



Mendocino County

Legislation Text

File #: 22-0841, Version: 1

To: Board of Supervisors

From: Board of Supervisors

Meeting Date: June 8, 2022

Department Contact: Supervisor Dan Gjerde

Phone: 707-463-4221

Department Contact: Supervisor Ted Williams

Phone: 707-463-4221

Item Type: Regular Agenda

Time Allocated for Item: 15 minutes

Agenda Title:

Discussion and Possible Action Including Presentation on Community Housing Land Trust Non-Profit Housing Mendocino Coast; and Direction to Staff Regarding Consideration of Support for the Non-Profit (Sponsors: Supervisor Gjerde and Supervisor Williams)

Recommended Action/Motion:

Receive presentation on Housing Mendocino Coast, and request that County staff explore grant opportunities to support the non-profit to develop new housing for workers who earn up to 120% of the Area Median Income.

Previous Board/Board Committee Actions:

Previous board actions in support of the development of housing affordable to people in the workforce include the adoption of an ordinance requiring inclusionary housing in major subdivisions, adoption of revised ordinances creating greater opportunities for accessory dwelling units, and acquisition of multiple grants to subsidize the construction of various apartment complexes rented to low-income residents.

Summary of Request:

Receive a presentation about Housing Mendocino Coast and consider offering support for the non-profit. Housing Mendocino Coast is a non-profit that is being launched with support from City of Fort Bragg for the purpose of enabling workers earning up to 120% of the area median income to become homeowners. The non-profit seeks funding to acquire land and construct housing that the non-profit will sell at prices that are affordable to residents earning up to 120% of the area median income. Unlike some other models of subsidized for-sale housing, with Housing Mendocino Coast the initial subsidy will be passed on to subsequent buyers of the homes, because buyers of these homes agree to re-sell the homes at affordable rates. With the equity and savings obtained by these homeowners, each house created by Housing Mendocino Coast should enable multiple workers leave the rental housing market and in a few years enter ownership of market-rate housing. A similar non-profit, the Housing Land Trust of Sonoma County, reports that their first-time home buyers often re-sell their homes in six to eight years, thereby enabling multiple workers enter into first-time home ownership with each home built by the non-profit.

Alternative Action/Motion:

Receive report and decline to ask County staff to seek grant funds for workforce housing to be built by Housing

Mendocino Coast.

Does This Item Support the General Plan? Yes

Supervisory District: District 4 & DISTRICT 5

vote requirement: Majority

Supplemental Information Available Online At: N/A

Fiscal Details:

source of funding: State grants or other funding

current f/y cost: Undetermined

annual recurring cost: Undetermined

budget clarification:

budgeted in current f/y: No

if no, please describe:

revenue agreement: N/A

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

CEO Liaison: Tim Hallman, Acting Deputy CEO

CEO Review: Yes

CEO Comments:

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Executed By: Atlas Pearson, Deputy Clerk II

Date: June 14, 2022

Final Status: Approved

