Please Start Here

	General Information							
Jurisidiction Name	Mendocino County - Unincorporated							
Reporting Calendar Year	2022							
	Contact Information							
First Name	Rob							
Last Name	Fitzsimmons							
Title	Planner II							
Email	fitzsimmonsr@mendocinocounty.org							
Phone	7072346650							
	Mailing Address							
Street Address	860 N Bush St							
City	Ukiah							
Zipcode	95482							

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

1_23_23

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 its 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: <u>https://apr.hcd.ca.gov/APR/login.do</u>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

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 <u>APR@hcd.ca.gov</u> 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.

 Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at <u>APR@hcd.ca.gov</u> and to OPR at <u>opr.apr@opr.ca.gov</u>. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Unincorporated	
Reporting Year	2022	(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 A

I									ц		Table / velopmen		one Subr	nitted					
		Project Identifie	er		Unit Ty	-	Submitted				its - Afforda			Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applica		
		1			2	3	4				5				6	7	8	9	10
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 <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Was <u>APPLICATION</u> <u>SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?
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Jurisdiction	Mendocino County - Unincorporated	
Reporting Year	2022	(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

						Tab	le B							
					Regional	Housing Nee	ds Allocation	Progress						
					Permi	tted Units Iss	ued by Afford	ability						
		1						2					3	4
Inc	come 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
	Deed Restricted	291		-	39	-	21	-	-	-	-	-	125	166
Very Low	Non-Deed Restricted			-	-	65	-	-	-	-	-	-		
	Deed Restricted	179	-	-	-	-	-	-	-	-	-	-	21	158
Low	Non-Deed Restricted		-	-	-	21	-	-	-	-	-	-		
	Deed Restricted	177	-	-	-	-	-	-	-	-	-	-	156	21
Moderate	Non-Deed Restricted		4	20	43	49	40	-	-	-	-	-	100	
Above Moderate		702	46	40	67	51	58	-	-	-	-	-	262	440
Total RHNA		1,349												
Total Units			50	60	149	186	119	-	-	-	-	-	564	785
				Progress toward ex	xtremely low-incom	ne housing need, a	s determined purs	uant to Governme	nt 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-Inco	ome Units*	145		-	15	26	21	-	-	-	-	-	62	83

*Extremely low-income houising 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.

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.

Jurisdiction	Unincorporated					ANNUAL	ELEMENT F	PROGRESS	S REPORT Note: "+" indicates an optional field								
Reporting Year	2022	(Jan. 1 - Dec. 31)				Housing I	Element Imp	plementatio	on			Cells in grey contai	n auto-calculation for	mulas			
Planning Period	6th Cycle	08/15/2019 - 08/15/2027															
								Tabl									
						Sites Identifi	ed or Rezoned to	Accommodate	Shortfall Housin	y Need and No	Net-Loss Law						
	Project Ide	entifier		Date of Rezone	RH	NA Shortfall by Hou	usehold Income Cate	gory	Rezone Type Sites Description								
	. 1			2			3		4	5	6	7		8	9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate- Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Sta	rt Data Entry Below																
		-															
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			-	-	-							-					
			1	1	1			1				1					

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Mendocino County - Unincorporated		
Reporting Year	2022	(Jan. 1 - Dec. 31)	
		Table D	
	Program Impl	lementation Status purs	suant to GC Section 65583
Describe progress of all pro	ograms including local efforts to remove goverr	Housing Programs Programs Programs I constraints to the main	ress Report Intenance, improvement, and development of housing as identified in the housing element.
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	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.
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.	Pre-Application Conferences will be scheduled with developers upon the submission of each development application .	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 developers.

Action 1.2a	Iordanizations nursuind drants to tund	As interested agencies	The County regularly works with existing and new affordable housing developers to support new opportunities.
Action 1.3a	Facilitate future annexation and housing development by pursuing a master tax- sharing agreement between the County and each incorporated city	As applications for annexation or tax sharing by cities and special districts are submitted or acknowledged.	The County formed an ad hoc committee of the Board of Supervisors to pursue a Master Tax Sharing Agreement between the City of Ukiah and the County of Mendocino. While the agreement has been examined, no Master Tax Sharing Agreement has been proposed or executed to date between the County and any cities, including Willits and Fort Bragg.
Action 1.3b	Coordinate with each city on all new housing development projects located with the planning area (SOI or any currently adopted plan).	As applications for residential or mixed-use development are submitted	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.
Action 1.3c	lands within each city's SOI that are consistent with LAFCO policies and an	As new applications for annexation or tax sharing by cities and special districts are submitted.	The County supports Ukiah's currently in-progress request for the Western Hills development. No master tax sharing agreement has yet been adopted between the County and cities.

Action 1.3d	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.	Twice within the planning period and as new applications for residential or commercial development are submitted.	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.
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.		The Redwood Valley MAC has been working for several years on an update to their Community Action Plan within the County General Plan. No formal actions have been taken on the update.
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. This change in interpretation is as yet unimplemented, as the Planning Commission's decision has been appealed to the Board of Supervisors, who are expected to review it in 2023.

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.	Annual updates of all informational materials as described above; by 2021 develop and include an 'Affordability Survey' for Building Permit packets;	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 consequentally much of 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).
Action 2.1a	Assist developers and non-profit organizations with the acquisition, rehabilitation, or development of affordable housing as funding permits.	As Requested	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.

Action 2.1b	 ☐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 	Update and Continue Processes As Identified; 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	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. Due to limited staff capacity, a program has not yet been implemented to faciliate 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.
Action 2.1c	or price-restricted affordable housing projects in the unincorporated County will convert to market rate units. Work		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

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 and low-cost Class K dwellings, interest has generally been limited.
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	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	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. It will not be heard until the forthcoming, LEAP-grant-funded Inland Zoning Ordinance update has been completed, but is expected to be approved in late 2023.
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.	The County has not updated its Density Bonus Code to be consistent with current State law, but has begun the LEAP-grant-funded process of updating the Zoning Code, which will include an update to the Density Bonus Code.
Action 3.2a	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	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, at https://www.mendocinocounty.org/government/planning-building-services/adus, went live. 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	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.	Inform local agencies of these obligations and opportunities by July 2021 and then every two years. Provide additional information, as Requested	The County has not designated any surplus lands. The Board of Supervisors has expressed interest in examining the possibility of selling or leasing some parks and County facilities as a response to potential budget deficits, but as yet no formal action has been taken.
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.	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.	The County is working with the water districts on consolidation efforts to facilitate future development of higher density and supports Anderson Valley Community Services Districts 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.

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.	By December 2020, and annually thereafter	At this time, drought-, wildfire-, and pandemic-related constraints on infrastructure have forced a moratorium on permitting of water resources. Therefore, there have not been opportunities for water or sewer districts to allocate available or future water resources to lower income housing developments or waive connection fees for affordable housing projects. The County has not requested districts provide a copy of adopted regulations to enforce Government Code Section 65589.7 due to the infrastructure moratorium. Due to ongoing drought conditions, infrastructure moratoriums have not been lifted.
Action 3.4c	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	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.	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 informs the 2019 RHNA processes 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.

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. (2) Evaluate and, where appropriate, reduce or modify the standards (3) Provide priority processing (4) Consider permit fee waivers, reductions, or deferments requested by affordable (5) Identify obstacles in zoning requirements and possible conflicts between codes and policies that may prevent the development of affordable housing (6) The County will amend the Zoning Code to conform with State law by permitting mobile home parks in all residential zones. (7) Amend the County's Inclusionary Housing requirements to allow more flexibility, encouraging 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 (9) The County will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 		The County has not identified impediments and conflicts between codes and policies that may prevent affordable housing development. 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. Due to limited staff capacity, the County has not yet amended the Zoning Code to allow mobile home parks in all residential districts, low barrier navigation centers per Government Code 65660-65668, or supportive housing where multi-family is permitted. However, the County is currently under contract utilizing LEAP grant funding to update the zoning code, including the Division of Land Regulations. While the County currently informally supports priority processing for affordable, special needs, and supportive housing, during the zoning code update the County will review the need for a formal section identifying priority processing procedures for these types of projects.
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Action 3.5b	district for affordable housing that permits an increase in density only after the purchase of land by developers of	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 and may consider using LEAP grant funding to support the creation of this district.
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.	IC OMMUNITY I and I rusts	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. The Board of Supervisors has formed a housing Ad Hoc and has met with the Anderson Valley Housing Authority and other local interest groups.
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	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	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	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 https://www.mendocinocounty.org/government/planning-building-services/adus, with a section emphasing housing discrimination laws and tenant rights. A staff meeting was held with Legal Services on 9/8/2022; a follow up Planning Commission presentation has yet not occurred. 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.
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.	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.	The County maintains a collection of Grant Info and Financial Resources at https://www.mendocinocounty.org/government/planning-building-services/grants- and-other-financial-assistance - this page received a substantial overhaul in 2022. The Building Permit for Phase 2 of the County-owned Live Oak Apartments (Homekey) project was issued on 3/11/2022.

Action 4.2b Action 4.2b Development: and local partr Services of No develop and in is designed to extremely low- Mendocino Co and on an ong agencies and o implementatio to be consider program inclue funding, suppor funding, apply establishing in concessions, a	-income nousenoids in bounty. At least annually going basis contact developers to facilitate on of the program. Actions red for inclusion in the de prioritizing local orting applications for ying for funding,	r, and as d, conduct staff with Legal of Northern a to determine the	A preliminary meeting between PBS staff a was held on 9/8/2022. Further collaboration	-
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	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	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	
Action 4.3a	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	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	making a Planning Commission presentation at that time, but would reassess if circumstances change.
	Agriculture Element.		

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	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. Further collaboration is anticipated.
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.	opportunities for persons with disabilities, improving	In 2022, PBS published an ADU guidance webpage emphasizing the benefits of creating special needs housing.

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.	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 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.
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.	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 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.

Ac	tion 4.3f	Provide support to the Mendocino County Health and Human Services Agency on housing and services available for persons with developmental disabilities.	grants and funding	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.
Ac	tion 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 Watch (MLEW).	programs as programs	The County partners with the CDC's Development and Sustainability Department and PG&E 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.

Action 5.1b	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 (FPA) and Low Impact Development	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	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 occured due to staffing shortages and competing priorities. The Model Water Efficient Landscape Ordinance (MWELO) requirements will be incoroporated into the Zoning Ordinance as part of the LEAP-grant-funded Zoning Code Update.
Action 5.1c	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	to incorporate a section on utility assistance, home weatherization, energy and water conservation, and green building services. Thereafter, update it annually to reflect current	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. Creation and publication of further information on utility assistance, home weatherization, and energy and water conservation is anticipated, but has not yet occured due to staffing shortages and competing priorities. Additional CalGreen voluntary building requirements are not currently under consideration.

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.	utility assistance, home weatherization, energy and water conservation, and green building services. Update website as needed, and discuss benefits at	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.
Action 5.4a	Assist residents with lowering their utility costs by promoting utility assistance, home weatherization, energy and water conservation, and green building services.		The County advertises the CDC's weatherization services, energy and water conservation programs, and utility audits and assistance on the County website. The County promoted these resources heavily during the drought as well.

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.		The County provides information about resources and links to funding on the
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.	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	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.

Action 6.2a	Assist agencies and organizations in their pursuit of funding by providing technical assistance when requested.	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	the application provide the developers with application requirements to streamline the application process in subsequent steps. In addition, the County regularly provides support letters for projects.
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.	By December 2020 review fees. By July 2021, amend fee schedule as needed	The County worked with the Board of Supervisors to increase the General Plan Maintenance fee to \$116 to allow maintenance and periodic update of the General Plan, including the Housing Element. This fee increase went into effect on March 14, 2022.
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	2021, in conjunction with MCAQMD, staff will	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. 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.

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.
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.	By December 2020, and annually thereafter conduct meetings with agencies and organizations that assist lower-income households to discuss the continued provision of rental housing assistance to lower-income households.	The County maintains a collection of Grant Info and Financial Resources at https://www.mendocinocounty.org/government/planning-building-services/grants- and-other-financial-assistance - this page received a substantial overhaul in 2022, including additional Section 8 information.

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.	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 County supports CDC's rental assistance program 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 the Ford Street Project/Ukiah Community Center, Mendocino Coast Hospitality Center, Behavioral Health, and the Alcohol and Drug Program (AODP). The HHSA also 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.

	General Comments				

Jurisdiction Reporting Period	Unincorporated 2022	(Jan. 1 - Dec. 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation						Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Planning Period 6th Cycle 08152019 - 08152027 (CCR Title 25 §6202)									
Table E Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus 3	Commercial Development Bonus Date Approved
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Star	t Data Entry Below								
-									

Jurisdiction	Unincorporated				
Reporting Period	2022 (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 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, hostel rooms or other structures that are converted from non-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. The description should adequately document how each Units that Count Towards RHNA⁺ unit complies with subsection (c) of Government Code Note - Because the statutory requirements severely limit what can be Units that Do Not Count Towards RHNA⁺ counted, please contact HCD to receive the password that will enable you Section 65583.1*. Listed for Informational Purposes Only to populate these fields. For detailed reporting requirements, see the chcklist Activity Type here: https://www.hcd.ca.gov/community-Extremely Low-Extremely Low-Very Lowdevelopment/docs/adequate-sites-checklist.pdf Very Low-Income⁺ TOTAL UNITS⁺ Income⁺ TOTAL UNITS⁺ Income Low-Income⁺ Income⁺ Low-Income⁺ Rehabilitation Activity Preservation of Units At-Risk Acquisition of Units Mobilehome Park Preservation Total Units by Income

Jurisdiction	Mendocino County - Unincorporated	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

For up to 25 percen	t of a jurisdiction's mo	oderate-income regional housing nee Project Identifier	ed allocation, the plai
		1	
Prior APN ⁺	Current APN	Street Address	Project Name⁺
Summary Row: St	art Data Entry Belo	W	

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

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Table F2
Above Moderate Income Units Converted to Moderate Income Pursua

nning agency may include the number of units in an existing multifamily building that were converted to d this table, please ensure housing developments meet the requirements descr

	Unit Types		Affordability by Hou		
	2	3			
Local Jurisdiction Tracking ID ⁺	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted

auto-calculation formulas

nt to Government Code section 65400.2

eed-restricted rental housing for moderate-income households by the imposition of affordability covenants a ribed in Government Code 65400.2(b).

sehold Incomes	s After Conversi	Units credited toward Ab RHNA		
4				5
Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Moderate Income Units Converted from Above Moderate
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and restrictions for the unit. Before adding information to

ove Moderate	Notes
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Date Converted	<u>Notes</u>

Jurisdiction	Unincorporated		NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting	Note: "+" indicates an optional field
Reporting Period	2022	(Jan. 1 - Dec. 31)		Cells in grey contain auto-calculation formulas
Planning Period	6th Cycle	08/15/2019 - 08/15/2027	ANNUAL ELEMENT PROGRESS REPORT	

Housing Element Implementation

	Table G Locally Owned Lands included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of					
			Housing Element Sit	tes Inventory that ha	we been sold, leased, or other	wise disposed of
	Project	Identifier				
-		1	1	2	3	4
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Star	t Data Entry Below					

Jurisdiction	Mendocino County - Unincorporated		NOTE: This tak
		(Jan. 1 - Dec.	ALL surplus/e>
Reporting Period	2022	31)	

ANNUAL ELEMENT PROGRES: Housing Element Implement

For Mendocino County jurisdictions, please format the AF				
			Table H	
		Locally O	wned Surplus Site	
	Parcel Identifier			
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APN	Street Address/Intersection	Existing Use	Number of Units	
Summary Row: Start	Data Entry Below			

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ble is meant to contain an invenory of ccess lands the reporting jurisdiction owns

S REPORT

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

es Designation Size Notes 5 6 7 Surplus Parcel Size (in Notes Designation acres)

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

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Jurisdiction Reporting Period Planning Period	Unincorporated 2022 6th Cycle	(Jan. 1 - Dec. 31) 08/15/2019 - 08/15/2027	NOTE: SB 9 PROJECT needs to be complete applied for pursuant t 66411.7 OR units com 65852.21. Units entitled/permitte be reported in Table A units must be reported	IS ONLY. This table only d if there were lot splits o Government Code structed pursuant to rd/constructed must also (2. Applications for these d in Table A.	ed must also one for these				
	Un	its Constructed	Pursuant to Gove	ernment Code 65852	Table I 21 and Applicati	ons for Lot Splits	s Pursuant to Go	vernment Code	66411.7 (SB9)
	Project I			Project Type	Date			onstructed	
		1		2	3			4	
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Summary Row: Start	Data Entry Below	[
-	-								
_							-		
		-	-				-		-
					1	1		1	1

Jurisdiction	Unincorporated	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

^{mg} Housing Element Implementation

Not

Cells in g

							Table J					
		Student	housing develop	nent for lower income	students for whi	ch was granted	a density bonus	pursuant to subp	aragraph (F) of	paragraph (1) of	subdivision (b) of	Section 65915
	Project	Identifier		Project Type	Date			Units (Bed	s/Student Capacity	v) Approved		
		1		2	3				4	-		
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	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
Summary Row:	Start Data Entry Below											

Jurisdiction	cino County - Unincorporated			
Reporting Year	2022 (Jan. 1 - Dec. 31)			
Planning Period	6th Cycle	08/15/2019 - 08/15/2027		

Building Permits Issued by Affordability Summary						
Income Level		Current Year				
VorvLow	Deed Restricted					
Very Low	Non-Deed Restricted	0				
Low	Deed Restricted	0				
LOW	Non-Deed Restricted	0				
Moderate	Deed Restricted	0				
Moderate	Non-Deed Restricted	40				
Above Moderate		58				
Total Units		119				

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

Units by Structure Type	Entitled	Pe	rmitted	Completed
SFA		0	0	0
SFD		0	57	36
2 to 4		0	4	4
5+		0	21	109
ADU		1	20	14
MH		0	17	16
Total		1	119	179

Housing Applications Summary	
Total Housing Applications Submitted:	143
Number of Proposed Units in All Applications Received:	147
Total Housing Units Approved:	146
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	ndocino County - Unincorporated	
Reporting Year	2022	(Jan. 1 - Dec. 31)

Please update the status of the proposed uses listed in the entity's application for funding and the c 50515.02 or 50515.03, as applicable.

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Total Award Amount

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested
Zoning Ordinance Update	\$150,000.00	\$0.00
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 Lev	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		

Building Permits Issued by Affordability Summary	
Income L	evel
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 Le	vel
Very Low	Deed Restricted
	Non-Deed Restricted
Low	Deed Restricted
	Non-Deed Restricted
Moderate	Deed Restricted
	Non-Deed Restricted
Above Moderate	
Total Units	

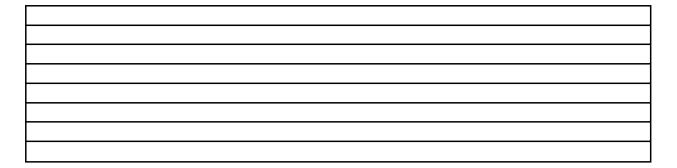
ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

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

150,000.00 Total award amount is auto-populated based on amounts entered in rows 15-26.

Task Status
In Progress
In Progress



ole A2)

Current Year
0
0
0
0
0
1
0
1

Current Year
21
0
0
0
0
40
58
119

Current Year
21
65
0
21
0
36
36
179

eligible uses specified in Section

Other Funding	Notes
Other	As of 3/28/2023, \$106.092.50 in LEAP reimbursements have been requested, but as yet no payments have been received due to processing backlogs. Other funding source:
	General Plan Maintainence Fund
Local General Fund	This project was included on the LEAP grant proposal, but ultimately the LEAP grant monies were ultimately all routed to the Zoning Ordinance Update. The County is still undertaking this project, instead funding it entirely with County dollars.