Please Start Here

General Information		
Jurisidiction Name	Mendocino County - Unincorporated	
Reporting Calendar Year	2024	
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

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.

 $\textbf{Link to the online system: } \underline{ https://hcd.my.site.com/hcdconnect}$

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 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 APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov.
 Please send the Excel workbook, not a scanned or PDF copy of the tables.

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

Building Permits Issued by Affordability Summary		
Income Level		Current Year
	Deed Restricted	0
Very Low	Non-Deed Restricted	0
	Deed Restricted	0
Low	Non-Deed Restricted	0
	Deed Restricted	0
Moderate	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	60	81
2 to 4 units per structure		0	0	0
5+ units per structure		0	0	2
Accessory Dwelling Unit		2	25	25
Mobile/Manufactured Home		1	13	14
Total		12	98	123

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

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

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

								Но	using i	Develo	pment	Applic	cations	Subr	nitted	1	ı						
		Project Identifi	ier		Unit Ty	pes	Date Application Submitted		P	roposed Un	its - Afforda	bility by Ho	usehold Inc	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bo Applica	onus Law itions	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 <u>PROPOSED</u> Units by Project	Units by project	Total <u>DISAPPROVED</u> 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: S	1331802100	40700			SFD	0		0	0	0	0	0	46	91	137	60	0	NONE	No	N/A	Approved	Ministerial	
		MOUNTAIN VIEW RD, MANCHESTER		BF_2024-0006			1/3/2024																
	1410805400	34781 IVERSEN RD, GUALALA		BF_2024-0007	MH		1/4/2024						1		1	1		NONE	No	N/A		Ministerial	
	0274812300	43085 IVERSEN RD, GUALALA		BF_2024-0118	SFD	0	2/20/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	0171606800	18201 OLD COAST HWY, FORT BRAGG		BF_2024-0129	SFD	0	2/26/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	Coastal - Initial approval via
	0172307700	32301 PEARL DR, FORT		BF_2024-0143	ADU	R	3/5/2024						1		1	1		NONE	No	N/A	Approved	Ministerial	
	0191306000	BRAGG 31150 WE HWY 20, FORT BRAGG		BF_2024-0268	ADU	0	3/5/2024 4/11/2024						1		1	1		NONE	No	N/A	Approved	Ministerial	Coastal - Initial approval via
	1451211800	47101 BIG GULCH RD,		BF_2024-0270	SFD	0								1	1	1		NONE	No	N/A	Approved	Discretionary	
	0200203600	GUALALA 32254 RIVER'S END RD, FORT		BF_2024-0275	SFD	0	4/11/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	Coastal - Initial approval via
		BRAGG					4/12/2024																
	1181603500	13551 POINT CABRILLO DR, MENDOCINO		BF_2024-0282	ADU	R							1		1	1		NONE	No	N/A	Approved	Discretionary	
	1320500900	15161 IRISH			SFD	0	4/16/2024							1	1	1		NONE	No	N/A	Approved	Discretionary	Coastal - Initial approval via
	1430501500	BEACH DR, MANCHESTER		BF_2024-0286	SFD		4/16/2024											NONE	No	N/A		Discretionary	Coastal - Initial approval via
	1320301900	1, GUALALA		BF_2024-0291	SFD		4/19/2024							'		'		NONE	No	N/A		Ministerial	Coastal - Initial approval via
		44020 GARCIA CT, MANCHESTER		BF_2024-0322	SFD		5/3/2024							'	<u>'</u>	'							Reinstatement of a coastal
	1181603500	13551 POINT CABRILLO DR, MENDOCINO AREA		BF_2024-0352	SFD	0	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	0	5/21/2024							1	1	1		NONE	No	N/A	Approved	Discretionary	
	1183302500	44785 ROSEWOOD TER,		BF_2024-0381	SFD	0	3/21/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	Coastal - Initial approval via
	1290300100	MENDOCINO 5500 CAMERON RD,		BF_2024-0416	SFD	0	5/22/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	Coastal - Initial approval via
	0138300205	ELK 41301 SEASCAPE DR		BF_2024-0490	ADU	R	5/30/2024						1		1	1		NONE	No	N/A	Approved	Ministerial	
		WESTPORT					6/24/2024																Coastal - Initial approval via
	0200402700	21751 PETALUMA AVE, FORT		BF_2024-0502	ADU	R							1		1			NONE	No	N/A	Pending	Ministerial	
	1184000800	BRAGG 45609 SO CASPAR DR, MENDOCINO		BF_2024-0564	SFD	0	6/26/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	0202002900	AREA 30400			SFD	0	7/17/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	Coastal - Initial approval via
	440000	PUDDING CREEK RD, FORT BRAGG		BF_2024-0572		_	7/22/2024											115:					
	1190904600	10760 CALYPSO LN, MENDOCINO AREA		BF_2024-0578	МН	0	7/23/2024						1		1	1		NONE	No	N/A	Approved	Discretionary	Coastal - Initial approval via
	1232311000			BF_2024-0628	SFD	0	8/8/2024							1	1			NONE	No	N/A	Pending	Ministerial	Constal - Illitial approval Via

0693001800 24300 NO HWY 1, FORT	BF_2024-0658	SFD	0					1	1	NOI	IE No	o N/A	Pending	Discretionary
BRAGG	BF_2024-0658	1	8/19/2024											Coastal - Entitlement pendi
0692422500 22177		MH	0				1		1	NO	NE No	o N/A	Pending	Ministerial Entitlement period
BURROWS	BF_2024-0661	1												
RANCH RD, FORT BRAGG		1	8/20/2024											
0691021300 26201		ADU	R 0/20/2024				1		1	NOI	NE No	o N/A	Pending	Ministerial
BLUEBERRY	BF_2024-0803	1									-	1		
HILL RD, FORT	BF_2024-0003	1												
BRAGG 1253000600 23101 LOW		SFD	10/8/2024					4	4	NOI	NE No	o N/A	Pending	May require separate coast Ministerial
GAP RD,	BF_2024-0858	SFD	٩					1	'	NO	NE INC	o N/A	Pending	Winisterial
UKIAH	D1 _2024 0000	1	10/30/2024											
0692513000 32101 CARRY		SFD	0					1	1	NOI	NE No	o N/A	Pending	Ministerial
RANCH RD,	BF_2024-0869	1												
FORT BRAGG 1320800700 43620 SEA		SFD	11/1/2024					1	1	NOI	NE No	o N/A	Pending	Discretionary
CYPRESS DR,	BF_2024-0884	J JFD	٥						'	NO	140	IN/A	rending	Discretionary
MANCHESTER			11/8/2024											Coastal - Initial approval via
1442521000 45300 OCEAN		SFD	0					1	1 1	NOI	NE No	o N/A	Approved	Ministerial
VIEW LN, GUALALA	BF_2024-0895	1	11/14/2024											Reinstating 1980s coastal (
1330300100 45500		2 to 4	R 11/14/2024				- 1		1	NOI	NE No	o N/A	Pending	Discretionary
LIGHTHOUSE	DE 0001 000E	1	'				· I			1101		1471	runding	Districtionary
RD, POINT	BF_2024-0905	1												
ARENA CITY			11/19/2024							1101				Conversion of one SFD to a Ministerial
0200302600 21910 JOHN HYMAN RD,	BF_2024-0915	ADU	K				'		'	NO	NE No	o N/A	Pending	Winisterial
FORT BRAGG	DI _2024 0010	1	11/22/2024											Likely requires Coastal Dev
0201502800 20541		ADU	0				1		1	NO	NE No	o N/A	Pending	Ministerial
MONSEN WAY.	BF_2024-0924	1												
FORT BRAGG		1	12/2/2024											
0193504000 17101		ADU	R 12/2/2024			1	1		1	NO	NE No	o N/A	Pending	Ministerial
REDWOOD	DE 0004 0000	1									_	1		
SPRINGS DR,	BF_2024-0966	1												
FORT BRAGG 0206000900 26000		SFD	12/20/2024 O		-1		1	- 1	1	NOI	NE No	o N/A	Pending	Ministerial
COMPANY		SFD	٩						•	NO	NE INC	o N/A	Pending	Ministerial
RANCH RD,	BF_2024-0988	1												
FORT BRAGG			12/31/2024											
1231201200 30855 ALBION		SFD	0					1	1	NOI	NE No	o N/A	Pending	Ministerial
RIDGE L RD, ALBION	BF_2024-0990	1	12/31/2024											
1702207000 1563 NO BUSH		5+	R 12/31/2024					7	7	NOI	NE No	o N/A	Pending	Ministerial
ST, UKIAH	BP_2024-0003	1	1/4/2024								_	1		
1702206900 1553 NO BUSH	BP 2024-0004	5+	R					8	8	NO	NE No	o N/A	Pending	Ministerial
ST, UKIAH 1870600300 5341 OLD		SFD	1/4/2024					-	1 1	NOI	NE No	o N/A	Approved	Ministerial
1870600300 5341 OLD RIVER RD,	BP_2024-0101	SFD	٩						'	NO	NE INC	o N/A	Approved	Ministerial
TALMAGE	DI _2024 0101	1	4/30/2024											
0483411800 475 ST MARY'S		SFD	0					1	1 1	NO	NE No	o N/A	Approved	Ministerial
AVE,	BP_2024-0136	1	0.00.000											
HOPLAND 0132802900 37063 OMEGA		MH	6/3/2024				1		1	NOI	NE No	o N/A	Pending	Ministerial
DR,	BP_2024-0173		٩							1401		14/2	rending	Will listerial
WESTPORT			7/3/2024											
1450931400 44671		MH	0				1		1 1	NOI	NE No	o N/A	Approved	Ministerial
MOONRISE DR, GUALALA	BP_2024-0174	1	7/4/2024											
0204701200 20660		SFD	0					1	1 1	NOI	NE No	o N/A	Approved	Ministerial
DENNISON	BP_2024-0187	1												
LANE, FORT	BF_2024-0107	1												
BRAGG 0691741800 32625 HAPPY		SFD	7/12/2024				+	1	1	NOI	NE No	o N/A	Danding	Ministerial
0691741800 32625 HAPPY LN, FORT	BP_2024-0283	or D	٥					1	1	NO	INC	o N/A	Pending	wiii naudi ldli
BRAGG			9/25/2024	<u> </u>		I						<u> </u>		<u> </u>
1442310600 37760 OLD		SFD	0					1	1	NOI	NE No	o N/A	Pending	Discretionary
STAGE RD,	BP_2024-0330	1	40/47/0004											Likely
GUALALA 0493101100 28390 HWY		SFD	10/17/2024 O				+ +	1	1	NOI	NE No	o N/A	Pending	Likely requires Coastal Dev Ministerial
128,	BP_2024-0412	5.5	J							No		14/0	, origing	
YORKVILLE			12/13/2024											
0461706400 12052		SFD	0		-1		1 7	1	1	NO	NE No	o N/A	Pending	Ministerial
ANDERSON VALLEY WAY,	BP_2024-0420	1												
BOONVILLE		1	12/18/2024											
1411003200 35791		SFD	0					1	1	NOI	NE No	o N/A	Pending	Discretionary
TIMBERWOOD	BP_2024-0429	1				1							1	
WAY, GUALALA		1	49/90/0004											Coastal likely re
1232311100 32400 ALBION		SFD	12/28/2024 O				+ +	1	1	NOI	NE No	o N/A	Pending	Coastal - likely requires CD Ministerial
RIDGE C RD,	BP_2024-0430	. 5.5	ŭ.							No	140	.4/A	· onang	
ALBION	_		12/29/2024								_			
0371702200 27901 NO HWY	DII 0004 0010	SFD	0			1		1	1	NOI	NE No	o N/A	Pending	Ministerial
101, WILLITS	BU_2024-0016	1	1/9/2024											
1791701500 701 SUNSET	DIT 0004 0010	ADU	R				1		1 1	NOI	NE No	o N/A	Approved	Ministerial
DR, UKIAH	BU_2024-0042		1/18/2024											
1840621100 2533 SO POMO	DII 0001 00:-	MH	R				1		1 1	NO	NE No	o N/A	Approved	Ministerial
LN, UKIAH	BU_2024-0048	1	1/23/2024											
1042402600 2240 HILLTOP	But 0004 5	МН	0				1		1 1	NOI	NE No	o N/A	Approved	Ministerial
DR, WILLITS	BU_2024-0050		1/23/2024											
0072502600 20380		SFD	0					1	1	NO	NE No	o N/A	Pending	Ministerial
HOLLANDS LN, WILLITS	BU_2024-0063	1	1/26/2024											

1601001100 11177 WEST		SFD	0			1	1		NONE	No	N/A	Pending	Ministerial
RD, REDWOOD	BU_2024-0068												
VALLEY			1/29/2024										
0365200700 33777 SHIMMINS		SFD	R			1	1	1	NONE	No	N/A	Approved	Ministerial
RIDGE RD,	BU_2024-0075												
WILLITS			1/30/2024										
0377102600 32211 CONDOR RD,	D	SFD	0			1	1		NONE	No	N/A	Pending	Ministerial
WILLITS	BU_2024-0078		1/30/2024										
1601504000 10480 WEST		SFD	0			1	1	1	NONE	No	N/A	Approved	Ministerial
RD.	BU_2024-0080												
REDWOOD VALLEY	DO_2024 0000		2/1/2024										
0142103900 1020		MH	0			1	1		NONE	No	N/A	Pending	Ministerial
BRANSCOMB	BU_2024-0087						Ì						
RD,	BU_2024-0007												
LAYTONVILLE 1622103500 8020		ADU	2/2/2024			1	1	1	NONE	No	N/A	Approved	Ministerial
PINECREST		ADO	IX.				•	1	NONE	140	N/A	Аррголец	Will illaterial
DR,	BU_2024-0089												
REDWOOD			2/2/2024										
VALLEY 0982451501 25284		MH	0			 1	1	1	NONE	No	N/A	Approved	Ministerial
MADRONE DR,	BU_2024-0110						ì					пррготов	Will action to
WILLITS			2/8/2024										
0474900700 10154 WILD	BU 2024 044E	ADU	R			1	1	1	NONE	No	N/A	Approved	Ministerial
OAKS LANE, UKIAH	BU_2024-0115		2/9/2024										
0491802400 19606		ADU	R			1	1	1	NONE	No	N/A	Approved	Ministerial
MONAHAN	BU_2024-0118												
CREEK RD, YORKVILLE	1 - 1	1	2/0/2024										
1780204700 3000		SFD	2/9/2024 O			1	1	1	NONE	No	N/A	Approved	Ministerial
WESTERLY PL,	BU_2024-0166	1	-]	
0362009000 26035 COVELO	+	SFD	2/28/2024		+	-	1	+	NONE	No	N/A	Pending	Ministerial
30933 COVELO	BU_2024-0176	SFD	٦			'	'		NONE	NO	N/A	renaing	rviii ilStEl Idi
RD, WILLITS			3/5/2024										
1512500200 7721 SKY HILL	BU_2024-0183	SFD	0			1	1	1	NONE	No	N/A	Approved	Ministerial
DR, UKIAH 0462406800 5021 LONG	_	SFD	3/7/2024			1	1	1	NONE	No	N/A	Approved	Ministerial
VALLEY	DI L 0004 0040	0.5	ŭ				ì					пррготов	Will action to
RANCH RD.	BU_2024-0210												
UKIAH 0462406800 5031 LONG		ADU	3/20/2024			 	4		NONE	No	N/A	Pending	Ministerial
0462406800 5031 LONG VALLEY		ADU	K			'	'		NONE	NO	N/A	Pending	Ministerial
RANCH RD,	BU_2024-0211												
UKIAH			3/20/2024										
1602406000 2299 RANCHERIA		ADU	R			1	1	1	NONE	No	N/A	Approved	Ministerial
RD.	BU_2024-0222												
REDWOOD													
VALLEY			3/26/2024						HONE		****		
1601601300 2111 GABRIEL		MH	O			1	1	1	NONE	No	N/A	Approved	Ministerial
LN, REDWOOD VALLEY	BU_2024-0225												
			3/26/2024										
0031900900 620 REDWOOD	BU_2024-0231	SFD	О			1	1	1	NONE	No	N/A	Approved	Ministerial
AVE, UKIAH	BU_2024-0231		3/28/2024										
0981531101 25122		SFD	0			1	1	1	NONE	No	N/A	Approved	Ministerial
MADRONE DR,	BU_2024-0232		0.000										
0154503401 33750		SFD	3/29/2024		+	1	1	1	NONE	No	N/A	Approved	Ministerial
SHERWOOD	DII 2004 0075	5, 5	٦			1			NONE	140	INA	, approved	
SHERWOOD RANCHERIA	BU_2024-0275												
RD, WILLITS 1610511200 10200 EAST	+	SFD	4/8/2024 O			1	1	1	NONE	No	N/A	Approxed	Ministerial
RD.	BU 0	SFD	٦			'	'	1	NONE	NO	N/A	Approved	rviii ilStël idi
REDWOOD	BU_2024-0294												
VALLEY		40	4/15/2024						NON		A		Malekedel
0382016400 2701 MUIR MILL RD,	BU_2024-0297	ADU	к			1	1	1	NONE	No	N/A	Approved	Ministerial
WILLITS	50_2024-0297		4/19/2024	<u> </u>									
0462405500 8300		SFD	0			1	1	1	NONE	No	N/A	Approved	Ministerial
BOONVILLE RD, UKIAH	BU_2024-0299		4/18/2024										
		MH	0			1	1	+ +	NONE	No	N/A	Pending	Ministerial
0324600500 23515 HOPPER LN, COVELO	BU_2024-0310]	-									•	
		0=-	4/22/2024										Malekedel
1680100500 1081 MARINA DR, UKIAH	BU_2024-0324	SFD	4/26/2024			1	1	1	NONE	No	N/A	Approved	Ministerial
1680100500 1071 MARINA	BU_2024-0325	ADU	R			1	1		NONE	No	N/A	Pending	Ministerial
DR, UKIAH	BU_2024-0325		4/26/2024										
0461503100 11510 ANDERSON		SFD	٥			1	1	1	NONE	No	N/A	Approved	Ministerial
VALLEY WAY,	BU_2024-0356												
VALLEY WAY, BOONVILLE			5/7/2024										
0131803000 101 POND RD, LAYTONVILLE	BU_2024-0357	MH	O 5/7/2024			1	1	1	NONE	No	N/A	Approved	Ministerial
0264905900 33461	_	SFD	O 5///2024			 1	1		NONE	No	N/A	Pending	Ministerial
MOUNTAIN VIEW RD,	BU_2024-0363	5.0	-							.40		. Jirding	
VIEW RD,	BU_2024-0363												
BOONVILLE 0142503800 44041 BRIGGS		MH	5/10/2024		+	1	1	1	NONE	No	N/A	Approved	Ministerial
LN,	BU_2024-0410	IVITI	٦				· ·		NONE	NO	IW/A	Арргочец	······································
LAYTONVILLE			5/28/2024										
ENTOWNELL													

0534003800	65708 CEDAR CREEK RD,	BU_2024-0412	SFD	R		1	1	1 N	ONE I	No N/A	Approved	Ministerial	
0360104900	LEGGETT 38951 SOUTH		SFD	5/28/2024 O		1	1	1 N	ONE I	No N/A	Approved	Ministerial	
	FORK RD, WILLITS	BU_2024-0417		5/30/2024									
1040612000	DR, WILLITS	BU_2024-0469	ADU	6/19/2024		1	1			No N/A	Pending	Ministerial	
0564301000	63170 BELL SPRING RD, LAYTONVILLE	BU_2024-0479	SFD	O 6/24/2024		1	1		ONE I	No N/A	Pending	Ministerial	
1072640500	4200 JENKINS RD,		SFD	0		1	1	1 N	ONE I	No N/A	Approved	Ministerial	
	REDWOOD VALLEY	BU_2024-0489		6/27/2024									
1072803800	4110 FISHER LAKE DR,	BU_2024-0502	MH	0		1	1	1 1	ONE I	No N/A	Approved	Ministerial	
40 4000000	REDWOOD VALLEY	50_2024 0002	055	7/2/2024					over .				
1040900605	19865 SO MAIN ST, WILLITS	BU_2024-0522	SFD	7/11/2024		1	1	, , , , , , , , , , , , , , , , , , ,	I BAC	No N/A	Pending	Ministerial	
0484004400	399 RALPH BETTCHER	BU_2024-0559	MH	0		1	1	1 N	ONE I	No N/A	Approved	Ministerial	
0460403100	DR, HOPLAND 7830 HIGHWAY		SFD	7/30/2024 O		1	1	1 N	ONE I	No N/A	Approved	Ministerial	
	128, PHILO	BU_2024-0580		8/7/2024									
1711900300	18941 RIDGEWAY	BU 0004 0044	SFD	0		1	1		ONE I	No N/A	Pending	Ministerial	
	HWY, POTTER VALLEY	BU_2024-0641		8/15/2024									
1511200200	8420 CHICKENFOOT	BU_2024-0656	SFD	0		1	1	1	ONE I	No N/A	Pending	Ministerial	
0263922700	RD, UKIAH 18895 PHILO		MH	8/21/2024 O		1	1	1	ONE I	No N/A	Pending	Ministerial	
1822401700	GREENWOOD RD., PHLO 2480 MILL	BU_2024-0682	SFD	9/4/2024					ONE I	No N/A	Approved	Ministerial	
1822401700	CREEK RD, TALMAGE	BU_2024-0699	SFD	9/9/2024		- 1	•		JNE	NO IN/A	Approved	Ministerial	
1791601000	701 WATSON RD, UKIAH	BU_2024-0720	SFD	O 9/23/2024		1	1			No N/A	Pending	Ministerial	
0262931000	11871 BIG MEADOW RD,	BU_2024-0735	SFD	0		1	1	1	ONE	No N/A	Pending	Ministerial	
0262931000	PHILO 11861 BIG	BU 0004 0700	ADU	9/30/2024 R		1	1	N	ONE I	No N/A	Pending	Ministerial	
1661401300	MEADOW RD, PHILO	BU_2024-0736	ADU	9/30/2024		1	1		ONE I	No N/A	Pending	Ministerial	
1001401000	1610 WOODWAY	BU_2024-0774	7.50	"							ronung	Williadorida	
	LN, REDWOOD VALLEY			10/15/2024									
1050100300	3580 CHINQUAPIN	BU_2024-0776	SFD	0		1	1	,	ONE I	No N/A	Pending	Ministerial	
1473220101	DR, WILLITS 4160 BI ACKHAWK	BU_2024-0831	SFD	0 10/17/2024		1	1	1	ONE	No N/A	Pending	Ministerial	
1632500500	DR, WILLITS 1786 RD B,		MH	11/12/2024 O		1	1	1 N	ONE I	No N/A	Approved	Ministerial	
	REDWOOD VALLEY	BU_2024-0850		11/19/2024									
1760600900	6801 NO HORSESHOE	BU_2024-0872	МН	0		1	1	1 1	ONE I	No N/A	Approved	Ministerial	
0375700400	CIR, POTTER VALLEY 27260		SFD	12/5/2024		1	-1		ONE I	No N/A	Pending	Ministerial	
	SKYVIEW RD, WILLITS	BU_2024-0878		12/9/2024						14/4	, anding	natoridi	
1622310700	730 BEL ARBRES RD,	BU_2024-0892	ADU	R		1	1	1	ONE I	No N/A	Pending	Ministerial	
0000010000	REDWOOD VALLEY	50_2024-0092	OFF	12/13/2024					ONE	U	Des d'	Modelator	
0962610800 0010200700	RD, WILLITS	BU_2024-0899	SFD	O 12/19/2024		1	1			No N/A	Pending Pending	Ministerial Ministerial	
0010200700	1201 LOW GAP RD, UKIAH	BU_2024-0904	or D	12/26/2024					JINE I	N/A	rending	wiii iisteriali	
0142102600	1050 BRANSCOMB	BU_2024-0909	ADU	R		1	1	1	ONE I	No N/A	Pending	Ministerial	
	RD, LAYTONVILLE	BU_2024-0909		12/30/2024									
1532000200	4300 CHEMISE RIDGE RD,	BU_2024-0911	SFD	0		1	1	,	ONE I	No N/A	Pending	Ministerial	
1511400300	PHILO	_	SFD	12/30/2024 O		1	1		ONE I	No N/A	Pending	Ministerial	
	7021 FIND YER WAY, UKIAH	BU_2024-0912		12/31/2024		1							
0131804200	49515 VALLEY DR,	BU_2024-0914	SFD	0		1	1	-	ONE I	No N/A	Pending	Ministerial	
1512500400	B200 CHICKEN	Bit 0004 0015	SFD	12/31/2024 O		1	1	1	ONE I	No N/A	Pending	Ministerial	
	FOOT RD, UKIAH	BU_2024-0915		12/31/2024									

0274611700	43700 FOREST FERN CT.	B1/ 000/ 000/	ADU	0			1		1		NONE	No	N/A	Pending	Ministeria	I
	POINT ARENA CITY	BV_2024-0004		1/5/2024												
1234202000	32297 MIDDLE RIDGE RD,	BV_2024-0020	SFD	0				1	1		NONE	No	N/A	Pending	Ministeria	l
	ALBION 18004 GEORGES LN, FORT BRAGG	BV_2024-0037	ADU	1/25/2024 R 2/21/2024			1		1	1	NONE	No	N/A	Approved	Ministeria	Coastal - original approx
	31451 ALBION RIDGE I RD, ALBION	BV_2024-0041	ADU	O 2/29/2024			1		1		NONE	No	N/A	Pending	Ministeria	J Coastai - Original appro
1412401500		BV_2024-0049	SFD	O 4/1/2024				1	1		NONE	No	N/A	Pending	Ministeria	1
1791802300	1985 RIDGE RD, UKIAH	BV_2024-0057	ADU	R 4/10/2024			1		1		NONE	No	N/A	Pending	Ministeria	1
0562300700	4500 IRON PEAK RD, LAYTONVILLE	BV_2024-0077	SFD	O 5/10/2024				1	1		NONE	No	N/A	Pending	Ministeria	1
0375701400	27301 SKYVIEW RD, WILLITS	BV_2024-0102	SFD	O 7/12/2024				1	1		NONE	No	N/A	Pending	Ministeria	1
1681810700	396 MILANI DR, UKIAH	BV_2024-0115	ADU	R 7/31/2024			1		1	1	NONE	No	N/A	Approved	Ministeria	ı
1442331000	37851 OCEAN RIDGE DR, GUALALA	BV_2024-0183	SFD	O 12/19/2024				1	1		NONE	No	N/A	Pending	Ministeria	Likely requires Coastal
1195001500	42200 COMPTCHE UKIAH RD, MENDOCINO AREA	BV_2024-0186	SFD	0 12/31/2024				1	1		NONE	No	N/A	Pending	Ministeria	Likely requires Coastal
1195001500	42200 COMPTCHE UKIAH RD, MENDOCINO	BV_2024-0187	SFD	0				1	1		NONE	No	N/A	Pending	Ministeria	1
	AREA			12/31/2024												Likely requires Coastal

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units Streamfining Infili Housing with Financial Assistance Housing without Taxos of Streamfining Infili additional Financial Assistance or Affordability or Deed Restriction Deed Restriction Project Identifier Unit Types Affordability by Household Incomes - Completed Sintidement Affordability by Wassehold Incomes - Building Permits Affordability by Household Incomes - Cartificates of Occupancy Demolished/Destroyed Units Density Bonus Notes Tankanda Bandangan Bandan Bandangan Bandangan Bandangan Bandangan Bandangan Bandangan Very Loss

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017160800 VERNIC MACHETTIN 0134203800 SATE I INFERENCE 0134503800 ST 015604 A	8F_3004.0007 MH 0			1 116004 1		1 3/33004 1	NOME N	Based an surrenisales attentional attent		
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0173307790 DR, FORT 180002190 21190WEHWY	8F_20040143 ADU N 8F_2004008 ADU N			1 800004 6	1	1013004 1	NOME N	Based on surrentisation scientistical estimate Based on surrentisation		
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1791802300 GERMANDO	BF_2004-0884 BF0 0	1 716004				1 1130004 1	NOME N			
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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

						Tab	le B							
					Regional	Housing Need	ds Allocation	Progress						<u>.</u>
					Permi	ted Units Iss	ued by Afford	ability						
		1						2					3	4
In	ncome 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	-	-	-	-	-	-	-	-	-	-	247	
Moderate	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
			F	Progress toward ex	tremely low-incom	e housing need, as	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-Inc	come Units*	146		-	15	26	21	ı	-	-	-	-	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 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 during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle.

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.

VLI Deed Restricted

VLI Non Deed Restricted

Jurisdiction	Unincorporated	
Reporting Year	2024	(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	08/15/2019 - 08/15/2027	!														
								Tabl	e C								
						Sites Identifi	ed or Rezoned to	Accommodate :	Shortfall Housin	g Need and No	Net-Loss Law						
	Project Idea	ntifier		Date of Rezone	RHN	IA Shortfall by Ho	usehold Income Cate	gory	Rezone Type				s	ites Description			
	1			2			3		4	5	6	7		В	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: Start Da	ata Entry Below																
																	-

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Mendocino County - Unincorporated		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
		Table D	
	Program Imple	ementation Status pursi	uant to GC Section 65583
Describe progress of all p	programs including local efforts to remove go	Housing Programs Progre vernmental constraints to the r element.	ess Report maintenance, improvement, and development of housing as identified in the housing
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Action 1.1a	appropriate location of all new housing away from incompatible uses. Use	and available information by January 2021.	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 preapplication 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.
Action 1.2a	Work with new and existing affordable housing development organizations that identify and address affordable housing needs throughout the County. Support organizations pursuing grants to fund development or rehabilitation of affordable housing by providing assistance and information when feasible.	As interested agencies approach the County	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.
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 finalized a Master Tax Sharing Agreement with all incorporated cities within the county on June, 5 2024.

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	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.
Action 1.3c	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.	As new applications for annexation or tax sharing by cities and special districts are submitted.	The County supported Ukiah's annexation of the Western Hills development, completed 12/6/2024.
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 multifamily 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	specific plan documents for the areas	one (1) MAC in developing and updating a community specific planning	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	brochures (e.g. farmworker housing) to individuals, developers, and builders	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 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.

Continue code emorcement actions to identify substandard or unsafe housing and sanitary facilities. □Brovide contact information to property owners to assist in identifying programs to abate violations, assist with upgrades and weatherization, and conserve the housing stock. The County continues code enforcement actions to identify sub-standard □Use Revenue and Taxation Code Update and Continue housing and/or sanitary facilities and provides contact information to property Section 17274 as an inducement to Processes As Identified: owners to help identify programs to abate violations, assist with upgrades and private sector rehabilitation of rental 2021 - Establish a program weatherization, and conserve the housing stock. The County continually uses housing (denies State tax deductions to to facilitate the the Revenue and Taxation Code Section 17274 as an inducement to private owners of substandard rental property); sector rehabilitation of rental housing. There were no demolitions of low-or replacement of older include notice of potential use in moderate-income housing units within the Coastal Zone, and very few mobile homes in order to violation notices. demolitions of residential structures. The majority of demolition permits issued remove substandard units ∃Explore establishing a program to from County housing in Mendocino County are for non-permitted construction. Action 2.1b facilitate the replacement of older mobile stock; by 2021 invite the homes in order to remove substandard **Mendocino County Code** Due to limited staff capacity, a program has not yet been implemented to units from County housing stock. This **Enforcement Division to** facilitate the replacement of older mobile homes and Code Enforcement has not exploration should consider whether present an informational yet presented to the Planning Commission on substandard housing. However, internal methods or collaborating with the County believes both are integral to improving housing conditions in session before the outside agencies, or a combination of **Mendocino County** Mendocino County and will continue to pursue both as capacity allows. In 2023 the two, would be most efficient. Planning Commission on Code Enforcement began a program offering tenants of rental units assements □Continue to comply with Government sub-standard housing related to Health and Safety Code Section 17920.3 and 17920.10, to provide Code Section 65590 in the Coastal Zone reports for the tenants' use. (requires converted or demolished lowor moderate-income housing units within the Coastal Zone to be replaced with similarly affordable units onsite or elsewhere within the Coastal Zone if feasible), including procedures to review and track conversions and Coastal Zoning Code amondments if necessary

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 preapplication 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 preapplication 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 https://www.mendocinocounty.gov/departments/planning-building-services/accessory-dwelling-units . 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	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.
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.	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	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 conjuction 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.

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	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.
Action 3.4c	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.	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 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.

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 streamlining approval process and	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.	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.
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Action	n 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	n 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	n 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: □Qontinue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD). □Provide informative materials concerning fair housing and housing discrimination at locations that provide housing and related services.	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	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.gov/departments/planning-building-services/accessory-dwelling-units, with a section emphasing 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.
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.	partnerships, and	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, and the County anticipates performing another overhall 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.

Extremely Low-Income Program Development: Work with other agencie and local partners, including Legal Services of Northern California to joint develop and implement a program that is designed to address the needs of th 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. Action 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	By 2021, annually thereafter, and as requested, conduct staff meetings with Legal Services of Northern California to determine the	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.
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Action 4.3a	Farm Employee/Labor Housing: Continue to work with the agricultural community, housing providers and agricultural groups to develop and build year-round and seasonal agricultural worker housing. Continue to identify suitable locations for farmworker housing. Ensure that these groups are included in housing stakeholder meetings. The County will encourage and support State and Federal funding applications for farmworker housing and supporting infrastructure by providing technical assistance when needed, and continue to conduct pre-application conferences and meet with farmworker housing developers on an ongoing basis. Provide information about the County's farm employee/labor housing regulations. Meet with the Mendocino County Farm Bureau and other farm advocacy groups to discuss agriculture-related policies, regulations, and opportunities in the County's planning documents, including General Plan Elements, such as an Agriculture Element.	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	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.
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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	of affordable housing for	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	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	opportunities for persons with disabilities, improving	In 2022, PBS published an ADU guidance webpage emphasizing the benefits of creating special needs housing.

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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.	grants and funding opportunities via technical	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.

Action 4.	3f	County Health and Human Services	best PBS staff can support 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.
Action 5.	.1a	provides services on behalf of Pacific Gas and Electric (PG&E) and enrollment	Apply for funding biennially. Promote the use of weatherization programs as programs become available	The County supports the CDC's Development and Sustainability Department and PG&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&E. Sonoma Clean Power asserts that their 88% carbon-free CleanStart service means a carbon footprint reduction compared to PG&E as well, but this relies on comparing Sonoma Clean Power's 2023 energy mix to PG&E's 2022 mix. As of 2023, PG&E, has completely eliminated GHG-emitting fossil fuels from its energy mix. The County received funding from FEMA's Hazard Mitigation Grant Program to create an Ingnition-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.

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 preapproved 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	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 preapproved 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 have been incorporated into MCC Title 9A.32.
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	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 (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 occured due to staffing shortages and competing priorities. Additional CalGreen voluntary building requirements are not currently under consideration.

Action 5.2a	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	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	community in extensive outreach and provides educational resources to
Action 5.4a	Assist residents with lowering their utility costs by promoting utility assistance, home weatherization, energy and water conservation, and green building services.	water conservation, and green building services.	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

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.	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 preapplication conference	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.
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, grantwriting 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.	IONGOING and TIMELY	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.

	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	regularly provides support letters for projects.
Action 6.2h	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 \$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.

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.	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. In December of 2023 the County created a grants division within the CEO's office to pursue these and other such funding opprotunities.
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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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 and the County anticipates performing another overhall 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.
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.	grants and funding opportunities via technical	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 124 clients receiving rental assistance. 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.

Jurisdiction 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 (CCR Title 25 §6202)

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

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7 Description of Commercial Commercial Development Bonus

Date Approved Units Constructed as Part of Agreement Project Identifier Description of Commercial Development Bonus

Jurisdiction	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 ⁺ Listed for Informational Purposes Only		Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov 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*. For detailed reporting requirements, see the chcklist here:			
	Extremely Low- Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low- Income ⁺	Very Low- Income ⁺	Low-Income [†]		https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

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

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the p

Project Identifier

1

Prior APN ⁺	Current APN	Street Address	Project Name [⁺]
Summary Row: Sta	art Data Entry Belov	W	
	_		-

Note: "+" indicates an optional field

Cells in grey contain

ANNUAL ELEMENT PROGRESS REPORTHousing Element Implementation

Table F2 Above Moderate Income Units Converted to Moderate Income Pursua

lanning 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 describ

	Unit T	ypes		Aff	ordability 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
			0	0	0

ant to Government Code section 65400.2

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

sehold Incomes	s After Conversi	Units credited toward Mo		
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
0	0	0	0	0

erate Income	Notes
	6
Date Converted	<u>Notes</u>

Jurisdiction Unincorporated		
Reporting Period	2024	(Jan. 1 - Dec. 31)

Jurisdiction Unincorporated 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 period 2024 (Jan. 1 - Dec. 31) disposed of during the reporting unises nosid, leased, or otherwise disposed of during the reporting unises. ANNUAL ELEMENT PROCRESS REPORT Housing Element Implementation

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

	Locally Owned Lon-	de Included in the b	lousing Flament Cir	Table G	ave been sold, leased, or othe	rwise disposed of
'			rousing Element Si	ventory triat ne	ave been sold, leased, or othe	. muse disposed of
	Project I	dentifier				
		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					
					-	-
					-	-
					-	-
	l	l				

ANNUAL ELEMENT PROGRESS Housing Element Implemen

For Mendocino County jurisdictions, please format the AF

Table H Locally Owned Surplus Site Parcel Identifier 1 2 3 4 APN Street Address/Intersection Existing Use Number of Units Summary Row: Start Data Entry Below 107-280-45-00 Tomki Rd, Redwood Valley Other		For Mendocino County jurisdictions, please format the A		
Parcel Identifier 1 2 3 4 APN Street Address/Intersection Existing Use Number of Units Summary Row: Start Data Entry Below				Table H
Parcel Identifier 1 2 3 4 APN Street Address/Intersection Existing Use Number of Units Summary Row: Start Data Entry Below				
APN Street Address/Intersection Existing Use Units Summary Row: Start Data Entry Below		Parcel Identifier		
APN Street Address/Intersection Existing Use Units Summary Row: Start Data Entry Below			_	
Summary Row: Start Data Entry Below	1	2	3	4
	APN	Street Address/Intersection	Existing Use	
107-280-45-00 Tomki Rd, Redwood Valley Other	Summary Row: Start	Data Entry Below		
	107-280-45-00	Tomki Rd, Redwood Valley	Other	
			-	

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must contain an invenory of ALL ands the reporting jurisdiction owns

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

S REPORT ntation

PN's as follows:999-999-99	

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Designation	Size	Notes
5	6	7
Surplus Designation	Parcel Size (in acres)	Notes
Curplus Land	0.20	Marinaga Dark/Swimming Hala
Surplus Land	0.38	Mariposa Park/Swimming Hole

Jurisdiction	Unincorporated	
Reporting Period	2024	(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 Housing Element Implementation

	Not
Cells	in ç

	Table J											
		Student h	nousing developr	nent for lower income	students for whi	ich was granted	a density bonus	pursuant to subp	aragraph (F) of	paragraph (1) of	subdivision (b) of	Section 65915
	Project I	dentifier		Project Type Date Units (Beds/Student Capacity) 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: Sta	rt Data Entry Below											

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

ANNU

Local governments are required to inform HCD about any local tenant preference ordinance the local governments adopting a tenant preference are required to create a v

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

AL ELEMENT PROG

Table I

Tenent Preferer

rnment maintains when the jurisdic vebpage on their internet website c

RESS REPORT

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nce Policy

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

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

Jurisdiction	าdocino 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

\$

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 Leve	el	
Vamilani	Deed Restricted	
Very Low	Non-Deed Restricted	
Low	Deed Restricted	

LOW	Non-Deed Restricted
Moderate	Deed Restricted
Moderate	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	
	Deed Restricted	
Moderate	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	
Malanta	Deed Restricted	
Moderate	Non-Deed Restricted	
Above Moderate		
Total Units		

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

(CCR Title 25 §6202)

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

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

Task Status
Completed
In Progress

ole A2)

Current Year
0
0
0

12	
9	
3	
0	
0	

Current Year
0
0
0
0
0
39
59
98

Current Year
0
0
0
0
0
40
83
123

ized based on the eligible uses specified in Section 50515.02

Other	Notes	
Funding	5 0 10 T 10 0 11 1 1 1 1 1 1 1 1 1 1 1 1	
	As of 9/27/24, all reimbursements have been	
	requested, with the final reimbursement payment	
044	received around 11/4/2024.	
Other		
	Other funding source: General Plan Maintainence	
	Fund	
	This project was included on the LEAP grant	
Local	proposal, but ultimately the LEAP grant monies	
	were ultimately all routed to the Zoning Ordinance	
Contrain and	Update. The County is still undertaking this project,	
	1 .	
	instead funding it entirely with County dollars.	