

Please Start Here

General Information	
Jurisdiction Name	Mendocino County - Unincorporated
Reporting Calendar Year	2020
Contact Information	
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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.

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Jurisdiction	Hennepin County Unincorporated	
Reporting Year	2020	(Jan. 1 - Dec. 31)

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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	11	12	13	14	15	16	17	18	19	20
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4.5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								0	0	0	0	0	0	3	29	32	32	0	0
	1072803600	4150 FISHER LAKE DR			SFD	O	4/27/2020								1	1	1		No
	201301800	20801 DENNISON LN			MH	O	8/5/2020							1		1			No
	1631312900	8430 EAST RD			MH	O	10/9/2020							1		1			No
	0184102800	31931 WE HWY 20			SFD	O	3/16/2020							1	1	1			No
	0200601200	31680 JOHNSON LN			SFD	O	4/24/2020							1	1	1			No
	1182903900	12061 ROCKWOOD DR			SFD	O	4/28/2020							1	1	1			No
	1321100900	14820 MALLO PASS DR			SFD	O	5/8/2020							1	1	1			No
	1234001900	32871 NAVARRO RIDGE RD			SFD	O	5/26/2020							1	1	1			No
	1441601800	36780 GLENNEN DR			SFD	O	5/28/2020							1	1	1			No
	1183302100	44710 ROSEWOOD TER			SFD	O	6/4/2020							1	1	1			No
	1752300400	11850 PINE AVE			MH	O	6/11/2020						1		1	1			No
	1421401100	32065 SO HWY 1			SFD	O	6/28/2020							1	1	1			No
	1250701300	31100 COMPTCHE UKIAH RD			SFD	O	7/16/2020							1	1	1			No
	1233401800	34325 PACIFIC REEFS RD			SFD	O	7/17/2020							1	1	1			No
	0693202500	32791 NAMELESS LN			SFD	O	7/24/2020							1	1	1			No
	1442560200	38180 OLD STAGE RD			SFD	O	8/5/2020							1	1	1			No
	1072800800	12779 TOMKI RD			SFD	O	8/7/2020							1	1	1			No
	1512200500	821 FINNE RD			SFD	O	8/17/2020							1	1	1			No
	1190600800	10935 PALETTE DR			SFD	O	8/17/2020							1	1	1			No
	0501601500	15810 MOUNTAIN HOUSE RD			SFD	O	9/8/2020							1	1	1			No
	0180511400	411 SO HARRISON ST			SFD	O	9/9/2020							1	1	1			No
	1610530100	3201 RD J			SFD	O	9/9/2020							1	1	1			No
	0350804805	57925 COVELO RD			SFD	O	9/14/2020							1	1	1			No
	0083022400	1342 CEDAR ST			SFD	O	10/27/2020							1	1	1			No
	0083022400	1348 CEDAR ST			SFD	O	10/27/2020							1	1	1			No





Jurisdiction	Mendocino County - Unincorporated	
Reporting Year	2020	(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

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	40											40
	Non-Deed Restricted												
Low	Deed Restricted	27											27
	Non-Deed Restricted												
Moderate	Deed Restricted	27										26	1
	Non-Deed Restricted		10	16									
Above Moderate		74	75	26								101	
Total RHNA		168											
Total Units			85	42								127	68

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)

<b>Jurisdiction</b>		Mendocino County - Unincorporated	
<b>Reporting Year</b>		2020	(Jan. 1 - Dec. 31)
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b> 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.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
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.	Develop materials regarding GIS services and available information by January 2021. Subsequently, update as amendments are processed.	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	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 throughout the Inclusionary Housing development planning process.	Pre-Application Conferences will be scheduled with developers upon the submission of each development application .	There have been no residential neighborhoods or subdivisions proposed during the Housing Element planning cycle; as such, no pre-application conferences have been scheduled with developers. 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 and continues to make pre-application conferences available to developers.

Action 1.2a	Work with new and existing affordable housing development organizations that identify and address affordable housing needs throughout the County. Support organizations pursuing grants to fund development or rehabilitation of affordable housing by providing assistance and information when feasible.	As interested agencies approach the County	The County regularly works with existing and new affordable housing developers to support new opportunities. During the planning cycle, the County has 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.
Action 1.3a	Facilitate future annexation and housing development by pursuing a master tax-sharing agreement between the County and each incorporated city	As applications for annexation or tax sharing by cities and special districts are submitted or acknowledged.	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.
Action 1.3b	Coordinate with each city on all new housing development projects located within the planning area (SOI or any currently adopted plan).	As applications for residential or mixed-use development are submitted	The County invited City of Ukiah staff to attend a Pre-Application Conference for the Millview Apartments project, 48 multi-family units proposed on Lovers Lane in the Ukiah SOI intended to serve farmworkers and is considered very low-income. Building permits have not been issued and construction is underway for this project. Additionally, a subdivision modification for the Bella Vista project (previously called Gardens Gate) was referred to the City of Ukiah by County staff. The proposed subdivision modification is located in the City's SOI and consists of a vesting tentative map to subdivide 48.8± acres into 171 residential parcels for 132 single-family parcels and 39 age-restricted senior housing parcels.
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 an adopted master tax sharing agreements between the affected city and the County.	As new applications for annexation or tax sharing by cities and special districts are submitted.	The County is currently supporting an annexation application by the City of Ukiah to annex City-owned land that is currently in unincorporated Mendocino County. Additionally, the County is working with Millview Water District on an annexation of additional parcels into the district.
Action 1.3d	Collaborate with each city on development 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.	Twice within the planning period and as new applications for residential or commercial development are submitted.	The Millview Apartments are currently under construction in the unincorporated County and City of Ukiah's SOI on Lovers Lane. The 48-unit very-low income multi-family project is located at 1650 N. Lovers Lane on a vacant lot surrounded by agricultural, residential, and light industrial uses. The County invited City staff to the Pre-Application Conference for this project to aid in providing comprehensive input throughout the planning process.



Action 1.4a	Empower Municipal Advisory Councils (MACs) to assist the County in developing and updating community specific plan documents for the areas they represent by identifying their residential and economic capacity, as well as local advantages, to create more resilient and vibrant communities.	Annually, support at least one (1) MAC in developing and updating a community specific planning document.	The County Planning and Building Services is collaborating with the Redwood Valley MAC to provide input on the MAC's update to the area's Community Action Plan. While no other community plans have recently been, or are currently being, updated, the County collaborates with MACs regularly to provide support in updating area plans.
Action 1.5a	<p>Continue to publish housing resource information used to facilitate the development and improvement of affordable housing. Included could be items such as funding resources, affordable housing development agencies and developers, and energy conservation and green-building resources and services.</p> <p>In addition, the County will continue the following actions:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Disseminate housing-related brochures (e.g. farmworker housing) to individuals, developers, and builders that visit Planning and Building offices.</li> <li><input type="checkbox"/> Continue to report on the implementation and effectiveness of the Housing Element in the General Plan Annual Report to the Board of Supervisors.</li> </ul> <p>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.</p>	Annual updates of all informational materials as described above; by 2021 develop and include an 'Affordability Survey' for Building Permit packets;	<p>The County continues to post information on housing resources through the main County website and related County department website pages. Housing related brochures are disseminated to the general public over the counter and 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.</p> <p>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.</p>
Action 2.1a	Assist developers and non-profit organizations with the acquisition, rehabilitation, or development of affordable housing as funding permits.	As Requested	No developers not non-profit organizations have requested assistance acquiring, rehabilitating, or developing affordable housing. Due to limited staff capacity, the County has not identified federal, State, local, and private funding sources but continues to review opportunities as they are made available.

Action 2.1b	<p>Continue code enforcement actions to identify substandard or unsafe housing and sanitary facilities.</p> <ul style="list-style-type: none"> <li>❑ Provide contact information to property owners to assist in identifying programs to abate violations, assist with upgrades and weatherization, and conserve the housing stock.</li> <li>❑ 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.</li> <li>❑ 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.</li> <li>❑ Continue 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.</li> <li>❑ The County will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.</li> <li>❑ This requirement applies to: <ul style="list-style-type: none"> <li>o Non-vacant sites</li> <li>o Vacant sites with previous residential uses that have been vacated or demolished</li> </ul> </li> </ul>	<p>Update and Continue Processes As Identified; 2021 - Establish a program to facilitate the replacement of older mobile homes in order to remove substandard units from County housing stock; by 2021 invite the Mendocino County Code Enforcement Division to present an informational session before the Mendocino County Planning Commission on sub-standard housing</p>	<p>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. The County continually uses the Revenue and Taxation Code Section 17274 as an inducement to private sector rehabilitation of rental housing. 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.</p> <p>Due to limited staff capacity, a program has not yet been implemented to facilitate the replacement of older mobile homes and Code Enforcement has not yet presented to the Planning Commission on substandard housing. However, the County believes both are integral to improving housing condition in Mendocino County and will continue to pursue both as capacity allows.</p>
Action 2.1c	<p>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.</p>	<p>Ongoing as project are timed to convert to market-rate units.</p>	<p>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.</p>

Action 3.1a	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.	By 2021 present to the Mendocino County Planning Commission, development incentives such as reduced setbacks, density bonuses, and fee assistance to support the creation of affordable housing. Discuss the benefits of a variety of housing types with interested developers in an ongoing manner, and specifically, at each pre-application conference.	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. No pre-application conferences have been held at which the County would have discussed the benefits of a variety of housing types with developers and a presentation has not been made to the Planning Commission on development incentives for affordable housing.
Action 3.1b	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, and which meet the requirements of the County Division of Environmental Health and the State Regional Water Quality Control Board and geological review.	Twice within the planning period and with each pre-application conference.	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, one has been identified by the Anderson Valley CSD.
Action 3.1c	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.	By July 2021, review General Plan land-use classification “Mixed Use” and by January 2022, update if needed, ; by July 2021 and then annually, provide a review of permit activity on properties under the Mixed Use General Plan designation to the Director of Planning & Building Services to ensure adherence to policies, regulations and requirements.	The County has made minimal adjustments thus far to MU-zoned parcels to maximize residential potential due to limited staff capacity. However, 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.

Action 3.1d	Update the Density Bonus Code (Chapter 20.238) as necessary, to be consistent with current State law.	If required, update the Density Bonus Code (Chapter 20.238) by July 2021 to be consistent with State law and intent.	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 LEAP grant funding.
Action 3.2a	Continue efforts around the development of ADUs and explore additional incentives to promote ADUs to help ensure RHNA progress. Continue to publicize the opportunities for and encourage the production of accessory dwelling units for full-time occupancy, and encourage family care units. Create resource materials to better facilitate and guide prospective ADU construction.	Develop ADU resource materials by July 2021; and explore ways to promote ADUs at least three times during the planning period. This could be through social media, meetings with developers, etc.	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.
Action 3.3a	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.	Inform local agencies of these obligations and opportunities by July 2021 and then every two years. Provide additional information, as Requested	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 and may be forthcoming in the near future. It is to be determined whether these two sites are feasible for housing development considering that they will both require rezoning and water hookups. The County has not provided additional information to local agencies of their obligation to offer to sell or lease surplus land to the County for affordable housing projects.
Action 3.4a	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.	By December 2020, and annually thereafter conduct meetings with water and sewer districts to discuss needed capacity improvements. In an ongoing and timely manner, relative to funding application deadlines, inform water and sewer districts or other applicable local agencies of the publication of applicable grant opportunities that facilitate sustainable, compact development.	The County is working with the water districts on consolidation efforts to facilitate future development of higher density and has met with the Anderson Valley Community Services District to discuss their current project to establish water and sewer within the Town of Boonville.

Action 3.4b	<p>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.</p>	<p>By December 2020, and annually thereafter</p>	<p>At this time, infrastructure constraints due to recent fires have forced a moratorium on permitting of water resources. Therefore, there have not been opportunities for water or sewer districts to allocate available or future water resources to lower income housing developments or waive connection fees for affordable housing projects. The County has not requested districts provide a copy of adopted regulations to enforce Government Code Section 65589.7 due to the infrastructure moratorium. Due to ongoing drought conditions, infrastructure moratoriums have not been lifted.</p>
Action 3.4c	<p>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 housing development for all income levels in urbanized or incorporated parts of the County. This is based on the understanding that infill development, particularly that which serves lower income populations can more easily obtain public services (e.g. transportation, shopping, employment centers and/or training, etc.) in such areas, and that service (i.e. water, sewer) capacity is often more readily available for high density residential development.</p>	<p>By 2025, prior to the revised housing cycle, produce guidance that supports higher density housing development for all income levels in urbanized or incorporated parts of the County; by 2021 invite MCOG to present an informational session before the Mendocino County Planning Commission on RHNA and regional cooperation.</p>	<p>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. MCOG did not present to the Planning Commission on RHNA and regional cooperation; however during the 2019-2027 Housing Element Update, the Planning Commission was made aware of the County's 6th Cycle RHNA.</p>

Action 3.5a	<p>Reduce Constraints to Housing Production:</p> <p>(1) Amend the Zoning Code and the Division of Land Regulations to allow additional exceptions to standards.</p> <p>(2) Evaluate and, where appropriate, reduce or modify the standards</p> <p>(3) Provide priority processing</p> <p>(4) Consider permit fee waivers, reductions, or deferments requested by affordable</p> <p>(5) Identify obstacles in zoning requirements and possible conflicts between codes and policies that may prevent the development of affordable housing</p> <p>(6) The County will amend the Zoning Code to conform with State law by permitting mobile home parks in all residential zones.</p> <p>(7) Amend the County's Inclusionary Housing requirements to allow more flexibility, encouraging greater use of the program.</p> <p>(8) Per AB 101 (2019) the County will review its zoning ordinance and make revisions if necessary to allow low barrier navigation centers</p> <p>(9) The County will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards</p> <p>(10) Pursuant to new State law (AB 2162), the Zoning Ordinance will be amended to permit supportive housing by right where multi-family housing is permitted.</p>	<p>Complete any required updates to the Zoning Code by July 2021. By 2022, respond to each of the ten (10) goals identified above with regard to facilitating housing production and report to the Planning Commission.</p>	<p>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 made updates and changes to the Zoning Code to facilitate housing production such as allowing for temporary trailers with an Administrative Permit and deferring the cost of fire rebuilds to the finalization of the permit to facilitate rapid housing development. The County has not identified impediments and conflicts between codes and policies that may prevent affordable housing development. On a project-by-project basis, the County considers fee waivers, reductions, or deferments for affordable housing. No requests for this have been received during the planning period.</p> <p>Due to limited staff capacity, the County has not yet amended the Zoning Code to allow mobile home parks in all residential districts, low barrier navigation centers per Government Code 65660-65668, supportive housing where multi-family is permitted. However, the County is currently reviewing responses to an RFP to assist the county to update the zoning code, including the Division of Land Regulations. While the County currently informally supports priority processing for affordable, special needs, and supportive housing, during the zoning code update the County will review the need for a formal section identifying priority processing procedures for these types of projects.</p>
Action 3.5b	<p>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.</p>	<p>By 2021, provide appropriate revisions to the inclusionary housing policy for review of the Planning Commission. Include modifications to the County's Inland Zoning Code to increase the land available for affordable housing development.</p>	<p>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 LEAP grant funding to support the creation of this district.</p>

Action 3.5c	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.	Support ongoing initiatives related to the establishment of Community Land Trusts (CLTs) by providing staff support to housing advocacy groups in conjunction with regional jurisdictions. By 2021, identify sites and funding mechanisms for CLTs as a means to implement affordable housing.	The County partners with the Community Development Commission (CDC) to support their investigation and implementation of Community Land Trusts (CLTs) to preserve long-term affordable housing. The CDC manages subsidized housing under its non-profit branch, Building Better Neighborhoods, Inc. At this time, no sites have been identified for CLTs.
Action 3.5d	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 (As Requested)	The County is in the process of determining the remainder of the affordable multi-family units for lower-income households approved by voters.
Action 4.1a	Continue to support the Community Development Commission (CDC) in its effort to conduct landlord-tenant workshops throughout the County to educate tenants and landlords about their rights and responsibilities and address concerns. In addition, the County will do the following: <input type="checkbox"/> 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). <input type="checkbox"/> Provide informative materials concerning fair housing and housing discrimination at locations that provide housing and related services.	By 2021, conduct staff meetings with both the Community Development Commission (CDC) and Legal Services of Northern California to determine the most supportive actions County staff can provide to facilitate the resolution of housing discrimination complaints; by 2022 invite the CDC and Legal Services of Northern California to present an informational session before the Mendocino County Planning Commission on issues related to housing discrimination.	The CDC has ended their landlord-tenant workshop program. However, the County still supports CDC in other efforts to support vulnerable populations. The County continues 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. The County provides informative materials concerning fair housing and housing discrimination over the counter upon request. To date, no housing discrimination cases have been received by County staff.

Action 4.2a	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.	Ongoing; Continue to provide financial assistance (where applicable), local cooperation agreements, partnerships, and regulatory incentives that develop opportunities for affordable rental housing with a goal of supporting one multi-family unit application annually.	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.
Action 4.2b	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 ongoing 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, and exploring housing types and methods to promote their development	By 2021, annually thereafter, and as requested, conduct staff meetings with Legal Services of Northern California to determine the most supportive actions County staff can provide to address the needs of the extremely low-income households in Mendocino County.	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.



Action 4.3b	<p>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. Continue to identify suitable locations for farmworker housing. Ensure that these groups are included in housing stakeholder meetings.</p> <p>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.</p> <p>Provide information about the County's farm employee/labor housing regulations.</p> <p>Meet with the Mendocino County Farm Bureau and other farm advocacy groups to discuss agriculture-related policies, regulations, and opportunities in the County's planning documents, including General Plan Elements, such as an Agriculture Element.</p>	<p>By 2021, annually thereafter, and as requested conduct staff meetings with the Mendocino County Farm Bureau in conjunction with the Department of Agriculture to determine the most supportive actions County staff can provide to address the needs of the agricultural community; by 2021, annually thereafter, and as requested invite the Mendocino County Farm Bureau to present an informational session before the Mendocino County Planning Commission on Farmworker Housing</p>	<p>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.</p> <p>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.</p> <p>Due to staffing limitations and restrictions put in place as result of the COVID-19 pandemic, the County has not yet met with the Mendocino County Farm Bureau.</p>
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Action 4.3b	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.	By 2021, annually thereafter, and as requested conduct staff meetings with the Bureau of Indian Affairs and local Tribal Governments to determine the most supportive actions County staff can provide to encourage the production of affordable housing for Native Americans pursuant to the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA); by 2021 provide invitation to the Bureau of Indian Affairs staff to present before the Mendocino County Planning Commission.	Due to limited funding and staff capacity, the County has not entered into local cooperation agreements with Indian tribes to encourage production of affordable housing for Native Americans. However, the Board of Supervisors did approve the formation of the Covelo MAC in Round Valley in support of the Round Valley Indian Tribes in that region to facilitate participation in the planning process and advocate for Indian tribes. Due to staffing limitations and restrictions put in place as result of the COVID-19 pandemic, the County has not yet met with the Bureau of Indian Affairs.
Action 4.3c	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.	Discuss the benefits of increasing housing opportunities for persons with disabilities, improving accessibility and making accommodations with interested developers twice within the planning period, and specifically, at each pre-application conference.	The County continues to comply with fair housing and disability laws to encourage access to and within residential units, however, due to limited staff capacity, the County has not yet met with developers to discuss the benefits of increasing the supply of housing for persons with disabilities.

Action 4.3d	<p>Provide planning assistance to address homelessness in the County by:</p> <p>Working with Mendocino County's "Continuum of Care Plan" to address homelessness by assisting, when practical, to develop shelters, transitional, and permanent supportive housing for homeless residents in the County.</p>	<p>Monthly; Beginning in 2021, provide a PBS staff representative to each meeting of the MCHSCoC Board to determine how best PBS staff can support grants and funding opportunities via technical assistance and staff input. Align staff support with the annual MCHSCoC NOFA Timeline.</p>	<p>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.</p>
Action 4.3e	<p>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.</p>	<p>Monthly; Beginning in 2021, provide a PBS staff representative to each meeting of the MCHSCoC Board to determine how best PBS staff can support grants and funding opportunities via technical assistance and staff input. Align staff support with the annual MCHSCoC NOFA Timeline.</p>	<p>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. 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.</p>
Action 4.3f	<p>Provide support to the Mendocino County Health and Human Services Agency on housing and services available for persons with developmental disabilities.</p>	<p>Monthly; Beginning in 2021, provide a PBS staff representative to each meeting of the MCHSCoC Board to determine how best PBS staff can support grants and funding opportunities via technical assistance and staff input. Align staff support with the annual MCHSCoC NOFA Timeline.</p>	<p>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.</p>

Action 5.1a	<p>In conjunction with local partners, pursue 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&amp;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 and Mendo-Lake Energy Watch (MLEW).</p>	<p>Apply for funding biennially. Promote the use of weatherization programs as programs become available</p>	<p>The County partners with the CDC's Development and Sustainability Department, Mendocino Lake County Energy Watch (MLEW), and PG&amp;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.</p>
Action 5.1b	<p>Protect and conserve water resources and lessen water-related expenses by encouraging rainwater collection and use, low-water landscape design and practices, gray water use 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.</p>	<p>By 2021, reorganize the PBS Department website to incorporate a section on utility assistance, home weatherization, energy and water conservation, and green building services. Update website as needed, and discuss benefits at each pre-application conference</p>	<p>The County encourages drought-resistant landscape design through partnerships the Russian River Watershed Association and the Sonoma-Marín 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.</p>

Action 5.1c	Incentivize 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 techniques; Passive solar design and siting; Energy efficient heating and cooling technology; Alternative water storage, wastewater treatment and reclamation and stormwater management systems; Small scale and community energy generation systems	By 2021, reorganize the PBS Department website to incorporate a section on utility assistance, home weatherization, energy and water conservation, and green building services. Thereafter, update it annually to reflect current conservation efforts. Update website as needed, and discuss benefits at each pre-application conference	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. Informatoin on utility assistance, home weatherizatoin, and energy and water conservation is available on the County's website.
Action 5.2a	Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects through siting and design. 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.	By 2021, reorganize the PBS Department website to incorporate a section on utility assistance, home weatherization, energy and water conservation, and green building services. Update website as needed, and discuss benefits at each pre-application conference	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. Informatoin on utility assistance, home weatherizatoin, and energy and water conservation is available on the County's website.
Action 5.4a	Assist residents with lowering their utility costs by promoting utility assistance, home weatherization, energy and water conservation, and green building services.	By 2021, reorganize the PBS Department website to incorporate a section on utility assistance, home weatherization, energy and water conservation, and green building services. Update website as needed, and discuss benefits at each pre-application conference	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.

Action 5.4b	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.	By 2021 , reorganize the PBS Department website to incorporate a section on alternative energy policies, FAQs, and local resources to assist developers and housing development agencies in incorporating green building, energy conservation, and alternative energy generation into their projects Update website as needed, and discuss benefits at each pre-application conference	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.
Action 6.1a	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, grant-writing assistance 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.	By December 2020, and annually thereafter conduct meetings with water and sewer districts to discuss system improvements and solidify partnerships. In an ongoing and timely manner, relative to funding application deadlines, inform water and sewer districts or other applicable local agencies of funding opportunities and the support available from the County	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.

Action 6.2a	Assist agencies and organizations in their pursuit of funding by providing technical assistance when requested.	By December 2020, and annually thereafter conduct meetings with agencies and organizations to discuss the development, preservation, and rehabilitation of affordable housing. In an ongoing and timely manner, relative to funding application deadlines, inform agencies and organization of funding opportunities and the technical assistance that the County is able to provide	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.
Action 6.2b	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.	By December 2020 review fees. By July 2021, amend fee schedule as needed	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.
Action 6.2c	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	(1) December 15 of each odd numbered year; (2) By 2021, in conjunction with MCAQMD, staff will determine the feasibility of vehicle license fees as a means to support aforementioned housing development.	The County has not explored 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.

Action 6.2d	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.	By January 2021, develop a selection of appropriate funding sources to pursue in 2021 that expand the County acquisition/rehabilitation of affordable housing. Align funding opportunities with the intent and capacity local housing organizations. After identification of funding sources, coordinate pursuit of funds with the Mendocino County CDC. Apply for funding by July 2022 and biennially thereafter.	Due to limited staff capacity, the County has not identified federal, State, local, and private funding sources to expand the County's rehabilitation loan program.
Action 6.3a	Continue to support application for the provision of rental housing assistance to extremely low-income households through the Section 8 (Housing Choice) Voucher Program.	By December 2020, and annually thereafter conduct meetings with agencies and organizations that assist lower-income households to discuss the continued provision of rental housing assistance to lower-income households.	The County did not support applications for the provision of rental housing assistance to extremely low-income households through the Section 8 (Housing Choice) Voucher Program. Due to limited staff capacity and restrictions put in place as a result of the COVID-19 pandemic, the County has not yet met with agencies and organizations that assist lower-income households.
Action 6.4a	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.	Monthly; Beginning in 2021, provide a PBS staff representative to each meeting of the MCHSCoC Board to determine how best PBS staff can support grants and funding opportunities via technical assistance and staff input. Align staff support with the annual MCHSCoC NOFA Timeline.	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). The HHSA also 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.





Jurisdiction	Mendocino County - Unincorporated	
Reporting Period	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F										
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)										
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.										
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup>	
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>		
Rehabilitation Activity										
Preservation of Units At-Risk										
Acquisition of Residential Units										
Mobilehome Park Preservation										
Total Units by Income										

<b>Jurisdiction</b>	Merced County Unincorporated	
<b>Reporting Period</b>	2020	(Jan. 1 - Dec. 31)

**NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

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

[illegible]



Jurisdiction	icino County - Unincorporated	
Reporting Year	2020	(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	16
Above Moderate		26
Total Units		42

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

Housing Applications Summary	
Total Housing Applications Submitted:	32
Number of Proposed Units in All Applications Received:	32
Total Housing Units Approved:	32
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

Jurisdiction	ndocino County - Unincorporated	
Reporting Year	2020	(Jan. 1 - Dec. 31)

<b>ANNUAL ELEMENT PROGRESS REPORT</b> <b>Local Early Action Planning (LEAP) Reporting</b> (CCR Title 25 §6202)					
<i>Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.</i>					
<b>Total Award Amount</b>	\$ - <small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement 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	0	
Above Moderate		0	
Total Units		0	

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	16	
Above Moderate		26	
Total Units		42	

Certificate of Occupancy 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	35
Above Moderate		72
Total Units		107