

Please Start Here

General Information	
Jurisdiction Name	Mendocino County - Unincorporated
Reporting Calendar Year	2019
Contact Information	
First Name	JESSE
Last Name	DAVIS
Title	SENIOR PLANNER
Email	<a href="mailto:DAVSJ@MENDOCINOCOUNTY.ORG">DAVSJ@MENDOCINOCOUNTY.ORG</a>
Phone	7072346650
Mailing Address	
Street Address	860 N BUSH ST
City	UKIAH
Zipcode	95482

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

v 2\_27\_20

Jurisdiction	Unincorporated
Reporting Year	2019 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table A  
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								79	0	0	0	0	10	134	223	177	6	0	
1072804000	1072804000	4090 FISHER LAKE DR		BU_2019-0110	SFD	O	1/29/2019							1	1	1	0	No	
1421901400	1421901400	44025 IVERSEN RD		BF_2019-0127	MH	O	2/22/2019							1	1	1	0	No	
1611200100	1611200100	2600 RD L		BU_2019-0349	SFD	O	2/26/2019							1	1	1	0	No	
263304500	263304500	4511 HWY 128		BU_2019-0462	2 to 4	R	3/18/2019						2	2	2	2	0	No	FARM LABOR HOUSING (U_ 2018-0016) 1 OF 3
262402800	262402800	19650 OSCHWEND RD		BU_2019-0527	SFD	O	3/28/2019							1	1	1	0	No	
462906900	462906900	4479 BOONVILLE RD		BU_2019-0650	SFD	O	4/4/2019							1	1	1	0	No	
1601000700	1601000700	11157 WEST RD		BU_2019-0667	SFD	O	4/8/2019							1	1	1	0	No	
1183305700	1183305700	44791 BAYWOOD DR		BF_2019-0339	SFD	O	4/24/2019							1	1	1	0	No	
290202900	290202900	18200 LAMBERT LN		BU_2019-0847	SFD	O	4/29/2019							1	1	1	0	No	
1061502600	1061502600	13001 BAKERS CREEK RD		BU_2019-1027	SFD	O	5/22/2019							1	1	1	0	No	
1651803200	1651803200	1040 DUSTY RD		BU_2019-1116	SFD	O	5/31/2019							1	1	1	0	No	
483803700	483803700	101 BRADFORD LN		BU_2019-1224	SFD	O	6/10/2019							1	1	1	0	No	
184501400	184501400	31330 BAY VIEW AVE		BF_2019-0574	SFD	O	7/2/2019							1	1	1	0	No	
262930300	262930300	4620 SCOTT HOMESTEAD RD		BU_2019-1483	SFD	O	7/3/2019							1	1	1	0	No	
462406900	462406900	5205 LONG VALLEY RANCH RD		BU_2019-1488	SFD	O	7/8/2019							1	1	1	0	No	
331007000	331007000	15500 POONKINNEY RD		BU_2019-1691	SFD	O	7/19/2019							1	1	1	0	No	
1072802300	1072802300	13031 TOMKI RD		BU_2019-1710	SFD	O	7/23/2019							1	1	1	0	No	
1330401100	1330401100	20800 SO HWY 1		BF_2019-0642	2 to 4	R	7/24/2019						2	2	2	2	0	No	FARM LABOR HOUSING (U_ 2016-0013)
1271700600	1271700600	5780 SO HWY 1		BF_2019-0648	SFD	O	7/26/2019							1	1	1	0	No	
173700500	173700500	33200 JEFFERSON WAY		BF_2019-0656	SFD	O	7/30/2019							1	1	1	0	No	
1051800900	1051800900	4100 RIDGEWOOD RD		BU_2019-1756	SFD	O	8/1/2019							1	1	1	0	No	
1183002500	1183002500	12171 PINEWOOD RD		BF_2019-0659	SFD	O	8/2/2019							1	1	1	0	No	
1270501000	1270501000	5025 CAMERON RD		BF_2019-0676	SFD	O	8/6/2019							1	1	1	0	No	
1183003400	1183003400	45300 SURFWOOD DR		BF_2019-0679	SFD	O	8/7/2019							1	1	1	0	No	
1600112600	1600112600	13010 TOMKI RD		BU_2019-1842	SFD	O	8/12/2019							1	1	1	0	No	
1662001000	1662001000	3481 RD B		BU_2019-1862	SFD	O	8/13/2019							1	1	1	0	No	
262200200	262200200	900 HWY 128		BU_2019-2133	SFD	O	9/18/2019							1	1	1	0	No	
263304500	263304500	4511 HWY 128		BU_2019-0794	2 to 4	R	4/22/2019						2	2	2	2	0	No	FARM LABOR HOUSING (U_ 2018-0016) 2 OF 3
263304500	263304500	4511 HWY 128		BU_2019-2210	2 to 4	R	9/25/2019						2	2	2	2	0	No	FARM LABOR HOUSING (U_ 2018-0016) 3 OF 3
293101800	293101800	20675 HWY 128		BU_2019-2289	SFD	O	10/7/2019							1	1	1	0	No	
1072804200	1072804200	4070 FISHER LAKE DR		BU_2019-2344	SFD	O	10/18/2019							1	1	1	0	No	
263104700	263104700	22800 PHLO GREENWOOD RD		BU_2019-2450	SFD	O	11/7/2019							1	1	1	0	No	
1700200200	1700200200	990 LOVERS LN		BU_2019-2397	ADU	O	10/30/2019							1	1	1	0	No	
0482004800	0482004800	490 FELIZ CREEK RD		BU_2019-2716	ADU	O	12/30/2019							1	1	1	0	No	
1072803700	1072803700	4130 FISHER LAKE DR		BU_2019-1951	SFD	O	8/19/2019							1	1	1	0	No	
1820702500	1820702500	2654 OLD RIVER RD		BU_2019-1770	ADU	O	8/5/2019							1	1	0	0	No	Approval Pending
1250403000	1250403000	8600 SURPRISE VALLEY RD		BF_2019-0592	ADU	O	7/9/2019							1	1	1	0	No	
324803800	0324803800	23415 BIGGAR LN		BU_2019-0480	ADU	O	3/20/2019							1	1	0	0	No	Approval Pending
1601402200	1601402200	1891 FOOTHILL DR		BU_2019-2144	ADU	O	9/19/2019							1	1	0	0	No	Approval Pending
1610201000	1610201000	10651 WEST RD		BU_2019-0577	ADU	O	3/29/2019							1	1	1	0	No	
1612104100	1612104100	1790 DANIEL WAY		BU_2019-0682	ADU	O	4/10/2019							1	1	1	0	No	
1620501700	1620501700	9531 LAUGHLIN WAY		BU_2019-0449	ADU	O	3/14/2019						1	0	1	1	0	No	800 SQ FEET MANUFACTURED ADU
1761501000	1761501000	7114 BLACK BART TRAIL		BU_2019-1948	ADU	O	8/16/2019							1	1	1	0	No	
1602602100	1602602100	9687 LAUGHLIN WAY		BU_2019-1952	ADU	O	8/19/2019							1	1	1	0	No	
1511903100	1511903100	7155 LORENE RD		BU_2019-1953	ADU	O	8/19/2019							1	1	1	0	No	
1660400800	1660400800	7310 EAST RD		BU_2019-1205	ADU	O	6/7/2019							1	1	1	0	No	
1781801800	1781801800	1560 REDEMEYER RD		BU_2019-0352	ADU	O	2/27/2019							1	1	1	0	No	
200303900	200303900	21590 JOHN HYMAN RD		BF_2019-0097	ADU	O	3/19/2019							1	1	1	0	No	
182813100	182813100	585 SO SANDERSON WAY		BU_2019-0471	ADU	O	6/4/2019							1	1	1	0	No	
691621700	691621700	32730 ODOM LN		BF_2019-0183	ADU	O	3/11/2019							1	1	1	0	No	
194071100	194071100	17280 FRANKLIN RD		BF_2019-0720	ADU	O	8/15/2019							1	1	0	0	No	Approval Pending
191421400	191421400	18800 DWYER LN		BF_2019-0484	ADU	O	6/10/2019						1	1	1	1	0	No	594 SQ FEET MANUFACTURED ADU
16112005	16112005	2700 Reed L		BU_2019-0003	SFD	O	1/2/2019							1	1	1	0	No	
16015033	16015033	10600 WEST ROAD		BU_2019-0015	ADU	O	1/7/2019							1	1	1	0	No	
16105123	16105123	10480 EAST ROAD		BU_2019-0077	SFD	O	1/24/2019							1	1	1	0	No	
10721008	10721008	14000 TOMKI ROAD		BU_2019-0107	SFD	O	1/25/2019							1	1	1	0	No	
1421075	1421075	1010 Creekside Court		BU_2019-0149	SFD	O	2/1/2019							1	1	1	0	No	
3242019	3242019	26200 Barnes Lane		BU_2019-0242	SFD	O	2/8/2019							1	1	1	0	No	
16008018	16008018	11280 West Road		BU_2019-0303	MH	O	3/25/2019							1	1	1	0	No	
2629323	2629323	11821 Big Meadow Rd		BU_2019-0369	SFD	O	3/4/2019							1	1	1	0	No	
17826028	17826028	410 Tehuacan Drive		BU_2019-0371	SFD	O	3/1/2019							1	1	1	0	No	
16014032	16014032	1910 Foothill Drive		BU_2019-0383	SFD	O	3/5/2019							1	1	1	0	No	
981520301	981520301	25598 DAPHNE WAY		BU_2019-0394	SFD	O	3/7/2019							1	1	1	0	No	
16001506	16001506	12401 Tomki Road		BU_2019-0426	SFD	O	3/12/2019							1	1	1	0	No	
343046	343046	1765 Adams Street		BU_2019-0433	ADU	R	3/12/2019							1	1	1	0	No	Infill
2948003	2948003	13195 AIRPORT ROAD		BU_2019-0528	MH	O	3/26/2019							1	1	1	0	No	
16016002	16016002	2191 GABRIEL LANE		BU_2019-0828	MH	O	4/26/2019							1	1	1	0	No	
16001507	16001507	12451 TOMKI ROAD		BU_2019-0872	SFD	O	5/1/2019							1	1	1	0	No	
10705207	10705207	19255 SCENIC DRIVE		BU_2019-0917	SFD	O	5/6/2019							1	1	0	0	No	Approval Pending
2961012	2961012	13051 ANDERSON VALLEY WAY		BU_2019-0960	MH	O	5/10/2019							1	1	1	0	No	

16108007	16108007	3301 MADRONE DRIVE		BU_2019-0977	SFD	O	5/13/2019								1	1	1	0	No
16016003	16016003	10661 WEST ROAD		BU_2019-0984	MH	O	5/14/2019								1	1	1	0	No
17802014	17802014	3051 REDEMEYER ROAD		BU_2019-1000	ADU	O	5/15/2019								1	1	1	0	No
16014013	16014013	10650 WEST ROAD		BU_2019-1001	MH	O	5/15/2019								1	1	1	0	No
3601029	3601029	36201 TURKEY TRAIL ROAD		BU_2019-1158	SFD	O	6/3/2019								1	1	1	0	No
10808010	10808010	2801 HEARST WILLITS ROAD		BU_2019-2728	SFD	O	12/31/2019								1	1	1	0	No
210126	210126	355 BRUSH STREET	ORR CREEK COMMONS	UM_2019-0001	5+	R	3/15/2019	79							1	80	80	0	No
																			79 units of housing serving special needs tenants with rents affordable to households earning 30-50% of area median income (AMI). This part of a phased Planned Development to construct 80 units of senior housing. The project was developed by RCHDC, and the first phase of building permits for 40 units were issued in March 18, 2020 (BU_2019-2718/2722).
18403315	18403315	2881 OAK COURT ROAD	BELLA VISTA ESTATES	BU_2019-2717	SFD	O	12/31/2019								1	1	0	0	No Approval Pending
18403315	18403315	2873 OAK COURT ROAD	BELLA VISTA ESTATES	BU_2019-2714	SFD	O	12/30/2019								1	1	0	0	No Approval Pending
2629214	2629214	51101 NASH MILL ROAD		BU_2019-2708	SFD	O	12/30/2019								1	1	0	0	No Approval Pending
16217244	16217244	8611 UVA DRIVE		BU_2019-2689	SFD	O	12/20/2019								1	1	0	0	No Permit Issued (2020)
17826015	17826015	490 TEHUACAN ROAD		BU_2019-2675	SFD	O	12/20/2019								1	1	0	0	No Approval Pending
17826012	17826012	481 TEHUACAN ROAD		BU_2019-2674	SFD	O	12/20/2019								1	1	0	0	No Approval Pending
17826016	17826016	480 TEHUACAN ROAD		BU_2019-2673	SFD	O	12/20/2019								1	1	0	0	No Approval Pending
17826017	17826017	470 TEHUACAN ROAD		BU_2019-2672	SFD	O	12/20/2019								1	1	0	0	No Approval Pending
17826019	17826019	450 TEHUACAN ROAD		BU_2019-2671	SFD	O	12/20/2019								1	1	0	0	No Approval Pending
17826041	17826041	242 CELESTIN CT		BU_2019-2666	SFD	O	12/20/2019								1	1	0	0	No Approval Pending
17826040	17826040	2408 CELESTIN CT		BU_2019-2665	SFD	O	12/20/2019								1	1	0	0	No Approval Pending
17826037	17826037	2404 CELESTIN CT		BU_2019-2664	SFD	O	12/20/2019								1	1	0	0	No Approval Pending
17826023	17826023	435 TEHUACAN RD		BU_2019-2663	SFD	O	12/20/2019								1	1	0	0	No Approval Pending
17826024	17826024	421 TEHUACAN RD		BU_2019-2662	SFD	O	12/20/2019								1	1	0	0	No Approval Pending
17826029	17826029	400 TEHUACAN RD		BU_2019-2661	SFD	O	12/20/2019								1	1	0	0	No Approval Pending
17826032	17826032	380 TEHUACAN RD		BU_2019-2660	SFD	O	12/20/2019								1	1	0	0	No Approval Pending
17826033	17826033	370 TEHUACAN RD		BU_2019-2659	SFD	O	12/20/2019								1	1	0	0	No Approval Pending
16020018	16020018	2310 RD K		BU_2019-2568	SFD	O	12/20/2019								1	1	0	0	No Permit Approved (2020)
4825029	4825029	761 Harrison Street		BU_2019-2468	MH	O	11/13/2019								1	1	1	0	No
16206042	16206042	9301 West Road		BU_2019-2413	SFD	O	11/4/2019								1	1	1	0	No
16501002	16501002	8251 Uva Drive		BU_2019-2355	SFD	O	10/21/2019								1	1	0	0	No Permit Issued (2020)
9730203	9730203	27755 Poppy Drive		BU_2019-2343	ADU	O	10/17/2019								1	1	0	0	No Permit Issued (2020)
18111049	18111049	2491 Red L		BU_2019-2298	SFD	O	10/8/2019								1	1	0	0	No Approval Pending
17412002	17412002	9201 Main Street		BU_2019-2286	SFD	O	10/4/2019								1	1	0	0	No Permit Issued (2020)
10705206	10705206	19200 Scenic Drive		BU_2019-2211	SFD	O	9/25/2019								1	1	0	0	No Approval Pending
10720015	10720015	14221 Tomki Road		BU_2019-2064	SFD	O	9/3/2019								1	1	1	0	No
5054009	5054009	13100 Feliz Road		BU_2019-1921	MH	O	8/15/2019								1	1	1	0	No
10726405	10726405	4200 JENKINS ROAD		BU_2019-1812	SFD	O	8/6/2019								1	1	1	0	No
10726408	10726408	4700 JENKINS ROAD		BU_2019-1765	SFD	O	8/2/2019								1	1	1	0	No
14733313	14733313	4235 Blackhawk Drive		BU_2019-1760	MH	O	8/2/2019								1	1	0	0	No Approval Pending
10527001	10527001	6750 RIDGEWOOD ROAD		BU_2019-1718	SFD	O	7/23/2019								1	1	1	0	No
16108004	16108004	10125 EAST ROAD		BU_2019-1674	SFD	O	7/17/2019								1	1	1	0	No
10728009	10728009	12755 TOMKI ROAD		BU_2019-1427	SFD	O	6/26/2019								1	1	1	0	No
1443053	1443053	41050 NO HWY 101		BU_2019-1383	SFD	O	6/19/2019								1	1	1	0	No Approval Pending
17801015	17801015	1350 PEPPERWOOD LANE		BU_2019-1249	MH	O	6/13/2019								1	1	1	0	No
16108021	16108021	10111 EAST ROAD		BU_2019-1250	MH	O	6/13/2019								1	1	1	0	No
1318030	1318030	101 POND ROAD		BU_2019-1206	SFD	O	6/7/2019								1	1	0	0	No Approval Pending
11912067	11912067	10475 Hills Road		BF_2019-0302	SFD	O	4/9/2019								1	1	1	0	No
2005078	2005078	21440 SO PETALUMA AVE		BF_2019-0139	MH	O	2/26/2019								1	1	1	0	No
1737005	1737005	33200 JEFFERSON WAY		BF_2019-0152	ADU	O	3/1/2019								1	1	1	0	No
2003039	2003039	21590 JOHN HYMAN RD		BF_2019-0158	SFD	O	3/5/2019								1	1	1	0	No
2045040	2045040	29605 SHANGRI-LA DRIVE		BF_2019-0188	SFD	O	3/12/2019								1	1	1	0	No
2040032	2040032	31965 JOHNSON LANE		BF_2019-0204	ADU	O	3/18/2019								1	1	1	0	No
1968015	1968015	30300 WE HWY 20		BF_2019-0301	SFD	O	4/9/2019								1	1	1	0	No
13320033	13320033	39355 MOUNTAIN VIEW ROAD		BF_2019-0514	MH	O	6/14/2019								1	1	1	0	No
1715065	1715065	32501 RHODA LANE		BF_2019-0515	MH	O	6/14/2019								1	1	0	0	No Approval Pending
1825014	1825014	32500 OLD WILLITS ROAD		BF_2019-0529	MH	O	6/20/2019								1	1	1	0	No Permit Issued (2020)
12103007	12103007	33080 FROG POND ROAD		BF_2019-0556	SFD	O	6/26/2019								1	1	1	0	No
12125004	12125004	39240 COMPTCHE UKIAH ROAD		BF_2019-0589	SFD	O	7/9/2019								1	1	0	0	No Approval Pending
138800805	138800805	23900 DE HAVEN CREEK ROAD		BF_2019-0614	ADU	O	7/16/2019								1	1	0	0	No Approval Pending
13215024	13215024	15470 FOREST VIEW ROAD		BF_2019-0759	SFD	O	9/3/2019								1	1	1	0	No
12339030	12339030	32700 MIDDLE RIDGE ROAD		BF_2019-0804	SFD	O	8/13/2019								1	1	0	0	No Approval Pending
11809015	11809015	44551 CASPAR ORCHARD ROAD		BF_2019-1103	SFD	O	12/31/2019								1	1	0	0	No Approval Pending
13213008	13213008	15761 FOREST VIEW ROAD		BF_2019-1096	SFD	O	12/31/2019								1	1	0	0	No Approval Pending
6918105	6918105	32900 FOREST VIEW DRIVE		BF_2019-1084	SFD	O	12/30/2019								1	1	0	0	No Approval Pending
1937020	1937020	15137 MITCHELL CREEK DRIVE		BF_2019-1083	ADU	O	12/30/2019								1	1	0	0	No Approval Pending
12303009	12303009	3980 NO HWY 1		BF_2019-1082	SFD	O	12/30/2019								1	1	0	0	No Approval Pending
12312018	12312018	31701 MIDDLE RIDGE ROAD		BF_2019-1080	ADU	O	12/30/2019								1	1	0	0	No Approval Pending
11833038	11833038	44731 BAYWOOD DRIVE		BF_2019-1079	SFD	O	12/30/2019								1	1	0	0	No Approval Pending
13103023	13103023	10001 SO HWY 1		BF_2019-1077	SFD	O	12/20/2019								1	1	0	0	No Approval Pending
13207002	13207002	14765 CYPRESS POINT ROAD		BF_2019-1073	SFD	O	12/19/2019								1	1	0	0	No Approval Pending
14502106	14502106	38790 OLD STAGE ROAD		BF_2019-1069	SFD	O	12/18/2019								1	1	0	0	No Approval Pending
16111035	16111035	2340 ROAD L		BU_2019-1166	MH	O	6/4/2019								1	1	1	0	No

		Annual Building Activity Report Summary - New Construction, Erected, Permits and Completed Units	

Project Identifier		Annual Building Activity Report Summary - New Construction, Enrolled, Permits and Completed Units										Affordability by Household Income - Building Permits										Affordability by Household Income - Certificates of Occupancy										Streetside	Info	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		Term of Affordability or Deed Restrictions		Demolished/Destroyed Units		Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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<b>Jurisdiction</b>	Mendocino County - Unincorporated	
<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

<b>Table B</b>													
<b>Regional Housing Needs Allocation Progress</b>													
<b>Permitted Units Issued by Affordability</b>													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019				Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	40				55						55	
	Non-Deed Restricted												
Low	Deed Restricted	27			5	23						30	
	Non-Deed Restricted				2								
Moderate	Deed Restricted	27										189	
	Non-Deed Restricted		51	56	36	36		10					
Above Moderate		74	42	52	40	66	79	75				354	
Total RHNA		168											
Total Units			93	108	83	180	79	85				628	

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction		Mendocino County - Unincorporated	
Reporting Year		2019 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Action 1.1a	Minimize the effects of excessive noise, light, traffic, and exposure to hazardous industrial facilities and uses through the appropriate location of all new housing away from incompatible uses. Use Geographic Information Systems (GIS) and other tools to map and identify incompatible uses during the General Plan amendment process to change General Plan land-use classifications.	Ongoing	The County regularly uses GIS to inform incompatible uses, especially as they relate to Wildland Urban Interface (WUI), Flood Hazards, Seismic, etc. The information and data layers are readily shared with any whom request it.
Action 1.1b	Assist in the identification of natural hazard areas when requested b	Ongoing	As requested, the County provides identified hazards to community realtors and prospective home buyers. The County regularly undertakes the provision of property specific-maps, and provides more generalized information online, including Flood Zone and Fire District information through its permit tracking software which can be accessed on the County website.
Action 1.1c	Work with developers to create residential neighborhoods with mixed housing densities, types, and affordability levels that promote human interaction, neighborhood-scale services and facilities, and connectivity to schools, neighborhoods, and commerce, during pre-subdivision consultation and through the Inclusionary Housing development planning process.	Ongoing	While no residential neighborhoods and relatively few subdivisions were proposed during the Housing Element planning cycle, the County maintains the Mixed Use General zoning district to promote greater efficiency and economy by providing public services, conserving agricultural and resources lands, preserving the county’s rural character, and providing more affordable housing opportunities.

<b>Action 1.2a</b>	Initiate partnerships wherever possible between various governmental, financial and developmental sectors to create the supportive infrastructure and develop housing. Revisit these partnerships on an annual basis to assess and evaluate progress made and suggest direction for the next year.	Ongoing	The County did not initiate new partnerships to create infrastructure and develop housing. However, the County maintains ongoing relationships with MCOG and other shared bodies, such as the California State Association of Counties, to regularly advocate and promote the interests of rural stakeholders including Mendocino County.
<b>Action 1.2b</b>	Work with new and existing affordable housing development organizations that identify and address affordable housing needs throughout the County.	Ongoing	The County regularly works with existing and new affordable housing developers to support new opportunities. During the planning cycle, the County worked with its long-time partner, the Rural Communities Housing Development Corporation, to develop the 80-unit low-income senior housing project, Orr Creek Commons.
<b>Action 1.2c</b>	Continue to support housing development agencies that pursue and administer programs that provide low- and moderate-income households with homeownership assistance.	Ongoing	The County continues to support both the Rural Community Housing Corporation (RCHDC) and the Community Development Corporation (CDC), which have secured funding to administer homeownership assistance programs for low- and moderate-income households.
<b>Action 1.2d</b>	Support organizations pursuing grants to fund development or rehabilitation of affordable housing by providing assistance and information when feasible.	Ongoing	The County provides support to organizations pursuing grant opportunities by providing filtered data or planning documents when feasible. The County hosted multiple Pre-Application Conferences in 2019 to facilitate the development of affordable housing units.
<b>Action 1.3a</b>	Facilitate future annexation and housing development by pursuing a master tax-sharing agreement between the County and its cities.	Ongoing	The County formed an ad hoc committee to pursue a Master Tax Sharing Agreement between the City of Ukiah and the County of Mendocino. While the agreement has been examined, no Master Tax Sharing Agreement has been proposed or executed to date between the County and any cities, including Willits and Fort Bragg.
<b>Action 1.3b</b>	Coordinate with State and local agencies, local non-profits, and charitable groups to implement the goals and policies of the Housing Element.	Ongoing	The County regularly coordinates with other public and non-profit bodies to implement the Housing Element goals and policies. In 2017, Mendocino – Rebuilding Our Community (M-ROC) was formalized with goals of identifying, prioritizing, and coordinating short- and long-term recovery efforts, including creating housing opportunities and connecting families in need. M-ROC works with the County of Mendocino's Executive Office and Planning and Building Services. As of December 2018, \$5 million was raised for recovery efforts and 5,8000 volunteer hours were donated by the M-ROC committee, the NCO volunteer network, and donation centers.
<b>Action 1.4a</b>	Continue conducting an annual housing summit to meet with individual communities and agencies to identify different housing related issues, needs, and potential solutions as they pertain to the various communities, and investigate ways to collaborate to access funding.	Ongoing	The County has not facilitated a similar housing summit during the planning period. The County continues to work with individual communities to tackle, such as water & infrastructure. Through entities like the Mendocino County Community Foundation, the County participates in summit level meetings on to identify collaborative funding opportunities for housing-related topics such as disaster recovery and broadband.

<b>Action 1.4b</b>	Support community-based organizations, coalitions and agencies in their efforts to address housing issues by providing staff assistance, data research and coordination to aid their efforts to improve the housing situation when possible.	Ongoing	When requested, the County supports community organizations to address housing issues. The County has worked with the Community Foundation on multiple infrastructure-related issues by providing data and staff expertise as requested.
<b>Action 1.5a</b>	Continue to improve the Housing Resources webpage used to facilitate the development and improvement of affordable housing. Included on the webpage could be items such as funding resources, affordable housing development agencies and developers, energy conservation and green-building resources and services.	Ongoing	The County has not maintained a Housing Resources webpage but continues to post information through the main County website and related County department website pages.
<b>Action 1.5b</b>	Continue to disseminate housing related brochures (e.g. farmworker housing) to individuals, developers, and builders that visit Planning and Building offices.	Ongoing	The County continues to disseminate housing related brochures to the general public over the counter, and in 2019 provided information to farmworkers eligible to reside in Brush Street Apartments.
<b>Action 1.5c</b>	Continue to report on the implementation and effectiveness of the Housing Element in the General Plan Annual Report to the Board of Supervisors. Offer to hold an annual Community Development Commission workshop.	Ongoing	The County provides a monthly update to the Board of Supervisors on housing-related issues, including the implementation and effectiveness of the Housing Element, new housing policies (e.g. ADUs), and fire recovery efforts, as they relate to rebuilding efforts.
<b>Action 1.5d</b>	Require that building permit application packets include the Housing Affordability Survey, needed for the Annual Housing Report, with the requirement that it be turned in by the applicant with the permit packet in order for the application to be considered complete.	Ongoing	The County does not require that building permit application packets include the Housing Affordability Survey as part of the application. The County would like to add this as a module to their permit tracking software.
<b>Action 2.1a</b>	Assist developers and non-profit organizations with the acquisition, rehabilitation, or development of affordable housing as funding permits.	Ongoing	When requested, the County completes application components and supports funding opportunities for housing. The County hosted multiple Pre-Application Conferences in 2019 to facilitate the development of affordable housing units.
<b>Action 2.1b</b>	Continue code enforcement actions to identify substandard or unsafe housing and sanitary facilities. Provide contact information to property owners to assist in identifying programs to abate violations, assist with upgrades and weatherization, and conserve the housing stock.	Ongoing	The County continues code enforcement actions to identify sub-standard housing and/or sanitary facilities and provides contact information to property owners to help identify programs to abate violations, assist with upgrades and weatherization, and conserve the housing stock.
<b>Action 2.1c</b>	Use Revenue and Taxation Code Section 17274 as an inducement to private sector rehabilitation of rental housing (denies State tax deductions to owners of substandard rental property); include notice of potential use in violation notices.	Ongoing	The County continually uses the Revenue and Taxation Code Section 17274 as an inducement to private sector rehabilitation of rental housing.
<b>Action 2.1d</b>	Continue to monitor the dates that rent- or price-restricted affordable housing projects in the unincorporated County will convert to market rate units. Work with owners and agencies to preserve this stock of affordable housing.	Ongoing	The County continues to monitor dates of roll over of restricted affordable projects. In 2017, Holly Ranch Village in Cleone was sold to private developers and deed restriction was removed on the 10 units to become primarily market rate housing. The County has not received interest from owners or agencies to preserve the affordable housing stock.



<b>Action 2.1e</b>	Institute procedures to comply with Government Code Section 65590 in the Coastal Zone (requires converted or demolished low- or moderate- income housing units within the Coastal Zone to be replaced with similarly affordable units onsite or elsewhere within the Coastal Zone if feasible), including procedures to review and track conversions and Coastal Zoning Code amendments if necessary.	Ongoing	There were no demolitions of low-or moderate-income housing units within the Coastal Zone, and very few demolitions of residential structures. The majority of demolition permits issued in Mendocino County are for non-permitted construction. Demolition in the Coastal Zone requires a CDP, at which stage the review of income designated units would occur.
<b>Action 2.1f</b>	Explore establishing a program to facilitate the replacement of older mobile homes in order to remove substandard units from County housing stock. This exploration should consider whether internal methods or collaborating with outside agencies, or a combination of the two, would be most efficient.	Ongoing	The County continues to explore establishing a program to facilitate the replacement of older mobile homes to remove substandard units from the County housing stock.
<b>Action 3.1a</b>	Work with developers to include a variety of housing types, such as smaller single-family homes, second units, duplexes, and multi-family units, including rental units for lower-income large families and developments exceeding ten residential units, during pre-subdivision consultation and through the Inclusionary Housing development planning process. Consider development incentives such as reduced setbacks, density bonuses, fee assistance, etc.	Ongoing	The County has the Inclusionary Housing Ordinance to encourage a variety of housing types. In addition, the County encourages a variety of new housing types with a density bonus, Planned Development zoning, and other tools. During the planning period, the County worked with developers on two housing projects, Garden Gate (now Bella Vista) and Vineyard Crossing, to utilize the density bonus for affordable housing. Other than that, no major subdivisions have been proposed to incite this development.
<b>Action 3.1b</b>	Evaluate the potential for reduced lot sizes or increased residential densities on land classified Rural Community, Mixed Use, Suburban Residential, and Commercial.	Ongoing	The County has considered this action item, and would reduce lot sizes based on the presence of water or sewer infrastructure to serve those properties classified Rural Community, Mixed Use, Suburban Residential, and Commercial. The County is supportive of such efforts, especially as it relates to strengthening community centers and rural nodes.
<b>Action 3.1c</b>	On sites lacking public water, sewer or both, allow higher density housing development, within the scope of the zoning designation, that have alternate means of water supply or sewage treatment, which meet the requirements of the County Division of Environmental Health and the State Regional Water Quality Control Board and geological review.	Ongoing	The County has not yet considered higher density housing applications with alternate means of water supply or sewage treatment on sites lacking public water, sewer, or both. The County is currently considering different sites for a new wastewater system to augment infrastructure to support additional housing.

<b>Action 3.1d</b>	Rezone acreage to Multiple-Family Residential (R-3) and/or Mixed Use (MU) to meet the remaining obligation from the previous (4th) Housing Element Update cycle. Lands to be rezoned shall be located in areas with both water and sewer district service (either currently in a district or annexable within the planning period). The County may use any combination of public- or privately-initiated planning processes to achieve this goal. In addition, the County will continue to maintain an existing inventory of zoning able to accommodate its fair share of low- and very low-income housing from the 2013 Regional Housing Needs Plan.	Completed	The County completed all necessary rezones to accommodate the 4th cycle RHNA shortfall.
<b>Action 3.1e</b>	Ensure the General Plan land-use classification “Mixed Use” is used in a manner that maximizes residential potential and provides a clear set of policies, regulations and requirements for those interested in developing their properties. The Mixed Use District shall allow up to 29.04 units per acre, and include design criteria that will allow developers to submit a project, aware of the site design requirements.	Ongoing	The County has made minimal adjustments thus far to MU-zoned parcels to maximize residential potential. Most new development has occurred in the R-3 zone instead, and therefore the County has not been able to provide clear guidance to those interested in developing their properties.
<b>Action 3.1f</b>	Update the Density Bonus Code (Chapter 20.238) as necessary, to be consistent with current State law.	Ongoing	The County has not updated its Density Bonus Code to be consistent with current State law, but it is in the process of identifying grant funding for a full or partial code update with SB 2.
<b>Action 3.2a</b>	Continue to publicize the opportunities for and encourage the production of second residential units for full time occupancy and encourage family care units.	Ongoing	The County offers free ADU plans online and advertised through the local online newspaper to encourage the production of second residential units and encourage family care units. The County also amended language on Coastal Zone ADUs and Inland ADUs in the Zoning Code to comply with State law.
<b>Action 3.2b</b>	Subsequent to the County's Local Coastal Program review, seek approval from the Coastal Commission to revise the Coastal Element and Coastal Zoning Ordinance to permit second units, subject to conformity with AB 1866 and other requirements.	In Progress (Under Review)	The County worked with the Coastal Commission to develop revised language on Coastal Zone ADUs. In 2019, staff presented to the Board of Supervisors a Local Coastal Plan Amendment to facilitate the construction of up to 500 ADUs in the Coastal Zone of unincorporated Mendocino County. The LCPA was submitted to the Coastal Commission for review, and is expected to be adopted by the Board of Supervisors in 2020.

<b>Action 3.3a</b>	Inform local agencies of their obligations to:(1) Provide the County a written offer to sell or lease surplus land for affordable housing purposes (Government Code Section 54220 et seq.), (2) Fully use Revenue and Taxation Code regulations authorizing use of State tax-defaulted property for public purposes such as land banking or specific housing projects (Section 3695.5 and 3791.4), and (3) Promote housing opportunities using underutilized lands or facilities.	Ongoing	Due to the lack of underutilized lands in the county, the County did not rely on underutilized lands to promote housing opportunities of this kind during the planning period. However, the Ukiah Unified School District (UUSD) has recently appraised two school sites that may be forthcoming in the coming years. It is to be determined whether these two sites are feasible for housing development considering that they will both require rezoning and water hookups.
<b>Action 3.4a</b>	Support the efficient delivery of water and sewer services to facilitate housing production through combined service agencies, shared facilities, or other inter-governmental agreements. Explore these options in the annual meetings described in Action 3.4b.	Ongoing	The County has fragmented water districts, with many lacking websites or appropriate staff. The County would like to encourage the consolidation and sustainability of services moving forward.
<b>Action 3.4b</b>	Assist special districts to expand or upgrade services by providing planning assistance. Coordinate with Mendocino County Local Agency Formation Commission (LAFCO) to identify infrastructure development constraints. If feasible, develop a comprehensive infrastructure planning program with interested special districts.	Ongoing	The County is actively working with the Redwood Valley Water District on the Redwood Valley Water Infrastructure Retrofit Project to update infrastructure that will support the creation of more housing. In addition, the County has participated in nearly all planning sessions and public meetings in support of the Boonville Water and Sewer Proposal to develop a municipal water and/or wastewater disposal system in Anderson Valley.
<b>Action 3.4c</b>	Work with water and sewer service districts to coordinate improvements with a priority to serve those medium and high residential densities as set forth in the General Plan. Inform the various service districts of the location of medium and high density residential designations to enable the districts to identify needed capacity improvements. Notify the districts of applicable grant opportunities that facilitate sustainable, compact development.	Ongoing	The County is working with the water districts on consolidation efforts to facilitate future development of higher density.
<b>Action 3.4d</b>	Service District Constraints: (1) Inform water and sewer districts of the requirement to grant priority to allocation of available and future water resources to lower income housing developments that help meet the Regional Housing Need (Government Code Section 65589.7), and (2) recommend that service districts reduce, waive, or defer connection fees for affordable housing projects when requested for project feasibility. The County will request districts to provide a copy of adopted regulations, follow-up with subsequent correspondence, and notify the public of Government Code Section 65589.7 through the Housing Resources website.	Ongoing	Special Service Districts are aware of these requirements, but due to restrictions, moratoriums, and other considerations. This issue faces multiple constraints.

<b>Action 3.4e</b>	Work with the County Division of Environmental Health to develop and publicize, in writing and online, the technologically feasible alternatives to conventional wastewater treatment facilities that meet environmental requirements for areas outside of the municipal sanitation infrastructure. Develop usage standards if one or more technologies prove feasible for regular use and amend the Zoning Code to allow for greater density when alternative wastewater treatment facilities have been approved.	Ongoing	The County works with Environmental Health to support a compost toilet stakeholders workgroup to promote alternative wastewater treatment systems. Environmental Health supports the creation of many non-standard systems throughout the county.
<b>Action 3.4f</b>	Prior to future Regional Housing Needs Assessment (RHNA) allocation processes, advocate before the Mendocino Council of Governments (MCOG) the County's strong support for higher density, low- and very low- income housing development to occur within urbanized or incorporated parts of the County. This is based on the understanding that lower income populations can more easily obtain public services (e.g. transportation, shopping, employment centers and/or training, etc.) in such areas, and that often times service (i.e. water, sewer) capacity is more readily available for high density residential development.	Ongoing	The County worked with the Mendocino Council of Governments (MCOG) to update the Regional Housing Needs Plan in 2018. This update revised the allocation of housing unit needs based on the revision of the Regional Housing Determination received from HCD and informs the 2019 RHNA processes to support higher density, low- and very low-income housing.
<b>Action 3.5a</b>	Conduct periodic meetings with developers and non-profit housing development agencies to identify constraints to development of affordable housing and use the information gained to consider Zoning Code amendments.	Ongoing	The County partners with the Community Foundation to identify constraints to affordable housing by working with the community to support many areas of community life, including housing.
<b>Action 3.5b</b>	Reduce Constraints to Housing Production: (1) Amend the Zoning Code and the Division of Land Regulations to allow additional exceptions to standards to facilitate affordable project feasibility, such as exceptions for setbacks, lot configuration, lot coverage, parking, building height, and others.(2) Evaluate and, where appropriate, reduce or modify the standards above to facilitate market rate housing production. (3) The County will initiate amendments to the Zoning Code to conform to the new General Plan.	Ongoing	The County reduced constraints to housing production by updating the ADU ordinance in the Coastal Zone and Inland Zone to comply with State law. In addition, the County has done minimal updates and changes to the Zoning Code to facilitate housing production.
<b>Action 3.5c</b>	Provide priority processing by County staff and hearing boards for affordable housing units or special needs housing or supporting infrastructure.	Ongoing	The County provides priority processing for affordable housing units and support infrastructure under specific direction to prioritize job creation and housing construction. Due to recent fires, home rebuilds receive priority reconstruction permitting, which are typically processed in one week. In addition, the County has worked with RCHCD prioritized the development of Orr Creek Commons, an affordable senior housing project in Boonville.

<b>Action 3.5d</b>	Consider permit fee waivers, reductions, or deferments requested by affordable housing developers, as the County budget permits, based upon the merits of each project in meeting the County's housing goals. All such requests must be reviewed and approved by the Board of Supervisors.	Ongoing	The County has an Administrative Permit to allow for temporary trailers and deferred the cost of fire rebuilds to the finalization of the permit to facilitate rapid housing development.
<b>Action 3.5e</b>	Investigate the creation of an overlay district for affordable housing that permits an increase in density only after the purchase of land by developers of affordable housing in order to keep the cost of land more affordable than land already zoned for equally high density.	Ongoing	The County has not investigated the creation of an affordable housing overlay district to increase density conditional upon land ownership by an affordable housing developer. The County would consider this policy moving forward and may consider using SB 2 grant funding to support the creation of this district.
<b>Action 3.5f</b>	Identify obstacles in zoning requirements and possible conflicts between codes and policies that may prevent the development of affordable housing at full density levels. Amend such identified codes where feasible.	Ongoing	The County has not identified impediments and conflicts between codes and policies that may prevent affordable housing development but anticipates investigation and potential code amendment currently through the Housing Element Update.
<b>Action 3.5g</b>	Promote and assist with the creation of Community Land Trusts for the purpose of developing and preserving affordable housing over the long-term. Consult with existing open-space land trusts to see if they are interested in including affordable housing. They could partner with non-profit housing agencies for management of the housing portion of the property.	Ongoing	The County partners with the Community Development Commission (CDC) to support their investigation and implementation of Community Land Trusts to preserve long-term affordable housing. The CDC manages subsidized housing under its non-profit branch, Building Better Neighborhoods, Inc.
<b>Action 3.5h</b>	Pursue the development of the remainder of the affordable multi-family units for lower-income households approved by voters under the County's Article 34 authority.	Ongoing	The County is in the process of determining the remainder of the affordable multi-family units for lower-income households approved by voters.
<b>Action 3.5i</b>	Consider advertising prime locations, as identified in Appendix B, for affordable housing development on the Housing Resources website.	Ongoing	The County has not considered advertising prime locations for affordable housing development identified under Appendix B. However, the County posts the Housing Element online, and multiple local service providers and non-profits publicize these resources as well.
<b>Action 3.5j</b>	Work with local housing providers to utilize collected housing trust funds from the County's Inclusionary Housing Ordinance to develop housing units.	Ongoing	The County has not yet worked with local housing providers to use Inclusionary Housing Ordinance funds to develop housing units. However, the County remains open to working with local housing providers to utilize collected housing trust funds for these purposes.
<b>Action 4.1a</b>	Continue to support Community Development Commission (CDC) in their effort to conduct landlord-tenant workshops throughout the County to educate tenants and landlords about their rights and responsibilities and address concerns.	Ongoing	The CDC has ended their landlord-tenant workshop program. However, the County still supports CDC in other efforts to support vulnerable populations.
<b>Action 4.1b</b>	Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD).	Ongoing	The County continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development. Trent Taylor Follow-Up; Confirm with Code Enforcement. No complaints received? Needs County follow-up

<b>Action 4.1c</b>	Provide informative materials concerning fair housing and housing discrimination at locations that provide housing and related services.	Ongoing	The County provides informative materials concerning fair housing and housing discrimination over the counter upon request.
<b>Action 4.1d</b>	The County shall revise the definition of the word “family” to preclude the possibility that a residential group home could be prevented from locating in a single family area due to the inconsistency of that use and the existing definition. The revised definition shall only reference one or more individuals living together in a dwelling unit with common access and use of all areas of the dwelling unit.	Completed	The County revised the definition of “family” in the Zoning Code in 2016.
<b>Action 4.2a</b>	Special Needs Rental Housing: Support applications to State and Federal agencies such as Housing and Community Development (HCD), State Treasurer’s Office, HUD and the United States Department of Agriculture (USDA) for affordable rental housing financing to provide shelter for very low- and extremely low-income families and special needs households. Programs available may be found in the Housing Resources section of the Housing Element.	Ongoing	The County supported RCHDC through expedited permitting to obtain funding for the Brush Street Apartments, a 72-unit farmworker housing development supported through USDA Rural Housing funds, and the Orr Creek Commons, an 80-unit senior affordable housing development.
<b>Action 4.2b</b>	Extremely Low-Income Program Development: Work with other agencies and local partners including Legal Services of Northern California to jointly develop and implement a program that is designed to address the needs of the extremely low-income households in Mendocino County. At least annually and on an on-going basis contact agencies and developers to facilitate implementation of the program. Actions to be considered for inclusion in the program include prioritizing local funding, supporting applications for funding, applying for funding, establishing incentives and concessions, exploring housing types, and methods to promote their development	Ongoing	The County continues to work with other agencies and local partners including Legal Services of Northern California to develop a programs that are designed to address the needs of the extremely low-income households in Mendocino County.
<b>Action 4.3a</b>	Farm Employee/Labor Housing: Continue to work with the agricultural community, housing providers and agricultural groups to develop and build year-round and seasonal agricultural worker housing. Analyze the three prime agricultural areas in the County (Anderson, Sanel and Ukiah Valleys) to identify suitable locations for at least 20 units of farmworker housing. Information gathered from this analysis shall be provided to agricultural and affordable housing developers in a manner conducive to their use for developing the actual units. Ensure that these groups are included in regular housing stakeholder meetings.	Ongoing	The County worked with RCHDC to develop the 72-unit farmworker housing development, the Brush Street Apartments, in 2018. In addition, the County supported the Farm Bureau to host training on employee housing education for residents.

<b>Action 4.3b</b>	The County will encourage and support State and Federal funding applications for farmworker housing and supporting infrastructure by providing technical assistance when needed, and continue to conduct pre-application conferences and meet with farmworker housing developers on an ongoing basis.	Ongoing	The County provides full-time technical assistance at the ARC Family Resource Center (FRC) and is available to accept applications, receive applications, and guide others through the process to develop farmworker housing and supporting infrastructure. The County also offers a preapplication conference meeting to provide the developers with application requirements to streamline the application process in subsequent steps.
<b>Action 4.3c</b>	If an outside source of funds can be found, the County shall conduct a Farmworker Housing Survey within the planning period of the 2014 Housing Element. The survey should address issues such as (but not limited to) housing conditions, affordability, commuting patterns and cost.	Ongoing	The County's most recent comprehensive analysis of farmworker housing was performed by the California Institute for Rural Studies in 2008 and performing an update has not been a priority in the planning period.
<b>Action 4.3d</b>	The County shall review the Zoning Code related to agricultural employee housing for consistency with State law.	Ongoing	The County will continue to comply with State agricultural employee housing law, updating the Zoning Code as needed.
<b>Action 4.3e</b>	Create an informative document that includes planning policies and regulations that will assist farmers in the development of farmworker housing:(1)Provide information about the County's farm employee/labor housing regulations, including posting information on the Housing Resources website.(2)Meet with the Mendocino County Farm Bureau and other farm advocacy groups to discuss agricultural related policies, regulations and opportunities contained within the County's planning documents.	Ongoing	The County has not created an informative document that includes planning policies and regulations that assist farmers in the development of farmworker housing nor published this information online. County staff has met with the Farm Bureau on multiple occasions to discuss cannabis regulations as they relate to the existing agriculture industry.
<b>Action 4.3f</b>	Encourage the production of affordable housing for Native Americans pursuant to the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) on fee land owned by Indian tribes that qualifies for the tax exemption under California Revenue and Taxation Code Section 237 or Federal land held in trust for Indian tribes, or by entering into local cooperation agreements with Indian tribes when required for the use of NAHASDA funding within the County, and by advocating that Indian tribes and housing agencies work with the County to maximize the compatibility of Indian housing projects with County General Plan objectives.	Ongoing	The County has not encouraged the production of affordable housing for Native Americans pursuant to the Native American Housing Assistance and Self-Determination Act of 1996 on fee land owned by Indian tribes? In addition, the County did not enter into local cooperation agreements with Indian tribes. The County did not advocate that Indian tribes and housing agencies work with the County to maximize the compatibility of Indian housing projects within County General Plan objectives. However, the Board of Supervisors approved the formation of the Covelo MAC in Round Valley in support of the Round Valley Indian Tribes in that region.
<b>Action 4.3g</b>	Increase housing opportunities for persons with disabilities consistent with the fair housing and disability laws, and encourage physical access to and within residential units during the development review process. Encourage developers to make accommodations during the development review process and utilize appropriate sections of the County Zoning Code intended to accommodate individuals with disabilities.	Ongoing	The County continues to comply with fair housing and disability laws to encourage access to and within residential units.

<b>Action 4.3h</b>	Provide planning assistance to address homelessness in the County by:(1)Working with Mendocino County's "Continuum of Care Plan" to address homelessness by assisting the Homeless Services Planning Group (HSPG) when practical to develop shelters, transitional, and permanent supportive housing for homeless residents in the County. (2)Treating applications for transitional and supportive housing applications similar to other residential applications within that zoning district.	Ongoing	The County's Health and Human Services Agency (HHSA) coordinates homeless services via the Mendocino County Homeless Services Continuum of Care (CoC). The HHSA works with the CoC to implement a coordinated approach to homelessness, meeting monthly to identify and obtain funding to assist families and individuals experiencing or at risk of homelessness.
<b>Action 4.3i</b>	Homeless Multi-Service Shelter and Assistance and Hospitality Centers: Continue to support the efforts of the Homeless Services Planning Group, Ford Street Project, and the Hospitality House Center to provide emergency shelter to homeless families and individuals, by providing planning assistance, letters of support, and attending meetings when resources permit.	Ongoing	The County continues to support the efforts of the Homeless Services Planning Group, Ford Street Project, and the Hospitality House Center to provide emergency shelter to homeless families and individuals.
<b>Action 4.3j</b>	Amend the Commercial (C-1, C-2) zoning districts to allow for emergency and transitional housing by right provided that the site is (1) located in a water and sewer district, (2) located more than 300 feet from industrial uses, (3) not located in Airport Zones A-1, A-2 or B-1, and (4) not located in an Alquist-Priolo Fault zone.	Ongoing	The County allows emergency and transitional housing by minor use permit, which can be provided by the Zoning Administrator in Commercial (C-1 and C-2) zones.
<b>Action 4.3k</b>	Provide planning assistance to the Mental Health Branch of the Health and Human Services Agency if the division is working with a mental health service provider to develop new supportive care housing facilities in unincorporated Mendocino County.	Ongoing	The Mental Health Branch of the Health and Human Services Agency continues to work with a mental health service provider to develop new supportive care housing facilities in unincorporated areas.
<b>Action 4.3l</b>	Recognize that the County's aging population will require affordable housing in areas that have access to senior citizen appropriate services. Remote rural communities cannot presently provide adequate services to meet the special needs of senior citizens.	Ongoing	The County's Health and Human Services Agency (HHSA) provides adult and aging services through multiple programs to address needs of the senior population. Services range from General Assistance (GA), providing financial assistance and emergency homeless assistance to elderly individuals, to In-Home Supportive Services (IDSS), providing services to low income elderly individuals and couples who need assistance to safely remain in their own homes as they age. In addition, the County assisted RCHDC to develop the 80-unit affordable senior housing development, Orr Creek Commons.
<b>Action 4.3m</b>	Work with the Redwood Coast Regional Center to implement an outreach program that informs families within the County on housing and services available for persons with developmental disabilities. The program may include the development of an informational brochure and information on services on the County's Housing Resources webpage.	Ongoing	The County continues to work with Redwood Coastal Regional Center to implement an outreach program informing families on housing and services available to persons with developmental disabilities.



<b>Action 4.3n</b>	Amend County Zoning Ordinance to explicitly state that transitional and supportive housing is to have the same allowances and restrictions as any other regular residential unit (single family, multi-family) and are allowed by right in all zones where residential units are permitted. This amendment will state clearly that transitional housing household occupancy is for a period of up to two years while there is no time limit to the household occupancy of supportive housing.	Completed	The County amended the Zoning Code to explicitly allow transitional housing the same rights as other residential units of the same type in 2016.
<b>Action 5.1a</b>	Seek out and pursue, in conjunction with local partners, funding for and development of weatherization programs for new construction and rehabilitation through sources such as the rehabilitation loan program and through referrals to the North Coast Energy Service, which provides services on behalf of Pacific Gas and Electric (PG&E) and enrollment in the Home Energy Link Program. Develop partnerships with agencies and organizations offering weatherization services, such as Renewable Energy Development Institute (REDI), Community Development Commission (CDC), and North Coast Energy Services.	Ongoing	The County partners with the CDC's Development and Sustainability Department, Mendocino Lake County Energy Watch (MLEW), and PG&E to provide a variety of energy conservation services including energy efficiency audits and advice, funding and project assistance for energy efficiency retrofits, energy consumption benchmarking and training, and educational opportunities.
<b>Action 5.1b</b>	Assist residents in conserving resources and lowering utility costs by working with the utilities and local partners to conduct energy audits, water leak detection, and other measures to identify and eliminate unnecessary or wasteful resource consumption. Identify services provided and advertise on the Housing Resources website, brochures, and at stakeholder meetings.	Ongoing	The County partners with the CDC's Development and Sustainability Department, Mendocino Lake County Energy Watch (MLEW), and PG&E to provide a variety of energy conservation services including energy efficiency audits and advice, funding and project assistance for energy efficiency retrofits, energy consumption benchmarking and training, and educational opportunities.
<b>Action 5.1c</b>	Protect and conserve water resources and lessen water-related expenses by encouraging rainwater collection and use, low-water landscape design and practices, gray water usage and alternative stormwater management systems for larger projects, including multi-family housing, during the development review process. Provide examples of pre-approved designs and examples, such as the Environmental Protection Agency (EPA) and Low Impact Development (LID) standards and a list of drought-tolerant and native vegetation. Additionally promote water-conserving landscaping methods using brochures and the Housing Resources website.	Ongoing	The County encourages drought-resistant landscape design through partnerships the Russian River Watershed Association and the Sonoma-Marin Saving Water Partnership. These organizations provide landscape design templates and landscaping resources online in addition to outreach efforts to promote low-water landscape design. With 8 landscape templates, these pre-approved designs include alternative stormwater management systems for projects of varying sizes. Informational materials also encourage rainwater collection and use. This information is provided on the Housing Resources website and also published via brochure.

<b>Action 5.1d</b>	Promote stormwater management systems for multiple family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater. Provide examples of pre-approved designs, such as EPA and Low Impact Development standards and a list of bio-filtering vegetation. Additionally promote approved stormwater management methods using brochures and the Housing Resources website.	Ongoing	The County provides a Low Impact Development (LID) Manual online as a resource for housing developers in designated MS-4 zones throughout the county. The manual lists required submittals for different types of residential projects and provides examples of pre-approved designs. This information is all published on the County website.
<b>Action 5.2a</b>	Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects. Strongly promote solar energy generation, use of solar water heaters, and passive solar design in new housing and, especially, multi-family and farmworker housing both prior to and during project review.	Ongoing	The County promotes renewable energy technologies in the General Plan CEQA Findings for both the Ukiah Valley Area Plan policies and the Mixed Use policies. In addition, the County partners with Sonoma Clean Power to provide residents with access to renewal source power. Sonoma Clean Power engages the community in extensive outreach and provides educational resources to interested parties for both residential and mixed use projects. The County promotes solar energy in the Zoning Code, providing expedited permitting for solar energy systems.
<b>Action 5.2b</b>	Promote the appropriate siting and design of passive solar homes that maximize the use of passive heating and cooling, and reduce demand for non-renewable resources for heating and cooling and related utility expenses both prior to and during design review. Assist developers accessing passive design resources with brochures and using the Housing Resources website.	Ongoing	The County promotes the appropriate siting and design of passive solar homes through Green Building Handouts published on the County website and provided on paper at the Planning and Building Services Department. These handouts assist developers in accessing passive design resources, providing helpful resources and a maintenance checklist to ensure the development's longevity.
<b>Action 5.2c</b>	Revise the Mendocino County Division of Land Regulations to include provisions for identifying and protecting access to solar energy for passive heating of homes as well as electrical energy generation.	Ongoing	The County has not revised the County Division of Land Regulations to include provisions for identifying and protecting access to solar energy for passive solar heating and electrical energy generation.
<b>Action 5.3a</b>	Amend the building and zoning codes to remove constraints to green building, resource conservation and alternative energy generation and establish green building and sustainable practice requirements for new developments, remodels and retrofits. Topics to be included are: Green building materials and construction techniquesPassive solar design and sitingEnergy efficient heating and cooling technologyAlternative water storage, wastewater treatment and reclamation and stormwater management systemsSmall scale and community energy generation systems	Ongoing	The County has not amended the Building and Zoning Codes to identify and remove constraints to green-building, resource conservation, and alternative energy generation.

<b>Action 5.3b</b>	Consult with service providers and municipalities to investigate feasibility of the usage of reclaimed water systems, where appropriate, for non-drinking water purposes, such as landscape irrigation and toilet flushing.	Ongoing	The County supports the use of recycled water pipelines and continues to encourage ongoing construction of the Recycled Water System, which will deliver reclaimed water from the Ukiah Valley Wastewater Treatment Plant to agricultural lands east of Ukiah once complete.
<b>Action 5.4a</b>	Assist residents with lowering their utility costs by advertising utility assistance, home weatherization, energy and water conservation, and green building services on the Housing Resources website.	Ongoing	The County advertises the CDC's weatherization services, energy and water conservation programs, and utility audits and assistance on the County website. The County promoted these resources heavily during the drought as well.
<b>Action 5.4b</b>	Assist developers and housing development agencies in incorporating green building, energy conservation, and alternative energy generation into their projects by providing information about resources and links to local organizations such as local renewable energy system designers and installers, rebates, energy-rating systems, and funding on the Housing Resources website.	Ongoing	The County provides information about resources and links to local organizations such as local renewable energy system designers and installers, rebates, energy-rating systems, and funding, on the County website to assist developers and housing development agencies incorporate green building, energy conservation, and alternative energy generation into their projects. The County promoted these resources heavily during the drought as well.
<b>Action 5.4c</b>	Promote energy and water conservation education programs that address steps to energy and water efficiency, benefits of weatherization and weatherization assistance programs, information of onsite renewable energy generation technologies and financing options by advertising benefits and local conservation services, programs and workshops on the Housing Resources website.	Ongoing	The County partners with the Russian River Watershed Association to offer trainings and workshops focused on water efficiency, energy conservation, and low-water landscape design. Recent trainings include "Planting Resilience: Stories, Science, and Strategies" and "LID Training for the Design Community." The County provides links to these resources on the County website.
<b>Action 6.1a</b>	Support funding applications, when requested by service districts, for financial and technical assistance to undertake water and sewage treatment facility planning and engineering studies, improvements, and expansions that could facilitate future housing development. Provide planning and/or grant-writing assistance if time and staffing levels permit and matching funds if available. Take a proactive approach and remind the districts of the County's willingness to provide this support annually at the meeting.	Ongoing	The County supports the Boonville Water and Sewer Proposal to develop a municipal water and/or wastewater disposal system in Anderson Valley. In addition, the County is actively working with the Redwood Valley Water District on the Redwood Valley Water Infrastructure Retrofit Project to update infrastructure that will support the creation of more housing.
<b>Action 6.2a</b>	Assist agencies and organizations in their pursuit of funding by providing technical assistance when requested, as time and funding permit.	Ongoing	The County assists agencies and organizations through preapplication conference meetings to provide the developers with application requirements to streamline the application process in subsequent steps. In addition, the County regularly provides support letters for projects.
<b>Action 6.2b</b>	Pursuant to AB 2936 (Aroner), propose that the Board of Supervisors increase the General Plan Maintenance fee to include a higher percentage to maintain and periodically update the Housing Element in compliance with State law.	Ongoing	The County worked with the Board of Supervisors to double the General Plan Maintenance fee to \$116 to allow maintenance and period update of the Housing Element.

<b>Action 6.2c</b>	Explore the feasibility of local funding for affordable or special needs housing that promotes mixed-use, transit oriented, or compact integrated communities, such as;(1) MCOG funds for eligible transportation infrastructure (2) Air Quality Management District vehicle license fees	Ongoing	The County did not explore the feasibility of local funding for affordable or special needs housing that promotes mixed-use, transit oriented, or compact integrated communities. However, the County supports this planning concept and identifies the 2019 Mendocino Pedestrian Needs Master Document as a resource to explore this opportunity moving forward.
<b>Action 6.2d</b>	Identify and pursue Federal, State, local, and private funding sources to expand the County's rehabilitation loan program for income-eligible households and to provide funds for acquisition/rehabilitation of affordable housing.	Ongoing	The County did not identify nor pursue federal, State, local, and private funding sources to expand the County's rehabilitation loan program.
<b>Action 6.2e</b>	Assist CDC in offering loan programs for home improvement as well as water and septic system repairs and upgrades to income-eligible households through the County's Rehabilitation Loan Program by informing property owners with housing units in need of upgrades of the resource.	Ongoing	No. CDC double-check. The County did not inform property owners with housing units in need of upgrades of CDC's loan programs for home improvement and water and septic system repairs and upgrades to income-eligible households.
<b>Action 6.3a</b>	Continue to support application for the provision of rental housing assistance to extremely low-income households through the Section 8 (Housing Choice) Voucher Program.	Ongoing	The County provides general assistance through the HHSA Department to offer short-term financial assistance, emergency homeless assistance, SSI advocacy, and employment services to disabled or unemployed single adults that will enable them to become self-supporting. In addition, the County partners with the CoC, which is a collaborative of over 31 agencies, to obtain funding and provide assistance to address homelessness in the county.The County provides general assistance through the HHSA Department to offer short-term financial assistance, emergency homeless assistance, SSI advocacy, and employment services to disabled or unemployed single adults that will enable them to become self-supporting. In addition, the County partners with the CoC, which is a collaborative of over 31 agencies, to obtain funding and provide assistance to address homelessness in the county.
<b>Action 6.3b</b>	Identify and list internet sites and links (such as Community Development Commission, Health and Human Services [HHSA] and other agency sites) for advertising housing assistance programs, such as Down Payment Assistance, Rehabilitation and Mortgage Credit Certificate Programs.	Ongoing	The County provides general assistance through the HHSA Department to offer short-term financial assistance, emergency homeless assistance, SSI advocacy, and employment services to disabled or unemployed single adults that will enable them to become self-supporting. In addition, the County partners with the CoC, which is a collaborative of over 31 agencies, to obtain funding and provide assistance to address homelessness in the county.The County provides general assistance through the HHSA Department to offer short-term financial assistance, emergency homeless assistance, SSI advocacy, and employment services to disabled or unemployed single adults that will enable them to become self-supporting. In addition, the County partners with the CoC, which is a collaborative of over 31 agencies, to obtain funding and provide assistance to address homelessness in the county.

Action 6.4a	Shelter Plus Care Tenant-Based Rental Assistance Program: Continue to apply for and provide rental assistance to very and extremely low-income homeless disabled households.	Ongoing	The County provides general assistance through the HHSA Department to offer short-term financial assistance, emergency homeless assistance, SSI advocacy, and employment services to disabled or unemployed single adults that will enable them to become self-supporting. In addition, the County partners with the CoC, which is a collaborative of over 31 agencies, to obtain funding and provide assistance to address homelessness in the county.
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Action 6.4b	Continue to support the application for HUD Continuum of Care grants for homeless populations to provide and expand, through community contracts, resource centers and transitional and permanent supportive housing units for the homeless.	Ongoing	The County supports CDC's rental assistance program funded under the Continuum of Care application process and Community Development side of the U.S. Department of Housing and Urban Development. This program provides rental assistance to homeless disabled persons. The program currently has 130 clients receiving rental assistance. The program provides \$1.4 Million in rental assistance and administrative fees. The program receives in-kind support from case managers at various local agencies such as the Ford Street Project/Ukiah Community Center, Mendocino Coast Hospitality Center, Behavioral Health, and the Alcohol and Drug Program (AODP).
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General Comments:			

Jurisdiction	cino County - Unincorporated	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		75
Total Units		85

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	140
Number of Proposed Units in All Applications Received:	223
Total Housing Units Approved:	177
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas