



# MENDOCINO COUNTY

## 2019-2027 Housing Element Update

# Board of Supervisors – Dec. 10, 2019

## » Update on 2019-2027 Housing Element

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

# Housing Element Overview

## About the Housing Element Update

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



# Housing Element Overview

## » Timeline

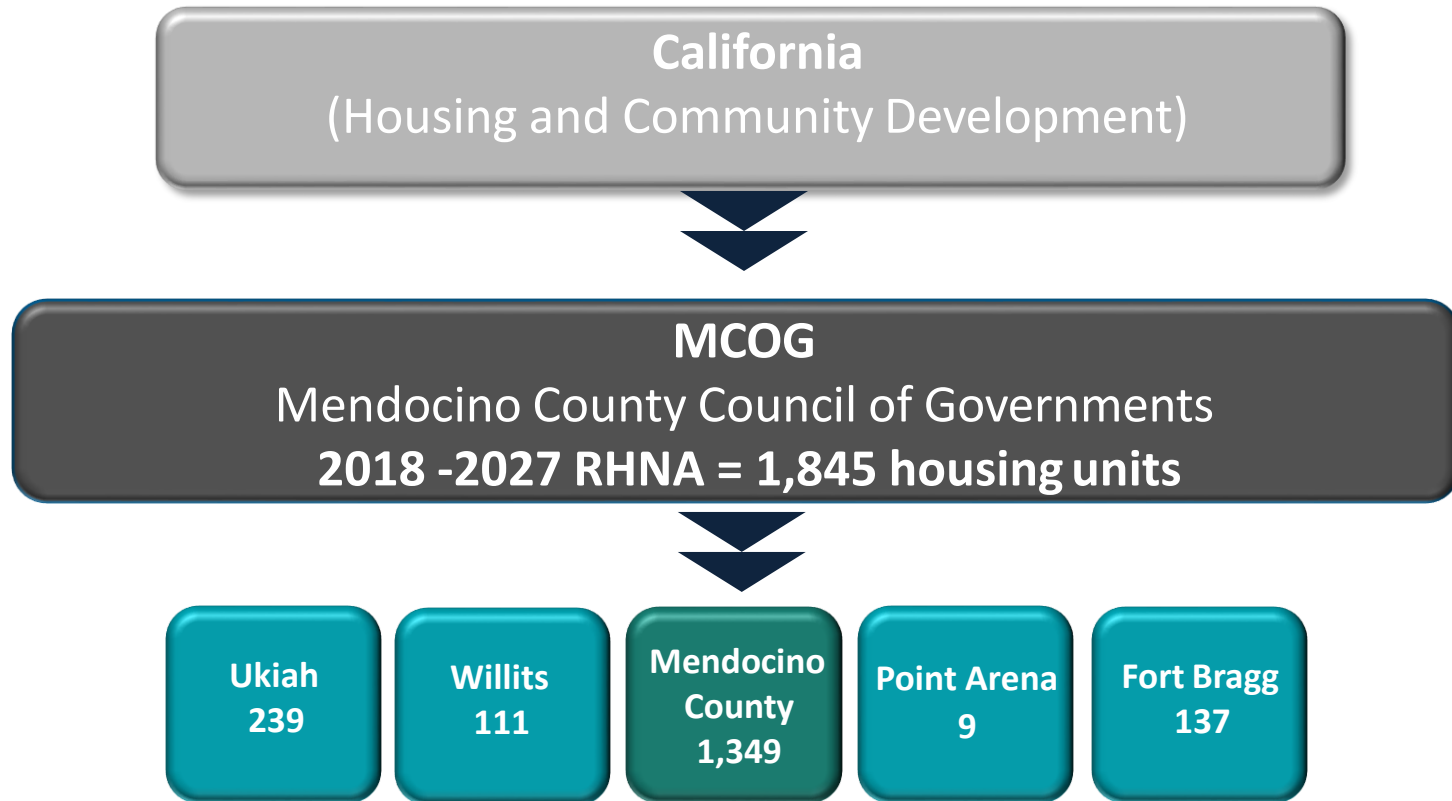
- Outreach: August 2019
- Planning Commission recommendation for approval: 10/17/19
- HCD (California Department of Housing and Community Development) review: October - December 2019
- Environmental Determination: Addendum to General Plan Environmental Impact Report (EIR) completed: November 2019
- HCD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

# Housing Element Goals

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

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

# Regional Housing Needs Allocation



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

# Regional Housing Needs Allocation

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

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

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

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

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

# Site Inventory

» Diversity of sites throughout the county

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



# Upcoming, Related Efforts

- » Review Inclusionary Program
- » Draft Safety Element and Multi-Hazard Mitigation Plan
- » Update Land Use Element based on SB 244, Disadvantaged Unincorporated Communities analysis



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