

John McCowen - Fwd: Housing Element comments

From: John McCowen
To: Brent Schultz
Date: 12/9/2019 4:00 PM
Subject: Fwd: Housing Element comments

Please forward as appropriate

>>> John McCowen <mccowen@mendocinocounty.org> 12/8/2019 11:33 PM >>>

Pagination of my copy may vary depending on printer so consider the page numbers to be approximate.

P. 10 - Action 1.3a delete "its cities" insert "and each incorporated city"

P. 10 - Action 1.3a under Responsibility add "BOS"

P. 10 - add Action 1.3b "Coordinate with each city on all new housing development projects located within the planning area (SOI or adopted regional plan) of the city to promote orderly development and assure consistency with development standards and the goals and policies of the regional plan, if any." P&BS - ongoing

P. 10 - add 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 a master tax sharing agreement between the affected city and the County." P&BS, BOS - ongoing

P. 10 - add Action 1.3d "Collaborate with each city on development of a regional housing plan 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. P&BS - ongoing

P. 14 - Action 3.4c - first sentence - delete "low and very low income" from before "housing development" and insert "for all income levels" after. Second sentence - after "This is based on the understanding that" insert "infill development, particularly that which serves"

P. 15 - Policy 3.5 - #7 amend to read "Amend the County's IHO to allow more flexibility, encouraging greater use of the program."

P. 16 - consider adding an Action 3.5 as per City of Ukiah letter 12/22/19

P. 92 - Vacation Home Rental Conversions- first sentence of first paragraph - insert "reducing inventory and" in front of "driving up home values and average rents."

P. 93 - IHO - first sentence of first paragraph- insert "that was intended " after "inclusionary housing ordinance"; delete "zoning" at end of first line of second paragraph and insert "housing"; delete "impossible" and insert "unprofitable" in second line of second paragraph; insert "are" between "housing units" and "reserved" in third line of second paragraph; suggest deleting the next to last sentence of the second paragraph as superfluous.

P. 94 - I agree with City of Ukiah that Airport Comprehensive Land Use Plan (ACLUP) (bold) ought to be added at end of governmental constraints. In lieu of incorporating the City verbiage, I suggest simply saying "Restrictions on residential development contained within the ACLUP, particularly in proximity to the Ukiah Municipal Airport, are a significant constraint. The County, with funding support from the City of Ukiah, is currently updating the ACLUP as it relates to the Ukiah Municipal Airport.

P. 109 - Housing for Homeless - Second paragraph - I am unsure of the role of CDC or presence of a shelter in Willits. Suggest verify or revise the first sentence to read: "Local non-profit service providers have developed homeless facilities, including shelters, within the cities of Ukiah and Fort Bragg. Retain second sentence as is.

P. 110 - Native Americans - Capitalize Tribe and Tribal consistent with contemporary usage; second sentence delete "social welfare" and insert "health and human services" and insert "those of" prior to "other

local government services". Third sentence references "such agreements" - identify the nature of these agreements or should this sentence follow the next one?

Sent from my iPad