

City/County of:

## HCD Question/Concerns Resulting from Review

Page Number(s)	HCD Question/Concern by Topic	Jurisdiction's Response	Date / Page Number of Revision or Phone Call	Accepted?	HCD Perspective on Response
PUBLIC PARTICIPATION					
Pg. 4 Appendix Pg.195	State law mandates that the local government make a diligent effort in reaching all economic sectors, where there any translational services provided during any of the 5 public meetings held throughout the County during the month of August?				<i>...again Coordinated Ordinance regulation movement done.</i>
REVIEW AND REVISE					
HOUSING NEEDS (Population/employment/Household Characteristics/Housing Stock)					
HOUSING NEEDS (Special Needs)					
HOUSING NEEDS (Energy Conservation/At-Risk Housing)					
HOUSING NEEDS (RHNA/Progress)					
ADEQUATE SITES (Inventory)					

**ADEQUATE SITES (Analysis)**

	Do we want to count sites under current water moratoriums? (Redwood, Forks, Calpella)					
	Very little analysis was provided on these sites and without them they would fall short in meeting their lower RHNA. Thoughts?					
	All sites listed for Laytonville are in commercial zoning that's at around 72 percent of the max. Can the county provide analysis describing densities typically build in their C-1 and C-2 zone to support the density assumptions in the inventory? Otherwise, the capacity should be reduced to 50 percent of the max.					
	Various sites in the inventory are in floodplains, can the county provide substantial analysis that this environmental constraint does not obstruct the likelihood of development of these sites					
<b>ADEQUATE SITES (Second Units)</b>						
<b>ADEQUATE SITES (Alternative Adequate Sites)</b>						
<b>ADEQUATE SITES (Zoning for a Variety of Housing Types)</b>						

Pg. 93	<b>(Coastal Zoning District)</b>  With ministerial approval Adu's must be allowed in any zone allowing SF use.  <i>Why are Adu's not permitted in the C district?</i>				
Pg. 95	<del>Supportive and transitional housing is allowed by the same standards and restrictions as SF and MF and is allowed in all other zones accommodating residential use. Can this information be included in both 5-3-16-17?</del>				
Pg. 92	<i>→</i> <b>inland</b>  In your zoning chart, SF is allowed in every zoning district; Manufactured homes must be allowed the same as SF.				
Missing	Does the county comply with AB 2162? This requires supportive housing projects meeting specific criteria be allowed by right in all zones allowing MF uses, including MU and Non Res zones.				
<b>CONSTRAINTS ON HOUSING (Governmental)</b>					
Missing	Does the county have a process for SB 35? If not, please include a program in your element for it.				

CONSTRAINTS ON HOUSING (Non-Governmental)					
Missing	Can Mendocino County. address GC 65583(a)(6). The element should describe typical built densities for zones identified in the sites inventory.				
	The element should describe the typical timeframe between a project receiving full entitlements and when the developer requests permits.				
QUANTIFIED OBJECTIVES					
OTHER (Consistency/Coastal Zone/Water and Sewer)					
Pg. 88 (Bottom)	The element states the following: Government Code Section 65590 requires that residential dwelling units in the coastal zone, occupied by persons of low or moderate income, that are converted or demolished, must be replaced.				
	A program must be added to the element that commits to implementing a tracking system that tracks rental rates or income levels so that any units in the coastal zone that are either converted or demolished may be replaced.				

Missing

Did Mendocino consider policies put forth in the San Joaquin Valley Air Pollution Control district when developing the housing element?

Did the County update the its safety element to include environmental justice?

others?

PROGRAMS

Time frames for various programs needs to be updated to include at least specific dates. Words like intermediate and initial give the reader very little context.

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Program 2.1 A. Should quantify the number of housing rehabs, and units developed through anticipated funding permits.

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Program 3.5 D. Should identify the number of units that remain to be developed and should also include a date by which the county commits on doing so.

Pg. 16

Program 4.1 A. The county might consider designing brochures, posting information on the city's websites, in city newsletters for the purpose of expanding on this program and further educating both tenants and landlords.

	<p>Can the program quantify the success of these grants and their translation into units for the county's homeless population?</p> <p>Responsibility and timeframe are both missing from this program.</p>				
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