

General Information	
Jurisdiction Name	Mendocino County - Unincorporated
Reporting Calendar Year	2025
Contact Information	
First Name	Rob
Last Name	Fitzsimmons
Title	Planner II
Email	fitzsimmons@mendocinocounty.org
Phone	7072346650
Mailing Address	
Street Address	860 N Bush St
City	Ukiah
Zipcode	95482

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	cino County - Unincorporated	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	08/15/2019 - 08/15/2027

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	25
Above Moderate		48
Total Units		73

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	6	46	68
2 to 4 units per structure	0	0	2
5+ units per structure	0	2	2
Accessory Dwelling Unit	2	15	22
Mobile/Manufactured Home	0	10	14
Total	8	73	108

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	72	73

Housing Applications Summary	
Total Housing Applications Submitted:	98
Number of Proposed Units in All Applications Received:	132
Total Housing Units Approved:	132
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	77	110
Discretionary	21	22

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	48
Sites Rezoned to Accommodate the RHNA	0

Table A Housing Development Applications Submitted																															
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1					2	3	4	5														6	7	8	9	10	11		12	13	14
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)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	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	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*			
Summary Row: Start Data Entry Below								0	0	17	0	10	0	4	0	0	34	67	132	132	0										
	1195300300	11063 HILLS RANCH RD, MENDOCINO AREA		BF_2025-0218	2 to 4	R												2	2	2		NONE	No	No	N/A	Pending	Discretionary	In connection with Coastal Commission Coastal Development Permit CCC 1-84-87A + A2			
	0034305300	160 JEFFERSON LN, UKIAH		BU_2025-0425	2 to 4	R	4/15/2025										2	2	2		NONE	No	No	N/A	Pending	Ministerial					
	1802001800	2060 SO DORA ST, UKIAH		BP_2025-0194	5+	R	8/1/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial				
0021012700	002-101-36	501 BRUSH ST, UKIAH	Marigold Villas, aka Marigold Family Housing	BU_2025-0652	5+	R	4/17/2025			17		10		4				1	32	32		NONE	No	No	N/A	Pending	Ministerial				
	0193210600	19455 NOYO ACRES DR, FORT BRAGG		BF_2025-0245	ADU	R	12/5/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial	Coastal, originally approved via CM_2025-0002 on 9/12/2025 Second Residential Unit - not an ADU				
	0324603600	23420 RD 337 D, COVELO		BU_2025-0412	ADU	R	4/30/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial					
	0034304500	1791-B ADAMS ST, UKIAH		BU_2025-0173	ADU	R	7/28/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial					
	1622800300	641-B ELLEN LYNN RD, REDWOOD VALLEY		BP_2025-0271	ADU	R	4/4/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial					
	0200403100	21860 PETALUMA AVE, FORT BRAGG		BP_2025-0099	ADU	R	5/23/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial					
	1682012500	4044 RICHEY RD, UKIAH		BU_2025-0339	ADU	R	2/24/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial					
	1840630500	2530 TOWNSEND LN, UKIAH		BU_2025-0021	ADU	R	6/25/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial					
	1750100800	12701 EEL RIVER RD, POTTER VALLEY		BU_2025-0443	ADU	R	1/17/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial					
	1722100701	14128 GIBSON LN, POTTER VALLEY		BU_2025-0220	ADU	R	8/8/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial					
	1601400900	2000 FOOTHILL DR, REDWOOD VALLEY		BP_2025-0363	ADU	R	5/5/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial					
	1233200600	33761 NAVARRO RIDGE RD, ALBION		BU_2025-0663	ADU	R	7/9/2025										1	1	1		NONE	No	No	N/A	Pending	Discretionary	Coastal - original approval via CDP_2023-0004 on 7/10/2024 Coastal (no Ministerial CDP application submitted yet)				
	0171400100	18551 HARE CREEK TER, FORT BRAGG		BV_2025-0189	ADU	R	12/9/2025										1	1	1		NONE	No	No	N/A	Pending	Ministerial					
	1420222105	46311 IVERSEN DR, GUALALA		BP_2025-0330	ADU	R	10/22/2025										1	1	1		NONE	No	No	N/A	Pending	Ministerial	Coastal (no Ministerial CDP application submitted yet)				
	1321610200	15370 FOREST VIEW RD, MANCHESTER		BF_2025-0742	ADU	R	6/20/2025										1	1	1		NONE	No	No	N/A	Pending	Ministerial	Coastal JADU, no Ministerial CDP application submitted yet				
							12/29/2025																								

Table A Housing Development Applications Submitted																															
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1					2	3	4	5														6	7	8	9	10	11		12	13	14
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Summary Row: Start Data Entry Below								0	0	17	0	10	0	4	0	0	34	67	132	132	0										
	1271901000	6001 SO HWY 1, ELK		BV_2025-0167	ADU	R	9/19/2025										1		1	1		NONE	No	No	N/A	Pending	Discretionary	Pending CDP_2025-0022			
	0033902400	100 TEDFORD AVE, UKIAH		BV_2025-0027	ADU	R	2/24/2025										1		1	1		NONE	No	No	N/A	Pending	Ministerial				
	0142103700	1435 LAKESIDE DR, LAYTONVILLE		BU_2025-0621	ADU	R	11/14/2025										1		1	1		NONE	No	No	N/A	Pending	Ministerial				
	0560801400	56221 REGISTERED GUEST RD, LAYTONVILLE		BV_2025-0073	ADU	R	4/15/2025										1		1	1		NONE	No	No	N/A	Pending	Ministerial				
	1792311000	1520 MADRONE DR, UKIAH		BP_2025-0676	ADU	R	11/25/2025										1		1	1		NONE	No	No	N/A	Pending	Ministerial				
	0273811800	26410 TEN MILE RD, POINT ARENA CITY		BF_2025-0129	MH	O	3/7/2025										1		1	1		NONE	No	No	N/A	Approved	Discretionary	Coastal, originally approved via CDP_2024-0021 on 12/4/2024			
	0200501100	32050 PUDDING CREEK RD, FORT BRAGG		BF_2025-0480	MH	O	8/6/2025										1		1	1		NONE	No	No	N/A	Approved	Ministerial	Demo and replace			
	1072800100	12971 TOMKI RD, REDWOOD VALLEY		BP_2025-0534	MH	O	9/24/2025										1		1	1		NONE	No	No	N/A	Approved	Ministerial	Fire rebuild (Redwood Valley Complex)			
	0295801300	20345 MOUNTAIN VIEW ROAD, BOONVILLE		BU_2025-0639	MH	O	11/26/2025										1		1	1		NONE	No	No	N/A	Approved	Ministerial				
	0982440201	25269 MADRONE DR, WILLITS		BU_2025-0437	MH	O	8/6/2025										1		1	1		NONE	No	No	N/A	Approved	Ministerial				
	1602000200	10379 WEST RD, REDWOOD VALLEY		BP_2025-0359	MH	O	7/8/2025										1		1	1		NONE	No	No	N/A	Approved	Ministerial				
	1682414100	3195 WOOD LANE, UKIAH		BU_2025-0408	MH	O	7/23/2025										1		1	1		NONE	No	No	N/A	Approved	Ministerial				
	1451220900	37891 OLD COAST HWY, GUALALA		BP_2025-0551	MH	O	9/30/2025										1		1	1		NONE	No	No	N/A	Pending	Discretionary	Coastal, originally approved via CDP_2024-0006 on 4/22/2025			
	1651803200	1040 DUSTY RD, REDWOOD VALLEY		BU_2025-0436	MH	O	8/6/2025										1		1	1		NONE	No	No	N/A	Pending	Ministerial	Existing SFD reclassified as an ADU			
	0382601400	21311 LOCUST ST, WILLITS		BU_2025-0622	MH	O	11/14/2025										1		1	1		NONE	No	No	N/A	Pending	Ministerial	Second Residential Unit (not ADU)			
	1471202200	17791 SHAFER RANCH RD, WILLITS		BU_2025-0484	MH	O	8/26/2025										1		1	1		NONE	No	No	N/A	Pending	Ministerial	Second Residential Unit (not ADU)			
	1184404000	15180 MITCHELL CREEK DR, FORT BRAGG		BV_2025-0058	MH	O	3/27/2025										1		1	1		NONE	No	No	N/A	Pending	Ministerial				
	1631313100	890 SCHOOL WAY, REDWOOD VALLEY		BP_2025-0711	MH	O	12/11/2025										1		1	1		NONE	No	No	N/A	Pending	Ministerial				

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Summary Row: Start Data Entry Below								0	0	17	0	10	0	4	0	0	34	67	132	132	0										
	0173702000	33050 JEFFERSON WAY, FORT BRAGG		BF_2025-0058	SFD	O												1	1	1		NONE	No	No	N/A	Approved	Discretionary	Coastal - original approval via CDP#59-2005 on 8/24/2006			
	0691414400	25600 WARD AVE, FORT BRAGG		BF_2025-0128	SFD	O	1/24/2025											1	1	1		NONE	No	No	N/A	Approved	Discretionary	Coastal - original approval via CDP_2017-0033 on 3/25/2022			
	1310700600	12200 SO HWY 1, ELK		BP_2025-0310	SFD	O												1	1	1		NONE	No	No	N/A	Approved	Discretionary	Coastal - original approval via CDP_2020-0037 on 10/15/2024			
	0691011000	26260 OMAR DR, FORT BRAGG		BP_2025-0051	SFD	O	1/30/2025											1	1	1		NONE	No	No	N/A	Approved	Discretionary	Coastal - original approval via CDP_2022-0002 on 2/6/2023			
	1233402700	2731 SEASIDE CT, ALBION		BP_2025-0290	SFD	O	6/2/2025											1	1	1		NONE	No	No	N/A	Approved	Discretionary	Coastal - original approval via CDP_2023-0029			
	1233402000	34275 PACIFIC REEFS RD, ALBION		BF_2025-0239	SFD	O												1	1	1		NONE	No	No	N/A	Approved	Discretionary	Coastal, originally approved via CDP_2003-0079/CDPR_2022-0003 on 1/10/2023			
	1182102900	12825 SEA PINES LN, MENDOCINO AREA		BF_2025-0336	SFD	O												1	1	1		NONE	No	No	N/A	Approved	Discretionary	Coastal, originally approved via CDP_2022-0029 on 2/11/2025			
	0274122705	27232 WARREN DR, POINT ARENA CITY		BP_2025-0353	SFD	O												1	1	1		NONE	No	No	N/A	Approved	Discretionary	Coastal, originally approved via CDP_2024-0026 on 4/10/2025			
	1420221205	46501 IVERSEN DR, GUALALA		BP_2025-0356	SFD	O	7/6/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	Coastal, originally approved via CE_2024-0017 on 7/17/2024			
	1190404100	44700 RAVEN LN, MENDOCINO AREA		BF_2025-0018	SFD	O	1/29/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	Coastal, originally approved via CE_2025-0002 on 2/24/2025			
	1190203500	11100 GURLEY LN, MENDOCINO AREA		BF_2025-0505	SFD	O	8/14/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	Coastal, originally approved via CE_2025-0025 on 10/21/2025			
	1192341200	45010 UKIAH ST, MENDOCINO AREA		BF_2025-0433	SFD	O												1	1	1		NONE	No	No	N/A	Approved	Discretionary	Coastal, originally approved via UM_2024-0007 on 4/10/2025 as a mixed use project			
	0200300700	21751 JOHN HYMAN RD, FORT BRAGG		BF_2025-0172	SFD	O	3/31/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	Demo and replace			
	0134001800	46850 NO HWY 1, WESTPORT		BP_2025-0344	SFD	O	6/30/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	Demo and replacement			
	1031410100	21951 SAWYERS LN, WILLITS		BP_2025-0417	SFD	O	8/6/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	fire rebuild			
	1451321100	46925 PACIFIC WOODS RD, GUALALA		BF_2025-0006	SFD	O	1/3/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	Fire rebuild, coastal, exempt from needing a CDP per MCC 20.532.020(F)			
	0295600500	8861 RAVEN'S PIKE RD, BOONVILLE		BU_2025-0128	SFD	O	3/10/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	Second Residential Unit - not an ADU			

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Summary Row: Start Data Entry Below								0	0	17	0	10	0	4	0	0	34	67	132	132	0										
	1251601900	30970 COMPTCHE UKIAH RD, COMPTCHE		BF_2025-0228	SFD	O	4/21/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	Second Residential Unit - not an ADU			
	1072642400	13451 TOMKI RD, REDWOOD VALLEY		BU_2025-0014	SFD	O	1/14/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	Second Residential Unit (not ADU)			
	1621501500	450 SCHOOL WAY, REDWOOD VALLEY		BU_2025-0241	SFD	O	5/14/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	Second Residential Unit (not ADU)			
	0972300501	27021 SHERWOOD RD, WILLITS		BU_2025-0386	SFD	O	7/21/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	1673102400	6195 EAST SIDE CALPELLA RD, CALPELLA		BU_2025-0125	SFD	O	3/7/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	0211208000	10600 NORTH FORK DR, COMPTCHE		BV_2025-0045	SFD	O	3/5/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	0195600600	16551 CANYON DR, FORT BRAGG		BF_2025-0449	SFD	O	7/23/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	1882100100	4200 DEERWOOD DR, UKIAH		BP_2025-0351	SFD	O	7/2/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	0470104900	11100 SHIGOM RD, UKIAH		BU_2025-0315	SFD	O	6/17/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	0493007200	31165 HWY 128, YORKVILLE		BP_2025-0403	SFD	O	7/30/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	1180704600	44030 JOHNSON PARK RD, CASPAR		BF_2025-0029	SFD	O	1/13/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	0320301900	87700 MINA ROAD, COVELO		BU_2025-0011	SFD	O	1/13/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	0470403200	4627 FELIZ CREEK RD, HOPLAND		BV_2025-0109	SFD	O	6/4/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	0560801400	56231 REGISTERED GUEST RD, LAYTONVILLE		BV_2025-0065	SFD	O	4/8/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	1331802200	40860 MOUNTAIN VIEW RD, MANCHESTER		BF_2025-0323	SFD	O	5/20/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	1712000200	19434 RIDGEWAY HWY, POTTER VALLEY		BU_2025-0514	SFD	O	9/15/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	1890903000	7011 MILL CREEK RD, TALMAGE		BU_2025-0058	SFD	O	2/7/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				
	1780402200	2951 REDEMEYER RD, UKIAH		BP_2025-0255	SFD	O	5/19/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial				

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	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes	
1					2	3	4	5													6	7	8	9	10	11		12	13	14
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)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	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	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*		
Summary Row: Start Data Entry Below								0	0	17	0	10	0	4	0	0	34	67	132	132	0									
	1180201800	15405 CASPAR RD, CASPAR		BU_2025-0379	SFD	O	7/15/2025											1	1	1		NONE	No	No	N/A	Pending	Discretionary	Coastal - original approval via CDP_2022-0034 on 2/25/2025		
	1231701900	33800 ALBION RIDGE RD, ALBION		BF_2025-0632	SFD	O	10/10/2025											1	1	1		NONE	No	No	N/A	Pending	Discretionary	Coastal - original approval via CDP_2023-0006 on 1/9/2025		
	0173205100	33389 PACIFIC WAY, FORT BRAGG		BF_2025-0691	SFD	O	11/20/2025											1	1	1		NONE	No	No	N/A	Pending	Discretionary	Coastal - original approval via CDP_2023-0009 on 9/25/2025		
	1432113000	46461 FISH ROCK RD, GUALALA		BF_2025-0673	SFD	O	11/4/2025											1	1	1		NONE	No	No	N/A	Pending	Discretionary	Coastal - original approval via CDP_2023-0014 on 5/22/2024		
	0171501700	32751 SIMPSON LN, FORT BRAGG		BF_2025-0743	SFD	O	12/29/2025											1	1	1		NONE	No	No	N/A	Pending	Discretionary	Demo and replace; Coastal - original approval via CDP_2023-0044 on 5/7/2025		
	1741800300	11210 WEST SIDE POTTER VALL, POTTER VALLEY		BP_2025-0005	SFD	O	1/7/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial	Employee Housing		
	1442002500	45900 SEASIDE SCHOOL RD, GUALALA		BP_2025-0320	SFD	O	6/13/2025											1	1	1		NONE	No	No	N/A	Pending	Discretionary	Fire rebuild; coastal, no CDP yet		
	1612901100	8825 COLONY DR, REDWOOD VALLEY		BU_2025-0376	SFD	O	7/14/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial	fire repair		
	0192401200	28000 SIMPSON LN, FORT BRAGG		BP_2025-0719	SFD	O	12/15/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial	New SFD, reclassifying the existing SFD as ADU (note this may ultimately require two building permits - one per structure)		
	1320801500	43650 CYPRESS PARKWAY, MANCHESTER		BP_2025-0639	SFD	O	11/4/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial	Originally approved via CE_2025-0015 on 8/11/2025		
	1320720900	43750 ALTA MESA RD, MANCHESTER		BF_2025-0269	SFD	O	5/6/2025											1	1	1		NONE	No	No	N/A	Pending	Discretionary	pending CDPM_2025-0003		
	0504103800	25450 CLOVERDALE PEAK ROAD, HOPLAND		BU_2025-0551	SFD	O	10/2/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial	Second Residential Unit, not an ADU		
	0195100500	29550 SIMPSON LN, FORT BRAGG		BF_2025-0471	SFD	O	8/4/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial			
	0484101200	12980 SO HWY 101, HOPLAND		BP_2025-0533	SFD	O	9/24/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial			
	0470502701	4520 FELIZ CREEK RD, HOPLAND		BU_2025-0685	SFD	O	12/16/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial			

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	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes	
1					2	3	4	5														6	7	8	9	10	11		12	13	14
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)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	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	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*			
Summary Row: Start Data Entry Below								0	0	17	0	10	0	4	0	0	34	67	132	132	0										
	0265700500	870 HOLMES RANCH RD, PHILO		BU_2025-0619	SFD	O	11/13/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial				
	1731400900	13250 POWERHOUSE RD, POTTER VALLEY		BU_2025-0647	SFD	O	12/3/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial				
	1470612600	5721 WESTVIEW RD, WILLITS		BP_2025-0412	SFD	O	8/4/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial				
	0293701100	13016 ORNBAUN RD, BOONVILLE		BU_2025-0382	SFD	O	7/16/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial				
	0322931500	48465 BAUER RANCH RD, COVELO		BV_2025-0056	SFD	O	3/25/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial				
	1442530800	38300 OCEAN RIDGE DR, GUALALA		BP_2025-0367	SFD	O	7/10/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial				
	0501000200	6525 HWY 175, HOPLAND		BV_2025-0022	SFD	O	2/5/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial				
	1630400200	2751 RD E, REDWOOD VALLEY		BU_2025-0698	SFD	O	12/31/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial				
	1070531200	7220 APPALOOSA WAY, REDWOOD VALLEY		BP_2025-0298	SFD	O	6/4/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial				
	1490501800	1191 HOE RD, UKIAH		BV_2025-0047	SFD	O	3/10/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial				
	1760201200	7280 BLACK BART TRAIL, REDWOOD VALLEY		BP_2025-0747	SFD	O	12/29/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial				
	1680201600	5875 LAKE RIDGE DR, UKIAH		BP_2025-0706	SFD	O	12/9/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial				

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement										Affordability by Household Incomes - Building Permits										Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus					Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
1					2	3	4										5	6	7										8	9	10										11	12	13	14	15	16	17	18	19	20		21	22	23	24	25																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Count (SFA/SFO 2.15 4.5+ ADU, Mx)	Tenure Pre/Post-Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitled/Permit Date Applied/Issued	# of Units Issued Entitlement to	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	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	Building Permits Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	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	Certificates of Occupancy or other forms of readiness (see Instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	Please select the size of the project associated with this designation project was APPROVED pursuant to Government Code Section 65400(a)(2)(B) and reported on Table L7	Is this project located on a site with an associated historical designation project was APPROVED pursuant to Government Code Section 65400(a)(2)(B) and reported on Table L7	Infill Units? Y/N	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter "0000")	Number of Demolished/Destroyed Units	Demolished/Destroyed Units	Demolished/Destroyed Units	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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	089101000	2626 OMAR DR, FORT BRAGG	BP_2025-0551	SFO	0												1	2/6/2023	1												1	5/26/2025	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							</

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/14/2019	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	291	-	-	39	-	21	-	-	-	-	-	125	166
	Non-Deed Restricted		-	-	-	65	-	-	-	-	-	-		
Low	Deed Restricted	179	-	-	-	-	-	-	-	-	-	-	21	158
	Non-Deed Restricted		-	-	-	21	-	-	-	-	-	-		
Moderate	Deed Restricted	177	-	-	-	-	-	-	-	-	-	-	272	-
	Non-Deed Restricted		4	20	43	49	40	52	39	25	-	-		
Above Moderate		702	44	40	67	51	58	59	59	48	-	-	426	276
Total RHNA		1,349												
Total Units			48	60	149	186	119	111	98	73	-	-	844	600

[illegible]

Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
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.	Jan-21	6th Cycle	Continuous	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 whoever requests it.	Other	2	The County has approved 2 General Plan Amendments modifying land use classifications during the Planning Period. GP_2019-0005: https://mendocino.legistar.com/LegislationDetail.aspx?ID=4625752&GUID=438D1E38-9F68-4DF3-914C-713B25C2292A&Options=&Search= and GP_2023-0002: https://mendocino.legistar.com/LegislationDetail.aspx?ID=7956543&GUID=61DC3809-B304-45F3-A3F3-6060BC399F70&Options=&Search=.
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.	Jan-27	6th Cycle	Continuous	There have been no significant residential neighborhoods or major subdivisions other than the Bella Vista Subdivision proposed during the Housing Element planning cycle; as such, no pre-application conferences have been held 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 housing developers. The Inclusionary Housing zoning chapter was repealed on 9/10/2024; the County encourages developers to apply State Density Bonus Law.	Other	1	S_2020-0001 approved in April 2023 authorized the Bella Vista Subdivision Project which contains a mixture of age-restricted Senior Housing, Moderate Income Housing and Market Rate Housing. The project includes neighborhood parks with recreational amenities. The project was modified on February 3, 2026 by the Mendocino County Board of Supervisors but maintains the same mix of affordability levels. https://mendocino.legistar.com/LegislationDetail.aspx?ID=7863455&GUID=6B666D93-0EF0-43C6-A0CA-4E26E7101456&Options=&Search=
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.	Jan-27	6th Cycle	Continuous	The County remains available and eager to work with existing and new affordable housing developers to support new opportunities, and has a CDBG fund available for them, managed through the Grants Division in the CEO's office.	Other	1	The County Executive Office, Grants Division assisted RCHDC with potential consideration of use of CDBG HOME program income funds: https://mendocino.legistar.com/LegislationDetail.aspx?ID=7924285&GUID=EFA3ED39-708C-4AF9-9B0C-CE0885CFAAE7&Options=&Search=
Action 1.3a	Facilitate future annexation and housing development by pursuing a master tax-sharing agreement between the County and each incorporated city	Jan-27	6th Cycle	Continuous	The County finalized a Master Tax Sharing Agreement with all incorporated cities within the county on June, 5 2024.	Other	1	The Master Tax-Sharing Agreement can be downloaded at: https://mendocino.legistar.com/LegislationDetail.aspx?ID=6710564&GUID=6D68EFDB-44BE-4CF7-9F49-7D2B567677DE&Options=&Search=
Action 1.3b	Coordinate with each city on all new housing development projects located with the planning area (SOI or any currently adopted plan).	Jan-27	6th Cycle	Continuous	Projects under County jurisdiction within the cities' Sphere of Influence are typically referred to the applicable city for comment. 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. This project has been completed. Additionally, a subdivision modification for the Bella Vista project (previously called Gardens Gate) and the subsequent modification filed in 2025 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 166 residential parcels for 124 single-family parcels and 42 age-restricted senior housing parcels.	Other	2	Project staff reports for S_2020-0001 and GP/R 2023-0002 demonstrate the County coordination with the City of Ukiah as part of application referral and staff report preparation processes. GP/R 2023-0002: https://mendocino.legistar.com/LegislationDetail.aspx?ID=7956543&GUID=61DC3809-B304-45F3-A3F3-6060BC399F70&Options=&Search= S_2020-0001: https://mendocino.legistar.com/LegislationDetail.aspx?ID=7863455&GUID=6B666D93-0EF0-43C6-A0CA-4E26E7101456&Options=&Search=

Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
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.	Jan-27	6th Cycle	Continuous	The County supported Ukiah's annexation of the Western Hills development, completed 12/6/2024.	Other	1	The County supported the City of Ukiah's annexation application for the Western Hills area. Documentation regarding the Western Hills annexation can be viewed on the City of Ukiah webpage at: https://cityofukiah.com/western-hills-annexation-request-sphere-of-influence-amendment/ In addition, the Master Tax Sharing Agreement noted in Action 1.3a can be viewed at: https://mendocino.legistar.com/LegislationDetail.aspx?ID=6710564&GUID=6D68EFDB-44BE-4CF7-9F49-7D2B567677DE&Options=&Search=
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.	Jan-27	6th Cycle	Continuous	The Millview Apartments proposed in the City of Ukiah's SOI in the unincorporated county on Lovers Lane have been completed. This 48-unit multi-family affordable housing project is located at 1650 N. Lovers Lane on a vacant lot surrounding 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. The 80-unit Orr Creek Commons affordable housing project is likewise sited in the City of Ukiah's SOI in the unincorporated county, and was facilitated by collaboration with the City, including an out-of-area service provision for water. In 2020, the County also awarded CDBG-DR-MHP funds to Acorn Valley Plaza that was located within the City of Ukiah but partially funded by the County CDBG funds. Collaboration was required between the City and County to bring the project to fruition.	Other	3	Information on the Millview Apartments can be found at: https://pwapt.com/millview/ Information on Orr Creek Commons can be found at: https://www.rchdc.org/development/development-pipeline/ Information on Acorn Valley Plaza can be found at: https://www.danco-group.com/projects/acorn-valley-plaza
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.	Jan-27	6th Cycle	Continuous	The Redwood Valley MAC has been working for several years on an update to their Community Action Plan within the County General Plan, proposing a set of voluntary design guidelines for new development. An application for the requisite General Plan Amendment, GP_2024-0001, was submitted on 7/8/2024 and has received a recommendation of approval from the Mendocino County Planning Commission. It will be heard by the Board in 2026.	Other	1	The Redwood Valley MAC General Plan Amendment can be viewed at: https://mendocino.legistar.com/LegislationDetail.aspx?ID=7924280&GUID=4AFF5AAF-E66A-4C1A-8AAE-307548291746&Options=&Search=
Action 1.4b	Address issues associated with Vacation Home Rentals (VHRs) in residential communities to ensure safe and healthy housing opportunities are provided.	Dec-20	6th Cycle	In Progress	On 11/17/2022, the Planning Commission voted to reclassify Vacation Home Rentals in the Inland Zoning Area from Room and Board to Transient Habitation, a more restricted use type. The Board of Supervisors reversed this decision on appeal on 4/25/2023, but expected to consider the Inland VHR policy more broadly when the Inland Zoning Code update came before them. However, it was later decided that the concept was too controversial to be captured in the 9/10/2024 inland Zoning Code update, and will instead be taken up as a separate, focused Zoning Code update. The County held stakeholder sessions throughout the County and distributed an online survey to solicit feedback regarding vacation home rentals. The results will be reported to the Board of Supervisors in 2026 and direction will be requested for development of an ordinance.	Other	2	Action by the Board of Supervisors on the Planning Commission VHR interpretation appeal: https://mendocino.legistar.com/LegislationDetail.aspx?ID=6177719&GUID=5FA5BEEF-AA0E-407E-A1BC-00F364950F35&Options=&Search= Staff requested direction from the Board of Supervisors on updated regulations for VHRs: https://mendocino.legistar.com/LegislationDetail.aspx?ID=7863456&GUID=ECC3B0D0-406F-4655-9600-CD25CB4E3D62&Options=&Search=

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Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Action 1.5a	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. In addition, the County will continue the following actions: ☐ Disseminate housing-related brochures (e.g. farmworker housing) to individuals, developers, and builders that visit Planning and Building offices. ☐ Continue to report on the implementation and effectiveness of the Housing Element in the General Plan Annual Report to the Board of Supervisors. 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.	Jan-27	6th Cycle	Continuous	In 2022 the Planning and Building Services Department overhauled their website, improving usability, adding an informational ADU webpage, and expanding the Grant Info and Financial Resources Section. While the County has prepared and rolled out a Housing Affordability Survey in both English and Spanish, responsiveness has thus far been limited and consequentially the moderate/above moderate classifications on Tables A and A2 of this report are based on categorical assumptions (for example, absent other evidence, all ADUs have been presumed to be affordable to Moderate Income households - the County is aware of ABAG's alternate ADU income distribution projection methodology, and may at some point revisit past APRs to retroactively apply these projections). Although a Housing Affordability Survey has been developed, and has been distributed as part of the building permit review process for new residential construction, it is submitted back to the Department on a voluntary basis. The County has concerns regarding the reliability of data collected through such methods, and the added burden this places on builders. The vast majority of residential building permits in the County are for single family homes.	Other	3	https://www.mendocinocounty.gov/departments/planning-building-services/grants-and-financial-resources https://www.mendocinocounty.gov/departments/planning-building-services/accessory-dwelling-units https://www.mendocinocounty.gov/home/showpublisheddocument/52953/638035154131830000
Action 2.1a	Assist developers and non-profit organizations with the acquisition, rehabilitation, or development of affordable housing as funding permits.	Jan-27	6th Cycle	Continuous	No developers or 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. In March 2025 the Executive Office issued a Request for Proposals inviting eligible applicants to submit proposals for projects that align with the objectives of the Community Development Block Grant (CDBG) Program while benefiting low- and moderate-income residents of Mendocino County. Eligible applicants included Local governmental entities, institutions of higher education, or an incorporated non-profit organization having 501(c) (3) status. Eligible activities included: •Acquisition of real property •Public Facilities and Improvements and Privately-owned Utilities •Code Enforcement •Clearance, Rehabilitation, Reconstruction and Construction of buildings (including Housing) •Architectural Barrier Removal •Payment of Non-Federal Share •Relocation •Program Administration •Assistance to For Profit-Businesses •Housing Services •Microenterprise Assistance •Homeownership Assistance •Lead Based Paint Hazard Evaluation and Reduction •Disposition of Real Property.	Other	1	https://www.mendocinocounty.gov/Home/Components/RFP/RFP/2355/181?npage=4

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Action 2.1b	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. ☐ 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. ☐ 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. ☐ 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. ☐ 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. ☐ This requirement applies to: - oNon-vacant sites - oVacant sites with previous residential uses that have been vacated or demolished	1/1/2021	6th Cycle	In Progress	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. 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 conditions in Mendocino County and will continue to pursue both as capacity allows. In 2023 Code Enforcement began a program offering tenants of rental units assessments related to Health and Safety Code Section 17920.3 and 17920.10, to provide reports for the tenants' use. Code Enforcement has two adopted Policies regarding these requirements (Policies 4 and 5). The County has yet to establish a program to facilitate replacement of older mobile homes. A combination of internal methods and collaborating with outside agencies appears to be the most efficient from the County's exploration of this concept.	Other	2	Code Enforcement Policies on Substandard Housing Inspection & Reports: https://www.mendocinocounty.gov/home/showpublisheddocument/76295/639074393853530000 and https://www.mendocinocounty.gov/home/showpublisheddocument/76297/639074393857670000
Action 2.1c	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.	Jan-27	6th Cycle	Continuous	In 2022, the Planning and Building Services Department reviewed the last 20 years of recorded deeds to prepare a reference sheet for the At Risk Units Program, the monitoring of rollover dates 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. Rays Road Farm Labor Housing Project funded through Grants/loans made by HCD via the Farmworker Housing Grant program (RCAC) sent notices to tenants of potential loss of affordability as of 12/1/2025. The County has not received interest from owners or agencies to preserve the affordable housing stock.	Other	1	Rays Road Farm Labor Housing Project: https://www.andersonvalleyhousing.org/rays-road Anderson Valley Housing Association may be contacted directly regarding notices sent to tenants.

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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.	Dec-21	6th Cycle	Continuous	The County continues to offer technical expertise to all interested parties wishing to learn more about alternative housing types and what incentives may be available. Aside from ADUs, low-cost Class K dwellings and mobile homes, interest has generally been limited. The County amended the Inland Zoning Code to provide for Moveable Tiny Homes as well as Second Residential Units (in lieu of ADUs) which offer greater flexibility on size of the unit. The Inclusionary Housing zoning chapter was repealed on 9/10/2024; the County encourages developers to apply State Density Bonus Law.	Other	4	https://www.mendocinocounty.gov/departments/planning-building-services/grants-and-financial-resources https://www.mendocinocounty.gov/departments/planning-building-services/accessory-dwelling-units https://www.mendocinocounty.gov/home/showpublisheddocument/74377/638968310965800000 https://library.municode.com/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOOR_DIVIMECOZOCO_CH20.170MOTIHO https://library.municode.com/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOOR_DIVIMECOZOCO_CH20.164ACUSRE_S20.164.015REAGUSTY
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.	Jan-27	6th Cycle	Continuous	The Golden Rule motel-to-housing conversion, U_2020-0004, was approved by the County with a concession for an alternate, non-public water source. In addition, in 2023 the County approved UM_2019-0004 authorizing the conversion of an assisted living facility to a multi-family residential development for senior citizens. The site of the project was not within a water and sewer district and the use type was allowed by converting one non-conforming use to another non-conforming use. Wells and septic systems remain prolific in Mendocino County, and are often used to support new residential development where no water or sewage infrastructure exists. These solutions generally only allow for limited-density development. Longterm, sustainable water supply in particular remains a major hurdle for future residential development.	Other	2	U_2020-0004: https://mendocino.legistar.com/LegislationDetail.aspx?ID=5445693&GUID=361A7667-3C3B-4075-903B-F2929002DEAC&Options=&Search= UM_2019-0004: https://www.mendocinocounty.gov/home/showdocument?id=56664
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.	Jul-21	6th Cycle	In Progress	The Ukiah Valley Area Plan, a mixed use rezone covering 192 parcels, is in process and expected to be heard in 2026.	Other	2	The County updated the Inland Zoning Code to include two new Mixed Use zoning districts, implementing the Mixed Use Land Use Classifications from the Ukiah Valley Area Plan: https://library.municode.com/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOOR_DIVIMECOZOCO_CH20.086MUMIUSNOSTDI https://library.municode.com/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOOR_DIVIMECOZOCO_CH20.087MUMIUSBRSTTRDI
Action 3.1d	Update the Density Bonus Code (Chapter 20.238) as necessary, to be consistent with current State law.	Jul-21	6th Cycle	Completed	On 9/10/2024, the County Board of Supervisors adopted an updated Zoning Code for the inland areas of the county (MCC Title 20, Division I). In this update the County's Inclusionary Housing Ordinance, also known as the Density Bonus Code, was repealed. The intent of this change is that the County entirely defers to State Density Bonus Law.	Other	1	The hearing packet for the Inland Zoning Code Update can be found at: https://mendocino.legistar.com/LegislationDetail.aspx?ID=6852861&GUID=E3BC2C68-328F-4F8F-B8F2-05304F3C8D2A&Options=&Search=

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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.	Jan-27	6th Cycle	Continuous	On 5/20/2022, the ADU information section of the County website went live - it has since moved from it's original URL to https://www.mendocinocounty.gov/departments/planning-building-services/accessory-dwelling-units . The County's contract to provide free ADU plans expired, but the County has been able to continue providing the original plans as unstamped samples. In addition, during 2025 the County routed a contract for use of the ADU Accelerator program which provides a platform to connect applicants with design professionals including some free ADU designs. This contract has not yet been approved.	Other	1	https://www.mendocinocounty.gov/departments/planning-building-services/accessory-dwelling-units
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.	Jul-21	6th Cycle	Continuous	On July 16, 2023, the County sent out a public notice stating their intent to sell or lease surplus property at APN 107-280-45 (Mariposa Park/Swimming Hole), including information establishing priority for buyers intending to maintain the property as open recreation or to develop affordable housing. No statements of interest have been recieved and the property has not yet been sold. The Board of Supervisors has expressed interest in selling or leasing additional parks and County facilities as a response to potential budget deficits as well.	Other	1	Board Adoption of Resolution of Intent to Abandon Mariposa Swimming Hole: https://mendocino.legistar.com/LegislationDetail.aspx?ID=6296384&GUID=3250E066-063E-4662-A8E1-30BB7C01645E&Options=&Search=
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.	Dec-20	6th Cycle	Continuous	The County is working with the water districts on consolidation efforts to facilitate future development of higher density and supports Anderson Valley Community Services District's projects to establish water and sewer within the town of Boonville. The County is also facillitating the annexation of 26 parcels into the Millview County Water District. The Mendocino Community Services District, in conjunction with the Mendocino Unified School District, has initiated a multiphase project to improve the reliability of water service in the Town of Mendocino. The first phase, U_2022-0012, for recycled water irrigation and hydrant infrastructure, was approved by the County on 7/6/2023. The second phase, UM_2024-0008, was approved by the County on 12/19/2024. The Ukiah Water Valley Authority (UVWA) and the Willow County Water District consolidated in November 2024.	Meetings	5	None
Action 3.4b	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.	Dec-20	6th Cycle	Continuous	In July 2024, the County reached out to all water and sewer districts operating in the county to inform them of the relevant requirements, recommend waiving fees for affordable housing projects, and requesting copies of adopted regulations. The County last sent out informational notices and requests for regulations in July 2024 and will be sending out notices in 2026.	Other	1	None

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Action 3.4c	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.	Jan-25	6th Cycle	Completed	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 informed the 2019 RHNA processe 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.	Meetings	4	https://www.youtube.com/playlist?list=PLraKTU7AyZLSoXpzjVkJCVVnKZXthBRs
Action 3.5a	Reduce Constraints to Housing Production: (1) Amend the Zoning Code and the Division of Land Regulations to allow additional exceptions to standards. (2) Evaluate and, where appropriate, reduce or modify the standards (3) Provide priority processing (4) Consider permit fee waivers, reductions, or deferments requested by affordable (5) Identify obstacles in zoning requirements and possible conflicts between codes and policies that may prevent the development of affordable housing (6) The County will amend the Zoning Code to conform with State law by permitting mobile home parks in all residential zones. (7) Amend the County's Inclusionary Housing requirements to allow more flexibility, encouraging greater use of the program. (8) Per AB 101 (2019) the County will review its zoning ordinance and make revisions if necessary to allow low barrier navigation centers (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 (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.	Dec-22	6th Cycle	Completed	On 9/10/2024, the County Board of Supervisors adopted a holistic revision to the Inland Zoning Code (MCC Title 20, Division I)(Action 3.5a Goal 1, 2, 5). This included removal of the County's Inclusionary Housing requirements (Action 3.5a Goal 7) as they were found not to have resulted in significant affordable housing creation and posed a barrier to market rate housing development. It also included two newly-allowable housing types: Second Residential Units (a complementary housing option to ADUs) and Moveable Tiny Homes, with the hope that these added options will stoke further affordable and market-rate housing development. It also codified the allowance of low barrier navigation centers (Action 3.5a Goal 8), provided for the discretionary permitting of mobile home parks in all residential zones (Action 3.5a Goal 6), and allowed for supportive housing in all multifamily zones (Action 3.5a Goal 10) (and provided for discretionary permitting of supportive housing in most other zones). The update also reclassified Farmworker Housing as a residential unit, in compliance with the Employee Housing Act. 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. As the County has not been found out of compliance with RHNA targets and the majority of housing development outside the Coastal Zone are ministerially approvable anyway, development of procedures regarding SB 35 has not been determined to be necessary (Action 3.5a Goal 9). As part of updates to the inland zoning code, the County did include several provisions of SB 35 including parking exceptions provided under Government Code section 65913.4(d)(1) and the Department ensures all applications submitted that would qualify under SB 35 are reviewed according to the provisions of SB 35 and Government Code section 65913.4, as amended.	Other	1	https://www.mendocinocounty.gov/departments/planning-building-services/ordinance-updates
Action 3.5b	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.	Jan-21	6th Cycle	Completed	Revisions to the Inclusionary Housing Ordinance were made as part of the Inland Zoning Code Update. The Planning Commission and ultimately the Board of Supervisors determined that relying upon State Density Bonus Law was the most appropriate course of action for the County. The County will consider this policy moving forward.	Other	1	https://www.mendocinocounty.gov/departments/planning-building-services/ordinance-updates

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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.	Jan-21	6th Cycle	In Progress	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. The PBS Director has met several times with stakeholders and the Anderson Valley Housing Authority that are interested in forming a CLT in Anderson Valley. The Director attended several meetings with Anderson Valley Housing Authority to directly discuss their project including any potential funds the County was aware of to support their project. In addition, a public meeting was held where the general public came and asked questions of both the Anderson Valley Housing Authority and the Department. The Department continues to field inquiries regarding this interest and remains committed to being an active participant in supporting Anderson Valley's desire to establish a Community Land Trust. In addition, the County is actively working on identifying appropriate uses for the Inclusionary Housing Funds collected under MCC section 20.234.010 and specific equity sharing funds collected from the Lakewood Homes subdivision which are to be utilized for the purposes described in subdivision (e) of Section 33334.2 of Health and Safety Code. These funds currently sit at a combined total of \$313,293 and a discussion is anticipated within the next 6 months with the Board of Supervisors regarding appropriate projects to utilize the funds for. The Lakewood Homes funds are to be committed by no later than September 3, 2026 pursuant to the equity sharing agreement for that subdivision. Community Land Trusts may be eligible for such funds. The County Executive Office Grants Division is actively engaged in Community Development Block Grants. In March 2025 the Executive Office issued a Request for Proposals inviting eligible applicants to submit proposals for projects that align with the objectives of the Community Development Block Grant (CDBG) Program while benefiting low- and	Meetings	3	https://www.andersonvalleyhousing.org/land-access-strategies
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.	Jan-27	6th Cycle	Not Yet Started	The County is in the process of determining the remainder of the affordable multi-family units for lower-income households approved by voters.	Units	0	None
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: ☐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). ☐Provide informative materials concerning fair housing and housing discrimination at locations that provide housing and related services.	Jan-22	6th Cycle	Completed	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. In 2022, the Planning and Building Services Department published an ADU guidance webpage at https://www.mendocinocounty.gov/departments/planning-building-services/accessory-dwelling-units, with a section emphasizing housing discrimination laws and tenant rights. Legal Services met with PBS staff on 9/8/2022 and presented an informational session to the Planning Commission on 10/5/2023. PBS staff also met with CDC on 11/7/2022. They declined the invite to present to the Planning Commission, but agreed to reach out if something changed and they felt such a presentation would be beneficial.	Meetings	2	https://www.cdchousing.org/ https://lsnc.net/ https://www.mendocinocounty.gov/departments/planning-building-services/accessory-dwelling-units

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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.	Jan-27	6th Cycle	Continuous	The County maintains a collection of Grant Info and Financial Resources at https://www.mendocinocounty.org/government/planning-building-services/grants-and-other-financial-assistance - this page received a substantial overhaul in 2022, and the County anticipates performing another overhaul in 2025 given the significant recent change in Federal aid direction. The Building Permit for Phase 2 of the County-owned Live Oak Apartments (Homekey) affordable housing project was issued on 3/11/2022.	Units	49	https://projecthomekeymendocino.org/
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	Jan-21	6th Cycle	Continuous	A preliminary meeting between PBS staff and Legal Service of Northern California was held on 9/8/2022. The County continues to engage with Legal Services of Northern California; however, meetings have been based on their desired schedule so as to avoid taking up their limited resources without a clear benefit. The County's next scheduled meeting with Legal Services of Northern California is set for January 9, 2026. The County continues to engage with agencies and developers interested in extremely low-income projects within the County; however, there have not been many projects pursued by local agencies or developers during the Planning Period. The discussion below on Program 6.2D provides additional information on recent projects within the County and funding support provided by the County to those projects. The Department remains committed to prioritizing local funding, supporting applications for funding, applying for funding, and exploring housing types and methods to promote their development. The County has updated our Zoning Code for incentives and concessions consistent with State Density Bonus Law and the Zoning Code includes additional concessions or incentives, such as reduced parking standards, to support affordable housing development. The County Executive Office Grants Division also assists in identifying housing funds for affordable housing projects as indicated by the current discussions regarding the Marigold Villas project, described elsewhere in this response.	Meetings	1	None

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Action 4.3a	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. 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. Provide information about the County's farm employee/labor housing regulations. 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.	Jan-21	6th Cycle	Continuous	PBS staff met with the Mendocino County Farm Bureau and the Agricultural Commissioner's office on 11/14/2022. The Farm Bureau was not interested in making a Planning Commission presentation at that time, but would reassess if circumstances change. A follow up meeting has not been requested.	Meetings	1	None
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.	Jan-21	6th Cycle	Continuous	PBS invited the Bureau of Indian Affairs and local tribal governments to consultation meetings in 2022, and met with all who responded. No consultation meetings were requested in 2023 or 2024.	Meetings	2	None
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.	Jan-27	6th Cycle	Continuous	In 2022, PBS published an ADU guidance webpage emphasizing the benefits of creating special needs housing. The Department continues to administer accessibility requirements consistent with the California Building Code as part of all applicable permit reviews.	Other	1	https://www.mendocinocounty.gov/departments/planning-building-services/accessory-dwelling-units
Action 4.3d	Provide planning assistance to address homelessness in the County by: 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.	Jan-27	6th Cycle	Continuous	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. PBS continues to monitor MCHSCOC meetings for opportunities to provide support.	Meetings	30	https://www.youtube.com/@mendocinohomelesscoc7980/streams
Action 4.3e	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.	Jan-27	6th Cycle	Continuous	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. PBS continues to monitor MCHSCOC meetings for opportunities to provide support.	Meetings	30	https://www.youtube.com/@mendocinohomelesscoc7980/streams

Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Action 4.3f	Provide support to the Mendocino County Health and Human Services Agency on housing and services available for persons with developmental disabilities.	Jan-27	6th Cycle	Continuous	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. PBS continues to monitor MCHSCOC meetings for opportunities to provide support.	Meetings	30	https://www.youtube.com/@mendocinohomelesscoc7980/streams
Action 5.1a	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&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).	Jan-27	6th Cycle	In Progress	The County supports the CDC's Development and Sustainability Department and PG&E's efforts 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. The County also notes that residents have three options for grid power. Sonoma Clean Power, the local Community Choice Aggregation (CCA) offers a 100% renewable, greenhouse-gas-free option via their EverGreen service, or a 91% carbon-free CleanStart service. Residents can also opt out of Sonoma Clean Power and instead get power from PG&E, 98% carbon-free. The County received funding from FEMA's Hazard Mitigation Grant Program to create an Ignition-Resistant Roofing rebate program for homeowners in high or very high fire hazard severity zones. On 12/5/2023 the Board of Supervisors widened the eligibility criteria for applicants to the program.	Other	1	https://mendocino.legistar.com/LegislationDetail.aspx?From=RSS&ID=6437858&GUID=E1A79402-3B5E-45E3-8082-5D18189CD591&FullText=1
Action 5.1b	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.	Jan-21	6th Cycle	Continuous	The County encourages drought-resistant landscape design through partnerships with 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. Creation and publication of further informational materials relating to conservation and green building is anticipated, but has not yet occurred due to staffing shortages and competing priorities. The County Water Agency maintains a webpage of water conservation information resources. The Model Water Efficient Landscape Ordinance (MWELO) requirements have been incorporated into MCC Title 9A.32. Sonoma Clean Power has partnered with Mendocino County Libraries to make DIY Home Energy/Water Efficiency Kits available to County residents.	Other	1	https://www.mendocinocounty.gov/government/mendocino-county-water-agency/drought-water-conservation

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Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
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	Jan-21	6th Cycle	Continuous	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 Water Agency maintains a webpage of water conservation information resources. The County promotes solar energy in the Zoning Code, providing expedited permitting for solar energy systems (including the Coastal Zone as of 12/19/2023), and recently implemented an automated online plancheck system for solar permits. Creation and publication of further information on utility assistance, home weatherization, and energy and water conservation is anticipated, but has not yet occurred due to staffing shortages and competing priorities. The Building Division webpage currently contains information regarding Greywater reuse and disposal as well as guidelines for outdoor irrigation. Additional CalGreen voluntary building requirements are not currently under consideration. The Department currently provides forms on the Building Division website regarding CalGreen including the Operation and Maintenance Manual for Final Inspection and throughout the life-cycle of the project.	Other	0	None
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.	Jan-21	6th Cycle	Continuous	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. Information on utility assistance, home weatherization, and energy and water conservation will be available on the County's website. In 2023, the County implemented an automated online plancheck system for solar permits. The County Water Agency maintains a webpage of water conservation information resources. The reorganization of the PBS Department's website is ongoing.	Other	1	https://sonomacleanpower.org/diy-home-energy-toolkits

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1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Action 5.4a	Assist residents with lowering their utility costs by promoting utility assistance, home weatherization, energy and water conservation, and green building services.	Jan-21	6th Cycle	Continuous	The reorganization of the PBS Department's website is ongoing. The County intends to expand the information provided on the County website relating to local organizations such as local renewable energy system designers and installers, rebates, and energy-rating systems, but has not yet moved forward with this due to staffing shortages and competing priorities. The Building Division webpage currently contains information regarding greywater reuse and disposal as well as guidelines for outdoor irrigation. The County Water Agency maintains a webpage of water conservation information resources. Additional CalGreen voluntary building requirements are not currently under consideration. The Department currently provides forms on the Building Division website regarding CalGreen including the Operation and Maintenance Manual for Final Inspection and throughout the life-cycle of the project. Sonoma Clean Power has partnered with Mendocino County Libraries to make DIY Home Energy/Water Efficiency Kits available to County residents.	Other	1	https://sonomacleanpower.org/diy-home-energy-toolkits
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.	Jan-21	6th Cycle	Continuous	The reorganization of the PBS Department's website is ongoing. The County intends to expand the information provided on the County website relating to local organizations such as local renewable energy system designers and installers, rebates, and energy-rating systems, but has not yet moved forward with this due to staffing shortages and competing priorities. Sonoma Clean Power has partnered with Mendocino County Libraries to make DIY Home Energy/Water Efficiency Kits available to County residents.	Other	1	https://sonomacleanpower.org/diy-home-energy-toolkits
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.	Dec-20	6th Cycle	Continuous	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.	Meetings	3	https://www.mendocinocounty.gov/Home/Components/RFP/RFP/1454/385
Action 6.2a	Assist agencies and organizations in their pursuit of funding by providing technical assistance when requested.	Dec-20	6th Cycle	Continuous	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. Please see additional information regarding County activities under action 6.2d.	Meetings	2	None
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.	Jul-21	6th Cycle	Completed	The County worked with the Board of Supervisors to increase the General Plan Maintenance fee in 2025 from \$200 to a tiered fee system in the Planning Division at \$200 for minor projects and \$500 for major projects and a further tiered system in the Building Division of \$20 for permits with valuations of less than or equal to \$17,000 and all other permits greater than \$17,000 in valuation at 0.65% of the job cost valuation. These adjustments will allow maintenance and periodic update of the General Plan, including the Housing Element. This fee increase went into effect in June 2025.	Other	85	https://www.mendocinocounty.gov/home/showpublisheddocument/72353/638869635298870000

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Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
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	Jan-21	6th Cycle	Not Yet Started	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. Continued issues with understaffing at both the County Planning and Building Services Department and the Air Quality Management District have precluded further exploration of these potential funding sources. In December of 2023 the County created a grants division within the CEO's office to pursue these and other such funding opportunities.	Other	0	https://www.mendocinocog.org/mendocino-county-pedestrian-needs-assessment-and-engineered-feasibility-study
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.	Jul-22	6th Cycle	Continuous	In 2020, the County entered into a Master Standard Agreement for the CDBG Disaster Recovery Multifamily Housing Program which was a means to facilitate the development of multifamily housing (rehabilitation, reconstruction or new construction) in the amount of \$6,591,778. On November 16, 2021, the County Board of Supervisor provided direction to staff on which project should be awarded the (DRMHP) grant as three housing project proposals were received, including one from Rural Communities Housing Development Corporation (Marigold Villas), Burbank Housing (North Orchard Apartments), and the Danco Group (Acorn Valley Plaza). The County awarded the funds to the Danco Group (Acorn Valley Plaza) Project. The Danco Group project was a 71 unit Multi-family and mixed used housing project. The proposed unit totals included 17-studio apt., 17 1-bedroom, 19 2-bedroom (plus a 2 bedroom manager's unit), and 18 3-bedroom, plus 3 small commercial retail spaces. The proposal included reviving an existing community building and other amenities on site, including 91 additional parking spaces. All rents are set between 30-80% AMI for no less than 20 years. Additional details on Acorn Valley Plaza timelines and the overall project can be reviewed in the Notice to Proceed on HCD's website: https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/disaster-recovery-migitation/20-drmhp-00006-ntp1-acorn-valley-plaza.pdf In 2021, the County of Mendocino received \$1,069,156 in Community Development Block Grant (CDBG) funds from the State to provide housing for individuals and families who are experiencing homelessness or who are at risk of homelessness, as defined in Part 578.3 of Title 24 of the Code of Federal Regulations, and who were impacted by the COVID-19 pandemic ("Target Population"). With support from HCD's CDBG-CV 2 & 3, the County of Mendocino completed Phase II of the Live Oak Apartment project. This project offers safe, permanent housing for households facing homelessness or at risk of becoming homeless. The program at Live Oak Apartments aims to help residents achieve stability and independence	Other	1	https://www.mendocinocounty.gov/departments/planning-building-services/grants-and-financial-resources
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.	Dec-20	6th Cycle	Continuous	The County maintains a collection of Grant Info and Financial Resources webpage - this page received a substantial overhaul in 2022, including additional Section 8 information and the County anticipates performing another overhaul in 2026 given the significant recent change in Federal aid direction. The Building Permit for Phase 2 of the County-owned Live Oak Apartments (Homekey) affordable housing project was issued on 3/11/2022.	Other	1	https://www.mendocinocounty.gov/departments/planning-building-services/grants-and-financial-resources

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1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
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.	Jan-21	6th Cycle	Continuous	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 124 clients receiving rental assistance. 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. PBS continues to monitor MCHSCOC meetings for opportunities to provide support.	Meetings	30	https://www.youtube.com/@mendocinohomelesscoc7980/streams

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

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 ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the ckcklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

[illegible]

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
107-280-45-00	Tomki Rd, Redwood Valley	Other		Surplus Land	0.38	Mariposa Park/Swimming Hole
033-240-26-00	23950 Grange St in Covelo	Public Facilities		Exempt Surplus Land	0.13	Covelo Community Services District Office
033-240-39-00	23950 Grange St in Covelo	Public Facilities		Exempt Surplus Land	0.11	Covelo Community Services District Office

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	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 Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Table K		
Tenant Preference Policy		
Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.		
Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L							
Historical Resources							
Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	Street Address/Intersection	Date of Designation	Designation Level	Historic Site Period	Areas of Significance	Parcel Size (in acres)	Notes
Summary Row:							

ANNUAL ELEMENT PROGRESS REPORT

Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

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.

Total Award Amount	\$150,000.00		Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Zoning Ordinance Update	\$150,000.00	\$150,000.00	Completed	Other	As of 9/27/24, all reimbursements have been requested, with the final reimbursement payment received around 11/4/2024. Other funding source: General Plan Maintenance Fund
Ukiah Valley Area Plan Implementation (Rezoning)	\$0.00	\$0.00	In Progress	Local General Fund	This project was included on the LEAP grant proposal, but ultimately the LEAP grant monies were ultimately all routed to the Zoning Ordinance Update. The County is still undertaking this project, instead funding it entirely with County dollars.

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

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		6
Total Units		8

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	25
Above Moderate		48
Total Units		73

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	38
Above Moderate		70
Total Units		108