COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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May 22, 2009

Housing and Community Development
Attn: Cathy Creswell, Deputy Director
Housing Policy Development
1800 Third Street
Sacramento, Ca 95811-6942

Office of Planning and Research
Attn: Erin Larson, State Clearinghouse
PO Box 3044
Sacramento, CA 95812-3044

Dear Ms. Creswell and Ms. Larson:

Enclosed is the County of Mendocino Annual Housing Element Progress Report for calendar year 2008, prepared in compliance with Government Code §65400(b).

Sincerely,

Ignacio Gonzalez, Director
Planning and Building Services

HOUSING POLICY
DEVELOPMENT, HCD
JUN 04 2009

Enclosure: Annual Report, Exhibit A: List of Project Identifiers

HOUSING POLICY
DEVELOPMENT, HCD
JUN 04 2009

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Unincorporated Area - County

Reporting Period January 2008 - December 2008

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units	Assistance Programs For Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
See Exhibit A	Single-family	R	2	1	8	0	11	0	0	See Exhibit A
		O	35	10	12	0	57	1 TCAC	0	
	2 – 4 unit structures	R	0	0	0	0	0	0	0	
		O	0	0	0	0	0	0	0	
	5+ unit structures, multifamily	R	0	0	0	0	0	0	0	
		O	0	0	0	0	0	0	0	
	Second units	R	3	0	0	0	3	0	0	
		O	5	0	5	0	10	0	0	
	Mobilehomes	R	1	0	1	0	2	0	0	
		O	5	2	3	0	10	0	0	
(9) Total of Above Moderate from Table A2 ► ► ► ► ► ►						51	51			
(10) Total by income units (Field 5) Table A ► ► ►			51	13	29	51	144			

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Unincorporated Area - County

Reporting Period January 2008 - December 2008

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	Single Family	2-4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	46	1	0	4	0	51

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Unincorporated Area - County

Reporting Period January 2007 - June 30, 2014

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA By Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	513	0	0								0	406
	Non-deed restricted		56	51								107	
Low	Deed Restricted	366	0	0								0	328
	Non-deed restricted		25	13								38	
Moderate	Deed Restricted	460	0	0								0	386
	Non-deed restricted		45	29								74	
Above Moderate		1,213	71	51								122	1,091
Total RHNA by COG. Enter allocation number:		3,495											
Total Units ► ► ►		2,552	197	144								341	
Remaining Need for RHNA Period ► ► ► ► ►													2,211

Note: The general downturn in the housing market in California during 2008 effected the production of all forms of housing in Mendocino County.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Unincorporated Area - County

Reporting Period January 2008 - December 2008

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
1.1 Permit second units in coastal area	Revise Coastal Plan and zoning ordinance	Following LCP review	Update of LCP by the County Planning Team, anticipated for fiscal year 2009-2010, pending funding.
1.2 Permit mixed-use and multi-family development in commercial districts	Revise zoning ordinances	Inland: 2005 Coastal: After LCP review	**Inland:** Ordinance No.4213 amending Title 20 Chapter 20.088 C1 & Chapter 20.092 C2 zoning was modified to allow multi-family residential uses without a use permit up to 4 units was adopted 12/9/08 by the Board of Supervisors. Parking requirements under Chapter 20.180 Off-Street Parking were also modified by that Ordinance to allow shared parking with residential uses in the modified zones. Mixed Use General Plan Category is pending approval of the General Plan Update by Board of Supervisors anticipated for summer of 2009. **Coastal Zone**: Update of LCP has been identified as a program to be undertaken by the County Planning Team, anticipated for FY 2009-2010, pending funding.
1.3 Remove constraints to annexations and housing production	Master tax sharing agreement	2004-2006	The City of Ukiah and the County have both established ad hock committees and will meet in June 2009 for further discussion.
1.10 Fund and prepare AB 1600 impact fee study and draft ordinance pursuant to Board direction	Fund affordable housing	2004-2008	On 1/23/2007 the BOS declined to pursue a commercial linkage fee that would link the production of affordable housing to the development of commercial buildings Ordinance No. 4219 establishing the requirement for Inclusion of affordable housing in all development greater than a single unit was adopted by the Board of Supervisors on March 23, 2009

2.2 Improve coordination toward facilitating housing for Native American communities	Facilitate housing opportunities for Native American communities	Ongoing	a.) Tribal outreach was conducted as part of the review and revise sections of the 2009 Draft Housing Element—Comments submitted by Northern Circle Indian Housing (representing a number of Mendocino County Tribes) were incorporated into the policy development for the revised Draft Housing Element.
2.3 Steps to facilitate housing accessible to persons with disabilities	Increase housing opportunities for disabled persons; revise County codes	Initiate code amendments 2004; universal design 2005	An Ordinance adding definitions to Section 20.008 of the Inland Zoning Code clarifying "Individual with a Disability" and a separate Ordinance establishing procedures for requesting reasonable accommodation for individuals with a disability has been prepared for adoption. It is scheduled to go to the Planning Commission and then to the Board of Supervisors for adoption in June of 2009.
2.7 Farmworker housing needs assessment	Needs assessment in support of funding applications	2005-2008 (as funding permits)	Task completed in 2007 (see summary in 2007 annual report).
3.11 Prepare and adopt inclusionary zoning ordinance	Increase production of housing affordable to lower income households	2005-2006	Ordinance adopted by the Board of Supervisors March 23, 2009. Task completed.
4.1 Preserve multi-family (R-3) zoned land	Amend zoning ordinances	2004-2006	Amendments to Section 20.080.010 removing " Family Residential--single family" and "Family Residential -two family" from the list of permitted uses in the Multi-family Residential (R3) District and amending Section 20.080.015 (A) to include " Family Residential-single family" and "Family Residential –two family" from the list of uses subject to a minor use permit in the Multi-family (R3) Residential District has been prepared for adoption. It is scheduled to go before the Planning Commission and subsequently before the Board of Supervisors for adoption in June.
4.2 Increase multi-family (R-3) zoned sites	Rezone at least 50 acres	2007	On 12/11/2007 the BOS adopted Ordinance 4195, amending the zoning classification of 49.2 acres to R-3. Of these 49.2 acres, 4 sites, comprising 19.77 acres were deemed dependent on compliance of certain conditions specified to property owners in the form of a contract. One owner has approved their contract. Another owner elected to not approve their contract, reducing approved acreage to 43.7. The contract rezoning has been completed and recorded. On April 28, 2009 an additional 5.6±acres consisting of 28 lots were rezoned to allow Multi-family Residential (R3). All lots were within water and sewer districts. The total number of acres rezoned to Multi-family Residential is currently 49.3. There is an additional 2.55± acres scheduled to go before the Planning Commission on May 21, 2009, and subsequently to the Board of Supervisors for rezoning in

			June. The total number of acres rezoned to R3 will then be 51.85 making this item complete.. However, there are an additional 80± acres that will be rezoned to Mixed Use (allowing R3 uses by right) with the adoption of the Ukiah Valley Area Plan, anticipated to be adopted later in 2009.
6.1 Fee adjustments for affordable housing development/establish guidelines	Fee modifications/establish guidelines	2005	Waiver of fees for small 2nd units to be presented to BOS as an option for an emergency measure to address the affordable housing shortage on May 13th 2008. No action was taken by the Board of Supervisors.
6.2 Expedited processing for affordable housing/funding applications	Expedited processing	2004	The CEQA process has been an obstacle to expediting the processing of affordable projects. Referral agencies can take a long time to get back with comments. There are a number of other variables that can slow the permitting process that are not within County control.
6.4 Update density bonus ordinance to facilitate affordable housing production and retention	Amend zoning ordinances	Inland: 2004-05 Coastal: Begin 2005	Density Bonus Ordinance has been changed and is scheduled to go to the Planning Commission and subsequently to the Board of Supervisors in June. 2009
6.6 Allow regulatory flexibility for affordable or special needs housing and amend regulations	Amend General Plan and codes	Initiate in 2005; GP Update	Inland: General Plan is scheduled for a hearing and adoption in June/July 2009. Coastal Zone: Update of Local Coastal Plan, anticipated 2009-2010, **pending funding**.
7.2 Provide physical access and reduce language barriers to housing and related services	(1) Facilitate access to housing process and services, (2) ADA notice, (3) Information in Spanish	(1) Ongoing (2, 3) 2004	Completed: PBS has incorporated an "Application for Reasonable Accommodation form" and ADA notices are attached to all agendas. CDC and Social Services produces all public information in Spanish. Housing Fact Sheet will be translated into Spanish and available to the public by the end of June 2009.

Supporting Documentation:
Exhibit A

Exhibit A

Methodology

Initial determinations of the affordability of permitted units as Very Low-Income (VLI), Low-Income (LI), Moderate-Income (MI), or Above Moderate-Income (AMI), were made according to instructions provided by the State of California, Department of Housing and Community Development (HCD). These instructions specify that the following documentation and State of California Code sections be adhered to:

- State Income Limits for 2008 - Mendocino County Area Median Income; obtained directly from HCD.
- Health and Safety Code Section 50052.5(h), prescribes the number of bedrooms to be assigned to the Number of Persons in Household reflected in the above mentioned State Income Limits.
- Health and Safety Code Sections 50052.5(b) and 50053(a) stipulate specific formulas to be applied to median income levels to calculate housing affordability ranges, dependent upon tenure and number of bedrooms.

Affordability ranges thus established were integrated into a survey letter and mailed to all owners of housing units and developments for which a building permit for new residential construction was issued during calendar year 2008. Of 144 surveys, 112 were returned. Of these 112, 19 were deemed inconclusive: two property owners refused to provide information, and 17 property owners had prepaid their land and building costs. Survey letters unaccounted for and deemed as inconclusive were assigned tenure as owner-occupied, and were classified as follows:

- 32 surveys unaccounted for had been permitted as the following types of units, and were classified in the following affordability ranges:
  - Single Family dwellings – 26 units; were classified as AMI
  - Second Units – 4 units; were classified as AMI
  - Mobile Homes – 2 units; were classified as MI

- 2 surveys where the property owners refused to provide information had been permitted as Single Family dwellings, and were classified as AMI.

- 17 surveys where the property owners had prepaid land and building costs had been permitted as the following types of units, and were classified as VLI.
  - Single Family dwellings – 14 units
  - Second Units – 2 units
  - Mobile Home – 1 unit

List of Projects with Identifier

Date Issued	Permit No.	Permit	Unit Category	Description	Job Value	Owner Occupied (O/O) or Renter	Studio or No. of Brdrms	VLI/LI/ MI/AMI*	Assistance Programs?	Method: Survey/Blank if no Survey received
01/02/2008	BU_2007-0937	BUILDING	SF	SFD	$161,568.00	O/O	1	MI	None listed	Survey
01/03/2008	BU_2007-0971	BUILDING	SF	SFD	$223,719.32	O/O	3	MI	None listed	Survey
01/07/2008	BU_2007-0945	CLASSK	2nd SF	NEW CLASS-K SFD 2ND RES.	$146,862.60	O/O	2	MI	No	Survey
01/08/2008	BU_2007-0407	MHWFND	SF	1975 FLEETWOOD 24X56 OLD MH LESS THAN 640SQFTOGUEST HOUSE	$8,736.00	Renter	2	MI	No	Survey
01/09/2008	BU_2007-1022	MHWFND	2nd SF	2008 KARSTEN 60X27-2ND RES.	$10,530.00			AMI		
01/16/2008	BU_2007-0886	BUILDING	SF	NEW SFD	$356,201.47	O/O	3	AMI	No	Survey
01/23/2008	BU_2007-1015	MHWFND	SF	2007 MARLETTE 57'4"X27'	$10,179.00	O/O	3	VLI	No	Survey
01/23/2008	BU_2007-0336	CLASSK	SF	CLASS K RESIDENCE	$124,865.04	O/O	2	AMI	No	Survey
01/23/2008	BU_2007-1105	BUILDING	SF	SFD	$165,680.32	Renter	3	MI	No	Survey
01/24/2008	BU_2007-1120	MHWFND	SF	2005 FLEETWOOD 66X27	$11,531.00	O/O	3	VLI	None listed	Survey
01/30/2008	BF_2007-0964	BUILDING	SF	REPLACE [E] MODULAR WITH NEW SFR (BF7-0990 FOR D. CARPORT)	$263,300.80	O/O	2	VLI	No	Survey
01/30/2008	BU_2007-1111	BUILDING	SF	SFD	$120,368.64	Renter	3	MI	No	Survey
02/01/2008	BU_2007-0594	MBLHOME	MH	1976 M. HOME 56X24	$0.00			MI		
02/04/2008	BF_2007-1014	BUILDING	SF	NEW SFR	$199,193.24	O/O	3	VLI	No	Survey
02/06/2008	BF_2007-0183	CLASSK	SF	SFR	$37,344.00	O/O	2	VLI	No	Survey
02/07/2008	BU_2007-1018	BUILDING	SF	NEW SFD TO REPLACE FIRE DAMAGED HOUSE	$43,488.00	O/O	1	LI	No	Survey
02/08/2008	BF_2007-1133	BUILDING	SF	NEW SFR	$79,880.80	O/O	1	LI	No	Survey
02/14/2008	BF_2008-0037	CLASSK	SF	SFR	$82,627.20	O/O		AMI		
02/15/2008	BF_2007-1110	BUILDING	SF	SRU W/ ATTACHED GARAGE	$105,000.80	Renter	1	MI	No	Survey
02/25/2008	BF_2007-0743	BUILDING	SF	SFR	$264,171.76	O/O	2	MI	No	Survey
02/29/2008	BF_2007-1105	BUILDING	SF	SFR & ATTACHED GARAGE (SUPERCEEDS BF_2007-0879)	$112,871.94	O/O	1	VLI	TCAC - Tax Credit Allocation	Survey
03/03/2008	BU_2007-0893	CLASSK	SF	CLASS-K YURT SFD-WORK ALREADY STARTED	$58,890.00	O/O		AMI		

Date Issued	Permit No.	Permit	Unit Category	Description	Job Value	Owner Occupied (O/O) or Renter	Studio or No. of Brdrms	VLI/LI/ MI/AMI*	Assistance Programs?	Method: Survey/Blank if no Survey received
03/03/2008	BU_2007-0326	CLASSK	SF	CLASS K SFD-ALREADY BUILT	$85,822.20	O/O		AMI		
03/10/2008	BF_2008-0051	BUILDING	SF	SRU	$56,896.80	O/O	1	MI	No	Survey
03/14/2008	BU_2005-1081	BUILDING	SF	NEW SFD W/WOODSTOVE & GROUND MOUNT SOLAR OK PER C. WARRICK	$147,012.85	O/O		AMI		
03/17/2008	BU_2007-1119	BUILDING	SF	SFD	$189,311.08	O/O	2	LI	No	Survey
03/19/2008	BU_2007-0960	CLASSK	SF	SFD-CLASSK	$115,954.20	O/O	2	MI	None listed	Survey
03/27/2008	BU_2007-0970	BUILDING	SF	SFD	$127,750.40	O/O	3	VLI	No	Survey
04/03/2008	BU_2007-1060	CLASSK	SF	SFD CLASS K	$384,053.40	O/O	2	VLI	No	Survey
04/04/2008	BU_2008-0109	MHWFND	SF	2008 KARSTAN 52X36	$12,168.00	O/O	1	AMI	No	Survey
04/08/2008	BU_2008-0112	CLASSK	SF	GARAGE W/UPSTAIRS BEDROOM & ATTACHED WORKSHOP CLASS K SFD	$126,067.82	O/O	Studio	VLI	No	Survey
04/10/2008	BU_2007-1083	BUILDING	2nd SF	2ND SFD-FIRST PART OF SFD-needs new address	$167,877.00	O/O	2	VLI	No	Survey
04/11/2008	BU_2008-0150	MBLHOME	MH	2008 FLEETWOOD 56X23'8"	$0.00	O/O	3	LI	No	Survey
04/16/2008	BU_2001-0219	CLASSK	SF	CONVERT BARN TO SFD AND ADD ON CLASS K	$96,150.00	O/O	2	VLI	N	Survey
04/16/2008	BF_2008-0137	MHWFND	SF	MODULAR HOME WITH FOUNDATION	$8,775.00	O/O		AMI		
04/18/2008	BU_2008-0008	MBLHOME	MH	2008 MARLETTE 14X56 UNDER ADMIN. PERMIT	$0.00	Renter	2	VLI	No	Survey
04/22/2008	BU_2008-0192	MHWFND	2nd SF	2ND RES. 2008 MARLETTE 42X26	$9,303.50	O/O	2	VLI	No	Survey
04/24/2008	BF_2007-1002	BUILDING	SF	SFR	$197,055.00	O/O		AMI		
04/28/2008	BF_2007-1075	BUILDING	SF	NEW SFR	$129,748.60	O/O	1	AMI	No	Survey
05/02/2008	BU_2008-0186	MHWFND	SF	2008 MARLETTE 52X27	$9,015.50	Renter	2	LI	No	Survey
05/05/2008	BF_2007-1037	BUILDING	SF	SFR	$182,437.20	O/O		AMI		
05/05/2008	BF_2007-0958	BUILDING	2nd SF	SECOND RESIDENTIAL UNIT (CARETAKER'S UNIT)	$96,633.60	Renter	2	VLI	No	Survey
05/06/2008	BF_2007-0948	BUILDING	2nd SF	2ND RESIDENTIAL UNIT	$130,237.00	O/O	1	MI	No	Survey
05/07/2008	BF_2007-1139	BUILDING	SF	SFR	$115,968.00	O/O	2	VLI	None listed	Survey
05/13/2008	BU_2007-1054	BUILDING	SF	NEW SFD	$329,164.30	O/O		AMI		
05/14/2008	BU_2008-0104	BUILDING	2nd SF	NEW 2ND RESIDENCE	$226,632.00	O/O	3	MI	No	Survey

Date Issued	Permit No.	Permit	Unit Category	Description	Job Value	Owner Occupied (O/O) or Renter	Studio or No. of Brdrms	VLI/LI/ MI/AMI*	Assistance Programs?	Method: Survey/Blank if no Survey received
05/15/2008	BU_2008-0076	BUILDING	2-4	DUPLEX	$257,800.66	O/O	4	AMI	No	Survey
05/16/2008	BU_2008-0278	MBLHOME	MH	1998 CHAMPION 52X23	$0.00	Renter	2	MI	No	Survey
05/19/2008	BU_2007-1097	CLASSK	SF	SFD/ART STUDIO CLASS K	$129,529.40	O/O		AMI		
05/20/2008	BF_2008-0191	MHWFND	SF	NEW MODULAR SFR	$8,424.00	O/O	3	MI	No	Survey
05/22/2008	BU_2008-0200	MHWFND	SF	2008 FLEETWOOD 45X27 REPLACES EXISTING MH	$7,897.50	Renter	2	MI	No	Survey
05/27/2008	BU_2008-0317	BUILDING	2nd SF	ADD KITCHEN, BATH, LIVING ROOM TO EXIST GARAGE (SFD)	$64,763.32	O/O	Studio	VLI	None listed	Survey
05/27/2008	BF_2007-1129	BUILDING	SF	SFR	$255,515.20	O/O	3	MI	Other: Refund for solar install	Survey
05/27/2008	BF_2008-0273	BUILDING	SF	SFR	$120,812.16	O/O	1	MI	No	Survey
05/28/2008	BF_2008-0203	MBLHOME	MH	PARK MODEL TRAILER FOR FAMILY CARE UNIT	$0.00	O/O	1	LI	No	Survey
05/30/2008	BU_2007-1122	BUILDING	SF	SFD	$134,584.20	O/O	1	MI	No	Survey
06/02/2008	BU_2008-0228	CLASSK	SF	CLASS K SFD	$88,793.80	O/O	2	VLI	No	Survey
06/04/2008	BU_2008-0057	CLASSK	SF	CLASS K SFD	$144,006.28	O/O		AMI		
06/05/2008	BU_2008-0143	CLASSK	SF	CLASS-K SFD	$96,444.00	O/O	1	VLI	No	Survey
06/06/2008	BU_2008-0356	MHWFND	SF	2008 MARLETTE 60X27	$10,400.00	Renter	4	VLI	No	Survey
06/06/2008	BF_2008-0272	BUILDING	SF	3 BEDROOM MODULAR SFR	$6,929.00	Renter	3	MI	No	Survey
06/09/2008	BU_2008-0340	CLASSK	SF	CLASS-K SFD	$182,960.00	O/O	2	VLI	No	Survey
06/11/2008	BU_2006-0203	CLASSK	SF	CLASSK SFD	$143,178.00	O/O	2	VLI	No	Survey
06/11/2008	BF_2008-0400	BUILDING	SF	SFR	$99,448.00	O/O	2	LI	No	Survey
06/11/2008	BU_2008-0374	MBLHOME	MH	2000 FLEETWOOD 48X28 MH TIE DOWN	$0.00	O/O	3	VLI	No	Survey
06/12/2008	BU_2008-0369	MBLHOME	MH	1974 BENDIX 56X24	$0.00	O/O	2	VLI	No	Survey
06/19/2008	BF_2008-0331	CLASSK	SF	SFR	$60,854.40	O/O	1	VLI	No	Survey
06/20/2008	BU_2008-0382	MHWFND	SF	2008 MARLETTE 56X27 REMOVE KITCHEN FROM CABIN PER E.H.	$9,711.00	O/O	2	VLI	No	Survey
06/24/2008	BF_2007-1062	BUILDING	SF	2 BED/ 2 BATH SFR	$170,786.86	O/O	3	VLI	No	Survey
06/27/2008	BF_2008-0297	BUILDING	SF	SFR W/ ATTACHED GARAGE	$277,858.20	O/O	4	AMI	No	Survey
07/03/2008	BF_2008-0419	BUILDING	SF	SFR	$179,542.80	O/O		AMI		

Date Issued	Permit No.	Permit	Unit Category	Description	Job Value	Owner Occupied (O/O) or Renter	Studio or No. of Brdrms	VLI/LI/ MI/AMI*	Assistance Programs?	Method: Survey/Blank if no Survey received
07/14/2008	BF_2008-0503	BUILDING	2nd SF	NEW RESIDENCE - 2ND RESIDENTIAL UNIT	$241,336.20	O/O	2	MI	No	Survey
07/14/2008	BF_2008-0474	CLASSK	SF	1740 SQF SRU	$157,644.00	O/O		AMI		
07/15/2008	BU_2008-0417	CLASSK	SF	CLASS-K SFD	$116,928.00	O/O	3	LI	No	Survey
07/17/2008	BU_2008-0347	BUILDING	2nd SF	2ND SFD	$177,901.12	O/O	3	VLI	None listed	Survey
07/17/2008	BU_2008-0448	MHWFND	SF	2008 SILVERCREST 53X24	$12,124.00	O/O		VLI	None listed	Survey
07/18/2008	BF_2007-1063	BUILDING	SF	2 BED/ 2 BATH SFR	$161,991.00	O/O	2	LI	No	Survey
07/18/2008	BU_2008-0470	MHWFND	SF	2008 FLEETWOOD 67X27	$11,531.00	O/O	3	AMI	No	Survey & Phone Call
07/18/2008	BU_2007-1050	BUILDING	SF	SFD	$168,799.20	O/O		AMI		
07/23/2008	BU_2008-0301	BUILDING	SF	SFD	$89,572.80	O/O		AMI		
07/24/2008	BU_2008-0195	MHWFND	SF	2008 CARSTEN 57X26	$11,050.00	O/O	3	LI	None listed	Survey
07/25/2008	BU_2008-0469	CLASSK	SF	CLASSK SFD	$142,008.25	O/O	2	LI	No	Survey
07/28/2008	BU_2008-0312	BUILDING	SF	NEW SFD	$589,204.64	O/O		AMI		
07/28/2008	BU_2008-0397	BUILDING	SF	NEW SFD	$130,258.20	Renter	3	AMI	No	Survey
07/28/2008	BF_2007-1126	BUILDING	2nd SF	CONVERT [E] BARN TO AG WORKER HOUSING (Note to PBS Staff: Per FB Office: 2 BDs, Owner's son & his wife will stay there and will work for parents as Ag Workers.	$70,367.74	Renter	Studio	VLI	No	Survey
07/29/2008	BF_2008-0548	BUILDING	SF	SFR	$299,655.60	Renter	2	VLI	No	Survey
07/31/2008	BF_2007-0382	BUILDING	SF	SFR (SEE BF_8-0406 FOR GARAGE)	$176,679.40	Renter	2	AMI	No	Survey
08/01/2008	BU_2008-0379	BUILDING	SF	DEMO OLD SFD AND REBUILD SFD W/ATTCHED GARAGE	$278,414.60	O/O	2	AMI	No	Survey
08/01/2008	BU_2008-0490	MHWFND	SF	2007 MARLETTE 40X27	$6,929.00	O/O		AMI		
08/04/2008	BF_2008-0430	BUILDING	SF	SFR	$160,711.82	O/O	1	AMI	No	Survey
08/07/2008	BF_2008-0543	BUILDING	SF	3982 SQFT SFR & ATTACHED GARAGE	$430,115.00	O/O	2	VLI	No	Survey
08/07/2008	BU_2008-0252	MBLHOME	MH	1981 SKYLINE 52X24-2ND RES.	$0.00			MI		
08/18/2008	BF_2007-1106	BUILDING	SF	SFR	$324,713.96	O/O	3	VLI	No	Survey
08/18/2008	BF_2008-0535	BUILDING	SF	1654 SQFT SFR	$154,397.20	O/O	1	AMI	No	Survey
08/19/2008	BU_2008-0283	BUILDING	SF	NEW SFD	$169,101.92	O/O	3	VLI	No	Survey

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08/20/2008	BU_2008-0544	MHWFND	SF	2007 MARLETTE 56X40	$14,560.00	O/O	3	VLI	None listed	Survey
08/21/2008	BU_2008-0580	MHWFND	SF	PALM HARBOR 70X27	$12,285.00	O/O	2	MI	No	Survey
08/25/2008	BU_2008-0482	CLASSK	2nd SF	2nd RESIDENCE-CLASSK	$180,851.80	O/O	3	MI	No	Survey
08/27/2008	BF_2008-0242	BUILDING	SF	2080 SQ FT SFR	$189,216.00	O/O		AMI		
08/28/2008	BU_2008-0535	MHWFND	SF	2008 MARLETTE 56X27	$9,015.50	O/O	3	VLI	No	Survey
09/02/2008	BU_2008-0399	BUILDING	SF	SFD W/GARAGE	$96,176.00	O/O	1	VLI	No	Survey
09/04/2008	BF_2008-0676	MHWFND	SF	MH/FOUND MARLETTE 52X28	$9,009.00	O/O	3	VLI	No	Survey
09/05/2008	BU_2008-0612	MHWFND	SF	1973 VIKING 61X24	$9,048.00	Renter	2	MI	No	Survey
09/08/2008	BF_2008-0066	BUILDING	SF	SFR	$156,969.40	O/O	2	MI	None listed	Survey
09/08/2008	BU_2007-0824	BUILDING	2nd SF	2ND RESIDENCE	$256,267.10	Renter	4	VLI	No	Survey
09/09/2008	BU_2008-0516	MHWFND	SF	FACTORY BUILT SFD 10 MODULAR UNITS SEE PLANCHECK SHEET	$34,044.20	O/O	2	VLI	None listed	Survey
09/10/2008	BU_2008-0630	MHWFND	SF	2008 KARSTEN 48X23'8" OLD M.HOME TO BE CONVERTED TO STORAGE	$7,488.00	O/O	3	VLI	None listed	Survey
09/10/2008	BF_2008-0678	MBLHOME	MH	FAMILY CARE UNIT (Note to PT: This could be 2nd SF, but unit is to demo when no longer used for family)	$0.00	O/O	1	VLI	No	Survey
09/16/2008	BU_2007-0988	BUILDING	SF	CHANGE OF OCCUPANCY FROM EQUIP. BARN TO SFD (Note to PT: Not 2nd SF per Linda)	$114,435.00	O/O	2	AMI	Refused to give info	Survey & Phone Call
09/17/2008	BU_2008-0640	MBLHOME	MH	1988 FLEETWOOD 45X24	$0.00	O/O	3	VLI	No	Survey
09/23/2008	BU_2008-0507	BUILDING	SF	NEW LOG HOME	$227,718.20	O/O	3	MI	No	Survey
09/23/2008	BU_2008-0392	CLASSK	SF	CLASS-K SFD & RETAINING WALL DO NOT FINAL UNTIL PLANNING OKS	$160,506.60	O/O	1	VLI	No	Survey
09/24/2008	BU_2008-0659	MHWFND	SF	2008 SILVERCREST 50X14	$4,550.00	O/O		AMI		
09/26/2008	BF_2007-1098	BUILDING	SF	NEW SFR	$461,738.50	O/O	3	VLI	No	Survey
09/29/2008	BF_2007-1081	BUILDING	SF	SFR/STORAGE	$199,397.16	O/O	3	AMI	No	Survey
09/30/2008	BU_2006-0167	CLASSK	SF	SFD-CLASSK	$37,509.12	O/O		AMI		

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09/30/2008	BU_2008-0667	BUILDING	SF	NEW SFD REPLACES DEMOLISHED SFD	$146,089.80	O/O	2	LI	No	Survey
10/06/2008	BF_2008-0598	BUILDING	2nd SF	SECOND RESIDENTIAL DWELLING/GARAGE	$91,022.20			AMI		
10/08/2008	BU_2008-0650	BUILDING	SF	SFD	$186,147.20	O/O		AMI		
10/08/2008	BU_2008-0536	MHWFND	2nd SF	2008 MARLETTE 56X40-2ND RES.	$14,560.00	O/O	3	VLI	No	Survey
10/14/2008	BU_2008-0208	CLASSK	SF	SFD CLASS K	$108,720.00	O/O	3	AMI	No	Survey
10/14/2008	BF_2008-0810	MBLHOME	MH	NEW FCU W/O FNDTN 660 SQ FT	$0.00	O/O	1	VLI	No	Survey
10/15/2008	BF_2008-0416	BUILDING	SF	LEGALIZE PRE-EXISTING SFR	$127,858.80	O/O		AMI		
10/17/2008	BU_2008-0687	BUILDING	2nd SF	NEW 3RD RESIDENCE TO REPLACE DEMOLISHED RESIDENCE	$81,282.14			AMI		
10/21/2008	BF_2008-0740	MHWFND	2nd SF	MH W/FND FOR USE AS SECOND RESIDENTIAL UNIT	$14,930.00			AMI		
10/27/2008	BU_2008-0743	CLASSK	SF	CLASS-K SFD-needs cdf before issuance	$153,408.00	O/O	2	VLI	No	Survey
10/28/2008	BU_2008-0664	MHWFND	SF	2008 27X52 CLAYTON/KARSTEN	$9,270.00	Renter	3	MI	No	Survey
10/28/2008	BU_2008-0702	BUILDING	SF	SFD	$128,616.68	O/O		AMI		
11/04/2008	BF_2008-0660	BUILDING	SF	SFR W/ GARAGE	$434,528.88	O/O		AMI		
11/06/2008	BU_2008-0105	BUILDING	SF	NEW SFD	$72,480.00	O/O		AMI		
11/10/2008	BF_2008-0588	BUILDING	SF	SFR	$190,984.80	O/O		AMI		
11/17/2008	BF_2007-0646	BUILDING	SF	SFR	$199,514.80	O/O		AMI		
11/19/2008	BU_2008-0787	MBLHOME	MH	2006 MARLETTE 54X26 ON TIE DOWN	$0.00	O/O	3	MI	None listed	Survey
11/21/2008	BU_2008-0652	CLASSK	SF	CLASS K SFD ALREADY BUILT	$221,536.00	O/O	2	VLI	No	Survey
11/24/2008	BU_2006-0083	CLASSK	SF	NEW SFD CLASS K	$68,221.80	O/O	2	VLI	No	Survey
12/01/2008	BU_2008-0718	BUILDING	SF	SFD	$151,838.40	Renter	1	AMI	No	Survey
12/02/2008	BF_2007-1088	BUILDING	SF	SFR	$72,364.00	O/O	1	AMI	No	Survey
12/03/2008	BF_2008-0738	BUILDING	SF	SFR	$213,173.20	O/O	2	VLI	No	Survey
12/10/2008	BU_2008-0792	BUILDING	SF	SFD	$108,312.40	Renter	1	AMI	No	Survey

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12/11/2008	BU_2006-0437	CLASSK	SF	CLASS K SFD LOFT NOT APPROVED FOR SLEEPING	$59,706.90	O/O	2	LI	No	Survey
12/11/2008	BU_2008-0764	CLASSK	SF	SFD CLASS K	$116,566.00	O/O	2	AMI	No	Survey
12/19/2008	BF_2007-1013	BUILDING	SF	NEW SFR W/ ATTACHED GARAGE	$325,539.02	O/O	2	AMI	No	Survey
12/23/2008	BU_2008-0692	CLASSK	SF	LEGALIZE CLASS K SFD (SALVAGED MH WITH ADDITIONS & DECKS)	$185,150.40	O/O	2	VLI	No	Survey
12/24/2008	BU_2008-0821	CLASSK	SF	CLASS-K SFD-REPLACES BU_2005-0895	$183,962.12	O/O	3	AMI	No	Survey

* VLI - Very Low-Income
LI - Low-Income
MI - Moderate-Income
AMI - Above Moderate-Income