



# Mendocino County

## Legislation Text

---

**File #:** 18-1429, **Version:** 1

---

**To:** Board of Supervisors

**From:** Executive Office

**Meeting Date:** March 13, 2018

**Department Contact:** Carmel J. Angelo

**Phone:** 463-4441

**Item Type:** Regular Agenda

**Time Allocated for Item:** 30 min

**Agenda Title:**

Discussion and Possible Direction to Staff Regarding Options to Encourage Housing Opportunities to Assist with Fire Recovery Efforts, Including Review of the Inclusionary Housing Ordinance  
(Sponsor: Executive Office)

**Recommended Action/Motion:**

Discuss and provide direction to staff regarding options to encourage housing opportunities to assist with the County's fire recovery efforts.

**Previous Board/Board Committee Actions:**

On March 23, 2009 the Board adopted the Inclusionary Housing Ordinance (Ordinance); March 20, 2017 the Board referred the Ordinance to the General Government Committee; May 8, 2017 the General Government Committee reviewed the Ordinance and referred it to the Board. On May 16, 2017 the Board discussed the Ordinance but provided no direction to staff. On October 10, 2017 the Board ratified and has subsequently continued a declaration of local emergency related to the Redwood Complex Fire.

**Summary of Request:**

Housing was a critical need in Mendocino County prior to the October 8, 2017 onset of the Redwood Complex Fire. Since that time, the Board has consistently directed that the Executive Office and County staff make every reasonable effort to assist with fire recovery efforts. Consistent with that direction, the County has formed a housing task force.

In 2009, the Inclusionary Housing Ordinance was adopted by the Board and was intended to encourage the construction of units of extremely low, very low, low and moderate income housing by requiring the inclusion of such units within new housing developments. The Ordinance contains provisions for payment of in-lieu fees as an alternative to construction of affordable units and also contains the authority for the approval of alternatives, or the adjustment, modification, suspension or waiver of the Ordinance under certain conditions. To date, the Inclusionary Housing Ordinance has not resulted in the construction of a single unit of low or moderate income housing. The Affordable Housing Trust Fund, into which in lieu payments are made, has a current balance of \$121,926. It has been suggested by some housing advocates that the Ordinance, which requires private sector housing developments to include below market rate housing units, may actually be impeding the construction of all new housing. Similar criticisms were made at the time the Ordinance was adopted.

This agenda item is being presented to provide the Board with the opportunity to discuss the Ordinance and other housing policies or requirements where revision could assist in the development of housing to assist the community in rebuilding from the Redwood Complex Fire.

**Alternative Action/Motion:**

n/a

**Supplemental Information Available Online at:** N/A

**Fiscal Impact:**

**Source of Funding:** N/A

**Budgeted in Current F/Y:** N/A

**Current F/Y Cost:** N/A

**Annual Recurring Cost:** N/A

**Supervisory District:** All

**Vote Requirement:** Majority

**Agreement/Resolution/Ordinance Approved by County Counsel:** N/A

---

**CEO Liaison:** Steve Dunncliff, Deputy CEO

**CEO Review:** Yes

**CEO Comments:**

**FOR COB USE ONLY**

---

**Executed By:** Willetta Callaghan

**Final Status:**No Action Taken

**Date:** March 14, 2018

**Executed Item No.:** N/A

**Note to Department:**

**Executed Documents Returned to**

**Department:** N/A **Executed Agreement Sent to Auditor?** N

