

ORDINANCE NO. 4218

AN ORDINANCE AMENDING TITLE 20.008 TO ADD DEFINITIONS FOR AFFORDABLE HOUSING, AFFORDABLE HOUSING UNIT, EQUITY SHARING; INCLUSIONARY UNIT, HOUSEHOLD; EXTREMELY LOW INCOME HOUSEHOLD, VERY LOW INCOME HOUSEHOLD, LOW INCOME HOUSEHOLD, MODERATE INCOME HOUSEHOLD; MARKET RATE; OWNER OCCUPIED UNIT; RENTAL UNIT.

SECTION 1: Section **20.008.020** of the Mendocino County Code shall be amended to include the following additional definitions, to read as follows:

(M) "Affordable Housing" means housing capable of being purchased or rented by a household with extremely low, very low, low, or moderate income based on a household's ability to make payments necessary to obtain housing. Housing is considered affordable when a household pays less than 35% of its gross monthly income for housing.

(N) "Affordable Housing Unit" means a dwelling unit which meets the standards in **Section 20.238** of this Code and is affordable to households having extremely low, very low, low, or moderate income.

SECTION 2: Section **20.008.027 Definitions (E)** is added to the Mendocino County Code to include the following definition:

(A) "Equity Sharing" means an agreement by which appreciation on the value of an affordable unit from the time of original purchase at an affordable price to the time of resale shall be shared between the owner and the County or its designated agency. Such an agreement will be a condition of financial assistance for income qualified households to purchase Affordable Housing Units.

SECTION 3: Section **20.008.032** of the Mendocino County Code shall be amended to include the following additional definitions and renumbered consecutively, to read as follows:

(D) "Household" means all the persons related, or unrelated, who occupy a single dwelling unit. Persons not living in households are classified as living in group quarters.

1. "Extremely Low-income Household" means a household with an annual income less than 30 percent of County mean income, adjusted by household size, as determined by the California State Department of Housing and Community Development.

2. "Very Low-income Household" means a household with an annual income no greater than 50% of the County median income, adjusted by household size, as determined by the California State Department of Housing and Community Development.
3. "Low-income Household" means a household with an annual income of at least 50% of the County median income, but less than 80% of the County median income, adjusted by household size, as determined by the California State Department of Housing and Community Development.
4. "Moderate-income Household" means a household with an annual income of at least 80% of the County median income but less than 120% of the County median income, adjusted by household size, as determined by the California State Department of Housing and Community Development.

SECTION 4: Section **20.008.034** of the Mendocino County Code shall be amended to include the following additional definitions and renumbered consecutively, to read as follows:

(B) "Inclusionary Unit" means an affordable housing unit required to be provided by the developer of a residential housing project pursuant to the requirements of **Section 20.238** of this code.

SECTION 5: Section **20.008.042** of the Mendocino County Code shall be amended to include the following additional definitions and renumbered consecutively, to read as follows:

(C) "Market Rate" means not restricted to an "affordable" housing price as defined in Sec.20.008.020 of this document, or an affordable rent.

SECTION 6: Section **20.008.046** of the Mendocino County Code shall be amended to include the following additional definitions and renumbered consecutively, to read as follows:

(G) "Owner Occupied Unit" means a unit that is the primary residence of its owner.

SECTION 7: Section **20.008.050** of the Mendocino County Code shall be amended to include the following additional definitions, to read as follows:

(G) "Rental Unit" means a housing unit that is occupied by a party or household that is not its owner, and who pays a fee for the use of the unit.

Passed and adopted by the Board of Supervisors of the County of Mendocino, State of California,
on this 23rd day of March 2009, by the following vote:

AYES Supervisors Brown, McCowen, Smith, and Colfax
NOES: Supervisor Pinches
ABSENT: None

WHEREUPON, the Chair declared said Ordinance passed and adopted and SO ORDERED.

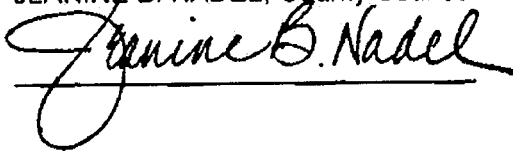


Chair
Mendocino County Board of Supervisors

ATTEST: KRISTI FURMAN
 Clerk of the Board

I hereby certify that according to the
provisions of Government Code Section
25103, delivery of this document has been
made.

APPROVED AS TO FORM:
JEANINE B. NADEL, County Counsel



Jeanine B. Nadel

BY: KRISTI FURMAN
 Clerk of the Board

