RR	RR5(SR)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516205	K	Gualala	GHMU	GHMU	0.30	25	8	5	Yes	Yes			Moderate	Yes
14516209	K	Gualala	RR	RR5(SR)	0.27	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516212	K	Gualala	RR	RR5(SR)	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516215	K	Gualala	RR	RR5(SR)	0.27	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516305	K	Gualala	RR	RR5(SR)	0.26	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516306	K	Gualala	RR	RR5(SR)	0.27	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516308	K	Gualala	RR	RR5(SR)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516312	K	Gualala	RR	RR5(SR)	0.27	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516317	K	Gualala	RR	RR5(SR)	0.27	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14516505	K	Gualala	GHMU	GHMU	0.25	25	6	4	Yes	Yes			Moderate	Yes
14516519	K	Gualala	RR	RR5(SR)	0.32	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes

TABLE C-23
TOTAL INVENTORY OF DEVELOPABLE HOUSING POTENTIAL IN REGION 11

APN	Map Inset	Community	Zone	GPLU	Acres	Maximum Density	Maximum Units	Realistic Units	In a water district?	In a sewer district?	Slope constraints?	Floodplain	Income category	In Water Moratorium District?/Water rights exceeded?
14516613	K	Gualala	GHMU	GHMU	12.99	25	325	243	Yes	Yes			Moderate	Yes
14518203	K	Gualala	RR	RR5(SR)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14518208	K	Gualala	RR	RR5(SR)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14518303	K	Gualala	GHMU	GHMU	0.40	25	10	7	Yes	Yes			Moderate	Yes
14518305	K	Gualala	GHMU	GHMU	0.50	25	12	9	Yes	Yes			Lower	Yes
14519103	K	Gualala	RR	RR5(SR)	0.28	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14519210	K	Gualala	RR	RR5(SR)	0.30	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14519212	K	Gualala	RR	RR5(SR)	0.29	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14522015	J	Gualala	RR	RR5(2)	2.78	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14522019	J	Gualala	RR	RR5(2)	0.51	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14523203	J	Gualala	RR	RR5(SR)	0.35	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14523207	J	Gualala	RR	RR5(SR)	0.26	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14524008	L	Gualala	RMR	RMR40	26.66	1 unit/20 acres	1	1	Yes	Yes	Yes		Above Moderate	Yes
14527005	L	Gualala	RR	RR5(2)	1.39	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes
14527009	L	Gualala	RR	RR5PD(S)	10.57	1 unit per parcel/ 1 per 40,000 sf	1	1	Yes	Yes			Above Moderate	Yes

Source: Mendocino County Department of Planning and Building Services, September 2019.

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