

**INTERNAL USE ONLY**  
**HOUSING ELEMENT REVIEW WORKSHEET**

Locality Mendocino HCD Received Date 10/22/14 ☒ Draft ☐ Adopted

Contact Person Michelle West Phone # 570 833 0112

Does AB 1397/AB 879 Apply? ☐ Yes ☐ No

Coastal Zone? ☐ Yes ☐ No

Section numbers refer to the Government Code (Article 10.6)

**I. Public Participation (GC 65583(c)(8))**

Page #

A. Diligent efforts to achieve public participation of all economic segments of the community in the development and adoption of the element.

B. Description of how public input was or will be considered and incorporated in the element.

(4) 195

(4) 195

poorly addressed

**II. Review and Revision (GC 65588(a) & (b))**

138 -

Page #

A. Evaluation and revision of the previous element:

1. "Effectiveness of the element" (Section 65588(a) (2)): A review of the actual results of the previous element's goals, objectives, policies, and programs. The results should be quantified where possible (i.e., number of housing units rehabilitated).

135-196

2. "Progress in implementation" (Section 65588(a) (3)): An analysis of the significant differences between what was planned in the previous element and what was achieved.

150-140

3. "Appropriateness of goals, objectives and policies" (Section 65588(a) (1)): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element.

135-198

B. Adequate sites implementation/rezone program (GC Section 65584.09); if needed.

**III. Housing Needs Assessment (GC 65583(a))**

A. Population and Employment Trends

pop - 59k  
pop by age (A26)

B. Household Characteristics

1. Number of existing households
2. Total households overpaying for housing
3. Lower income households overpaying
4. Total number of existing extremely low-income households
5. Total number of projected ELI households

Owner Renter Total Page #

page 18 presents this info with 2015 CHAS data does not match 2019 total

2627,42

30%	24022	28	50
4893	3847	8740	48
2615	3287	6102	48
1056	1255	2311	30/48
	291	22	

113 of housing stock overpays

(table 5-2-21)

	Owner	Renter	Total	Page #
C. Housing Stock Characteristics				
1. Housing conditions: number of units needing rehabilitation/replacement			<u>125</u>	<u>53</u>
2. Overcrowded households	<u>508</u>	<u>764</u>	<u>1272</u>	<u>52/57</u>
3. Housing costs (for sale and rental)	<u>330,000</u> <u>1,770</u>	<u>1048</u>	<u>X</u>	<u>54</u>
4. Housing units by type			<u>28589</u>	<u>4450</u>
5. Vacancy rates	<u>0.8</u>	<u>3.9</u>		<u>57</u>
D. Special Housing Needs Analyses 29 -				
1. Persons with disabilities			<u>9417</u>	<u>30</u>
2. Persons with developmental disabilities			<u>1064</u> <u>52-7</u>	<u>32</u>
3. Elderly			<u>12796</u>	<u>29</u>
4. Large households			<u>1966</u>	<u>33/34</u>
5. Farmworkers (seasonal and permanent)			<u>3875</u>	<u>35/36</u>
6. Female headed households			<u>1429</u>	<u>28</u>
7. Homeless			<u>1238</u>	<u>38</u>
8. Other <u>Native Americans</u>			<u>V</u> <u>includes individuals and persons in families</u>	<u>41</u>
E. Analysis of opportunities for energy conservation in residential development [e.g., provide incentives to encourage green building practices, promote higher density, compact infill development and passive solar design]				<u>180, 19</u> <u>132</u> Page #
F. Analysis of existing assisted housing projects at-risk of converting to non-low income uses 59 -				Page #
1. Inventory of at-risk units			<u>59</u>	
2. Assessment of risk			<u>59</u>	
3. Estimate of replacement vs. preservation costs			<u>X</u>	
4. Identify qualified entities			<u>X</u>	
5. Identify potential funding			<u>X</u>	
Median income 46,826				

- G. Projected housing need, including the locality's share of the regional housing needs as determined by the COG or HCD, progress toward RHNA and documenting affordability based on rents, sales prices, or other mechanisms that ensure affordability

22

Income Category	New Construction Needs	Progress toward the RHNA, if any	Remaining RHNA
Very low- (0-50% of AMI)	291	0	291
Other lower- (51-80% of AMI) lower - 470	179	0	179
Moderate- (81-120% of AMI)	177	11 (X)	166
Above-moderate (> 120% of AMI)	702	702	702
TOTAL UNITS	1349		

May cant those 11 units as of Dec 31 2018

RHNA Progress - 23, 22

#### IV. Sites Inventory and Analysis and Zoning for a Variety of Housing Types (GC Sections 65583(a) (3), 65583(c) (1) and 65583.2)

Page #

##### A. Sites Inventory (GC 65583.2(a) and (b))

- List of each property's **parcel number** (GC 65583.2(b)(1))
- List of each property's size (GC 65583.2(b)(2))
- List of each property's general plan and zoning designation (GC 65583.2(b)(2))
- Describe each non-vacant site's existing uses (GC 65583.2(b)(3))
- Identify the number of units that can be **"realistically accommodated"** on each site (GC 65583.2(c))
- Identify the affordability level of the units on the identified sites (GC 65583.2(c))
- Map of Sites (GC 65583.2(b)(7))

218-299

218-299

218-299

all vacant

218-299

122 and 1111 columns corresponding to the inventory 217 22 226 227 234-5 etc...

##### B. Sites Inventory Analysis of Suitability and Availability (GC 65583.2)

Page #

- Realistic development capacity calculation accounts for minimum density requirements, land use controls, site improvements, and typical densities of existing or approved projects at similar income levels, and access to current, or planned, water, sewer, and dry utilities. (GC 65583.2(c)(1) and (2))
- Sites have existing, or planned, water, sewer, and **dry utilities** infrastructure available and accessible sufficient to support housing development (GC 65583.2(b)(5)(B)).
- Sites smaller than one-half acre or larger than 10 acres have analysis that demonstrates they are adequate sites to accommodate housing for lower income households. For example, either similarly sized sites were developed with equivalent number of units in the same income category or site has an approved development (GC 65583.2(c)(2)(A)&(B)).

215 123/124 259 282 112 274 117 215 (mp)

X

4. Identification of zoning for housing for lower-income households demonstrated by either analysis or meeting the default density of 15 du/ac GC 65583.2(c)(3)(A) or (B). 1008

5. Describes any known environmental constraints to the development of housing within the jurisdiction. Also, describes mitigation measures, if any, to the environmental constraints. This information need not be identified on a site-specific basis. (GC 65583.2(b)(4)). 215  
109/110/111

6. For vacant sites identified in two or more consecutive planning periods, housing elements or nonvacant sites identified in a prior housing element, that are identified to accommodate housing for lower income households, the sites meet the density requirements for housing for lower income households and the housing element includes a program to allow by right approval for housing developments that include 20 percent or more of its units affordable to lower income households. (GC 65583.2(c)) —

C. Nonvacant Site Analysis

Page #

1. The realistic capacity methodology analyzes the extent the existing use may impede additional residential development, the jurisdiction's past experience converting existing uses to higher density residential development, current market demand for the existing use, analysis of existing leases or other contracts that would perpetuate the existing use or prevent additional residential development, development trends, market conditions, and incentives or standards that encourage development. (GC 65583.2(g)(1)) —
2. If non-vacant sites accommodate 50% or more of the lower-income need, the housing element must describe "substantial evidence" that the existing use does not constitute an impediment for additional residential use on the site. Absent substantial evidence, the existing use is deemed an impediment to additional residential development during the planning period. (GC 65583.2(g)(2)) —
3. Non-vacant sites that include residential units, either existing or demolished, that are/were occupied by, or subject to affordability agreements for, lower income households within 5 years preceding the beginning of the planning period are subject to a housing replacement program consistent with the requirements listed in GC 65915(c)(3) (GC 65583.2(g)(3)) —

Page #

D. Alternative Adequate Sites (GC Section 65583.1(c)(1); if appropriate

1. Substantial Rehabilitation —
2. Acquiring Affordability (Conversion) —
3. Preservation of At-Risk units —



E. Zoning for a Variety of Housing Types (GC 65583(a)(4);(c)(1) and 65583.2(c)) 92-

1. Multifamily rental housing
2. Housing for agricultural employees (permanent and seasonal)
3. Emergency shelters 125 - App

Have policies/procedures to accommodate AB 101?  
(Low Barrier Navigation Centers)

4. Transitional housing 17021.6 J
5. Supportive housing

Have policies/procedures to accommodate AB 2162?

6. Single-room occupancy
7. Mobilehomes/Factory-built housing
8. Accessory dwelling units

23/01/ 89-90 295  
Talk about  
value of income  
being a  
broaden to  
multi fam  
rental  
100-104  
38/39/105  
15  
4096  
91 98  
Missing  
135  
55/56 97  
69 98

V. Constraints on Housing (GC Section 65583(a) (5) and (6))

A. Governmental Constraints (GC 65583) (a) (5))

1. Land-use controls (e.g., zoning-development standards, including parking, height limits; setbacks, lot coverages, minimum unit sizes, growth controls) Area Plan - 107 - parking - 77
2. Codes and enforcement (e.g., any local amendments to UBC, Cal. Green Building Code Stds., degree or type of enforcement)
3. On/Off-site improvements (e.g., curbing requirements, street widths, circulation improvements)
4. Fees & exactions (e.g., permit and impact fees & land dedication or other requirements imposed on developers)
5. Processing and permit procedures (e.g., description of type/process of permitted uses by zone; processes and standards including discretionary and nondiscretionary review findings and procedures; design/site review process and findings; planned development, processing times)

Have Streamline, Ministerial Approval Process for SB 35

6. To housing for persons with disabilities (e.g., reasonable accommodation procedure, zoning and land use, building codes, definition of family, any siting requirements) Family - 98  
RA - 100
7. Includes analysis of any locally adopted ordinance that directly impacts the cost and supply of residential development, e.g. Inclusionary Ordinance, Short-Term Rental Ordinance (GC 65583(a)(5)). Inclusionary - 90

Page #

1: Inland area  
II and III coastal zone  
Town of Mendocino  
62/63/65 Coastal 82  
69 70  
85/88  
85  
162\* Coastal  
79 80 81 82  
04 86  
79 80 82  
Missing  
77/100 106  
23 40 89 90

B. Nongovernmental Constraints (GC Section 65583(a)(6))

1. Availability of financing
2. Price of land
3. Cost of construction
4. Identifies local efforts to address non-governmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category.
5. Identifies and analyzes requests to develop at densities below the density identified in the site inventory and describes the length of time between project approval and request for a building permit that hinders the jurisdiction's ability to accommodate RHNA by income category. (GC 65583(a)(6))

paragraph three 62  
61  
61  
62  
9/11-16  
81  
Missing

VI. Quantified Objectives (GC Section 65583(b) (1))

Estimate quantified objectives for the number of housing units (by income level) over the timeframe of the element:

	Extremely Low	Very Low	Low	Moderate	Above Moderate
Construction	146	145	179	177	702
Rehabilitation	0	0	0		
Conservation/Preservation	49 →	→	→		
TOTAL					

VII. Other Topics

- A. Description of means by which consistency will be achieved and maintained with other general plan elements (GC Section 65583(c)(7))
- B. Construction, demolition and conversion of housing for lower-and moderate-income households in the coastal zone (GC Section 65588(c) and (d))
- C. Priority water and sewer services procedures for developments with units affordable to lower-income households (GC Section 65589.7)

Page #

5  
82 12  
61(88) 147  
14  
157

Please note the following pieces of legislation are implemented based on the timing of the element. FYI only.

- General Plan/Disadvantaged Communities (GC 65302.10)
- Land Use Element/Flood hazard and management (GC 65302(d)(3) and (g)(2)(B))
- Safety Element/Fire hazard (GC65302 and 65302.5)
- San Joaquin Valley Air Pollution Control District
- Environmental Justice (GC 65302(h))

5  
111  
111  
Missing  
Missing

VII. Housing Programs (GC 65583(c))

Program Findings and Purpose	Program Number	Page No.
<u>Include a program which sets forth a schedule of actions during the planning period...such that there will be beneficial impacts (Section 65583(c)):</u> 1. Objectives 2. Timing 3. Beneficial Impact 4. Responsible Entities		
<u>Provide adequate sites (65583(c)(1))</u> 1. Programs to provide capacity to accommodate regional need 2. Program for a variety of housing types 3. Non-vacant site occupied by lower-income household within the last 5 years	1.1b 3.1b 3.4c 3.1a 4.8c 3.2a 1.2	10 13 15 12 18 15
<u>Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households (65583(c)(2)):</u> 1. Utilize federal, State, and local financing and subsidies 2. Provide regulatory concessions and incentives 3. Specific actions to assist in the development of ELI households. 4. special Needs	3.3a 4.3a 3.4a 6.2c 3.5b 6.2d 4.2a 6.3a 4.2b 4.3c 4.4a 4	14 17. 14 21 16 21 17 21 17 19
<u>Address governmental and non-governmental constraints (65583(c)(3)):</u> Non-Governmental Constraint Land-use Fees and exactions Processing and permit procedures Persons with disabilities, including RA Developmental disabilities	3.5a 3.5b 2.1a 1.5a 4.3c	15 16 11 16
<u>Conserve and improve the condition of the existing affordable housing stock (65583(c)(4))</u>	1.2a 2.1a 5.1a	19.10 11 14
<u>Program to promote equal housing opportunities (65583(c)(5))</u>	4.3a 4.3b	17 18
<u>Preserve units at-risk (65583(c)(6)(d))</u>	2.1b 2.1c	19.4 19.11



## **Adequate Sites rezone program (GC Section 65583(c)); if needed**

### **A. Program Checklist**

1. By right defined consistent with 65583.2(h) and (i) \_\_\_\_\_
2. Minimum Density of 16 or 20 units per acre (See GC 65583.2(h)) \_\_\_\_\_
3. Sites have appropriate densities for lower income households demonstrated by analysis or meeting the density for lower income households as described in GC 65583.2(c)(3) \_\_\_\_\_
4. Minimum site capacity of 16 units \_\_\_\_\_
5. At least 50 percent of the identified shortfall is met on residential only zoned sites or up to 100% of the identified shortfall can be met on mixed-use sites if the mixed-use sites allow 100 percent of a development to be residential and requires a minimum of 50 percent of the square footage in a mixed-use development to be residential \_\_\_\_\_
6. Sites are zoned to permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower income households during the planning period. \_\_\_\_\_
7. By-right approval of owner-occupied and rental multifamily residential use is limited to developments that include 20 percent or more of its units are affordable to lower-income households. \_\_\_\_\_
8. Sites have existing, or planned, water, sewer and dry utilities that are available and accessible. \_\_\_\_\_
9. Identify the acreage of the sites to be rezoned \_\_\_\_\_
10. Identify and analyze the candidate sites to be rezoned \_\_\_\_\_
11. Shortfall of sites identified \_\_\_\_\_
12. Identify the realistic capacity and total capacity of the sites to be rezoned \_\_\_\_\_
13. Identify the date for completion of the rezones \_\_\_\_\_

## **Vacant/Non-Vacant site program (GC 65583.2(c)); if needed**

### **A. Program Checklist**

1. The site has zoning appropriate to accommodate lower-income households demonstrated by analysis or default density pursuant to GC 65583.2(c)(3)(A) or (B). \_\_\_\_\_
2. Allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households \_\_\_\_\_
3. Zoning limits by-right approval to developments that include 20 percent or more of its units as affordable to lower-income households. \_\_\_\_\_