

Please Start Here

General Information	
Jurisdiction Name	Mendocino County - Unincorporated
Reporting Calendar Year	2024
Contact Information	
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**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v\_11\_18\_24

**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

**Please save your file as Jurisdictionname2024 (no spaces).** Example: the city of San Luis Obispo would save their file as SanLuisObispo2024

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

**1. Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*

**2. Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

<b>Jurisdiction</b>	docino County - Unincorporated	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	08/15/2019 - 08/15/2027

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	39
Above Moderate		59
Total Units		98

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	1
Single-family Detached	9	58	81
2 to 4 units per structure	0	4	0
5+ units per structure	0	0	2
Accessory Dwelling Unit	2	23	25
Mobile/Manufactured Home	1	13	14
<b>Total</b>	<b>12</b>	<b>98</b>	<b>123</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	96	98

Housing Applications Summary	
Total Housing Applications Submitted:	124
Number of Proposed Units in All Applications Received:	137
Total Housing Units Approved:	60
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	1	1
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	112	125
Discretionary	12	12

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	48
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Hennepin County Unincorporated	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	8th Cycle	09/15/2019 - 09/15/2027

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "\*" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5						6		7	8	9	10		11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4.5+ ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								0	0	0	0	0	46	91	137	60	0						
	1331802100	40700 MOUNTAIN VIEW RD, MANCHESTER		BF_2024-0006	SFD	O								1		1		NONE	No	N/A	Approved	Ministerial	
	1410805400	34781 IVERSEN RD, GUALALA		BF_2024-0007	MH	O	1/3/2024						1		1	1		NONE	No	N/A	Approved	Ministerial	
	0274812300	43085 IVERSEN RD, GUALALA		BF_2024-0118	SFD	O	2/20/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	0171606800	18201 OLD COAST HWY, FORT BRAGG		BF_2024-0129	SFD	O								1		1	1	NONE	No	N/A	Approved	Ministerial	
	0172307700	32301 PEARL DR, FORT BRAGG		BF_2024-0143	ADU	R	2/26/2024						1		1	1		NONE	No	N/A	Approved	Ministerial	Coastal - Initial approval via
	0191306000	31150 WE HWY 20, FORT BRAGG		BF_2024-0268	ADU	O	3/5/2024						1		1	1		NONE	No	N/A	Approved	Ministerial	Coastal - Initial approval via
	1451211800	47101 BIG GULCH RD, GUALALA		BF_2024-0270	SFD	O	4/11/2024							1	1	1		NONE	No	N/A	Approved	Discretionary	
	0200203600	32254 RIVER'S END RD, FORT BRAGG		BF_2024-0275	SFD	O								1	1	1		NONE	No	N/A	Approved	Ministerial	Coastal - Initial approval via
	1181603500	13551 POINT CABRILLO DR, MENDOCINO		BF_2024-0282	ADU	R	4/12/2024						1		1	1		NONE	No	N/A	Approved	Discretionary	
	1320500900	15161 IRISH BEACH DR, MANCHESTER		BF_2024-0286	SFD	O	4/16/2024							1	1	1		NONE	No	N/A	Approved	Discretionary	Coastal - Initial approval via
	1430501500	33101 SO HWY 1, GUALALA		BF_2024-0291	SFD	O	4/19/2024							1	1	1		NONE	No	N/A	Approved	Discretionary	Coastal - Initial approval via
	1320301900	44020 GARCIA CT, MANCHESTER		BF_2024-0322	SFD	R	5/3/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	Reinstatement of a coastal
	1181603500	13551 POINT CABRILLO DR, MENDOCINO AREA		BF_2024-0352	SFD	O	5/13/2024							1	1	1		NONE	No	N/A	Approved	Discretionary	Coastal - Initial approval via
	1260100400	1401 NO HWY 1, ALBION		BF_2024-0378	SFD	O	5/21/2024							1	1	1		NONE	No	N/A	Approved	Discretionary	Coastal - Initial approval via
	1183302500	44785 ROSEWOOD TER, MENDOCINO		BF_2024-0381	SFD	O	5/22/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	Coastal - Initial approval via
	1290300100	5500 CAMERON RD, ELK		BF_2024-0416	SFD	O	5/30/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	0138300205	41301 SEASCAPE DR, WESTPORT		BF_2024-0490	ADU	R	6/24/2024						1		1	1		NONE	No	N/A	Approved	Ministerial	Coastal - Initial approval via
	0200402700	21751 PETALUMA AVE, FORT BRAGG		BF_2024-0502	ADU	R	6/26/2024						1		1			NONE	No	N/A	Pending	Ministerial	
	1184000800	45609 SO CASPAR DR, MENDOCINO AREA		BF_2024-0564	SFD	O	7/17/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	Coastal - Initial approval via
	0202002900	30400 PUDDING CREEK RD, FORT BRAGG		BF_2024-0572	SFD	O	7/22/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	1190904600	10760 CALYPSO LN, MENDOCINO AREA		BF_2024-0578	MH	O	7/23/2024						1		1	1		NONE	No	N/A	Approved	Discretionary	Coastal - Initial approval via
	1232311000	32251 ALBION RIDGE RD, ALBION		BF_2024-0628	SFD	O	8/8/2024							1	1			NONE	No	N/A	Pending	Ministerial	

	0693001800	24300 NO HWY 1, FORT BRAGG		BF_2024-0658	SFD	O	8/19/2024							1	1			NONE	No	N/A	Pending	Discretionary	
	0692422500	22177 BURROWS RANCH RD, FORT BRAGG		BF_2024-0661	MH	O	8/20/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	Coastal - Entitlement pending
	0691021300	26201 BLUEBERRY HILL RD, FORT BRAGG		BF_2024-0803	ADU	R	10/8/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	May require separate coastal review
	1253000600	23101 LOW GAP RD, UKIAH		BF_2024-0858	SFD	O	10/30/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	
	0692513000	32101 CARRY RANCH RD, FORT BRAGG		BF_2024-0869	SFD	O	11/1/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	
	1320800700	43620 SEA CYPRESS DR, MANCHESTER		BF_2024-0884	SFD	O	11/8/2024						1	1	1			NONE	No	N/A	Pending	Discretionary	Coastal - Initial approval via SFD
	1442521000	45300 OCEAN VIEW LN, GUALALA		BF_2024-0895	SFD	O	11/14/2024						1	1	1	1		NONE	No	N/A	Approved	Ministerial	Reinstating 1990s coastal review
	1330300100	45500 LIGHTHOUSE RD, POINT ARENA CITY		BF_2024-0905	2 to 4	R	11/19/2024						1	1	1			NONE	No	N/A	Pending	Discretionary	Conversion of one SFD to residential
	0200302800	21910 JOHN HYMAN RD, FORT BRAGG		BF_2024-0915	ADU	R	11/22/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	Likely requires Coastal Dev review
	0201502800	20541 MONSEN WAY, FORT BRAGG		BF_2024-0924	ADU	O	12/2/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	
	0193504000	17101 REDWOOD SPRINGS DR, FORT BRAGG		BF_2024-0966	ADU	R	12/20/2024						1	1	1			NONE	No	N/A	Pending	Ministerial	

[illegible]

[illegible]





Jurisdiction	Mendocino County - Unincorporated	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/14/2019	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	291	-	-	39	-	21	-	-	-	-	-	125	166
	Non-Deed Restricted		-	-	-	65	-	-	-	-	-	-		
Low	Deed Restricted	179	-	-	-	-	-	-	-	-	-	-	21	158
	Non-Deed Restricted		-	-	-	21	-	-	-	-	-	-		
Moderate	Deed Restricted	177	-	-	-	-	-	-	-	-	-	-	247	-
	Non-Deed Restricted		4	20	43	49	40	52	39	-	-	-		
Above Moderate		702	45	40	67	51	58	59	59	-	-	-	379	323
Total RHNA		1,349												
Total Units			49	60	149	186	119	111	98	-	-	-	772	647
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need		2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		146		-	15	26	21	-	-	-	-	-	62	84

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact

HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

VLI Deed Restricted

VLI Non Deed Restricted



ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Mendocino County - Unincorporated	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
<div>Housing Programs Progress Report</div> <div>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</div>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Develop materials regarding GIS services and available information by January 2021. Subsequently, update as amendments are processed.	The County regularly uses GIS to inform incompatible uses, especially as they relate to Wildland Urban Interface (WUI), Flood Hazards, Seismic, etc. The information and data layers are readily shared with whoever requests it.

<b>Action 1.1b</b>	<b>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.</b>	<b>Pre-Application Conferences will be scheduled with developers upon the submission of each development application .</b>	<b>There have been no significant residential neighborhoods or major subdivisions proposed during the Housing Element planning cycle; as such, no pre-application conferences have been held with developers. The County maintains the Mixed Use General zoning district to promote greater efficiency and economy by providing public services, conserving agricultural and resources lands, preserving the county's rural character, and providing more affordable housing opportunities and continues to make pre-application conferences available to housing developers. The Inclusionary Housing zoning chapter was repealed on 9/10/2024; the County encourages developers to apply State Density Bonus Law.</b>
<b>Action 1.2a</b>	<b>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.</b>	<b>As interested agencies approach the County</b>	<b>The County remains available and eager to work with existing and new affordable housing developers to support new opportunities, and has a CDBG fund available for them, managed through the Grants Division in the CEO's office.</b>
<b>Action 1.3a</b>	<b>Facilitate future annexation and housing development by pursuing a master tax-sharing agreement between the County and each incorporated city</b>	<b>As applications for annexation or tax sharing by cities and special districts are submitted or acknowledged.</b>	<b>The County finalized a Master Tax Sharing Agreement with all incorporated cities within the county on June, 5 2024.</b>

<b>Action 1.3b</b>	<b>Coordinate with each city on all new housing development projects located with the planning area (SOI or any currently adopted plan).</b>	<b>As applications for residential or mixed-use development are submitted</b>	<b>Projects under County jurisdiction within the cities' Sphere of Influence are typically referred to the applicable city for comment. The County invited City of Ukiah staff to attend a Pre-Application Conference for the Millview Apartments project, 48 multi-family units proposed on Lovers Lane in the Ukiah SOI intended to serve farmworkers and is considered very low-income. This project has been completed. Additionally, a subdivision modification for the Bella Vista project (previously called Gardens Gate) was referred to the City of Ukiah by County staff. The proposed subdivision modification is located in the City's SOI and consists of a vesting tentative map to subdivide 48.8± acres into 171 residential parcels for 132 single-family parcels and 39 age-restricted senior housing parcels.</b>
<b>Action 1.3c</b>	<b>Support annexation applications to the Mendocino LAFCO from incorporated cities for annexations of contiguous lands within each city's SOI that are consistent with LAFCO policies and an adopted master tax sharing agreements between the affected city and the County.</b>	<b>As new applications for annexation or tax sharing by cities and special districts are submitted.</b>	<b>The County supported Ukiah's annexation of the Western Hills development, completed 12/6/2024.</b>
<b>Action 1.3d</b>	<b>Collaborate with each city on development that prioritizes infill development within or adjacent to incorporated cities such that adequate infrastructure, including sewer, water, and circulation is constructed or in place to support new housing development.</b>	<b>Twice within the planning period and as new applications for residential or commercial development are submitted.</b>	<b>The Millview Apartments proposed in the City of Ukiah's SOI in the unincorporated county on Lovers Lane have been completed. This 48-unit multi-family affordable housing project is located at 1650 N. Lovers Lane on a vacant lot surrounding by agricultural, residential, and light industrial uses. The County invited City staff to the Pre-Application Conference for this project to aid in providing comprehensive input throughout the planning process. The 80-unit Orr Creek Commons affordable housing project is likewise sited in the City of Ukiah's SOI in the unincorporated county, and was facilitated by collaboration with the City, including an out-of-area service provision for water.</b>

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.	Annually, support at least one (1) MAC in developing and updating a community specific planning document.	The Redwood Valley MAC has been working for several years on an update to their Community Action Plan within the County General Plan, proposing a set of voluntary design guidelines for new development. An application for the requisite General Plan Amendment, GP_2024-0001, was submitted on 7/8/2024 and is in progress.
Action 1.4b	Address issues associated with Vacation Home Rentals (VHRs) in residential communities to ensure safe and healthy housing opportunities are provided.	December 2020, annually thereafter	On 11/17/2022, the Planning Commission voted to reclassify Vacation Home Rentals in the Inland Zoning Area from Room and Board to Transient Habitation, a more restricted use type. The Board of Supervisors reversed this decision on appeal on 4/25/2023, but expectedt to consider the Inland VHR policy more broadly when the Inland Zoning Code update comes before them. However, it was later decided that the concept was too controversial to be captured in the 9/10/2024 inland Zoning Code update, and will instead be taken up as a separate, focused Zoning Code update. This issue will be retaken up in 2025.

Action 1.5a	<p>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.</p> <p>In addition, the County will continue the following actions:</p> <ul style="list-style-type: none"><li>□ Disseminate housing-related brochures (e.g. farmworker housing) to individuals, developers, and builders that visit Planning and Building offices.</li><li>□ Continue to report on the implementation and effectiveness of the Housing Element in the General Plan Annual Report to the Board of Supervisors.</li></ul> <p>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.</p>	<p>Annual updates of all informational materials as described above; by 2021 develop and include an 'Affordability Survey' for Building Permit packets;</p>	<p>In 2022 the Planning and Building Services Department overhauled their website, improving usability, adding an informational ADU webpage, and expanding the Grant Info and Financial Resources Section. While the County has prepared and rolled out a Housing Affordability Survey in both English and Spanish, responsiveness has thus far been limited and consequently the moderate/above moderate classifications on Tables A and A2 of this report are based on categorical assumptions (for example, absent other evidence, all ADUs have been presumed to be affordable to Moderate Income households - the County is aware of ABAG's alternate ADU income distribution projection methodology, and may at some point revisit past APRs to retroactively apply these projections).</p>
Action 2.1a	<p>Assist developers and non-profit organizations with the acquisition, rehabilitation, or development of affordable housing as funding permits.</p>	<p>As Requested</p>	<p>No developers or non-profit organizations have requested assistance acquiring, rehabilitating, or developing affordable housing. Due to limited staff capacity, the County has not identified federal, State, local, and private funding sources but continues to review opportunities as they are made available.</p>



Action 2.1b	<p>Continue code enforcement actions to identify substandard or unsafe housing and sanitary facilities.</p> <p><input type="checkbox"/> Provide contact information to property owners to assist in identifying programs to abate violations, assist with upgrades and weatherization, and conserve the housing stock.</p> <p><input type="checkbox"/> 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.</p> <p><input type="checkbox"/> 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><input type="checkbox"/> 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</p> <p>Zoning Code amendments if necessary</p>	<p>Update and Continue Processes As Identified;</p> <p>2021 - Establish a program to facilitate the replacement of older mobile homes in order to remove substandard units from County housing stock; by 2021 invite the Mendocino County Code Enforcement Division to present an informational session before the Mendocino County Planning Commission on sub-standard housing</p>	<p>The County continues code enforcement actions to identify sub-standard housing and/or sanitary facilities and provides contact information to property owners to help identify programs to abate violations, assist with upgrades and weatherization, and conserve the housing stock. The County continually uses the Revenue and Taxation Code Section 17274 as an inducement to private sector rehabilitation of rental housing. There were no demolitions of low-or moderate-income housing units within the Coastal Zone, and very few demolitions of residential structures. The majority of demolition permits issued in Mendocino County are for non-permitted construction.</p> <p>Due to limited staff capacity, a program has not yet been implemented to facilitate the replacement of older mobile homes and Code Enforcement has not yet presented to the Planning Commission on substandard housing. However, the County believes both are integral to improving housing conditions in Mendocino County and will continue to pursue both as capacity allows. In 2023 Code Enforcement began a program offering tenants of rental units assessments related to Health and Safety Code Section 17920.3 and 17920.10, to provide reports for the tenants' use.</p>
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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.	Ongoing as project are timed to convert to market-rate units.	In 2022, the Planning and Building Services Department reviewed the last 20 years of recorded deeds to prepare a reference sheet for the At Risk Units Program, the monitoring of rollover dates of restricted affordable projects. In 2017, Holly Ranch Village in Cleone was sold to private developers and deed restriction was removed on the 10 units to become primarily market rate housing. The County has not received interest from owners or agencies to preserve the affordable housing stock.
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.	By 2021 present to the Mendocino County Planning Commission, development incentives such as reduced setbacks, density bonuses, and fee assistance to support the creation of affordable housing. Discuss the benefits of a variety of housing types with interested developers in an ongoing manner, and specifically, at each pre-application conference.	The County continues to offer technical expertise to all interested parties wishing to learn more about alternative housing types and what incentives may be available. Aside from ADUs, low-cost Class K dwellings and mobile homes, interest has generally been limited. The Inclusionary Housing zoning chapter was repealed on 9/10/2024; the County encourages developers to apply State Density Bonus Law.
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.	Twice within the planning period and with each pre-application conference.	The Golden Rule motel-to-housing conversion, U_2020-0004, was approved by the County with a concession for an alternate, non-public water source. Wells and septic systems remain prolific in Mendocino County, and are often used to support new residential development where no water or sewage infrastructure exists. These solutions generally only allow for limited-density development. Longterm, sustainable water supply in particular remains a major hurdle for future residential development.

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.	By July 2021, review General Plan land-use classification “Mixed Use” and by January 2022, update if needed, ; by July 2021 and then annually, provide a review of permit activity on properties under the Mixed Use General Plan designation to the Director of Planning & Building Services to ensure adherence to policies, regulations and requirements.	The Ukiah Valley Area Plan, a mixed use rezone covering 192 parcels, is in process and expected to be heard in 2025.
Action 3.1d	Update the Density Bonus Code (Chapter 20.238) as necessary, to be consistent with current State law.	If required, update the Density Bonus Code (Chapter 20.238) by July 2021 to be consistent with State law and intent.	On 9/10/2024, the County Board of Supervisors adopted an updated Zoning Code for the inland areas of the county (MCC Title 20, Division I). In this update the County's Inclusionary Housing Ordinance, also known as the Density Bonus Code, was repealed. The intent of this change is that the County entirely defers to State Density Bonus Law.
Action 3.2a	Continue efforts around the development of ADUs and explore additional incentives to promote ADUs to help ensure RHNA progress. Continue to publicize the opportunities for and encourage the production of accessory dwelling units for full-time occupancy, and encourage family care units. Create resource materials to better facilitate and guide prospective ADU construction.	Develop ADU resource materials by July 2021; and explore ways to promote ADUs at least three times during the planning period. This could be through social media, meetings with developers, etc.	On 5/20/2022, the ADU information section of the County website went live - it has since moved from it's original URL to <a href="https://www.mendocinocounty.gov/departments/planning-building-services/accessory-dwelling-units">https://www.mendocinocounty.gov/departments/planning-building-services/accessory-dwelling-units</a> . The County's contract to provide free ADU plans expired, but the County has been able to continue providing the original plans as unstamped samples.

Action 3.3a	<p>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 underutilized lands or facilities.</p>	<p>Inform local agencies of these obligations and opportunities by July 2021 and then every two years. Provide additional information, as Requested</p>	<p>On July 16, 2023, the County sent out a public notice stating their intent to sell or lease surplus property at APN 107-280-45 (Mariposa Park/Swimming Hole), including information establishing priority for buyers intending to maintain the property as open recreation or to develop affordable housing. No statements of interest have been recieved and the property has not yet been sold. The Board of Supervisors has expressed interest in selling or leasing additional parks and County facilities as a response to potential budget deficits as well.</p>
Action 3.4a	<p>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.</p>	<p>By December 2020, and annually thereafter conduct meetings with water and sewer districts to discuss needed capacity improvements. In an ongoing and timely manner, relative to funding application deadlines, inform water and sewer districts or other applicable local agencies of the publication of applicable grant opportunities that facilitate sustainable, compact development.</p>	<p>The County is working with the water districts on consolidation efforts to facilitate future development of higher density and supports Anderson Valley Community Services District's projects to establish water and sewer within the town of Boonville. The County is also facillitating the annexation of 26 parcels into the Millview County Water District. The Mendocino Community Services District, in conjunction with the Mendocino Unified School District, has initiated a multiphase project to improve the reliability of water service in the Town of Mendocino. The first phase, U_2022-0012, for recycled water irrigation and hydrant infrastructure, was approved by the County on 7/6/2023. The second phase, UM_2024-0008, was approved by the County on 12/19/2024 and is awaiting a final appeal determination from the California Coastal Commission The Ukiah Water Valley Authority (UVWA) and the Willow County Water District consolidated in November 2024.</p>

<b>Action 3.4b</b>	<b>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.</b>	<b>By December 2020, and annually thereafter</b>	<b>In July 2024, the County reached out to all water and sewer districts operating in the county to inform them of the relevant requirements, recommend waiving fees for affordable housing projects, and requesting copies of adopted regulations.</b>
<b>Action 3.4c</b>	<b>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 housing development for all income levels in urbanized or incorporated parts of the County. This is based on the understanding that infill development, particularly that which serves 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.</b>	<b>By 2025, prior to the revised housing cycle, produce guidance that supports higher density housing development for all income levels in urbanized or incorporated parts of the County; by 2021 invite MCOG to present an informational session before the Mendocino County Planning Commission on RHNA and regional cooperation.</b>	<b>The County worked with the Mendocino Council of Governments (MCOG) to update the Regional Housing Needs Plan in 2018. This update revised the allocation of housing unit needs based on the revision of the Regional Housing Determination received from HCD and informed the 2019 RHNA processe to support higher density, low- and very low-income housing. MCOG did not present to the Planning Commission on RHNA and regional cooperation; however, during the 2019-2027 Housing Element Update, the Planning Commission was made aware of the County's 6th Cycle RHNA.</b>

Action 3.5a	<p><b>Reduce Constraints to Housing Production:</b></p> <p>(1) Amend the Zoning Code and the Division of Land Regulations to allow additional exceptions to standards.</p> <p>(2) Evaluate and, where appropriate, reduce or modify the standards</p> <p>(3) Provide priority processing</p> <p>(4) Consider permit fee waivers, reductions, or deferments requested by affordable</p> <p>(5) Identify obstacles in zoning requirements and possible conflicts between codes and policies that may prevent the development of affordable housing</p> <p>(6) The County will amend the Zoning Code to conform with State law by permitting mobile home parks in all residential zones.</p> <p>(7) Amend the County’s Inclusionary Housing requirements to allow more flexibility, encouraging greater use of the program.</p> <p>(8) Per AB 101 (2019) the County will review its zoning ordinance and make revisions if necessary to allow low barrier navigation centers</p> <p>(9) The County will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards</p>	<p>Complete any required updates to the Zoning Code by July 2021. By 2022, respond to each of the ten (10) goals identified above with regard to facilitating housing production and report to the Planning Commission.</p>	<p>On 9/10/2024, the County Board of Supervisors adopted a holistic revision to the Inland Zoning Code (MCC Title 20, Division I). This included removal of the County's Inclusionary Housing requirements as they were found not to have resulted in significant affordable housing creation and posed a barrier to market rate housing development. It also included two newly-allowable housing types: Second Residential Units (a complementary housing option to ADUs) and Moveable Tiny Homes, with the hope that these added options will stoke further affordable and market-rate housing development. It also codified the allowance of low barrier navigation centers, provided for the discretionary permitting of mobile home parks in all residential zones, and allowed for supportive housing in all multifamily zones (and provided for discretionary permitting of supportive housing in most other zones). The update also reclassified Farmworker Housing as a residential unit, in compliance with the Employee Housing Act. On a project-by-project basis, the County considers fee waivers, reductions, or deferments for affordable housing. No requests for this have been received during the planning period. As the County has not been found out of compliance with RHNA targets and the majority of housing development outside the Coastal Zone is ministerially approvable anyway, development of procedures regarding SB 35 has not been made a priority.</p>
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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.	By 2021, provide appropriate revisions to the inclusionary housing policy for review of the Planning Commission. Include modifications to the County's Inland Zoning Code to increase the land available for affordable housing development.	The County has not investigated the creation of an affordable housing overlay district to increase density conditional upon land ownership by an affordable housing developer. The County will consider this policy moving forward.
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.	Support ongoing initiatives related to the establishment of Community Land Trusts (CLTs) by providing staff support to housing advocacy groups in conjunction with regional jurisdictions. By 2021, identify sites and funding mechanisms for CLTs as a means to implement affordable housing.	The County partners with the Community Development Commission (CDC) to support their investigation and implementation of Community Land Trusts (CLTs) to preserve long-term affordable housing. The CDC manages subsidized housing under its non-profit branch, Building Better Neighborhoods, Inc. At this time, no sites have been identified for CLTs.
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.	Ongoing (As Requested)	The County is in the process of determining the remainder of the affordable multi-family units for lower-income households approved by voters.

Action 4.1a	<p>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:</p> <ul style="list-style-type: none"> <li>☐ 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).</li> <li>☐ Provide informative materials concerning fair housing and housing discrimination at locations that provide housing and related services.</li> </ul>	<p>By 2021, conduct staff meetings with both the Community Development Commission (CDC) and Legal Services of Northern California to determine the most supportive actions County staff can provide to facilitate the resolution of housing discrimination complaints; by 2022 invite the CDC and Legal Services of Northern California to present an informational session before the Mendocino County Planning Commission on issues related to housing discrimination.</p>	<p>The CDC has ended their landlord-tenant workshop program. However, the County still supports CDC in other efforts to support vulnerable populations. 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. The County provides informative materials concerning fair housing and housing discrimination over the counter upon request. To date, no housing discrimination cases have been received by County staff. In 2022, the Planning and Building Services Department published an ADU guidance webpage at <a href="https://www.mendocinocounty.gov/departments/planning-building-services/accessory-dwelling-units">https://www.mendocinocounty.gov/departments/planning-building-services/accessory-dwelling-units</a>, with a section emphasizing housing discrimination laws and tenant rights. Legal Services met with PBS staff on 9/8/2022 and presented an informational session to the Planning Commission on 10/5/2023. PBS staff also met with CDC on 11/7/2022. They declined the invite to present to the Planning Commission, but agreed to reach out if something changed and they felt such a presentation would be beneficial.</p>
Action 4.2a	<p>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.</p>	<p>Ongoing; Continue to provide financial assistance (where applicable), local cooperation agreements, partnerships, and regulatory incentives that develop opportunities for affordable rental housing with a goal of supporting one multi-family unit application annually.</p>	<p>The County maintains a collection of Grant Info and Financial Resources at <a href="https://www.mendocinocounty.org/government/planning-building-services/grants-and-other-financial-assistance">https://www.mendocinocounty.org/government/planning-building-services/grants-and-other-financial-assistance</a> - this page received a substantial overhaul in 2022, and the County anticipates performing another overhaul in 2025 given the significant recent change in Federal aid direction. The Building Permit for Phase 2 of the County-owned Live Oak Apartments (Homekey) affordable housing project was issued on 3/11/2022.</p>



Action 4.2b	<p>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</p>	<p>By 2021, annually thereafter, and as requested, conduct staff meetings with Legal Services of Northern California to determine the most supportive actions County staff can provide to address the needs of the extremely low-income households in Mendocino County.</p>	<p>A preliminary meeting between PBS staff and Legal Service of Northern California was held on 9/8/2022. A follow up meeting has not been requested. County staff remain available as a resource for local partners as the need arises.</p>
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<p>Action 4.3a</p>	<p><b>Farm Employee/Labor Housing:</b> 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.</p> <p>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.</p> <p>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.</p>	<p>By 2021, annually thereafter, and as requested conduct staff meetings with the Mendocino County Farm Bureau in conjunction with the Department of Agriculture to determine the most supportive actions County staff can provide to address the needs of the agricultural community; by 2021, annually thereafter, and as requested invite the Mendocino County Farm Bureau to present an informational session before the Mendocino County Planning Commission on Farmworker Housing</p>	<p>PBS staff met with the Mendocino County Farm Bureau and the Agricultural Commissioner's office on 11/14/2022. The Farm Bureau was not interested in making a Planning Commission presentation at that time, but would reassess if circumstances change. A follow up meeting has not been requested.</p>
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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.	By 2021, annually thereafter, and as requested conduct staff meetings with the Bureau of Indian Affairs and local Tribal Governments to determine the most supportive actions County staff can provide to encourage the production of affordable housing for Native Americans pursuant to the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA); by 2021 provide invitation to the Bureau of Indian Affairs staff to present before the Mendocino County Planning Commission.	PBS invited the Bureau of Indian Affairs and local tribal governments to consultation meetings in 2022, and met with all who responded. No consultation meetings were requested in 2023 or 2024.
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.	Discuss the benefits of increasing housing opportunities for persons with disabilities, improving accessibility and making accommodations with interested developers twice within the planning period, and specifically, at each pre-application conference.	In 2022, PBS published an ADU guidance webpage emphasizing the benefits of creating special needs housing.

<p><b>Action 4.3d</b></p>	<p>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.</p>	<p>Monthly; Beginning in 2021, provide a PBS staff representative to each meeting of the MCHSCoC Board to determine how best PBS staff can support grants and funding opportunities via technical assistance and staff input. Align staff support with the annual MCHSCoC NOFA Timeline.</p>	<p>The County’s Health and Human Services Agency (HHSA) coordinates homeless services via the Mendocino County Homeless Services Continuum of Care (CoC). The HHSA works with the CoC to implement a coordinated approach to homelessness, meeting monthly to identify and obtain funding to assist families and individuals experiencing or at risk of homelessness. PBS continues to monitor MCHSCOC meetings for opportunities to provide support.</p>
<p><b>Action 4.3e</b></p>	<p>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>Monthly; Beginning in 2021, provide a PBS staff representative to each meeting of the MCHSCoC Board to determine how best PBS staff can support grants and funding opportunities via technical assistance and staff input. Align staff support with the annual MCHSCoC NOFA Timeline.</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. The HHSA works with the CoC to implement a coordinated approach to homelessness, meeting monthly to identify and obtain funding to assist families and individuals experiencing or at risk of homelessness. PBS continues to monitor MCHSCOC meetings for opportunities to provide support.</p>

Action 4.3f	Provide support to the Mendocino County Health and Human Services Agency on housing and services available for persons with developmental disabilities.	Monthly; Beginning in 2021, provide a PBS staff representative to each meeting of the MCHSCoC Board to determine how best PBS staff can support grants and funding opportunities via technical assistance and staff input. Align staff support with the annual MCHSCoC NOFA Timeline.	The Mental Health Branch of the Health and Human Services Agency continues to work with a mental health service provider to develop new supportive care housing facilities in unincorporated areas. PBS continues to monitor MCHSCOC meetings for opportunities to provide support.
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).	Apply for funding biennially. Promote the use of weatherization programs as programs become available	<p>The County supports the CDC's Development and Sustainability Department and PG&amp;E's efforts to provide a variety of energy conservation services, including energy efficiency audits and advice, funding and project assistance for energy efficiency retrofits, energy consumption benchmarking and training, and educational opportunities. The County also notes that Sonoma Clean Power, the local Community Choice Aggregation (CCA) offers a 100% renewable, greenhouse gas free option via their EverGreen service. Residents can also opt out of Sonoma Clean Power and instead get power from PG&amp;E. Sonoma Clean Power asserts that their 88% carbon-free CleanStart service means a carbon footprint reduction compared to PG&amp;E as well, but this relies on comparing Sonoma Clean Power's 2023 energy mix to PG&amp;E's 2022 mix. As of 2023, PG&amp;E, has completely eliminated GHG-emitting fossil fuels from its energy mix.</p> <p>The County received funding from FEMA's Hazard Mitigation Grant Program to create an Ignition-Resistant Roofing rebate program for homeowners in high or very high fire hazard severity zones. On 12/5/2023 the Board of Supervisors widened the eligibility criteria for applicants to the program.</p>

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.	By 2021, reorganize the PBS Department website to incorporate a section on utility assistance, home weatherization, energy and water conservation, and green building services. Update website as needed, and discuss benefits at each pre-application conference	<p>The County encourages drought-resistant landscape design through partnerships with the Russian River Watershed Association and the Sonoma-Marin Saving Water Partnership. These organizations provide landscape design templates and landscaping resources online in addition to outreach efforts to promote low-water landscape design. With 8 landscape templates, these pre-approved designs include alternative stormwater management systems for projects of varying sizes. Informational materials also encourage rainwater collection and use. This information is provided on the Housing Resources website and also published via brochure. Creation and publication of further informational materials relating to conservation and green building is anticipated, but has not yet occurred due to staffing shortages and competing priorities.</p> <p>The Model Water Efficient Landscape Ordinance (MWELO) requirements have been incorporated into MCC Title 9A.32.</p>
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	By 2021, reorganize the PBS Department website to incorporate a section on utility assistance, home weatherization, energy and water conservation, and green building services. Thereafter, update it annually to reflect current conservation efforts. Update website as needed, and discuss benefits at each pre-application conference	<p>The County promotes renewable energy technologies in the General Plan CEQA Findings for both the Ukiah Valley Area Plan policies and the Mixed Use policies. In addition, the County partners with Sonoma Clean Power to provide residents with access to renewal source power. Sonoma Clean Power engages the community in extensive outreach and provides educational resources to interested parties for both residential and mixed use projects. The County promotes solar energy in the Zoning Code, providing expedited permitting for solar energy systems (including the Coastal Zone as of 12/19/2023), and recently implemented an automated online plancheck system for solar permits. Creation and publication of further information on utility assistance, home weatherization, and energy and water conservation is anticipated, but has not yet occurred due to staffing shortages and competing priorities.</p> <p>Additional CalGreen voluntary building requirements are not currently under consideration.</p>

<b>Action 5.2a</b>	<b>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.</b>	<b>By 2021, reorganize the PBS Department website to incorporate a section on utility assistance, home weatherization, energy and water conservation, and green building services. Update website as needed, and discuss benefits at each pre-application conference</b>	<b>The County promotes renewable energy technologies in the General Plan CEQA Findings for both the Ukiah Valley Area Plan policies and the Mixed Use policies. In addition, the County partners with Sonoma Clean Power to provide residents with access to renewal source power. Sonoma Clean Power engages the community in extensive outreach and provides educational resources to interested parties for both residential and mixed use projects. The County promotes solar energy in the Zoning Code, providing expedited permitting for solar energy systems. Information on utility assistance, home weatherization, and energy and water conservation will be available on the County's website. In 2023, the County implemented an automated online plancheck system for solar permits. The reorganization of the PBS Department's website is ongoing.</b>
<b>Action 5.4a</b>	<b>Assist residents with lowering their utility costs by promoting utility assistance, home weatherization, energy and water conservation, and green building services.</b>	<b>By 2021, reorganize the PBS Department website to incorporate a section on utility assistance, home weatherization, energy and water conservation, and green building services. Update website as needed, and discuss benefits at each pre-application conference</b>	<b>The reorganization of the PBS Department's website is ongoing. The County intends to expand the information provided on the County website relating to local organizations such as local renewable energy system designers and installers, rebates, and energy-rating systems, but has not yet moved forward with this due to staffing shortages and competing priorities.</b>

<b>Action 5.4b</b>	<b>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.</b>	<b>By 2021, reorganize the PBS Department website to incorporate a section on alternative energy policies, FAQs, and local resources to assist developers and housing development agencies in incorporating green building, energy conservation, and alternative energy generation into their projects Update website as needed, and discuss benefits at each pre-application conference</b>	<b>The reorganization of the PBS Department's website is ongoing. The County intends to expand the information provided on the County website relating to local organizations such as local renewable energy system designers and installers, rebates, and energy-rating systems, but has not yet moved forward with this due to staffing shortages and competing priorities.</b>
<b>Action 6.1a</b>	<b>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.</b>	<b>By December 2020, and annually thereafter conduct meetings with water and sewer districts to discuss system improvements and solidify partnerships. In an ongoing and timely manner, relative to funding application deadlines, inform water and sewer districts or other applicable local agencies of funding opportunities and the support available from the County</b>	<b>The County supports the Boonville Water and Sewer Proposal to develop a municipal water and/or wastewater disposal system in Anderson Valley. In addition, the County is actively working with the Redwood Valley Water District on the Redwood Valley Water Infrastructure Retrofit Project to update infrastructure that will support the creation of more housing.</b>



<b>Action 6.2a</b>	<b>Assist agencies and organizations in their pursuit of funding by providing technical assistance when requested.</b>	<b>By December 2020, and annually thereafter conduct meetings with agencies and organizations to discuss the development, preservation, and rehabilitation of affordable housing. In an ongoing and timely manner, relative to funding application deadlines, inform agencies and organization of funding opportunities and the technical assistance that the County is able to provide</b>	<b>The County assists agencies and organizations through preapplication conference meetings to provide the developers with application requirements to streamline the application process in subsequent steps. In addition, the County regularly provides support letters for projects.</b>
<b>Action 6.2b</b>	<b>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.</b>	<b>By December 2020 review fees. By July 2021, amend fee schedule as needed</b>	<b>The County worked with the Board of Supervisors to increase the General Plan Maintenance fee to \$200 to allow maintenance and periodic update of the General Plan, including the Housing Element. This fee increase went into effect on June 26, 2023.</b>

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	(1) December 15 of each odd numbered year; (2) By 2021, in conjunction with MCAQMD, staff will determine the feasibility of vehicle license fees as a means to support aforementioned housing development.	<p>The County has not explored the feasibility of local funding for affordable or special needs housing that promotes mixed-use, transit oriented, or compact integrated communities. However, the County supports this planning concept and identifies the 2019 Mendocino Pedestrian Needs Master Document as a resource to explore this opportunity moving forward.</p> <p>Continued issues with understaffing at both the County Planning and Building Services Department and the Air Quality Management District have precluded further exploration of these potential funding sources. In December of 2023 the County created a grants division within the CEO's office to pursue these and other such funding opportunities.</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 acquisition/rehabilitation of affordable housing.	By January 2021, develop a selection of appropriate funding sources to pursue in 2021 that expand the County acquisition/rehabilitation of affordable housing. Align funding opportunities with the intent and capacity local housing organizations. After identification of funding sources, coordinate pursuit of funds with the Mendocino County CDC. Apply for funding by July 2022 and biennially thereafter.	Due to limited staff capacity, the County has not identified federal, State, local, and private funding sources to expand the County's rehabilitation loan program.

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[illegible]

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Jurisdiction	Merced County - Unincorporated	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the <a href="#">chcklist here</a> :  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain :

### Table F2

### Above Moderate Income Units Converted to Moderate Income Pursua

Planning agency may include the number of units in an existing multifamily building that were converted to de table, please ensure housing developments meet the requirements descri

[illegible]

## auto-calculation formulas

**ant to Government Code section 65400.2**

ed-restricted rental housing for moderate-income households by the imposition of affordability covenants are provided in Government Code 65400.2(b).

[illegible]



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**must contain an inventory of ALL lands the reporting jurisdiction owns**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

## S REPORT

## rotation

PN's as follows:999-999-99-99

**es**[illegible]

[illegible]

[illegible]

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<b>Jurisdiction</b>	Mendocino County - Unincorporated	
<b>Reporting Period</b>	2024	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	08/15/2019 - 08/15/2027

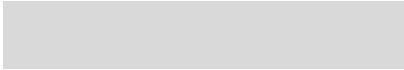
**ANNUAL**


Local governments are required to inform HCD about any local tenant preference ordinance the local government has adopted. Effective January 1, 2023, local governments adopting a tenant preference are required to create a v

<b>Does the Jurisdiction have a local tenant preference policy?</b>	No	
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>		
<b>Notes</b>		

AL ELEMENT PROG

Table I
Tenent Preferer
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vebpage on their internet website c



# RESS REPORT

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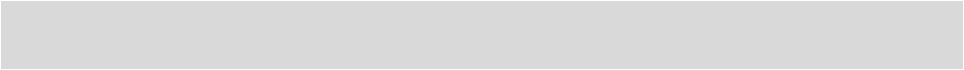
K

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**nce Policy**

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ction submits their annual progress report on housing approvals and production, pe  
containing authorizing local ordinance and supporting materials, no more than 90 d



or Government Code 7061 (SB 649, 2022, Cortese).  
days after the ordinance becomes operational.



Jurisdiction	ndocino County - Unincorporated	
Reporting Year	2024	(Jan. 1 - Dec. 31)

Please update the status of the proposed uses listed in the entity’s application for funding a or 50515.03, as applicable.

Total Award Amount	\$
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested
Zoning Ordinance Update	\$150,000.00	\$150,000.00
Ukiah Valley Area Plan Implementation (Rezoning)	\$0.00	\$0.00

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Tak

Completed Entitlement Issued by Affordability Summary	
Income Level	
Very Low	Deed Restricted
	Non-Deed Restricted
Low	Deed Restricted

Low	Non-Deed Restricted
Moderate	Deed Restricted
	Non-Deed Restricted
Above Moderate	
Total Units	

Building Permits Issued by Affordability Summary	
Income Level	
Very Low	Deed Restricted
	Non-Deed Restricted
Low	Deed Restricted
	Non-Deed Restricted
Moderate	Deed Restricted
	Non-Deed Restricted
Above Moderate	
Total Units	

Certificate of Occupancy Issued by Affordability Summary	
Income Level	
Very Low	Deed Restricted
	Non-Deed Restricted
Low	Deed Restricted
	Non-Deed Restricted
Moderate	Deed Restricted
	Non-Deed Restricted
Above Moderate	
Total Units	

and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized

*Total award amount is auto-populated based on amounts entered in rows 15-26.*

gle A2)

Current Year
0
0
0



0
0
3
9
12

Current Year
0
0
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0
0
39
59
98

Current Year
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0
0
40
83
123

*ized based on the eligible uses specified in Section 50515.02*

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