



MENDOCINO COUNTY

2019-2027 Housing Element Update

Board of Supervisors – Sept. 1, 2020

» Update 6th Cycle 2019-2027 Housing Element

- Overview
- Timeline
- Consolidation and streamlining of goals, policies and actions
- Regional Housing Needs Allocation (RHNA)
- Site Inventory
- Ongoing & Related Efforts

Housing Element Overview

About the Housing Element Update

- » Plan to meet the existing and projected housing needs of all economic segments of the community
- » One of seven mandated general plan elements
- » New 8-year timeframe, set by State law
- » Review by California Department of Housing and Community Development (HCD) for compliance with State law



Housing Element Overview

» Timeline

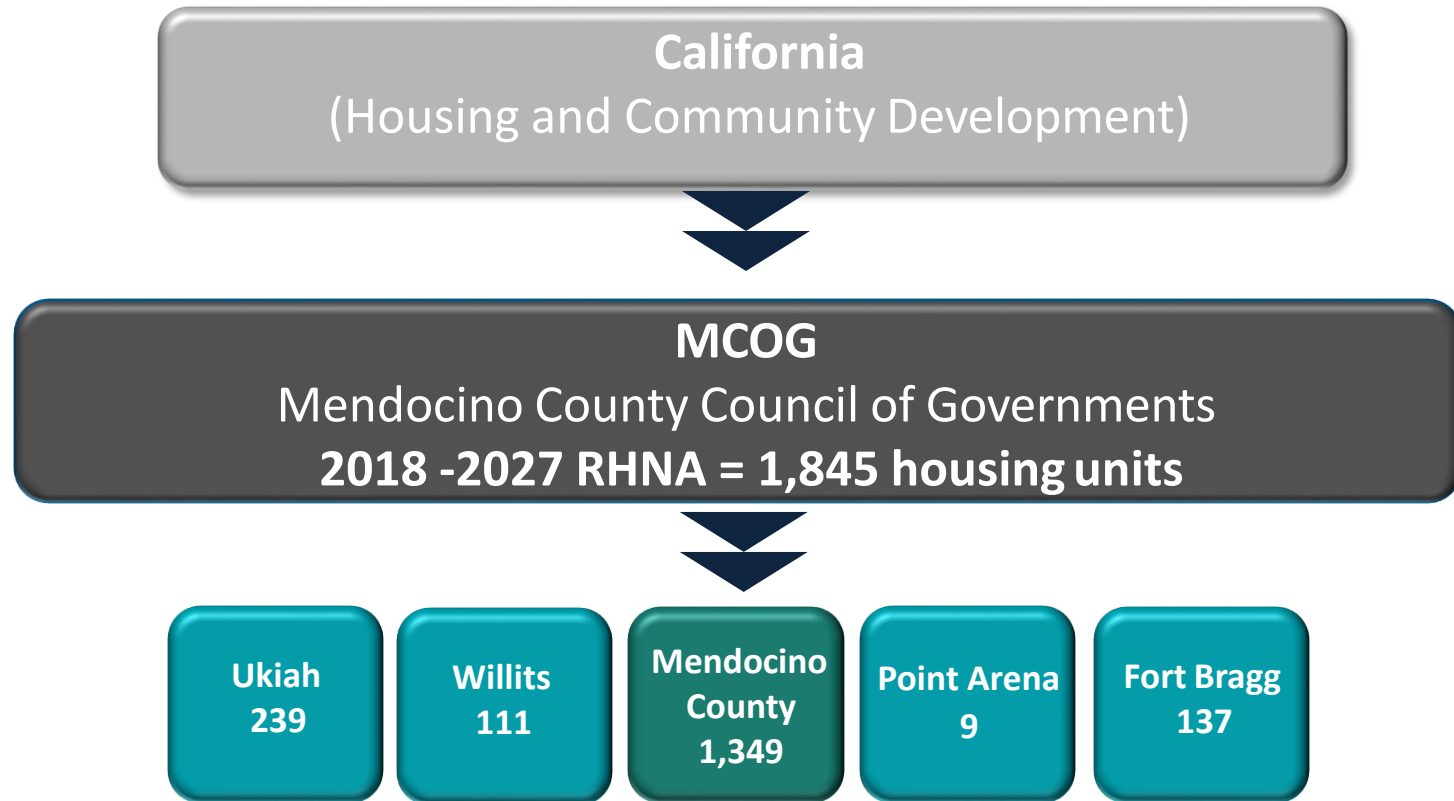
- Outreach: August 2019
- Planning Commission recommendation for approval: 10/17/19
- HCD (California Department of Housing and Community Development) review: October - December 2019
- Environmental Determination: Addendum to General Plan Environmental Impact Report (EIR) completed: November 2019
- HCD Letter with Findings: 12/9/19
- Board of Supervisors Adoption Hearing: 12/10/19
- Revise based on HCD's Findings: December 2019
- HCD final review and certification: July 2020
- *Re-adopt Housing Element: September 2020*
- *Housing Element Items (i.e. Inclusionary Housing): December 2020*

Housing Element Goals

» Consolidate and streamline goals, policies and actions from previous Housing Element

- Adequate vacant residential sites
- Assist in development of affordable housing
- Address governmental constraints
- Preserve existing affordable housing
- Promote equal housing opportunities

Regional Housing Needs Allocation



Each jurisdiction must meet its “fair share” of the regional housing need.

Regional Housing Needs Allocation

**TABLE 5-1-1
REGIONAL HOUSING NEEDS ASSESSMENT (RHNA), 2019-2027 MENDOCINO COUNTY**

Jurisdiction	Income Group				Total Units	Percent
	Very Low	Low	Moderate	Above Moderate		
Point Arena	3	1	3	2	9	0.49%
Fort Bragg	60	31	23	23	137	7.43%
Willits	34	25	17	35	111	6.02%
Ukiah	86	72	49	32	239	12.95%
Unincorp. County	291	179	177	702	1,349	73.12%
County Totals	474	308	269	794	1,845	

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

Note: Extremely low-income housing units needed within the unincorporated county is 146 units, calculated as 50% of the Very Low-income category (Government Code 65583(a)(1)).

Each jurisdiction must meet its “fair share” of the regional housing need.

Regional Housing Needs Allocation

TABLE 5-5-2 (REVISED)
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability (2014-2019)

Income Level		RHNA Allocation	2014	2015	2016*	2017*	2018	2019*	Total New Units	Total Remaining
Very Low	Deed Restricted (DR)	40				55			55	+15
	DR	27			5	23			30	+3
Low	Non-DR				2					
Moderate	DR	27							189	+162
	Non-DR		51	56	36	36		10		
Above Moderate	N/A	74	42	52	40	66	79	75	354	+280
Total RHNA - Mendo		168								
Total Units			93	108	83	180	79	85	628	

Site Inventory

» Diversity of sites throughout the county

SUMMARY OF TABLE 5-4-2 TOTAL DEVELOPABLE HOUSING POTENTIAL BY INCOME GROUP				
Income Group	Number of Parcels	Acres	Maximum Units	Realistic Units
Lower	47	63	1,819	1,340
Moderate	160	50	1,389	964
Above Moderate	869	2,471	1,332	1,003
Total	1,076	2,584	4,540	3,307

Upcoming, Related Efforts

- » **Update & Finalize Revised Inclusionary Program**
- » **Finalize Safety Element and Multi-Hazard Mitigation Plan**
- » **Update Development Element to include additional analysis**
- » **Update Zoning Code to improve readability and clarity**
- » **Continue to support residential projects in the pipeline**
- » **Undertake Action Items and Goals for the 6th Cycle**



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