

CITY OF POINT ARENA

2019-2027 HOUSING ELEMENT UPDATE

DRAFT
JULY 2019



Prepared by Planwest Partners Inc.

City of Point Arena

HOUSING ELEMENT

Article I. Adopted by Resolution No. 2019-XX

Article II. XXXXXXX, 2019

Article III.

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City of Point Arena 2019-2027 Housing Element Update

Section One: Housing Plan

Executive Summary	1
SECTION ONE – INTRODUCTION	2
1-1. Purpose of the Housing Element	2
1-2. Regional Housing Needs Allocation (RHNA) Determination	3
1-3. Data Sources used in this Element.....	3
1-4. General Plan Consistency	3
1-5. Public Participation.....	4
SECTION TWO: FRAMING POINT ARENA’S HOUSING CHALLENGE	4
Point Arena’s 6th Cycle Housing Strategies.....	6
SECTION THREE: HOUSING GOALS, POLICIES, AND PROGRAMS	8
Goal 1: Promote and facilitate housing unit construction at all income levels, with specific emphasis on increased housing opportunities for Point Arena’s low-income households.....	8
GOAL 2: Preserve existing housing in safe and sound condition, particularly rental units.....	13
Goal 3: Support ongoing efforts of existing agencies and non-profit organizations in creating, preserving, and updating healthy and affordable housing for all.....	14
SECTION FOUR: QUANTIFIED OBJECTIVES	16

Executive Summary

The Goals, Policies, and Programs contained in this Housing Element of the Point Arena General Plan will guide the City of Point Arena, stakeholders, and residents toward the preservation, improvement and development of housing for all economic levels. It is the City's intent to encourage quality, varied, affordable housing development by both the public and private sectors. This plan includes goals, policies and programs for specific housing activities to be undertaken during the 6th Housing Cycle (2019-2027).

The Housing Element consists of the following sections: (1) Introduction to this Element; (2) Context and Strategies; (3) Goals, Policies, Programs, and Quantified Objectives; and (4) Technical Appendix. The Technical Appendix (**bound separately**) provides a detailed assessment of the City's existing and projected housing needs, constraints and opportunities for addressing those needs, and an evaluation of City achievements under the prior 2014-2019 Housing Element.

The Technical Appendix contains specific information on the community's housing needs, constraints to housing development, and resources available for the delivery of housing services and affordable housing. Included in the Technical Background Report is also the City's ability to provide adequate sites to meet its share of the regional housing needs assigned to the City by the Mendocino Council of Governments (MCOG).

The 2017 Legislative Housing Package provided a renewed focus on one of the most basic needs for every Californian--a home--and offered an injection of new regulatory and financial resources. This legislative push has encouraged jurisdictions to promote better quality of life for all Californians through better housing choices. Through this Element, the City is working to revisit development standards, infrastructure needs, and community partnerships, in the hope that this document will assist in the creation of Housing that supports the health, safety, and stability of all Point Arena residents.

SECTION ONE – INTRODUCTION

Point Arena is a small coastal city in Mendocino County, California located 32 miles (51 km) west of Hopland, at an elevation of 118 feet. The 2010 census population was 449, down from the 2000 census population of 474, making it one of the smallest incorporated cities in the state. Its main street comprises part of State Route 1, California's coastal artery. The economy is largely geared toward the tourism industry and there are a number of commercial establishments located primarily along State Route 1 and adjacent to the harbor. Point Arena, by virtue of its small population and compact footprint, has a number of basic services available within walking distance of many residents. These services include schools, public transit stop, basic medical care facility, banking, convenience and small grocery stores as well as other employment opportunities. The city is near the headquarters of the tribal lands of Manchester Band of Pomo Indians of the Manchester-Point Arena Rancheria and adjacent to the recently formed Point Arena Stornetta Public Lands National Monument.

1-1. Purpose of the Housing Element

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan" (also required by the state). General plans serve as the local government's "blueprint" for how the city and/or county will grow and develop and include seven elements: land use, transportation, conservation, noise, open space, safety, and housing. The law mandating that housing be included as an element of each jurisdiction's general plan is known as "housing-element law." The rules regarding Housing Elements are stated in California Government Code §65580-65589.

California's housing-element law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development. As a result, housing policy in California rests largely on the effective implementation of local general plans and, in particular, local housing elements. The statewide goal is given as "decent housing and a suitable living environment for every California family."

The Housing Element is an integral part of Point Arena's General Plan. A major objective of State housing law and the housing element preparation requirements is to encourage each city and county to do its "fair share" in providing for the housing needs of the State, particularly the needs of extremely low-, low- and moderate-income persons and families. This updated housing element has been prepared according to the guidelines issued by the California State Department of Housing and Community Development (HCD).

In order to understand and address the housing needs of the City of Point Arena, many aspects were analyzed, including population demographics, employment and income data, as well as the quantity, quality, and affordability of the housing stock, and the community's

future housing development potential. From this analysis, housing goals, policies, programs, and actions were developed to assist Point Arena in meeting the housing allocation targets established in the Regional Housing Needs Assessment, as well as overcome any other shortcomings identified within the Housing Element. Housing goals, policies and programs are in Section Two.

1-2. Regional Housing Needs Allocation (RHNA) Determination

The Mendocino County Council of Governments (MCOG) prepares and updates the Mendocino County Housing Needs Plan to assist local governments in making future housing needs projections. The Plan objective, mandated by State law, is to ensure local governments do their “fair share” in meeting regional housing needs. When accepted by HCD, the MCOG projections become the criteria for meeting local housing needs. The MCOG Plan was adopted June 16th 2013 and planned for a total 1,845 new units to be constructed in the next eight years based on growth projections from 2019-2027. Due to Point Arena’s small size, it received an allocation of 9 units, or less than 1% of the region’s housing allocation.

Table 1.1: Point Arena Regional Housing Needs Allocation, 2019-2027:

Jurisdiction	Income Group				Total Units
	Very Low	Low	Moderate	Above Moderate	
Point Arena	3	1	3	2	9

Source: Mendocino Council of Governments, Regional Housing Needs Plan, 2019.

1-3. Data Sources used in this Element

This Housing Element update utilizes U.S. Census Bureau data and State Department of Finance (DOF) forecasts in addition to Point Arena community input. Please note that the most up-to-date Census Bureau data was derived from 2010 Census data and 2017 American Community Survey data. The information should therefore be used to represent trends rather than demonstrate exact numerical facts, but is likely to be accurate as Point Arena’s demographic and construction trends tend to be relatively static. The assumptions and trends have been reviewed and substantiated by the City of Point Arena staff.

In general, there have been few noticeable changes in the overall population and housing characteristics of Point Arena since the adoption of the 2014-2019 Housing Element. Demographic, household, and housing unit information are discussed in the Technical Appendix, which is attached as a separate document. Likewise, there have been few significant changes in Point Arena’s regulatory provisions that could potentially affect the housing supply of all types since 2014. These regulations are discussed in greater depth in Section Three of the Technical Appendix.

1-4. General Plan Consistency

The general plan is required to be “internally consistent” meaning any and all conflicts between general plan elements should be acknowledged and resolved. Jurisdictions must ensure programs and policies in other elements do not conflict with those of the housing element; in particular the land-use, circulation, or conservation elements. The Point Arena

General Plan/Local Coastal Plan has been reviewed during the Housing Element Process and the 2019-2027 Housing Element is consistent with plan elements.

1-5. Public Participation

Several actions were taken during the preparation of the 2019-2027 Point Arena Housing Element to provide opportunities for public participation, in order to better understand and address the housing needs of the residents of Point Arena. Those efforts are described in detail below. The insight gained from the public participation was incorporated into the policies, programs, and actions, listed in Section Two.

Housing Element Update Public Input Session

Date: August 6

Time: 6:00 p.m. – 8:00 p.m.

Location: VFW Hall, 451 School St., Point Arena

In Attendance: City Manager

ADD SUMMARY

Housing Element Update -City Council Study Session

Date: August 13

Time: 6:00 p.m. – 8:00 p.m.

Location: VFW Hall, 451 School St., Point Arena

In Attendance: Council and staff

ADD SUMMARY

Housing Element Public Input Elist-2019

SECTION TWO: FRAMING THE CITY HOUSING CHALLENGE

The City of Point Arena is known as a small coastal community with a strong historic identity and a culture of self-reliance. Demographics and construction trends have remained relatively static over time but increasing housing costs have made housing stability and homeownership increasingly challenging for low-and moderate-income households. The following section summarizes the City’s housing needs based on review of population and housing stock characteristics contained in the Technical Appendix.

History and Values

The first regional inhabitants were the Bokeya Pomo, a small Native American group. In 1542 Spaniards arrived, naming the Point Arena headland “Cabo de Fortuna” (Cape of Fortune), in recognition of their difficult journey. In the 1850s, Mexican homesteaders arrived in Mendocino County, although some Pomo tribes remained. The first Point Arena land purchase by a US citizen, 640 acres, occurred in 1852 and first building was erected in 1859.

In the 1860s, Point Arena became the “busiest town between San Francisco and Eureka,”

producing 200,000 board feet of lumber a day and serving as the main Mendocino coast agricultural products shipping port. Much of Point Arena was leveled in the 1906 San Francisco earthquake. After the earthquake, Point Arena was rapidly rebuilt and the City incorporated on July 3, 1908, in order to establish greater political freedom from the County of Mendocino. In 1927, a fire in the Grand Hotel spread and most of the City was again destroyed. By the 1930s, the City had been rebuilt. Some of the Art Deco and Art Modern style buildings of that era are still standing today.

Today, residents of Point Arena continue to value the rural character that comes from being located amongst the open fields and spectacular vistas along the Pacific Ocean. In past community engagement efforts, residents have spoken to the importance of maintaining the “small town feel” while promoting infill to develop a more walkable downtown. The subject of growth is important to the community and residents take pride in the fact that the community is self-contained self-reliant.

Aging Housing Stock

In general, housing over 30 years is more likely to experience deferred maintenance issues and may need minor repairs. Housing over 50 years old is considered aged and is more likely to need major repairs. In Point Arena, approximately 63 percent of housing units were built prior to 1970, roughly 51 percent were built prior to 1950, and almost 46 percent before 1940. This indicates that a considerable number of the City’s housing units are at an age that typically requires additional maintenance, upkeep, and building code upgrades.

High number of Low-Income Households

Between 2011 and 2015, approximately 65 percent of the City’s households earned lower incomes, while 36 percent earned moderate or above moderate incomes. Point Arena has a lower percentage of moderate and above moderate income than surrounding cities and Mendocino County. Point Arena has a smaller proportion (15%) of residents engaged in higher paying management/professional occupations compared to the County, and a larger proportion of residents working in service occupations (10%). With such a large population in lower earning occupations, the City of Point Arena has a need for a housing stock that can accommodate a wide economic spectrum, including lower wage occupations.

High Cost of Housing

Median value of owner-occupied housing units is \$420,000, with 43% of housing stock in the \$500,00-\$1,000,000 range. Only a very small number of units (1.1 percent) were valued below \$175,000. Over the last decade, housing stock value in Mendocino County has increased significantly from a median home value of \$253,570 in 2010 to \$420,000 in 2018 (California Association of Realtors). Although this is a 66 percent increase over a ten-year period, median housing prices were in a decline until approximately 2011 before starting to increase in 2012. This amounts to around a 7% increase in median home sale prices every year for the last decade for the County of Mendocino.

Seasonal Occupancy of Housing Units

According to the Census, the City had a total of 187 occupied housing units in 2017. Based on the 2013-17 data, there were 66 total vacant units in Point Arena, including seasonally

occupied and other vacant units. The largest vacancy category was for seasonally occupied units, which was more than half of the vacant units. Compared to the Region, Point Arena had a higher total vacancy rate than the three main cities (Fort Bragg, Ukiah, Willits) and Mendocino County. This is primarily due to a larger proportion of seasonally occupied units, which indicates Point Arena has more housing units dedicated for seasonal or vacation use than other areas of the County. This trend increases housing costs and availability for Point Arena households hoping to purchase single-family homes.

Limited Availability of Water/Sewer Infrastructure

Some of Point Arena's vacant lands, most notably outlying Agricultural lands and the Hay Annexation area east of downtown, are not currently served by water or sewer. Water services in Point Arena are distributed by a private company, Point Arena Water Works (PAWW). Connection fees for new services connections range from \$2,000 for a 5/8" by 3/4" meter up to \$100,000 for a 6" meter. Not all zoning classifications are expected to be served by PAWW; the larger AE and SR-1 zone lot sizes permit well water use. Wells and septic are conditionally permitted for residential development on parcels in the SR1 zone along with those parcels greater than one acre in the SR1/2 zone. SR1/2 parcels less than one acre must connect to water and sewer.

Development Challenges in Coastal California

The entire City of Point Arena is located within the Coastal Zone, which grant the California Coastal Commission regulatory authority over all development. Most new residential construction and some remodeling and retrofit projects in the City of Point Arena require Design Review, and all require a Coastal Development Permit (CDP). Coastal Development permitting has the potential to add cost, time, and uncertainty to development projects. A standard CDP costs \$2,290.

Point Arena's 6th Cycle Housing Strategies

For the 6th Housing Element cycle, Point Arena has worked to refine goals and programs in order to clarify the City's vision, and to ensure programs are implemented efficiently. As a result of review and analysis of Technical Appendix information, progress on 5th Cycle Programs, and feedback from the community and elected officials, specific areas of focus for the 2019-2027 cycle include the following:

- Undertake Land Use Element/Zoning Code Updates and revisit intensity and location of housing density and address governmental constraints to housing production
- Create and promote housing informational materials with assistance of SB2 funds
- Focus staff energy on building upon the efforts of existing partnerships and programs working to create more affordable housing for low-income households and reduce barriers to housing occupancy
- Structure Goals, Policies and Programs around three strategies: 1) education and outreach; 2) financial and procedural incentives; and 3) updates to the Zoning Code.

As a result of these considerations, the following 6th Housing Cycle goals have been set:

- 1. Promote and facilitate housing unit construction at all income levels, with specific emphasis on increased housing opportunities for Point Arena's low-income households.***
- 2. Preserve existing housing in safe and sound condition, particularly rental units.***
- 3. Support ongoing efforts of existing agencies and non-profit organizations in creating, preserving, and updating healthy and affordable housing for all.***

SECTION THREE: HOUSING GOALS, POLICIES, AND PROGRAMS

The purpose of this section is to formulate a housing plan for the next eight years that will guide the City of Point Arena and all of its housing stakeholders toward the preservation, improvement and development of housing for all economic levels. It is the City's intent to encourage quality, varied, affordable housing development by both the public and private sectors. The following are goals, policies and programs for specific activities.

- **Goals** are general statements of values or aspirations held by the community in relation to each issue area. They are the ends toward which the jurisdiction will address its efforts.
- **Policies** are more precise expressions of the community's position on particular issues, or how particular goals will be interpreted or implemented. Policies may include guidelines, standards, objectives, maps, diagrams, or a combination of these components.
- **Programs** present specific actions that the city or other identified entity will undertake to address policy issues and move closer to the community's goals. These might include ongoing programs sponsored by the city (e.g. a rehabilitation loan program), discrete time-specific actions (e.g. adopt an ordinance or establish a housing trust fund), or further planning action (e.g. develop a specific plan).
- **Quantified Objectives** establish short-range targets to achieve the goals by identifying the maximum number of housing units by income category that can be constructed, rehabilitated and conserved over the five-year period. They should represent "realistic yet aggressive targets that will guide program implementation and serve as the basis for ongoing monitoring and evaluation."

Goal 1: Promote and facilitate housing unit construction at all income levels, with specific emphasis on increased housing opportunities for Point Arena's low-income households.

Policy 1-1: Promote and facilitate housing unit construction for all income groups through increased education, outreach, and coordination.

Programs

1-1.1 Adapt the vacant and underutilized housing inventory into a housing development resource guide with parcel size, zoning regulations, and estimated units that could be constructed on each site. Describe available incentives, such as density bonuses, and City's affordable and in-fill housing objectives. Make information available to public, private and non-profit developers and County agencies on availability of vacant land developable for all housing types.

Responsibility: City

Time Frame: Distribute at least twice during the plan period

Funding: General Fund, SB2 Funds

1-1.2 Work with large vacant or underutilized parcel owners to facilitate residential development, particularly on those vacant lands near downtown core area. Make market and funding information (such as Proposition 46 funds) available.

Responsibility: City
Time Frame: Ongoing
Funding: General Fund

1-1.3 Work with vacant or underutilized lot owners in the urban core to develop low to moderate income rental units at higher densities (i.e., greater than 7.5 units per acre with applicable density bonuses). Provide property owners with housing information packet including City's in-fill housing policy, particularly for extremely low- to moderate-income renters, and possible assistance sources, such as non-profit developers, funding, and Section 8 rental assistance. Post map of prime infill and 2nd unit locations to website and have print copy at city hall.

Responsibility: City
Time Frame: Within one year of Plan Adoption
Funding: General Fund, SB2 Funds

1-1.4 Create content promoting Accessory Dwelling Units and Manufactured Homes. Maintain a list of all properties with additional granny unit, 2nd units, manufactured homes, and/or live/work unit potential. Post information packet with unit requirements, City application, financial assistance allowances, regulations, and incentives for property owners.

Responsibility: City
Time Frame: Within two years of Plan Adoption
Funding: General Fund, SB2 Funds

1-1.5 Increase housing opportunities for seniors by assisting persons or groups interested in developing senior housing or group housing by identifying suitable sites permissible under zoning ordinance and identify possible sources of financial or technical assistance (Sites inventory included in Housing Element Update Appendices).

Responsibility: City and Senior Community Services organizations, such as Coastal Seniors
Time Frame: Ongoing
Funding: General Fund

1-1.6 Improve accessibility for persons with disabilities, including persons with developmental disabilities by developing and implementing an outreach process for identifying residents with disabilities that need accessibility retrofits and provide them with referrals to resources to assist with constructing the needed upgrades.

Responsibility: City
Time Frame: Within two years of Plan Adoption
Funding: General Fund

1-1.7 Encourage low-income unit developers to include at least two extremely low-income household units during plan period. Investigate extremely-low income housing development on vacant, underutilized or abandoned sites, and pursue developers able to carry out such projects. Consider if site is coastal dependent visitor servicing facilities (VSF) and review VSF constraints to housing conversion when reviewing potential sites.

Responsibility: City and Community Service Organizations
Time Frame: By end of Plan period (2027)
Funding: General Fund

1-1.8 Collect annual local housing information per GC §65400 requirements with residential development and other pertinent information, and report to City Council at Annual Housing presentation Report including:

- sales records of land or structures and affordability levels of new units;
- documentation of possible property development;
- increased or decreased rental units;
- County issued building permits and other information that may be pertinent to keeping track of housing related issues or actions in the surrounding area;

Responsibility: City and Community Service Organizations
Time Frame: Annually in City's Housing Report to Council
Funding: General Fund

Policy 1-2: Promote and facilitate housing unit construction for all income groups through the implementation of financial and procedural incentives.

Programs

1-2.1 Contact for-profit and non-profit affordable multifamily housing developers to disclose potential sites and approval process. Provide prioritized application processing and no-cost pre-application meetings, encourage proposals to property owners and community outreach assistance.

1-2.2 Continue to implement the City's Revolving Loan Fund, including a system for determining amounts and collection procedures for in lieu fees in place of developing low-income housing units, to be used with the inclusionary housing program.

Responsibility: City
Time Frame: Ongoing
Funding: General Fund

1-2.3 Use Housing Fund to supplement development for affordable and special needs.

Responsibility: City
Time Frame: Ongoing
Funding: General Fund

Policy 1-3: Promote and facilitate housing unit construction for all income groups through updates to Point Arena’s Zoning Code.

Programs

1-3.1 Finalize update the City’s Accessory Dwelling Unit Ordinance to comply with State regulations (Govt. Code §65852.2).

Responsibility: City
Time Frame: Within two years of Plan adoption
Funding: General Fund, SB2 Funds

1-3.2 Amend Zoning Ordinance to allow live/work spaces and single room occupancy (SRO) units in HWC and C Zoning Districts. Include Transitional and supportive housing as subject to the same zoning regulations apply to similar housing types in the same zone. Amended Zoning Ordinance to comply with Chapter 633, Statutes of 2007 (SB 2) requirements.

Responsibility: City
Time Frame: Ongoing
Funding: General Fund, SB2 Funds

1-3.3 Permit multifamily applications in HWC zone without a use permit if developer proposes to construct 20% or more of the units as deed-restricted affordable for a period of twenty years or more.

Responsibility: City
Time Frame: Ongoing
Funding: General Fund, SB2 Funds

1-3.4 Discourage housing unit conversion to other uses by amending Zoning Ordinance requiring one for one replacement of units demolished or converted to a non-residential use, other than “coastal dependent” or “coastal related” uses.

Responsibility: City
Time Frame: Ongoing
Funding: General Fund, SB2 Funds

1-3.5 Improve accessibility for persons with disabilities, including persons with developmental disabilities by amending Zoning Ordinance to accommodate persons with disabilities, including persons with developmental disabilities, including code deviations, to comply with 1988 Federal Fair Housing Amendments Act and California’s Fair Employment and Housing Act.

Responsibility: City
Time Frame: Within two years of Plan Adoption
Funding: General Fund, SB2 Funds

1-3.6 Increase housing opportunities for large families of five or more persons by amending Zoning Ordinance to require that planned developments include 20% low and moderate-income units and provide 1 unit for 4+ person households per development.

Responsibility: City and Community Service Organizations
Time Frame: Within two years of Plan Adoption
Funding: General Fund, SB2 Funds

1-3.7 Develop Inclusionary Housing Ordinance to meet GC §65590 (d), which requires housing development projects in Coastal Zone to include low-income units. Identify funding for housing development projects that include low-income and multiple-family housing.

Responsibility: City
Time Frame: Within two years of Plan Adoption
Funding: General Fund, SB2 Funds

1-3.8 Make residential unit development allowances in AE and HC zones for farmworker and VSF owner and/or manager housing. Check Zoning Ordinance for Employee Housing Act compliance, specifically H&SA §§ 17021.5 and 17021.6.

Responsibility: City
Time Frame: Within two years of Plan adoption
Funding: General Fund, SB2 Funds

1-3.9 Amend the Zoning Ordinance to assure that a pertinent housing development information, such as allowable uses and densities, are contained in one place for increased clarity.

Responsibility: City
Time Frame: Within two years of Plan adoption
Funding: General Fund, SB2 Funds

1-3.10 Revisit the residential parking standards outlined in the zoning code and hold City Council study session to explore idea of reducing required parking to one parking space per dwelling unit for both single family residences in residential zones, and all units in all zones.

Responsibility: City

Time Frame: Within two years of Plan adoption

Funding: General Fund, SB2 Funds

GOAL 2: Preserve existing housing in safe and sound condition, particularly rental units.

Policy 2-1: Conserve existing housing units for all income groups through increased education, outreach, and coordination.

2-1.1 Conduct a visual survey of properties, noting those that appear to be deteriorating from deferred maintenance or from encroaching or adjoining uses that contribute to neglect and deterioration, especially those units with absentee owners. Send information about resources available for improving their properties to all occupants and owners of units identified as being in need of repair.

Responsibility: City

Time Frame: At least twice during Plan period

Funding: General Fund, SB2 Funds

2-1.2 Assemble list of possible energy conservation, inspection services, erosion control financing sources, and other measures designed to keep structures safe, energy efficient, and durable and include in both brochures and online. Encourage rental property owners to apply for low interest rehabilitation loans allowing for rent cap and/or income to preserve housing accessible to low-income households.

Responsibility: City

Time Frame: At least twice during Plan period

Funding: General Fund, SB2 Funds

2-1.3 Work with Senior Community Services organizations, such as Coastal Seniors, to conduct home safety assessments and assist with obtaining funding for retrofits for safe living environments and preserving housing units. Encourage group housing, particularly senior housing, by working with interested groups to combine efforts to find sponsors and sources of financing.

Responsibility: City and Senior Community Services Organizations such as Coastal Seniors
Time Frame: City invites organizations to conduct assessments least twice during Plan period
Funding: Service Organization Funds

Policy 2-2: Conserve existing housing units for all income groups through the implementation of financial and procedural incentives.

Programs

2-2.1 Seek additional Federal, State, and County funding for City rehabilitation loan fund. Apply for available funding with the objective for 5-10 rehabilitation loans in the planning period. Prioritize units in greatest need of rehabilitation, as identified by the housing conditions survey, or by other means of identification.

Responsibility: City
Time Frame: Ongoing
Funding: General Fund

Goal 3: Support ongoing efforts of existing agencies and non-profit organizations in creating, preserving, and updating healthy and affordable housing for all.

Policy 3-1: Support existing efforts to create, preserve, and update housing through increased education, outreach, and coordination.

Programs

3-1.1 With assistance from outside fair housing agencies, the city will continue to offer fair housing services to its residents and property owners. Participate in regional efforts to mitigate impediments to fair housing choice. Services include:

- Distributing educational materials to property owners, apartment managers, and tenants;
- Making public announcements via different media (e.g. newspaper ads and public service announcements at local radio and television channels);
- Conducting public presentations with different community groups;
- Monitoring and responding to discrimination complaints (i.e. intaking, investigation of complaints, and resolution); and
- Referring services to appropriate agencies.

Responsibility: City
Time Frame: Ongoing
Funding: General Fund, CDBG, Section 8 rental assistance, Housing Trust Fund Lead

Homeless:

3-1.2 Monitor homelessness to assure that the needs are being met with available resources. If found that there are increased resources and assistance needs, the City shall work with pertinent County agencies and other support groups within neighboring communities to expand homeless assistance.

Responsibility: City, Community Services Organization, Mendocino County Homeless Services Committee

Time Frame: Confer with agencies and support groups twice during Plan period

Funding: General Fund, Community Service Organizations

Energy Efficiency:

3-1.3 Post energy efficiency information, to reduce utility costs, along with energy conservation and efficiency resource links on City website. Identify energy conservation measures available to renters and assist with identifying measures to reduce energy and water consumption and/or refer renters to sources, such as PG&E, local “Community Chest”, and North Coast Energy Services (NCES), providing weatherization and other energy and water conservation assistance. Request energy conservation program updates and offers from organizations. Provide owners with City’s revolving loan program and other energy-efficiency retrofit programs information to defray improvement costs.

Responsibility: City and North Coast Energy Services

Time Frame: Ongoing

Funding: General Fund, North Coast Energy Services Home Energy Assistance Program (HEAP), California Alternate Rates for Energy

3-1.4 Encourage construction of new houses in or near downtown core area to reduce the need City utility extension and reduce vehicle miles traveled (VMT) by:

- Encouraging development projects near or adjacent to the urban core to fund off-site pedestrian and bicycle facilities for non-vehicular access to downtown.
- Encouraging development of new clustered or attached housing for efficient land, materials and energy use, and for a more sustainable community.
- Permit solar power and water heating, water conservation devices, and energy-saving construction materials. Promote grid-tie solar system use.
- Promote energy efficiency measures in new developments such as building siting, energy efficient windows and doors, and drought tolerant landscaping. Review applications for compliance when such provisions are adopted.

Responsibility: City, PG&E, North Coast Energy Services

Time Frame: Ongoing

Funding: PG&E, North Coast Energy Services assistance, Housing Trust Fund Lead

SECTION FOUR: QUANTIFIED OBJECTIVES

Table 4.1: Quantified Objectives

Income Category	New Construction	Rehabilitation	Total
Extremely Low	1	0	1
Very-Low	1	0	1
Low	2	0	1
Moderate	3	2	4
Above Moderate	2	2	4
TOTALS	7	4	11

Table Notes: New construction of at least three extremely low, very low and low income units is expected to be provided through the conversion and renovation of the former Sea Shell Motel, which will transition some units from a motel to affordable housing with loans available once housing element is certified. New construction of at least three moderate and two above moderate units is expected to be constructed on vacant and underutilized lands within the City given current construction trends of one new single-family unit every two to three years. The upcoming certification of the City's draft ADU Ordinance and distribution of related promotional materials will likely increase ADU production; therefore, one ADU has been added to both the low- and moderate-income unit projections, respectively.

Rehabilitation of at least two moderate and above moderate units is expected to be facilitated by renovation of existing housing stock within the City through policies 2-1 and 2-2 and related programs.

City of Point Arena

2019-2027 Housing Element Update

Section Two: Technical Appendix

CONTENTS

SECTION ONE: Housing Needs.....	4
Population and Employment Characteristics.....	7
Household Characteristics w/Trends	13
Employment and Income Characteristics.....	19
Special Needs Groups.....	22
Housing Stock Characteristics	31
SECTION 2: Sites Inventory	50
Regional Housing Needs Allocation (RHNA) Determination.....	50
Vacant Land Suitable for Residential Development to Meet Point Arena’s Share of the Regional Housing Need.....	51
SECTION 3: Site Analysis.....	64
Governmental Constraints	64
Dwelling Unit Types and Zones in which they are Permitted	68
Non-Governmental Constraints	75
Analysis of “At-Risk” Housing Units	80
SECTION 4: Previous Program Evaluation	81
Evaluation of the 5 th Cycle Housing Element	82

LIST OF TABLES

Table 1. 1 Summary of Conclusions 4

Table 1. 2 Population Trends – Point Arena and the Region 7

Table 1. 3 Race and Ethnicity – Point Arena and the Region 9

Table 1. 4 Place of Birth of Immigrants – Point Arena and Mendocino County..... 11

Table 1. 5 Non-English Language Spoken at Home – Point Arena..... 11

Table 1. 6 Household Characteristics – Point Arena 13

Table 1. 7 Population in Households – Point Arena 15

Table 1. 8 Household Size by Tenure – Point Arena..... 17

Table 1. 9 Overcrowding by Tenure – Point Arena..... 17

Table 1. 10 Employment Profile – Point Arena and the Region..... 19

Table 1. 11 Income Distribution – Point Arena and the Region..... 20

Table 1. 12 Special Needs Groups – Point Arena 22

Table 1. 13 Elderly Households by Tenure and Age – Point Arena 23

Table 1. 14 Disability Status by Age – Point Arena 24

Table 1. 15 Types of Disabilities – Point Arena..... 24

Table 1. 16. Persons with Developmental Disabilities 26

Table 1. 17. Large Households by Tenure – Point Arena..... 26

Table 1. 18. Potential Emergency Shelter Sites (Senate Bill 2) 29

Table 1. 19. Total Units Created 2014-2019 (Affordable and Market Rate)..... 31

Table 1. 20. Housing Unit Size – Point Arena 32

Table 1. 21. Housing Unit Age – Point Arena..... 33

Table 1. 22. Housing Tenure in 2017 – Point Arena..... 34

Table 1. 23. Vacant Units in 2017 – Point Arena and the Region 35

Table 1. 24. Yearly Median Sale Prices – Mendocino County..... 36

Table 1. 25. Median Rental Rates – Point Arena and the Region..... 37

Table 1. 26. Affordable Housing Cost Guidelines by Tenure 38

Table 1. 27. Gross Rent as a Percentage of Household Income..... 38

Table 1. 28. Housing Cost Burden in 2011 to 2015 – Point Arena..... 40

Table 1. 29. Housing Units by Type, 2009 and 2015..... 41

Table 1. 30 Housing Unit Tenure and Vacancy Rates, Point Arena in 2010..... 42

Table 1. 31. Fair Market Rents for 2009 and 2015, Countywide..... 43

Table 1. 32. Rental Affordability for Mendocino County, 2015..... 43

Table 1. 33. Owner Housing Affordability for Mendocino County, 2015 44

Table 1. 34. Age of Housing Stock, Point Arena..... 45

Table 1. 35. Housing Conditions Survey Findings Point Arena, 2015 46

Table 1. 36. Revolving Loan Fund, Current Loan Distributions, 2010 46

Table 1. 37. Revolving Loan Fund, Loan Payments 2006-2009, Point Arena..... 46

Table 1. 38. Average Monthly Utility Costs, Point Arena 47

Table 2. 1. Point Arena Regional Housing Needs Allocation, 2019-2027 50

Table 2. 2. Progress toward Meeting Regional Housing Need Allocation (from December 31, 2018-present) 50

Table 2. 3. Residential Development Potential on Vacant Land, 2019-2017..... 51

Table 2. 4. Vacant Land Inventory by Parcel Number – Point Arena..... 52

Table 2. 5. Vacant Parcels Suitable for Development of Affordable Housing (GC §65583.2)54

Table 3. 1. Residential Development Standards, Point Arena 68

Table 3. 2. Zoning for Residential Development, Point Arena..... 71

Table 3. 3. Point Arena Fee Schedule, 2019 74

Table 3. 4 79

Table 4. 1 Previous Program Evaluation..... 82

List of Figures

Figure 1. 1. Age Distribution – Point Arena 8

Figure 1. 2. Population by Household Type – Point Arena and the Region..... 16

Figure 1. 3. Housing Unit Mix in Point Arena 32

Figure 2. 1. Vacant Parcels -- All Zones..... 56

Figure 2. 2. Vacant Parcels -- Agriculture-Exclusive (1 du/20 ac)..... 57

Figure 2. 3. Vacant Parcels – Residential Agriculture: (1 du/0.5 ac) 58

Figure 2. 4. Vacant Parcels – Commercial (HWC, HC, and CC- 15 du/ac)..... 59

Figure 2. 5. Single Family Residential (SR 1-1du/ac; SR ½-1 du/0.5 ac) 60

Figure 2. 6. Multifamily Residential (UR-5.05 du/ac; MFR-7.5 du/ac) 61

Figure 2. 7. Vacant Parcels Suitable for Development of Affordable Housing (GC §65583.2) 62

SECTION ONE: HOUSING NEEDS

Demographic characteristics of a community have direct impact upon housing needs. Characteristics such as race and ethnicity, population age structure, as well as income determine the type of housing needed and ability to afford housing. This section briefly outlines the major population characteristics in Point Arena.

The table below summarizes housing needs, resources and constraints and incorporates what was learned from the prior Housing Element review. The combination of the housing needs summary synthesized with what was learned from the past planning period provides a meaningful framework for developing the housing program strategy for the current planning period. Data is taken from the U.S Census data form 2010-2016 and Census ACS Industry categories.

Table 1. 1. Summary of Conclusions

Category	Statement	Need
Population	Point Arena population proportions are very close to Statewide numbers. The biggest different is with age 25-34 where Point Arena is 10.7% higher than California. The second largest difference is ages 15-19 where Point Arena is 6.4% less than California. The largest minority group in Point Arena is people of Hispanic origin (109 persons out of a population of 472, or 22%).	Help for First Time Homeowners. Educational materials available in English and Spanish.
Employment	The largest job sector growth since 2010 was Retail Trade (12.9%), followed by Finance and insurance (8.3%), and Professional and Scientific trades (6.6%). The largest decline was construction services (-4.5%). Point Arena has a higher percentage of service workers than other jurisdictions in the County. Service occupations, which employed the largest group in Point Arena, had mean wage of \$28,031.	Support for living wage and professional jobs.
Income	Relative to Mendocino County, more Point Arena residents fall within the extremely low- and very low-income categories (about 20%).	Housing affordable to families with lower income.
Seniors	Seniors in Point Arena make up 16 percent of the population, slightly lower than the Mendocino County percentage (20%).	Senior Housing for when our Seniors can no longer live in their homes.
Female-headed Households	In Point Arena, there were 27 female-headed households, according to the 2017 Census. Of these, 45% were below the poverty level.	Housing affordable to families with lower income.

Category	Statement	Need
Persons with Disabilities	The majority of persons with disabilities in Point Arena (88%) are 35 years or older. The largest group of persons with disabilities is seniors (28 individuals of 65 years or older).	Support for seniors with disabilities, including rental assistance and rehab loans.
Group Homes	The Zoning Ordinance addresses housing needs for persons with disabilities.	None
Households Overpaying	In 2017, approximately 86 households (46 percent) were considered overpaying for housing. This incidence of overpayment occurs more for renter households (63%) than homeowners (29%).	Rental Assistance, additional low to moderate income houses.
Housing Units by Type	Single family homes remain the predominant housing type; however, roughly 25% of Point Arena's housing stock is multifamily, which provides options for low- and moderate-income households. Point Arena currently has 26 deed-restricted affordable units, all located in the "Point Arena Village" development.	Additional multi-unit, mobile/manufactured home and single family attached construction. Additional development of deed-restricted affordable units.
Government Constraints	Parking requirements and minimum lot sizes are slightly larger than typical cities of similar size.	Development Standards review and update.
Vacancy	HUD standards indicate that a vacancy rate of five percent is sufficient to provide choice and mobility. According to the 2017 ACS, the vacancy rate in Point Arena was about 5% (for sale or rent).	None
Housing Condition	A majority of Point Arena housing units, 71%, are more than 30 years old, with 40% greater than 50 years old. Minor to substantial rehabilitation is needed roughly 28% of the housing stock.	A rehabilitation program for income-qualifying homeowners.
Realistic Capacity	The City and private water distributor (Point Arena Water Works) estimate water and sewer capacity for an additional 487 customers; however, many parcels outside of the urban core are not currently served by water or sewer.	Review of buildable areas and utility connection analyses in areas that may support housing
Land Costs	Cost factors are the primary non-governmental constraint upon development of housing in Point Arena. This is particularly true in the case of housing for low- and moderate-income households, where the basic development cost factors such as the cost of land, required site improvements, and basic construction are critical in determining the income a household must have in order to afford housing.	Work with/ offer incentives to developers / contractors to build multiple dwellings.

Category	Statement	Need
Financing Availability	Mortgage interest rates for new home purchases range from 4% to 6% for a fixed-rate 30-year loan. Housing prices in the City remain too high for persons of lower incomes, even with the low interest rate.	Look into CDBG and HOME funding and development of a First Time Buyer program and/or Housing Rehab program.

Population and Employment Characteristics

Population Growth

The City of Point Arena is a small jurisdiction, encompassing approximately 1.4 square miles, located along the coast in southern Mendocino County. According to the U.S. Census, in 1990 the population of Point Arena was approximately 407 residents. Over the last two decades the City's population has remained relatively stable, experiencing a slight decline in population between 2000 and 2010 to 449 residents, followed by a comparable increase to 472 residents by 2017. Overall, the City experienced a slight increase (16 percent) in population from 1990 to 2017. **Table 1.2** indicates population growth trends for Point Arena and surrounding communities. Compared with other cities, Point Arena has seen a larger growth rate within the county and Mendocino County as a whole. With the exception of Fort Bragg, Point Arena is well above the overall growth trend of Mendocino County and surrounding cities -- most of which have seen an increase of less than 10% since 1990.

Table 1. 2. Population Trends – Point Arena and the Region

Table 1.2 Population Trends - Point Arena and the Region					
	1990	2000	2010	2017	% Change 1990- 2017
Point Arena	407	474	449	472	16.0%
Fort Bragg	6,078	7,026	7,273	7,269	19.6%
Ukiah	14,599	15,497	16,075	15,917	9.0%
Willits	5,027	5,073	4,888	4,844	-3.6%
Mendocino County	80,345	86,265	87,841	87,497	8.9%

Sources: Bureau of the Census, 1990, 2000, and 2010 Census, 2013-17 ACS 5-year estimates.

Population Age Structure

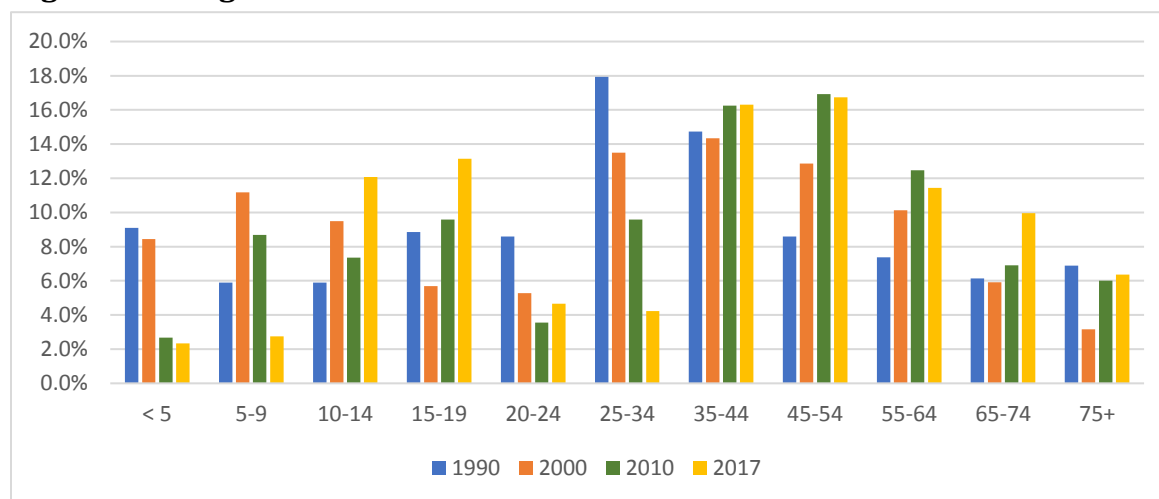
Housing need in a community is largely determined by population age structure and the life cycle of households, because people require different types of housing at different stages in their life. For example, while younger single adults (20-34) prefer smaller rentals, partners and families (35-65) may prefer larger dwellings and those with children may desire homes with an open space. However, as children leave home, seniors may begin to trade in their larger dwellings for smaller and more accessible homes.

Figure 1.1 shows that the largest age group in Point Arena in 2017 was adults between the ages of 35 and 54 (33 percent). The second largest group, children between 15 and 19 years old, made up 13 percent of the population. Adults between 35 and 44 years old

typically comprise the majority of a community’s families with children. The proportion and number of this group has increased slightly since 1990 by almost two percent. Correspondingly, the number and proportion of children between five and 19 also increased slightly in the City since 1990.

Although the population in Point Arena remained mostly stable throughout the previous few decades, the City has seen a shift in age distribution in that time. The largest increase since 1990 has been in the population between 45 and 54 (8.1 percent). All age groups from 35 to 75 have seen an increase in proportion since 1990, while populations 34 and below have been decreasing or had slight increases. The largest change has been the population from 25-34, which decreased over 13% since 1990. Populations between 25-44 used to make up around 33% of the population in 1990, now only comprise of about 20%. These trends clearly show an increase in older populations within the City and declining family aged and very young populations.

Figure 1. 1. Age Distribution – Point Arena



Source: Census Bureau, 1990, 2000, and 2010 Census, 2017 ACS.

Race and Ethnicity

Race and ethnicity of residents in a community can affect their housing needs and preferences. Different people may have different household characteristics, such as family structure or linguistic ability, which affect their housing needs and/or their ability to earn sufficient income to afford suitable housing. This section details the diversity of Point Arena’s residents and its impact on housing needs.

According to the 2017 Census, Point Arena had the highest proportion of White residents compared to other cities and Mendocino County (95%). This has changed since 2000 where

the City had the lowest proportion of White residents in both the 2000 and 2010 censuses. In 2017, Whites comprised the majority of the population (95 percent), followed by Asians at 1.5 percent, and American Indians (1.3 percent). The ethnic and racial mix in the City has changed only marginally since 2000, with the largest change in the Asian population that has increased from 0% percent to almost two percent (**Table 1.3**). Overall, the City's racial and ethnic distribution is similar to that of the County, albeit Point Arena has a higher share of Hispanic population.

Table 1. 3. Race and Ethnicity – Point Arena and the Region

Table 1.3 Race and Ethnicity - Point Arena and the Region					
	2000				
	% White	% Black	% Asian	% American Indian	% Hispanic*
Point Arena	73.6%	1.1%	0.2%	3.8%	28.5%
Fort Bragg	79.5%	1.0%	0.9%	1.9%	22.7%
Ukiah	79.5%	1.0%	1.7%	3.8%	19.3%
Willits	83.7%	0.6%	1.2%	3.5%	14.7%
Mendocino County	80.8%	0.6%	1.2%	4.8%	16.5%
	2010				
	% White	% Black	% Asian	% American Indian	% Hispanic*
Point Arena	67.9%	0.4%	0.0%	0.2%	33.4%
Fort Bragg	74.8%	0.7%	1.5%	2.2%	31.8%
Ukiah	72.1%	1.1%	2.6%	3.7%	27.7%
Willits	79.0%	0.7%	1.4%	4.4%	20.6%
Mendocino County	76.5%	0.7%	1.7%	4.9%	22.2%
	2017				
	% White	% Black	% Asian	% American Indian	% Hispanic*
Point Arena	95.3%	0.0%	1.5%	1.3%	42.5%
Fort Bragg	76.9%	1.4%	1.3%	2.0%	32.4%
Ukiah	80.7%	1.4%	1.3%	2.1%	32.6%
Willits	80.8%	0.4%	1.2%	5.6%	18.7%
Mendocino County	82.7%	0.7%	1.7%	4.2%	24.4%

*Hispanic or Latino refers to a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race.

Sources: Bureau of the Census, 2000, 2010 Census, ACS 2013-2017.

Foreign-Born Population

Although Point Arena's population is relatively homogenous with respect to race and ethnicity, a small share of the population is comprised of foreign-born persons and recent immigrants. According to the 2013-2017 American Community Survey (ACS), about 23 percent were foreign-born, with most coming from Latin America (**Table 1.4**). With Point Arena's relatively large foreign-born population, compared to Mendocino County, it can be an important factor affecting housing needs, especially with respect to linguistic isolation.

Since 2000 the foreign-born population in Point Arena has been quite static, at around 23%. Of the immigration population in Point Arena in 2000, the most significant were Latin American born residents. In 2000, Latin Americans accounted for over 85 percent of the foreign-born population and just over 19 percent of the total population in Point Arena. There were no North American, African, or Oceanian immigrants identified in the 2000 census, while those born in Europe and Asia made up eight percent and six percent of the population respectively. The total immigrant population in Point Arena in 2000 was just under 23 percent.

More recently, the foreign-born population in Point Arena is has remained around 23% but origin proportions have shifted slightly. Latin Americans were the largest immigration group, making up over 97 percent of the City's foreign-born population and an estimated 22 percent of the total population in Point Arena. This is over an 11% increase in the Latin American population since 2000. Asian born residents have decrease by 6.3% since 2000, while European born populations have also decrease by over 5%. Similar to 2000, foreign-born residents from Northern America, Africa, or Oceania have not taken up residency in Point Arena.

Compared to Mendocino County, Point Arena has a relatively analogous concentration of foreign-born residents, with the biggest differences being Latin American immigrants (20 percent), and Asian immigrants (11%). Foreign-born residents from Europe had a six percent higher proportion in Point Arena than Mendocino County overall. Proportions of immigrants from North America, Africa, and Oceania had a two percent or less difference between Point Arena and Mendocino County according to the 2017 American Community Survey.

Table 1. 4. Place of Birth of Immigrants - Point Arena and Mendocino County

Table 1.4 Place of Birth Immigrants - Point Arena & Mendocino County					
Place of Birth	Number Point Arena	% of Foreign Born Population (Point Arena)	% of Total Population	Number Mendocino	% of Foreign Born Population (Mendocino)
Europe	3	2.8%	0.6%	1,040	9.1%
Asia	0	0.0%	0.0%	1,325	11.5%
Latin America	106	97.2%	22.5%	8,783	76.4%
Northern America	0	0.0%	0.0%	159	1.4%
Africa	0	0.0%	0.0%	87	0.8%
Oceania	0	0.0%	0.0%	95	0.8%
Total Foreign Born	109	100.0%	23.1%	11,489	100.0%
City Population	472	--	--	--	--
% Foreign Born	23.1%	--	--	--	5.3%

Source: American Community Survey, 2013-2017.

Linguistic ability influences a person's ability to secure employment and housing. Linguistic isolation can prevent immigrants from accessing social services, health care, and public assistance. A person who struggles to communicate in English will likely depend on personal connections within their ethnic or cultural enclave to acquire housing which may ultimately limit their housing opportunities.

Table 1. 5. Non-English Language Spoken at Home - Point Arena

Table 1.5 Non-English Language Spoken at Home - Point Arena						
Language Spoken at Home	2000			2017		
	Persons	Percent	% of Total Population	Persons	Percent	% of Total Population
Spanish or Spanish Creole	110	80.9	25.1	163	100.0	34.5
Italian	3	2.2	0.7	--	--	--
German	6	4.4	1.4	0	0.0	0.0
Other Indo-European	12	8.8	2.7	0	0.0	0.0
Asian/Pacific Island	5	3.7	1.1	0	0.0	0.0

Total	136	100.0	31.0	163	100.0	34.5
Total Population	439	--	--	472	--	--
% Not English	--	31.0	--	--	35%	--

Source: Bureau of the Census, 2000; American Community Survey, 2013-2017.

Note: ACS language categories differ from the 2000 Census and not all languages from 2000 are included in the 2013-2017 ACS.

According to the 2013-2017 ACS, 34.5 percent of all persons age five and over in Point Arena spoke a language other than English at home. As shown in **Table 1.5**, in 2017 100% of all persons speaking a language other than English at home spoke Spanish. The proportion of Point Arena residents who spoke a language other than English at home has increased slightly since 2000 (3.5%). Although language categories differ greatly between 2000 Census and the 2013-2017 ACS, it is obvious that Spanish has been a predominant language spoken in Point Arena for some time.

Household Characteristics w/Trends

Household Type

A household is defined as all persons occupying a housing unit. Families are a subset of households, and include all persons living together who are related by blood, marriage, or adoption. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people living together, such as roommates. **Table 1.6** shows the makeup of households in Point Arena between 2000 and 2017. Between 2000 and 2010, the largest changes were in family households where families without children decreased by 6.5% and families with children increased by almost six percent. Non-family households had very little change over that decade. Changes in the age of householders were also evident. A slight decrease (8.5%) in the proportion of householders under the ages of 35 can be seen between 2000-2010, while householders over 35 saw an inverse change (8.4% increase). Household size was rather static between 2000-2010, seeing the largest change in single-person households with a 4.5% increase.

Table 1. 6. Household Characteristics – Point Arena

Table 1.6 Household Characteristics - Point Arena								
Household	2000		2010		2017		Percent Change	
	# of Families/ HH	Percent	# of Families/ HH	Percent	# of Families/ HH	Percent	2000-2010	2010-2017
Household Type								
Families with Children	68	36.8%	84	42.4%	66	35.3%	5.7%	-7.1%
Families without Children	41	22.2%	31	15.7%	47	25.1%	-6.5%	9.5%
Non-Family Single	49	38.4%	71	35.9%	69	36.9%	-2.5%	1.0%
Non-Family Other	27	6.5%	12	6.1%	5	2.7%	-0.4%	-3.4%
Householder Age								
Under 35	45	23.6%	29	15.1%	9	4.8%	-8.5%	10.3%
35 to 64 years	113	59.2%	120	62.5%	125	66.8%	3.3%	4.3%
65+	33	17.3%	43	22.4%	53	28.3%	5.1%	5.9%
Household Size								
1 person	62	32.5%	71	37.0%	69	36.9%	4.5%	-0.1%
2 person	62	32.5%	60	31.3%	38	20.3%	-1.2%	10.9%
3 to 4 person	40	20.9%	41	21.4%	70	37.4%	0.4%	16.1%
5+	27	14.1%	20	10.4%	10	5.3%	-3.7%	-5.1%

Source: Bureau of the Census 2000 and 2010 Census, 2013-2017 ACS

The majority of households in Point Arena in 2017 were three to four person, and single (one-person) households. These two types of households made up over 74 percent of all households in the City in 2017 based on household size. This is a dramatic shift from 2010, where 3 to 4 person households only made up about 21% of the households, a 16% increase. Two-person households have seen a 10% decrease since 2010, and households with five or more people have fallen by over five percent.

Householders between the age of 35 and 64 have been the predominant household type for the last few decades, making up almost 67% in 2017. This has been rising by a few percent every decade or so, while householders under the age of 35 have been falling by over 9% since 2000. This could be an indication of the millennial aged population being priced out of expensive real-estate.

In regard to family households, non-family single households were the predominant household type in 2017, which has averaged about 37% of households since 2000. The biggest shift from 2010 to 2017 was seen in family households without children which increased by 9.5%, and inversely family households with children which saw a drop of 7.1%. This corresponds to the population trend noted above, which shows a decline in the some population groups under the age of 18.

Population in Households

Population distribution by household type has remained quite static since 2000. Population within families, the largest group, has averaged around 78%. Single households held the second highest population household type between 2000 and 2017, staying around 13% (Table 6). Resident populations in non-family (other) households remained around 10% in both 2000 and 2010, however saw a decrease in 2017 to 2.8%. Household density increased by almost 8% in 2017 which is consistent with the large increase of 3-4 person households as noted in the Household Type section above.

Table 1. 7. Population in Households – Point Arena

Table 1.7 Population in Households - Point Arena						
Household Type	2000		2010		2017	
	Number ¹	Percent	Number ¹	Percent	Number ¹	Percent
Families	385	79.2%	332	73.9%	390	82.6%
Singles	49	10.1%	71	15.8%	69	14.6%
Other Households ²	52	10.7%	46	10.2%	13	2.8%
Total Population in Households	486	100%	449	100%	472	100%
Average Household Size	2.48		2.34		2.52	

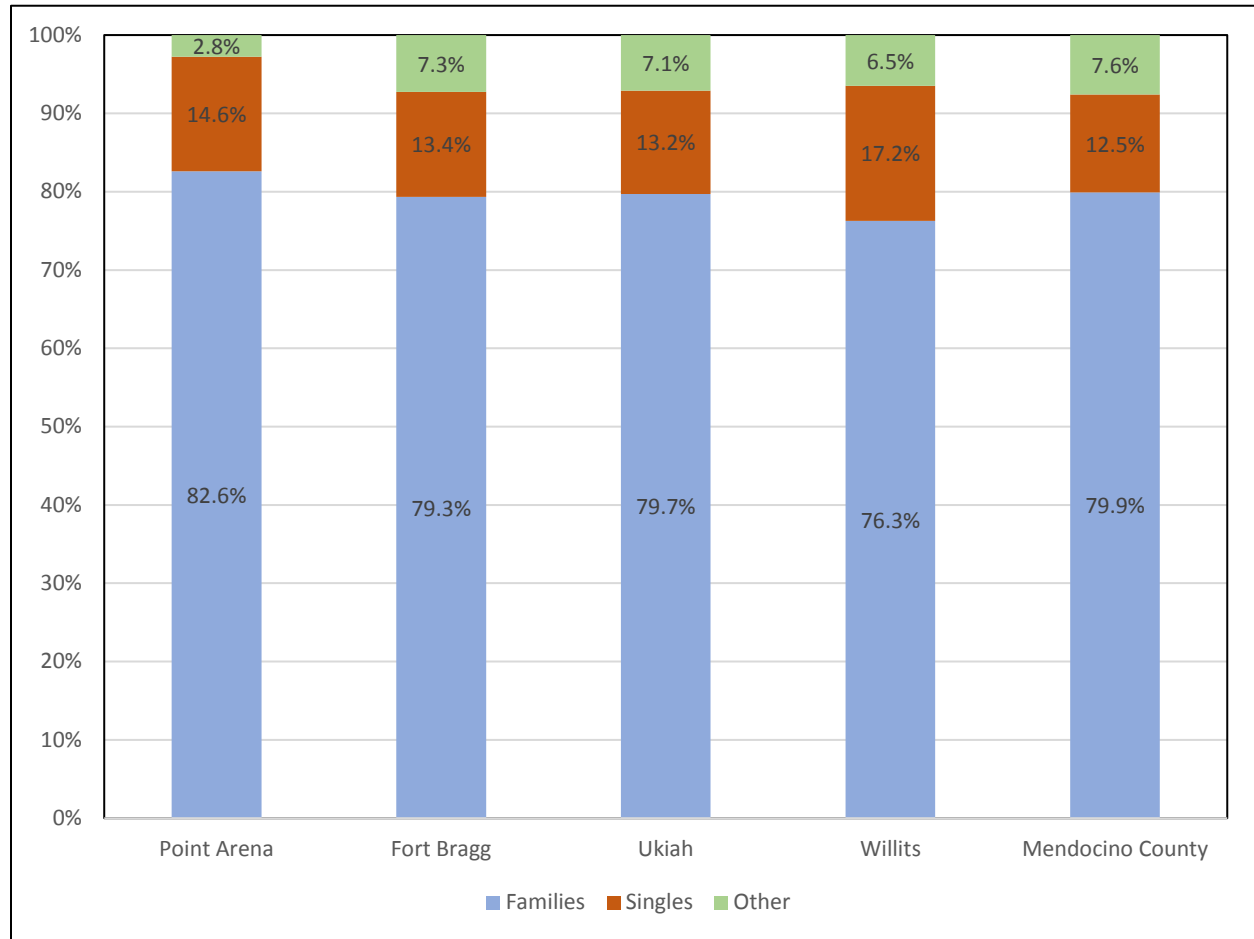
1. Number represents population in each household type

2. “Other” Households are non-family households made up of more than one person. The Census defines “Family” as two or more people who reside together and who are related by birth, marriage or adoption.

Source: Bureau of the Census 2000, and 2010 Census. ACS 2013-2017.

Although a slightly higher family household proportion than other cities and Mendocino County as a whole, Point Arena household distribution is very similar to the area (**Figure 3**). The 2017 Census shows that family households dominate the region with an average of about 80% of residents living in one. Point Arena is unique in that a very small proportion of the population (2.8%) reside in other households compared to other areas in the County. Generally, average household size increases when the proportion of family households in a community increase. Therefore, it should come as no surprise that Point Arena’s average household size increased with the percentage of family households.

Figure 1. 2. Population by Household Type – Point Arena and the Region



Household Size

Household size is an important indicator of a source of population growth. A City's average household size is also an indicator of the character and size of households, which represents the most basic unit of demand for housing. Although there can be more than one household in a housing unit, which is a trend that is increasing regionally, the measure of persons per household provides not only an indication of the number of persons residing in a household organizing unit, but the number of persons living in a housing unit. Average household size can be both a result and indicator of housing affordability and other household economic conditions.

As indicated in **Table 1.7**, the average household size in Point Arena was around 2.5, which has increase slightly since 2000. This indicates that larger households have increased at a slightly higher rate than single occupancy households over the years. The County of

Mendocino had a slightly lower average than Point Arena at 2.5 persons per household according to the 2013-2017 ACS. **Table 1.8**, below provides specific information about household size in the City of Point Arena by tenure.

Table 1. 8 Household Size by Tenure - Point Arena

Table 1.8 Household Size by Tenure - Point Arena						
Household Size	Total Households	Percent of Total	Renter	Percent of Total	Owner	Percent of Total
1 Person	69	36.9%	37	19.8%	32	17.1%
2 Persons	38	20.3%	15	8.0%	23	12.3%
3-4 Persons	70	37.4%	32	17.1%	38	20.3%
5+ Persons	10	5.3%	10	5.3%	0	0.0%
Total	187	100%	94	50.3%	93	49.7%

Source: Bureau of the Census, 2013-2017 ACS 5-Year Estimates

As shown in **Table 1.8**, the majority of households in Point Arena are three to four-person households (over 37%), with the next largest percentage of households containing one person (37%). According to the 2013-2017 ACS there are only 10 households with 5 or more persons, representing approximately five percent of all households. This is significantly lower one-person and three to four-person households, indicating a strong need for smaller homes and apartments.

Overcrowding

The federal government defines an overcrowded household as one with more than one occupant per room, excluding bathrooms, kitchens, hallways, and porches. An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size. A household is considered to be overcrowded if there are more than 1.01 occupants per room. A household is considered to be severely overcrowded if there are more than 1.51 occupants per room.

According to the 2013-2017 ACS, overcrowding is not a major problem in Point Arena. Only ten rental households were considered to be overcrowded, and no households were severely overcrowded.

Table 1. 9 Overcrowding by Tenure - Point Arena

Table 1.9 Overcrowding by Tenure - Point Arena					
Tenure	Total Occupied Housing Units	Overcrowded Households	Percentage	Severely Overcrowded Households	Percentage
Renters	94	10	10.6%	0	0.0%
Owners	93	0	0.0%	0	0.0%
Total	187	10	5.3%	0	0.0%

Source: Bureau of the Census, 2013-2017 ACS 5-Year Estimates

Employment and Income Characteristics

Employment Profile

Employment characteristics also affect housing needs of residents within Point Arena. Different occupations often translate into different wage levels -- therefore affecting the ability to afford certain types of housing. **Table 1.10** presents the 20013-2017 ACS data on occupations by industry and the California Employment Development Department occupational wage scale in 2017 for Mendocino County Region. The largest occupation groups in Point Arena between 2013-2017 were service and sales/office jobs at approximately 30% each. Production, transportation, and material moving had the lowest proportion with just 6.3% of the population. The occupation proportions for the City of Point Arena were similar to other cities in the county, however, had a slightly higher proportion of service workers, and on the lower end for management/professional employment which occupies the largest proportion of workers in Mendocino County.

Table 1. 10. Employment Profile - Point Arena and the Region

Table 1.10 Employment Profile - Point Arena and the Region							
Occupation	Point Arena		Fort Bragg	Ukiah	Willits	Mendocino County	Mean Wage 2017
	#	%					
Management/Professional	44	17.4%	21.2%	31.9%	27.7%	32.5%	\$85,124
Service	82	32.4%	24.9%	24.7%	21.3%	22.0%	\$28,031
Sales/Office	75	29.6%	28.7%	23.5%	28.7%	22.6%	\$31,530
Natural Resources, Construction, Maintenance	36	14.2%	15.7%	11.6%	12.0%	14.4%	\$45,397
Production, Transportation, Material Moving	16	6.3%	9.6%	8.3%	10.3%	8.5%	\$38,047
<i>Total</i>	253	100.0%	100.0%	100.0%	100.0%	100.0%	

Sources: American Community Survey, 2013-2017 5-year estimates.

California Employment Development Department, Occupational Employment Statistics, First Quarter 2017.

The mean for wages in 2017 for the Mendocino County North Coast Region show that management and professional occupations paid the highest with an annual wage of \$85,124. Service occupations, which employed the largest group in Point Arena, had mean wage of \$28,031. The overall mean wage for the region was \$45,164 for all occupations for the first quarter of 2017. **Table 1.10** illustrates that Point Arena has a smaller proportion (17%) of residents engaged in higher paying management/professional occupations compared to the County, and a larger proportion of residents working in service occupations (32%). With such a large population in lower earning occupations, the City of Point Arena has a need for a housing stock that can accommodate a wide economic spectrum, including lower wage occupations.

Income Distribution

For purposes of housing planning and affordable housing funding, State housing laws have established the following income levels based on Area Median Income (AMI):

- Extremely Low Income: 0 to 30 percent AMI
- Very Low Income: 31 to 50 percent AMI
- Low Income: 51 to 80 percent AMI
- Moderate Income: 81 to 120 percent AMI
- Above Moderate Income: greater than 120 percent AMI

Combined, extremely low, very low, and low income households are considered lower income. The 2010 Census does not contain information on the number of households at each State income level. However, this data was tabulated by U.S. Department of Housing and Urban Development (HUD) using the 2011-2015 ACS. As shown in **Table 1.11**, between 2011 and 2015, approximately 65 percent of the City's households earned lower incomes, while 36 percent earned moderate or above moderate incomes. Point Arena has a lower percentage of moderate and above moderate income than surrounding cities and Mendocino County.

Table 1. 11. Income Distribution – Point Arena and the Region

Table 1.11 Income Distribution - Point Arena and the Region					
Income Level	Point Arena	Fort Bragg	Ukiah	Willits	Mendocino County
Extremely Low Income (0-30% AMI)	22.3%	17.0%	13.9%	19.4%	13.4%

Very Low Income (31-50% AMI)	25.7 %	18.2 %	18.2 %	18.9 %	14.8%
Low Income (51-80% AMI)	17.1 %	19.6 %	15.7 %	19.1 %	17.8%
Moderate and Above Moderate Income (over 80% AMI)	36.0 %	45.2 %	52.3 %	42.6 %	54.0%

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) Data, 2011-2015 CHAS.

Special Needs Groups

State law recognizes that certain households have more difficulty in finding adequate and affordable housing due to special circumstances. Consequently, certain Point Arena residents may experience a higher prevalence of housing cost burden, overcrowding, or other housing problems. Special needs populations include the elderly, persons with disabilities, large households, female-headed households, and farm workers (**Table 1.12**). Each unique population group and their specific housing needs are described in the sections below.

Table 1. 12 Special Needs Groups – Point Arena

Table 1.12 Special Needs Groups - Point Arena						
Special Needs Group	# of People or Households	Number of Owners	% Owner	Number of Renters	% Renter	% of Total Households or Population
Households with Seniors	78	--	--	--	--	41.7%
Senior Headed Households	53	27	50.9%	26	49.1%	28.3%
Seniors Living Alone	35		0.0%		0.0%	18.7%
Persons with Disabilities	108	--	--	--	--	22.9%
Large Households	10	0	0.0%	10	100.0%	5.3%
Single-Parent Households	108	--	--	--	--	57.8%
Female Headed Households with Children	49	--	--	--	--	26.2%
People Living in Poverty	72	--	--	--	--	15.4%
Farmworkers	7	--	--	--	--	2.8%
Homeless (daytime)		--	--	--	--	

Source: American Community Survey 2013-2017 5-Year Estimates

Elderly Households

Many elderly individuals have special housing needs due to fixed incomes and limited mobility. Housing construction and location are important considerations for this population group. The elderly often require ramps, handrails, and lower cupboards and counters to allow greater access and mobility. They also may desire special security devices for their homes to allow greater self-protection.

To compensate for limited mobility, their housing should be located within easy walking distance of the services that meet their needs, such as medical or shopping facilities, or should be served by public transit.

The special needs of the elderly can be summarized in the following:

- Income – The elderly population typically lives on fixed incomes;
- Household Composition – Elderly women often live alone;
- Transportation – Elderly residents are more likely to utilize public transportation; and,
- Health Care – The elderly have a greater need for health care.

As shown in **Table 1.13**, an estimated 53 elderly householders reside in Point Arena, which is approximately 28 percent of the City’s total households. This is very similar to the 28% senior households reported by the 2010 Census. Of the total number of senior households reported in 2017, 26 were renters (28 percent of rentals) and 27 were owners (29 percent owner).

Table 1. 13 Elderly Households by Tenure and Age - Point Arena

Table 1.13 Elderly Households by Tenure and Age - Point Arena				
Householder Age	Owner-Occupied		Renter-Occupied	
	Units	Percent	Units	Percent
Total Households	93	--	94	--
65-74 years	11	11.8%	18	19.1%
75 plus years	16	17.2%	8	8.5%
Total Elderly Households	27	29.0%	26	27.7%

Source: American Community Survey 2013-2017 5-Year Estimates

Another factor to consider in the elderly population is the percent of elderly, in particular, elderly women living alone. According to the 2013-2017 ACS, approximately 38 percent of Point Arena’s elderly households live alone. Of this total, roughly 11 percent of elderly men live alone, while eight percent of elderly women live alone.

Persons with Disabilities

Physical and mental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. As shown in **Table 1.14**, the 2013-2017 ACS indicates that approximately four percent of Point Arena’s population has one or more disabilities. Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial

portion of persons with disabilities would have annual incomes within Federal Section 8 income limits, especially those households not active in the labor force. Furthermore, many lower-income persons with disabilities are likely to require housing assistance. Their housing needs are further compounded by design issues and location requirements, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility.

Table 1. 14 Disability Status by Age - Point Arena

Table 1.14 Disability Status by Age - Point Arena		
Age Group and Disability	Number	% of Total Pop
Under 5 Years	0	0.0%
5 to 17 years	6	0.4%
18 to 34 years	0	0.0%
35 to 64 years	24	1.6%
65 years and over	28	1.9%
Total	58	4.0%

Source: ACS 2013-2017

The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, ambulatory and independent living difficulties were the most common (**Table 1.15**).

Table 1. 15 Types of Disabilities - Point Arena

Table 1:15 Disability Status by Age - Point Arena				
Disability Type	Number of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	2	8	5	15
With a vision difficulty	0	6	2	8
With a cognitive difficulty	4	7	8	19
With an ambulatory difficulty	0	18	13	31

With a self-care difficulty	0	11	0	11
With an independent living difficulty	--	16	8	24
Total Disabilities	6	66	36	108

Source: ACS 2013-2017 5-year estimates

Currently there is no direct source that provides information on the number of housing units in the City equipped to handle the needs of citizens with disabilities. The City does, however, have programs to provide residential rehabilitation loans for handicapped accessibility repairs to low income households. Funds are provided on an as needed basis when they become available. There are also a number of programs through Mendocino County for qualifying low-income households that provide funding to complete accessibility improvements.

Persons with Developmental Disabilities

According to Section 4512 of the California Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. Persons who are more severely disabled require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 338,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Redwood Coast Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people

with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

In June 2019, the City contacted the Redwood Coast Regional Center to obtain the number of individuals with developmental disabilities in the City of Point Arena by zip code and age. In 2019, the Redwood Coast Regional Center reported that there were approximately 8 individuals in Mendocino County accessing services (**Table 1.16**). Of this total, the majority of those accessing services were over the age of 18 (75 percent).

Table 1. 16. Persons with Developmental Disabilities

Table 1.16: Persons with Developmental Disabilities	
Age Range	Persons
0-17 years	2
18+ years	6
Total	8

Source: California Department of Developmental Services 2019

Large Households

Large households are defined as households with five or more persons living together in one housing unit. According to the 20013-2017 ACS there are approximately 10 households with five or more occupants representing around 5 percent of the total households in the City. As shown in **Table 1.17**, there are a total of 10 large renter-occupied households and zero large owner-occupied households.

Table 1. 17. Large Households by Tenure - Point Arena

Table 1.17 Large Households by Tenure - Point Arena			
Number of Persons in Unit	Owner-Occupied	Renter-Occupied	Total
Five	0	0	0
Six	0	10	10
Seven or More	0	0	0
Total	0	10	10
Percent of Total HH Households	0.0%	5.3%	5.3%

Source: ACS 2013-2017 5-year estimates

Difficulties in securing housing large enough to accommodate all members of a household are heightened for renters, because multi-family rental units are typically smaller than single-family units. Apartment complexes in the City offering three- and four-bedroom models are few. Large families in Point Arena, therefore, may satisfy their housing needs mostly through the rental and ownership of single-family units, for which there appears to be sufficient stock.

Female-Headed Households

Female-headed households are included as a special needs group because there often is a conflict between the economic needs of the home and the daycare needs of the family. Historically, females in this situation earn less income than the rest of the population, restricting their ability to provide for both housing and daycare. According to the 2013-2017 ACS, there were 27 female-headed households in the City; 81 percent of which had children under 18 years old. Of the female-headed households with children under 18 years old, 45 percent were below the federally established poverty level, compared to the County, where approximately 47 percent of the female headed households with children were below the poverty level. These numbers indicate a similar concern for female headed households in Point Arena than other locations within Mendocino County.

Farmworkers

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next. In the 2013-2017 American Community Survey, approximately seven people were classified as working in the Agriculture, farming, fishing and forestry industry sector. This total amounts to less than three percent of the total employed residents living in the City. It is possible that residents commute to other areas in the region to work in agricultural related industries, however, the demand for housing generated by farm workers in the City is estimated to be very low. The City does have a number of affordable multi-family units that provide housing for employees in this sector.

Extremely Low-Income Households

According to 2011-2015 CHAS data generated for the City, there were approximately 84 extremely low- and very low-income households living in Point Arena. Generally, Point Arena's unskilled labor wages come very close to the extremely low wage earner level, and include occupations such as child care workers, food preparation and serving, manicurist and pedicurist, and restaurant host and hostess. There are approximately 39 extremely

low-income households in Point Arena (renters and owners), accounting for just over 22 percent of households.

There are limited opportunities to address the housing needs of extremely low-income households in Point Arena. However, the needs of this special needs group are taken into consideration and are generally addressed through the City's overall programs for housing affordability. Tables in the affordability section detail the housing cost burden for each income group, showing the very high cost burden the extremely low-income group.

Homelessness

The U.S. Department of Housing and Urban Development defines chronic homelessness as an unaccompanied individual with a disabling condition who has been continually homeless for one year or more; or has experienced four or more episodes of homelessness within the past three years. Throughout the country, homelessness has become a major concern. Factors contributing to the increase in homeless persons and families and those in need of shelter and transitional housing include:

- The lack of housing affordable to very low- and low-income persons;
- Increases in unemployment or under-employment;
- Reductions in government subsidies;
- Deinstitutionalization of the mentally ill;
- Domestic violence;
- Drug addiction; and
- Dysfunctional families.

The State of California defines emergency shelters, transitional housing and supportive housing as follows:

Emergency Shelter (*per Health and Safety Code 50801*): housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Transitional Housing (*per Health and Safety Code 50675.2(h)*): buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Supportive Housing (per Health and Safety Code 50675.14(b)): housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The housing needs of homeless persons are generally more difficult to measure and assess than those of any other population subgroup as individuals are typically transient and are not likely to be fully counted in a door-to-door census count. In January 2016, the County of Mendocino conducted a Point-in-Time (PIT) count and survey of people without housing in Mendocino County for those staying in shelters and unsheltered, as mandated by the federal Department of Housing and Urban Development (HUD).

Volunteers identified 1,242 homeless individuals living in the County of which 192 were sheltered, and 1050 were unsheltered. Unfoundedly count data does not exist for individual cities within the County, and City staff estimates less than five individuals experiencing homelessness have attempted to access services in the last Housing Cycle. Point Arena also has no homeless shelters or transitional housing within the City.

To facilitate and encourage the development of additional emergency and transitional and supportive housing, as per the requirements set forth in Senate Bill 2, emergency shelters are permitted by right within the Highway Commercial (HWC) District. **Table 1.18** lists potential sites available to host emergency shelters.

Table 1. 18. Potential Emergency Shelter Sites (Senate Bill 2)

Parcel APN	Parcel Size (sq. ft.)	Address	Current Use
027-061-002	127630.8	No assigned address	vacant
027-061-019	31798.8	24001 SO HWY 1	vacant
027-061-020	25700.4	24001 SO HWY 1	vacant
027-061-022	72309.6	24001 SO HWY 1	vacant
027-141-009	13939.2	No assigned address	vacant
<i>Total</i>	<i>231,378 sf (6.22 acres)</i>		

Transitional and Supportive Housing

Transitional and supportive facilities are residential uses similar in nature to rooming and boarding houses but also include a component of counseling and support often provided by a resident facility manager. Transitional and supportive facilities are permitted as a residential use and are only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. Since Point Arena is less than two square

miles, nearly any site in the City is near the services provided in the downtown commercial district. Point Arena does not have a hospital, homeless services, or access to public transit, and is therefore less likely to support transitional housing than neighboring jurisdictions such as Ukiah or Fort Bragg.

Housing Stock Characteristics

A housing unit is defined as a house, apartment, or single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other person in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its various types of housing units.

Housing Unit Growth

Housing unit growth can be a good indicator of economic prosperity in an area, and the City's housing stock largely reflects its proximity to regional employment opportunities. Having a reliable source for housing starts, construction, and conversions is imperative to understanding overall housing stock characteristics and housing changes within the City.

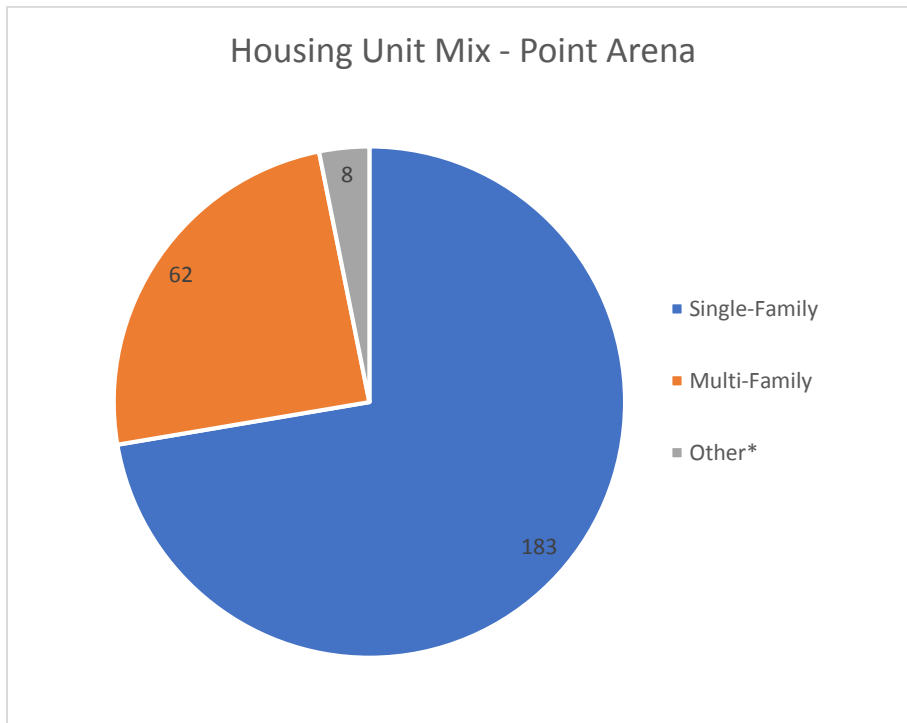
Calculating housing unit growth is more than simply looking at the number of new units created or permitted. Housing units can also be converted to nonresidential use or can be lost to demolition or fire. **Table 1.19** shows the total units created from 2014-2019 for each housing type.

Table 1. 19. Total Units Created 2014-2019 (Affordable and Market Rate)

Table 1.19 Total Units Created 2014-2019 – Point Arena							
Housing Type	2014	2015	2016	2017	2018	2019	Total
Single Family Residence	1	1	0	0	8	1*	11
Accessory Dwelling Unit (ADU)	0	0	0	0	0	0	0
Junior Accessory Dwelling Unit (JADU)	0	0	0	0	0	0	0
<i>Total</i>	0	0	2	1	3	1	11

*rehabilitated unit.

Figure 1. 3. Housing Unit Mix in Point Arena



Housing Unit Size

In Point Arena, the average home is similar in size to those found in the rest of the area. As shown in **Table 1.20**, between 2013 and 2017, the median housing unit was 4.6 rooms (including living and dining rooms, but excluding kitchens and bathrooms), and 52 percent of the City’s housing units had one or two bedrooms. Almost 44 percent of households in Point Arena had three or more bedrooms. This fits well with household size addressed previously, which noted approximately 43% of households had three or more people, showing a balance of housing unit size to household size.

Table 1. 20. Housing Unit Size - Point Arena

Table 1.20 Housing Unit Size -Point Arena				
Number of Bedrooms/Rooms	Bedrooms		Total Rooms	
	#	%	#	%
0	11	4.3%	--	
1	60	23.7%	11	5.9%
2	71	28.1%	16	8.6%
3	64	25.3%	43	23.0%

4	47	18.6%	52	27.8%
5+	0	0.0%	131	70.1%
Median	--	--	4.6	--
Total Housing Units	253	100.0%	187	100.0%

Source: 2013-2017 ACS 5-year average

Age of Housing Stock

Table 1.21 shows the age of the City's housing stock as reported by the 2013-2017 ACS. Age is one way to measure housing stock conditions and a factor in determining the need for rehabilitation. Without proper maintenance housing units deteriorate over time. Thus units that are older are more likely to need major repairs and rehabilitation. In addition, older housing units may not be built to current fire standards and building codes. In general, housing over 30 years is more likely to experience deferred maintenance issues and may need minor repairs. Housing over 50 years old is considered aged and is more likely to need major repairs. In Point Arena, approximately 63 percent of housing units were built prior to 1970, roughly 51 percent were built prior to 1950, and almost 46 percent before 1940. This indicates that a considerable number of the City's housing units are at an age that typically requires additional maintenance, upkeep, and building code upgrades.

Table 1. 21. Housing Unit Age - Point Arena

Table 1.21 Age of Housing Stock in 2017 - Point Arena		
Year	Number	Percent
Up to 1939	118	46.6%
1940 to 49	11	4.3%
1950 to 59	22	8.7%
1960 to 69	9	3.6%
1970 to 79	12	4.7%
1980 to 89	25	9.9%
1990 to 99	30	11.9%
2000 to 2009	23	9.1%
2010 to 2013	3	1.2%
2014+	0	0.0%

Source: ACS 2013-17 5-Year Estimates

Housing Occupancy

Housing occupancy simply refers to whether a unit is owned, rented, or vacant. Occupancy is an important issue because it reflects the relative income of residents, the cost and affordability of housing, as well as the interaction of market forces of supply and demand of housing. This section addresses occupancy status of the housing stock in Point Arena.

Housing tenure refers to whether the occupants of a housing unit own or rent the unit. Tenure typically influences residential mobility, with renters exhibiting a larger degree of mobility than homeowners. **Table 1.22** compares tenure in Point Arena with the region. According to the 2013-17 ACS, Point Arena an equal number of renters to owners. Comparatively, other cities in the region had a slightly higher rental proportion than owner. However, on average Mendocino County housing ownership was slightly higher than rentals.

Table 1. 22. Housing Tenure in 2017 – Point Arena

Table 1.22 Housing Tenure in 2017 - Point Arena and the Region				
	# Own	% Own	# Rent	% Rent
Point Arena	93	49.7%	94	50.3%
Fort Bragg	1,057	37.9%	1,733	62.1%
Ukiah	2,490	42.0%	3,433	58.0%
Willits	887	42.3%	1,209	57.7%
Mendocino County	20,230	59.2%	13,952	40.8%

Source: Census ACS 2013-2017

Vacancy

Vacancies, another aspect of housing occupancy, indicate the demand and availability of housing. In the open market, low vacancy rates are indicative of a housing shortage, which usually restricts residential mobility, increases housing costs, and leads to overcrowding. On the other hand, high vacancies often lead to rent deflation and greater housing affordability, but may decrease property values over time, lower profits for rentals, and discourage maintenance and repairs. In general, an optimal vacancy rate is two percent for owner-occupied housing and five to six percent for rental units. This level of vacancy is assumed to ensure sufficient residential mobility and housing choice while providing adequate financial incentive for landlords or owners to maintain and repair their homes. A healthy housing market will have a vacancy rate that falls between the two and five percent range.

Based on the 2013-17 ACS, there were 66 total vacant units in Point Arena (**Table 1.23**), including seasonally occupied and other vacant units. The largest vacancy category was for seasonally occupied units, which was more than half of the vacant units. Overall, the vacancy rate in Point Arena was around 26 percent, however, this includes seasonally occupied vacation units and units that are sold or rented but not occupied. A more accurate estimation of healthy vacancy within a city is to only include those vacant units that are either for sale or for rent. Using this method, the vacancy rate for Point Arena is just under five percent, well within the healthy range. Compared to the Region, Point Arena had a higher total vacancy rate than the three main cities and Mendocino County. This was primarily due to a larger proportion of seasonally occupied units, which indicates Point Arena has more housing units dedicated for seasonal or vacation use than other areas of the County.

Table 1. 23. Vacant Units in 2017 – Point Arena and the Region

Table 1.23 Vacant Units in 2017 - Point Arena and the Region							
City	Vacant Units					Total Units	% Vacant
	For Rent	For Sale	Seasonally Occupied	Other Vacant Units	Total Vacant		
Point Arena	4	8	34	20	66	253	26.1%
Fort Bragg	74	27	76	147	324	3,114	10.4%
Ukiah	178	5	91	139	413	6,336	6.5%
Willits	44	0	0	17	61	2,157	2.8%
Mendocino County	703	336	4,055	1,575	6,669	40,851	16.3%

Source: 2013-2017 ACS Bureau of the Census

Note: Other Vacant Units include those that were sold or rented but not occupied, occupied by migrant workers, and other vacant status such as abandoned and boarded up units.

Housing Sale Prices

According to the ACS, the City had a total of 187 occupied housing units in 2017. Of this total, owner-occupied units constituted approximately 50 percent of all occupied units in the City. Of the 187 units, 100 percent of the owner-occupied units were single-family detached dwelling units. Overall, renter-occupied units are primarily single-family units (56 percent), while approximately 30 percent are found in multiple family buildings with 3 or 4 apartments.

Over the last decade, housing stock value in Mendocino County has increased significantly from a median home value of \$253,570 in 2010 to \$420,000 in 2018 (California Association of Realtors). Although this is a 66 percent increase over a ten year period, median housing prices were in a decline until approximately 2011 before starting to increase in 2012 (**Table 1.24**). This amounts to around a 7% increase in median home sale prices every year for the last decade for the County of Mendocino. Unfortunately, because of the small jurisdiction and limited amount of home sales, median sale prices could not be computed for Point Arena. For the few homes that have sold in the last couple of years, the prices do appear relatively similar to the county median prices.

According to the Census American Community Survey 2013-2017, a large proportion (41 percent) of owner-occupied housing stock is valued between \$500,000 and \$749,000, with a large number of units (16 percent) are valued between \$300,000 and \$399,000. Only a very small number of units (1.1 percent) were valued below \$175,000.

Table 1. 24. Yearly Median Sale Prices – Mendocino County

Table 1.24 Yearly Median Sale Prices 2010-2018									
	2010	2011	2012	2013	2014	2015	2016	2017	2018
Mendocino County	\$253,570	\$205,620	\$225,530	\$269,680	\$295,250	\$335,000	\$356,500	\$395,500	\$420,000

Sources: California Association of Realtors, Coastal Mendocino Association of Realtors.

Rental Rates

According to the 2013-2017 American Community Survey Estimates, there were 94 renter occupied units in Point Arena. Of these units, approximately 56 percent of the renter-occupied units were single-family attached or detached homes. The remaining 44 percent were units in buildings with two or more units, with mobile homes and other types of units comprising none of the housing units.

According to the 2013-2017 ACS the median gross rent for Point Arena was \$950 per month. This was lower than other median rents reported for Mendocino County as well as the neighboring Cities. **Table 1.25** provides a comparison of median rental rates for Point Arena and its neighboring Jurisdictions.

Table 1. 25. Median Rental Rates – Point Arena and the Region

Table 1.25 Median Rental Rates - Point Arena and the Region	
Jurisdiction	Median Gross Rent
Point Arena	\$950
Fort Bragg	\$1,000
Ukiah	\$1,056
Willits	\$954
Mendocino County	\$1,048

Source: 2013-2017 ACS 5-year estimates

Rental information for Point Arena was also obtained from internet rental listings on the Padmapper.com website in June of 2019. Padmapper pulls rental information from sources such as Craigslist and AirBNB. Unfortunately, no rental listings were found for Point Arena at that time.

Housing Costs

Affordability is determined by comparing the cost of housing to the income of local households. HUD defines affordable housing costs as contract rents or mortgage payments, including taxes and insurance, but not utilities, that are equal to or less than 30 percent of the gross income of very low-, low-, and moderate-income households.

Households spending more than 30 percent of gross annual income on housing experience a housing cost burden, which occurs when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care and nutrition. Lower income households with a burdensome housing cost are more likely to become homeless or experience overcrowding. Homeowners with a housing cost burden have the option of selling the home and becoming renters. Renters, however, are vulnerable and subject to constant changes in the housing market.

For purposes of determining housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the area median income (AMI), which is adjusted by family size and income level for each multi-family income (MFI) range (**Table 1.26**).

Table 1. 26. Affordable Housing Cost Guidelines by Tenure

Table 1.26 Affordable Housing Cost Guidelines by Tenure		
Income Level	For Sale	Rental
Extremely Low	30% of 30% of AMI	30% of 30% of AMI
Very Low	30% of 50% of AMI	30% of 50% of AMI
Low	30% of 70% of AMI	30% of 60% of AMI
Median	35% of 100% of AMI	30% of 100% of AMI
Moderate	35% of 120% of AMI	35% of 120% of AMI

AMI - Area Median Income, as established by the State Department of Housing and Community Development (HCD) by county.

Note: Affordability Level should be adjusted for household size.

Table 1.27 shows gross rent as a percentage of household income. It is important to note that a significant number of renter households are paying 35 percent or more of their income toward rent and that the number of households doing so has been high since 2010. The median percentage of household income spent on rent payments was 34 percent according to the 2013-2017 ACS. This means that residents are generally spending approximately 34 percent of their income on rent, which is higher than the 30 percent threshold set by HUD. When households are spending a substantial amount of their income on housing and related expenses it means that there is often little money left to cover other necessary expenses. Generally, this information leads to the conclusion that residents living in the City are not living in units that are considered to be affordable based on federal standards.

Table 1. 27. Gross Rent as a Percentage of Household Income

Table 1.27 Gross Rent as a Percentage of Household Income				
Percent of Household Income	2010		2017	
	Number of Households	Percent of Households	Number of Households	Percent of Households
Less than 15 percent	0	0.0%	6	6.4%
15 to 19.9 percent	0	0.0%	4	4.3%
20 to 24.9 percent	15	14.9%	2	2.1%
25 to 29.9 percent	10	9.9%	19	20.2%
30 to 34.9 percent	0	0.0%	16	17.0%

35 or more	58	57.4%	43	45.7%
Not computed	18	17.8%	4	4.3%
Total Rentals	101	100%	94	100%

Source: 2006-2010 and 2013-2017 ACS 5-year Estimates

Cost Burden and Affordability

State and federal standards for housing cost burden are based on an income-to-housing cost ratio of 30 percent and above. Households paying more than 30 percent of their income on housing are considered as having a cost burden and have limited remaining income for other necessities. The calculation of cost burden includes utility costs for renters and includes utility costs, taxes, and insurance for homeowners.

The ACS data estimating the percent of population at each income level presented earlier does not provide any detail on the specific housing needs and problems faced by the City's lower income households. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD, however, provides detailed information on housing needs by income level for different types of households in Point Arena. Detailed CHAS data based on the 2011-2015 ACS data is displayed in **Table 1.28**. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

Table 1.28 presents the extent of housing cost burden by income group and household type in the City. Housing cost burden was most prevalent among the City's lower income households and seemed to affect renter households more than owner-households (except in the very low income category). Generally, the incidence of overpayment for housing decreased as a household's income increases. Because few households in the City were large households, cost burden was a much greater issue among smaller households regardless of income. Elderly households are also prevalent, with a high proportion in lower income households having high cost burden.

Table 1. 28. Housing Cost Burden in 2011 to 2015 - Point Arena

Table 1.28. Housing Cost Burden - 2011 to 2015 - Point Arena								
Household Type	Percent households with Cost Burden							
	Extremely Low Income (30% AMI)		Very Low Income (50% AMI)		Low Income (80% AMI)		Moderate/ Above Moderate Income (80%+ AMI)	
	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner
Elderly ¹	15	0	4	10	4	8	0	18
% with Any Housing Problem	100%	--	100%	100%	100%	50.0%	--	22.2%
% with Cost Burden	53.3%	--	100%	80.0%	100%	50%	--	0%
Small Families ²	0	0	20	0	10	4	8	24
% with Any Housing Problem	--	--	100%	--	40.0%	100%	50.0%	16.7%
% with Cost Burden	--	--	95.0%	--	80.0%	100%	50.0%	16.7%
Large Families ³	4	0	0	0	0	0	0	4
% with Any Housing Problem	100%	--	--	--	--	--	--	100%
% with Cost Burden	100%	--	--	--	--	--	--	100%
All Other	15	4	4	4	4	10	0	10
% with Any Housing Problem	66.7%	100%	100%	100%	100%	100%	--	40.0%
% with Cost Burden	53.3%	100%	100%	0%	100%	100%	--	40.0%
Total	34	4	28	14	18	22	8	56
% with Any Housing Problem	85.3%	100%	100%	100%	66.7%	81.8%	50.0%	28.6%
% with Cost Burden	58.8%	100%	96.4%	57.1%	88.9%	81.8%	50.0%	21.4%

¹ Elderly - Elderly headed households² Small Families - Families with two to four members³ Large Families - Families with five or more members

Housing Supply

Table 1.29 describes the range of housing types within Point Arena in 2009 and 2015, according to the DOF. The vast majority of housing units, 69% in 2015, were single-family units, with multiple-family units making up 20% and mobile homes making up 11%.

Table 1. 29. Housing Units by Type, 2009 and 2015

Housing Unit Type	2009		2015		Percent Change
	Units	Percent	Units	Percent	
Single-Family					
<i>Detached</i>	149	64%	145	64%	-3%
<i>Attached</i>	7	3%	11	5%	57%
Total Single-Family	156	67%	156	69%	0%
Multi Family					
<i>2-4 Units</i>	45	20%	34	15%	-34%
<i>5+ Units</i>	13	6%	11	5%	-15%
Total Multi-Family	58	25%	45	20%	-22%
Mobile Homes	19	8%	25	11%	32%
Total Units	233	100%	226	100%	-3%
Source: DOF Table E-5, January 2009 & 2015					

A 2009 to 2015 housing unit comparison shows a slight overall decrease in residential growth within that period. No additional single-family units were added, a decline occurred in multi-family housing, and mobile homes were the only unit type with an increase. Because multiple-family units and mobile homes are generally considered to be more affordable than single family units, the distribution of housing unit types points to a need for increased numbers of more affordable units.

Vacancy and Tenure

Table 1.30 shows that the majority of Point Arena residents were renters in the year 2010; approximately 55% of the occupied housing units were rental units. Vacancy rates for owner-occupied units and rental units were quite different, with only a 4.4% vacancy rate for owner-occupied homes, whereas rental units had a vacancy rate of 8.7%, showing a larger supply of available rental units. Of the total rental units, 29 are specifically dedicated to accommodate low-and-moderate-income renters, 26 multiple family units in Point Arena Village and 3 single-family structures.

Table 1. 30 Housing Unit Tenure and Vacancy Rates, Point Arena in 2010

Tenure	Number of units	Percentage of all units	Vacancy Rate
Owner Occupied	87	45%	4.4%
Rental Units	105	55%	8.7%
All Occupied Housing Units	192	100%	--

Source: Census2010. Not included in the figures above are 15 units identified by the Census Bureau as being "Seasonal, recreational or occasionally occupied"

Owner-occupied Housing Costs and Home Values

According to the US Census, the estimated median value of owner-occupied housing in Point Arena in the year 2013 was \$291,700. The cost to purchase a house in Point Arena has fluctuated substantially since 2000. According to Bay Area Real Estate Services, Inc. the average purchase price increased in the Point Arena market area (which includes Manchester) from \$255,150 in 2003 to \$655,741 in 2006 before falling back to \$335,000 in 2008. Since then, prices have steadily decreased slightly until a slight trend upwards starting in late 2014. For the third quarter of 2015 (July-October) the median sales price for housing in the area from Trulia.com was utilized. As of November 2015, the median sale price was \$307,000 for Point Arena. Asking prices are substantially higher than sale prices within the City and range between \$399,500 and \$1,425,000 (Trulia). Due to the very small nature of the Point Arena housing market, the median sales price is subject to wider swings in value than compared to the County of Mendocino as whole.

Like many places in the US, housing values in Point Arena were subject to the same macroeconomic forces that drove up prices elsewhere between 2000 and 2006. Those forces were primarily the easing of credit and regulatory oversight of the housing market. Point Arena has historically had lower housing prices when compared to other coastal areas, such as the Town of Mendocino, but higher when compared to certain inland areas, like Ukiah.

Renter Occupied Housing Costs

Table 1.31 provides an overview of rental rates for all unit types countywide and how rent has increased in each classification. Compared to housing prices, rents increased gradually between 2009 and 2015. Specific rental averages for Point Arena were not available from local sources. Sub-county "fair market" rent estimates from the HUD Department were not available for Point Arena.

Table 1. 31. Fair Market Rents for 2009 and 2015, Countywide

Bedroom Size	2009 Rents	2015 Rents
Studio	\$627	\$811
1-Bedroom	\$774	\$869
2-Bedroom	\$940	\$1,147
3-Bedroom	\$1,283	\$1,580
4-Bedroom	\$1,649	\$1,910

Source: HUD, Fair market rent survey.

Housing Affordability

Tables 1.32 and 1.33 below display maximum affordable housing payment or rent based on household income and size. Point Arena affordability levels were established by the State of California using Mendocino County income data and applied to the City, even though the City has a significantly lower median income (\$30,625) than the County as a whole (\$43,469).

Table 1. 32. Rental Affordability for Mendocino County, 2015

Income Group	Annual Income	Maximum Affordable Payment
<i>Extremely Low</i>		
One Person	\$12,200	\$309
Small Family	\$20,090	\$418
Medium Family	\$24,250	\$442
Large Family	\$28,410	\$477
<i>Very Low</i>		
One Person	\$20,300	\$516
Small Family	\$26,100	\$663
Medium Family	\$29,000	\$736
Large Family	\$31,350	\$795
<i>Low</i>		
One Person	\$32,500	\$619
Small Family	\$41,800	\$795
Medium Family	\$46,400	\$884
Large Family	\$50,150	\$954
<i>Moderate</i>		
One Person	\$49,500	\$1,134
Small Family	\$63,650	\$1,457
Medium Family	\$70,700	\$1,620

Large Family	\$76,350	\$1,749
Source: HCD, 2015 Income Limits		

Comparing rental housing affordability, it appears that housing is only affordable to moderate-income households. The extremely low and very low income households are primarily limited to Section 8 rental housing or other subsidized rental housing complexes, or some other subsidized rental or assistance type.

Table 1. 33. Owner Housing Affordability for Mendocino County, 2015

Income Group ³	Annual Income ¹	Maximum Affordable Payment ²	Principal & Interest ⁴	Taxes & Insurance ⁴	Maximum Affordable Price ⁴
Extremely Low					
One Person	\$12,200	\$309	\$229	\$73	\$40,860
Small Family	\$20,090	\$418	\$377	\$120	\$67,410
Medium Family	\$24,250	\$442	\$455	\$145	\$81,270
Large Family	\$28,410	\$477	\$534	\$170	\$95,310
Very Low					
One Person	\$20,300	\$516	\$381	\$121	\$68,040
Small Family	\$26,100	\$663	\$490	\$156	\$87,570
Medium Family	\$29,000	\$736	\$545	\$174	\$97,290
Large Family	\$31,350	\$795	\$589	\$188	\$105,120
Low					
One Person	\$32,500	\$619	\$611	\$195	\$108,990
Small Family	\$41,800	\$795	\$785	\$250	\$140,220
Medium Family	\$46,400	\$884	\$872	\$278	\$155,610
Large Family	\$50,150	\$954	\$942	\$301	\$168,300
Moderate					
One Person	\$49,500	\$1,134	\$930	\$297	\$166,050
Small Family	\$63,650	\$1,457	\$1,196	\$382	\$213,570
Medium Family	\$70,700	\$1,620	\$1,329	\$424	\$237,240
Large Family	\$76,350	\$1,749	\$1,435	\$458	\$256,140
Notes:					
1. Annual income based on HCD's 2015 Income Limits for each category.					
2. Maximum affordable payment based on CA Health & Safety Code § 50052.5.					
3. Small Family - 3 persons, Medium Family - 4 persons, Large Families - 5 + persons.					
4. Principle & Interest, Taxes & Insurance, and Maximum Affordable Price based on 10% down payment, 30-year mortgage, 5.38% fixed interest rate, and monthly gross household income.					
Source: HCD, 2015 Income Limits, Mendocino County, 2015; and www.mortgage101.com.					

When evaluating the range of maximum affordable prices in the Owner Housing Affordability Table above, it appears that the median purchase price (Bay Area Real Estate Service Inc.

Multiple Listing Service) for Point Arena is affordable only to households in the above moderate income category. When the entire range of housing prices are considered, some units are also available to moderate-income households. In order for households in the lower income categories to have an opportunity to own their own homes, a down payment assistance program or self-help housing project with income restrictions may be required.

Both Tables above demonstrate that, according to what the State of California considers to be the maximum affordable payment based on income level and family size for Mendocino County, housing is generally not affordable to low-income households within Point Arena. In order for low-income households to acquire housing that is affordable to them, housing assistance programs will be needed.

Housing Stock Age

Age is an important factor in the condition of a housing unit. Housing gradually deteriorates over time and, like other infrastructure, regular maintenance of the housing stock is necessary. Typically, after 30 years most housing shows signs of deterioration and needs reinvestment to maintain its condition. Without proper maintenance, housing that is over 50 years requires major reinvestment to maintain its quality and appearance. Homeowners with limited incomes living in older units may require assistance to upgrade conditions or such units will become substandard for use by homeowners or renters and may eventually be unsuitable for occupancy.

Table 1. 34. Age of Housing Stock, Point Arena

Age	Units	Percent
< 6 Years	3	1.6%
6-15 Years	17	8.9%
16-35 Years	34	17.9%
36-55 Years	59	31.1%
56-75 Years	24	12.6%
75+ Years	53	27.9%
Total	190	100%
Source: U.S. Census 2013 ACS		

A majority of Point Arena housing units, 71%, are more than 30 years old, with 40% greater than 50 years old. Age alone is not indicative of a unit's habitation suitability. Of greater concern is the property owner's ability to pay for upkeep needed to maintain their structures. A homeowner on a fixed or limited income is less likely to be able to afford the maintenance expenses that an older house will entail. It is important to consider both the homeowner's income along with the housing unit's age when developing and implementing rehabilitation assistance programs and other housing conservation measures.

Housing Conditions

Conditions of existing residential units were categorized into 4 groups, ranging from Class 1- Sound Condition to Class 4- Dilapidated/Major Repairs Required. A windshield survey

was conducted in October, 2015, looking at a total of 96 units (**Table 1.35**). Of this survey, five were found to be substantially dilapidated, while 22 required moderate repairs. In 2019, City staff surveyed 21 additional units and verified the condition numbers for accuracy for the purposes of estimating housing condition for the 6th Cycle.

Table 1. 35. Housing Conditions Survey Findings Point Arena, 2019

Condition category	Units	Percentage
Category 4 – Dilapidated/Major Repairs Required	6	5%
Category 3 – Deteriorated/Moderate Repairs Required	36	31%
Category 2 – Sound/Minor Repairs Required	44	38%
Category 1 – Sound Condition	31	26%
Total Units Categorized	117	100%
Source: City of Point Arena		

In order to facilitate the upgrades of the homes in need, the City offers a Revolving Loan Fund. The City is currently in the process of retuning its loan package to make it easier for applicants to understand and request loans from these funds.

Table 1. 36. Revolving Loan Fund, Current Loan Distributions, 2019

Type	Amount
Business	\$43,794.48
Low Income Housing	\$91,443.62
Business Notes Paid off since 2014	\$114,789
L.I. Housing Notes Paid off since 2014	\$41,757
Source: City of Point Arena	

Table 1. 37. Revolving Loan Fund, Loan Payments 2013-2019, Point Arena

Year	Payment type	Business Loans	Mortgage Loans	Total Loans
2013-2014	Interest	216	9,382	9,598
	Principal	1,665	4,658	6,323
	Total	1,881	14,040	15,921
2014-2015	Interest	4,633	4,141	8,774
	Principal	53,256	8,262	61,518
	Total	57,889	12,403	70,292
2015-2016	Interest	3,531	3,158	6,689
	Principal	73,675	5,061	78,736
	Total	77,206	8,219	85,425
2016-2017	Interest	2,184	2,998	5,182
	Principal	14,592	5,621	20,213

	Total	16,776	8,619	25,395
2017-2018	Interest	1,872	2,832	4,704
	Principal	14,693	5,443	20,136
	Total	16,565	8,275	24,840
2018-2019	Interest	1,258	2,664	3,922
	Principal	12,128	5,781	17,909
	Total	13,386	8,445	21,831
Source: City of Point Arena				

Utility Expenditures

Utilities are an additional cost incurred by households on a monthly basis. On average, utilities in Point Arena range from \$250 to \$425 per month, depending on seasonal heating needs. Utilities, shown in **Table 47**, include water and sewer services, waste disposal, electricity, and heating fuel. It should be noted that these utility expenditure estimates may be lower than what Point Arena residents experience as they may include homes in use only part-time, which would skew the average downward. According to the Point Arena City Council, estimates for expenses may be closer to \$300 to \$500 per month for utility costs.

Table 1. 38. Average Monthly Utility Costs, Point Arena

Water	\$75
Sewer*	\$67
Electricity**	\$50
Propane	\$30 -\$200
Waste Disposal***	\$23-38
Sources: PAWW, PG & E, City of Point Arena, AmeriGas, Suburban Propane, Pacific Coast Disposal ca. 2016.	
* Sewer fees are billed through property taxes	
**Does not include electric heating	
***Approximately 2/3 of households have waste disposal service.	

PG&E provides electrical service to Point Arena residents. The heating needs of the community are generally met with liquefied petroleum gas while a more limited number use passive solar design, wood, or electricity for some or all home-heating needs. Water is provided by PAWW, and the sewer services are provided by the City of Point Arena.

Energy Conservation Opportunities

Energy conservation measures can help reduce a household's overall housing costs. Weatherization and appliance upgrades, use of solar energy, and the use of "green" or sustainable building materials can help increase efficiency and lower energy consumption. Several 6th Cycle housing programs involve partnerships with local energy agencies, such as Northcoast Energy Authority.

The condition of the housing unit plays a big role in determining the added burden of utility

costs. For newer or recently retrofitted homes that have more efficient insulation and fenestration, the heating costs will be dramatically lower than older, draftier homes. A majority of homes in Point Arena are older than 50 years, hence the need for weatherization improvements, which increase the energy efficiency of the home, is likely quite high.

For households that can afford to retrofit their homes for increased energy efficiency, the benefits will be immediately felt in the form of lowered utility costs as well as an overall increase in comfort. For lower-income households however, there may be a need for financial assistance to weatherize their homes. For renters the challenge is greater as there is often not the same financial incentive to weatherizing a home that they will not necessarily reside in long enough to see the full financial payback from their investments.

Renters who pay their own utilities also face the challenge of convincing land owners to retrofit homes as there is no financial incentive to invest in increased energy efficiency when the owner will not experience the benefits of increased utility savings or comfort. To assist with overcoming these challenges, weatherization programs and the development of an AB 811 program, currently being explored in Mendocino County, will be helpful tools.

PG&E offers several residential programs designed to improve household energy efficiency, including rebates on energy efficient appliances. PG&E also has several programs designed to assist lower-income households with weatherization, energy efficiency improvements, and assistance with utility costs.

PG&E's Energy Partners Program provides free weatherization for low-income households. Weatherization services are provided on behalf of PG&E by NCES. NCES contractors work with low-income customers to make their homes more energy efficient. Weatherization assistance provided by NCES is available to households with incomes less than 75% of the California State Median Household Income. According to 2013 Census ACS data over 60% of Point Arena households made less than 75% of the state Median Household Income at that time (Table 4.4). Ostensibly the majority of households within Point Arena qualify for the weatherization program offered by NCES. By pairing, weatherization by NCES with Revolving Loan Funds for things the weatherization program does not cover may allow residents to maximize the benefits that each program has to offer and thus accomplish more with the available resources.

Energy rating systems, such as the Home Energy Rating System program (<http://www.energy.ca.gov/HERS/index.html>) and the GreenPoint Rated (<http://www.builditgreen.org/greenpoint-rated>) program provide a mechanism for evaluating the efficiency of homes. Additionally, utilizing the rating system may assist homeowners in identifying the most cost-effective energy efficiency measures when weatherizing or rehabilitating their homes. Rating systems may also assist prospective buyers in identifying homes that are more energy efficient, thus resulting in lower utility costs over the years, and help realtors to increase the marketability of energy efficient homes.

Utility Financial Assistance

In addition to programs that facilitate energy conservation, there are also programs to assist low-income households reduce their utility expenditures.

PG&E's primary assistance program is the California Alternate Rates for Energy (CARE) program. CARE is a discount program for low-income households and housing facilities, which provides a 20 percent discount on monthly bills. CARE consists of four programs to address different housing needs:

- *CARE Residential Single Family Program:* provides a 20 percent discount to single-family, low-income customers who have their own accounts.
- *CARE Sub-Metered Tenant Program:* provides a 20 percent discount to low-income tenants who are metered or billed by their landlord—including residents of mobile home parks, sub-metered apartments, and marinas.
- *CARE for Qualified Nonprofit Group Living Facilities Program:* provides a 20 percent discount to tax-exempt non-profit group living facilities serving low-income groups such as homeless shelters, hospices, and women's shelters.
- *CARE for Qualified Agricultural Employee Housing Facilities Program:* provides a 20 percent discount to privately owned and licensed employee housing, nonprofit migrant housing, and migrant farmworker housing owned and operated by the State Office of Migrant Services (OMS).
- *CARE for Migrant Farm Worker Housing Centers Program:* provides a 20 percent discount for Migrant Farmworker Housing Centers.

The State's Low Income Home Energy Assistance Program (LIHEAP) Block Grant also provides funding for low-income households to offset the costs of heating and cooling their dwellings as well as having their dwellings weatherized to make them more energy efficient. The U.S. Department of Agriculture's Rural Development division also assists low-income seniors with weatherization needs. In addition, Community Development Block Grants (CDBG) may be used to rehabilitate infrastructure and make other home improvements that improve energy efficiency.

SECTION TWO: SITES INVENTORY

Regional Housing Needs Allocation (RHNA) Determination

The Mendocino County Council of Governments (MCOG) prepares and updates the Mendocino County Regional Housing Needs Plan (RHNP) to assist local governments in making future housing needs projections. The Plan objective, mandated by State law, is to ensure local governments do their “fair share” in meeting regional housing needs. When accepted by HCD, the MCOG projections become the criteria for meeting local housing needs. The MCOG Plan was adopted July 16, 2018 and planned for a total 1,845 new units to be constructed in the next eight years based on growth projections from 2019-2027. Due to Point Arena’s small size, it received an allocation of 9 units, or less than 1% of the region’s housing allocation.

Table 2. 1. Point Arena Regional Housing Needs Allocation, 2019-2027

Jurisdiction	Income Group				Total Units
	Very Low	Low	Moderate	Above Moderate	
Point Arena	3	1	3	2	9
Source: Mendocino Council of Governments, Regional Housing Needs Plan, 2019.					

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate area but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population through the policies and programs of its housing plan. The RHNP jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all economic sectors of a community.

Projected need for extremely low income (ELI) housing was calculated by presuming that 50% of very low-income households qualify as ELI households. This results in a projected need for 1-2 ELI households. The table below shows new no units have been permitted since December 31, 2018, although eight new units of housing and one new rehabilitation project were approved the previous year and are currently under construction.

Table 2. 2. Progress toward Meeting Regional Housing Need Allocation (from December 31, 2018-present)

Income Group	Regional Housing Need	Units Constructed/Permitted	Surplus (Shortfall)
Very Low	3	0	(3)
Low	1	0	(1)
Moderate	3	8	5

Above Moderate	2	0	(2)
TOTAL	9	0	(9)

Vacant Land Suitable for Residential Development to Meet Point Arena's Share of the Regional Housing Need

Housing Element law requires an inventory of land suitable for residential development. This inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the Regional Housing Needs, at all household income levels. The General Plan Land Use Element guides the physical development of the City. The current Land Use Element has designated sufficient land to accommodate future growth projections. By analyzing vacant land, the holding capacity of the General Plan, estimated at 140-282 dwelling units (realistic capacity vs. maximum allowed capacity under current zoning), is more than sufficient to accommodate the projected population increase through the planning period.

In 2017, AB 1397 made a number of changes to housing element law by revising what may be included in a locality's inventory of land suitable for residential development. Local governments are now required to demonstrate that sites are adequate to accommodate housing for each income group based on the zoning after taking into consideration individual site factors such as property size, existing uses, environmental constraints, and economic constraints. According to the bill's author, "One of the greatest barriers to addressing California's affordable housing crisis is the lack of appropriate sites on which new multifamily housing can be built in many communities. AB 1397 helps address this by tightening the standards for what constitutes an "adequate site" under housing element law for purposes of meeting some portion of a jurisdiction's RHNA." The summarized maximum development potential has been organized below by zoning category for vacant parcels in **Tables 2.3**.

Table 2. 3. Residential Development Potential on Vacant Land, 2019-2017

Zone	Acres	Unit Potential
Multiple Family Residential (MR)	3.03	23
Highway Commercial (HWC)	6.22	93
Urban Residential (UR)	4.45	22
Suburban Residential - ½ Acre (SR ½)	34.52	69
Suburban Residential - 1 Acre (SR 1)	30.78	30
Commercial Core (CC)	0.83	12
Harbor Commercial (HC)	3.58	32
Total	81.77	282
Source: Vacant parcel survey (2019), and Point Arena Local Coastal Plan.		
Note: Includes only vacant lands for which residential development potential was calculated.		

Evaluating just the vacant lands within Point Arena, there is found to be a total of 282 future residential units possible, showing that the RHNA of a total of 9 units may be fully met with

the currently vacant lands; however, maximum capacity is not the same as realistic capacity, particularly in the Commercial Core (CC) and Harbor Commercial (HC) Zones, which are not primarily intended for residential use. The Highway Commercial (HWC) zone, however, has a precedent of being used for residential development, and the City-owned HWC parcel is currently under consideration for low-income housing development. Realistic capacity of development potential calculations must take into account constraints on development including setbacks, ESHAs, and access; hence the numerical findings are conservative, more accurately reflecting realistic development potential.

Housing Element law requires a site-by-site inventory of vacant/ underutilized lands sufficient to meet the regional housing need in the next five years. **Table 2.4** provides a vacant land inventory by parcel including acreage, existing use, land use/ zoning designation, realistic capacity and potential constraints. The realistic capacity is a 40% density reduction over the potential maximum build-out to reflect average new development density and to account for potential site constraints (infrastructure, coastal scenic areas, etc.) in the MR, HWC, UR, SR 1 and SR ½ zones. Realistic capacity of CC and HC has been estimated at an 80% reduction of maximum site buildout. As shown, even with these reductions of maximum buildout projections, there is sufficient vacant land to accommodate the City's RHNA (realistic unit potential for all income types estimated as 140 units; realistic capacity for the creation of units that can realistically be developed as low income: estimated as 55 units).

Table 2. 4. Vacant Land Inventory by Parcel Number and Realistic Unit Capacity - Point Arena

APN	Land Use	Density Range du/ac	Acreage	Realistic Unit Capacity	Potential Constraints
027-041-018	Agriculture Exclusive	0.05	3.51	0	No known constraints
027-041-033	Agriculture Exclusive	0.05	4.22	0	Coastal parcel, steep cliffs
027-041-035	Agriculture Exclusive	0.05	1.73	0	Long, thin parcel
027-041-036	Agriculture Exclusive	0.05	0.24	0	No known constraints
027-092-014	Agriculture Exclusive	0.05	2.30	0	No known constraints
027-101-015	Agriculture Exclusive	0.05	1.49	0	Access issue
027-092-011	Commercial Core	15	0.13	0	No known constraints
027-111-039	Commercial Core	15	0.15	0	No known constraints

027-122-015	Commercial Core	15	0.54	2	Possible access issue
027-041-046	Harbor Commercial	15	3.58	11	City property with small structure
027-061-002	Highway Commercial	15	2.93	26	No known constraints
027-061-019	Highway Commercial	15	0.73	7	No known constraints
027-061-020	Highway Commercial	15	0.59	5	No known constraints
027-061-022	Highway Commercial	15	1.66	15	No known constraints
027-141-009	Highway Commercial	7.5	0.32	1	No known constraints
027-111-033	Multifamily Residential	7.5	0.25	1	No known constraints
027-121-036	Multi-Family Residential	7.5	0.65	3	No known constraints
027-131-013	Multi-Family Residential	7.5	0.35	2	No known constraints
027-131-027	Multi-Family Residential	7.5	0.24	1	No known constraints
027-131-028	Multi-Family Residential	7.5	0.22	1	No known constraints
027-131-029	Multi-Family Residential	7.5	0.30	1	No known constraints
027-091-027	Residential Ag - 2 Acre	0.5	0.93	0	Access issue
027-291-023	Residential Ag - 2 Acre	0.5	54.07	16	No known constraints
027-101-006	Suburban Residential - 1 Acre	1	6.45	4	No known constraints
027-221-004	Suburban Residential - 1 Acre	1	21.28	13	No known constraints
027-291-023	Suburban Residential - 1 Acre	1	3.05	2	No known constraints
027-061-014	Suburban Residential - 1/2 Acre	2	1.16	1	No known constraints
027-061-015	Suburban Residential -	2	1.19	1	No known constraints

	1/2 Acre				
027-061-017	Suburban Residential - 1/2 Acre	2	1.85	2	No known constraints
027-291-023	Suburban Residential - 1/2 Acre	0.5	30.32	9	No known constraints
027-082-026	Urban Residential	5.05	0.47	1	Potential residence overlap
027-082-037	Urban Residential	5.05	0.39	1	No known constraints
027-082-046	Urban Residential	5.05	0.26	1	Possible access issue
027-091-010	Urban Residential	5.05	0.53	2	No known constraints
027-091-014	Urban Residential	5.05	0.50	2	No known constraints
027-092-022	Urban Residential	5.05	0.57	2	No known constraints
027-092-024	Urban Residential	5.05	0.76	2	Small frontage
027-121-005	Urban Residential	5.05	0.27	1	No known constraints
027-122-026	Urban Residential	5.05	0.39	1	No known constraints
027-131-006	Urban Residential	5.05	0.31	1	No known constraints
Total				140	

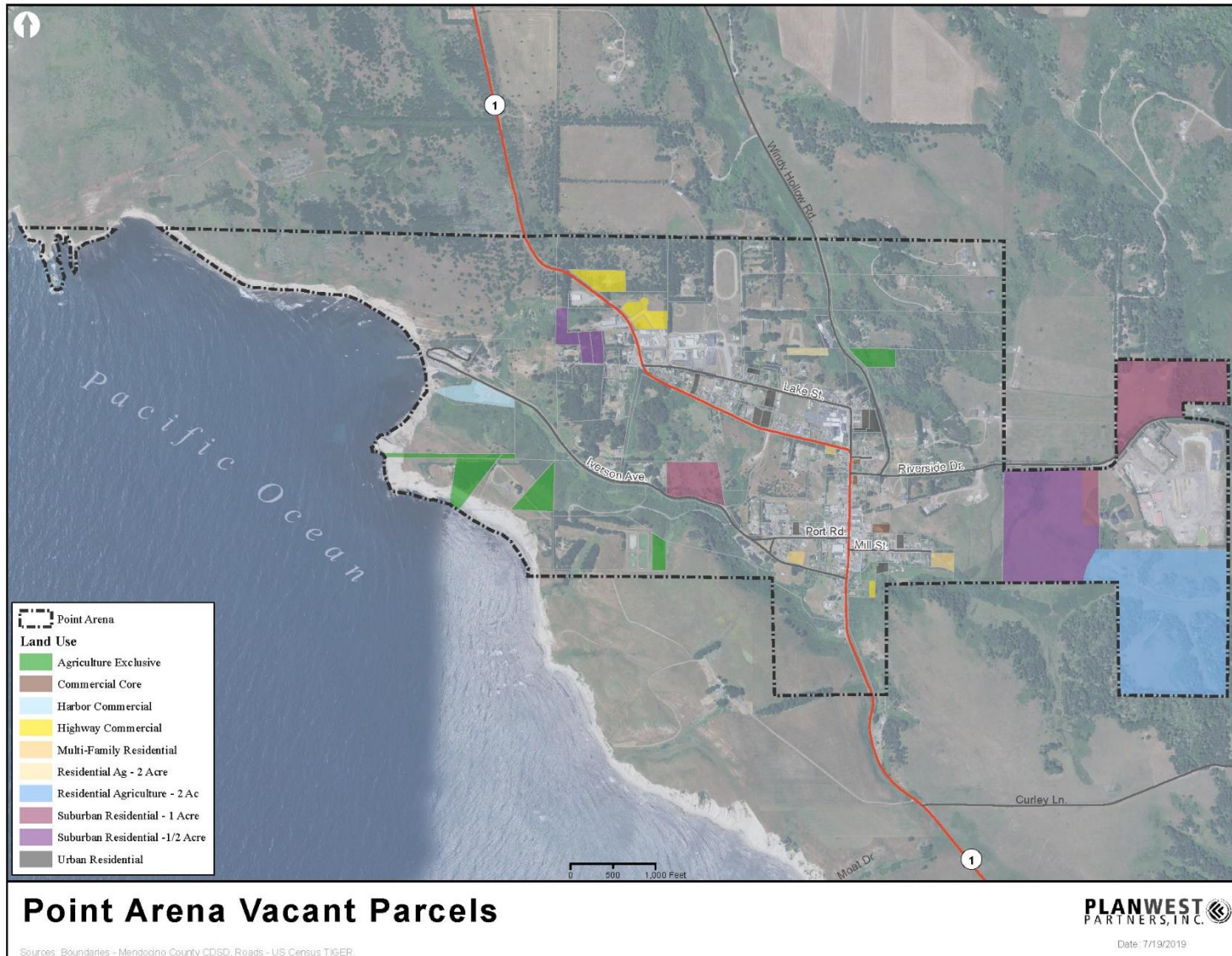
Table 2. 5. Vacant Parcels Suitable for Development of Affordable Housing (GC §65583.2)

APN	Land Use	Density Range du/ac	Acreage	Realistic Unit Capacity	Potential Constraints
027-122-015	Commercial Core	15	0.54	2	Possible access issue

027-061-002 ⁴	Highway Commercial	15	2.93	26	No known constraints
027-061-019	Highway Commercial	15	0.73	7	No known constraints
027-061-020	Highway Commercial	15	0.59	5	No known constraints
027-061-022	Highway Commercial	15	1.66	15	No known constraints
Total				55	

⁴ After applying new criteria to the analysis of low-and very-low units, six parcels meet the size and density requirements for unit allocation. One of these six (APN 027-061-002) has been identified as available for development in the last two Housing Element Cycles; therefore, as required by Government Code §65583.2 (c), proposed residential developments at this site must be processed ministerially if at least twenty percent of units are proposed to be deed-restricted affordable.

Figure 2. 1. Vacant Parcels -- All Zones



Point Arena Vacant Parcels

PLANWEST PARTNERS, INC.

Sources: Boundaries - Mendocino County CDD; Roads - US Census TIGER
Path: D:\Planwest_GIS\projects\current\Point_Arena-Housing_Element_2019\mapdocs\Point_Arena_Vacant_Parcels_2019.mxd

Date: 7/19/2019

Figure 2. 2. Vacant Parcels -- Agriculture-Exclusive (1 du/20 ac)

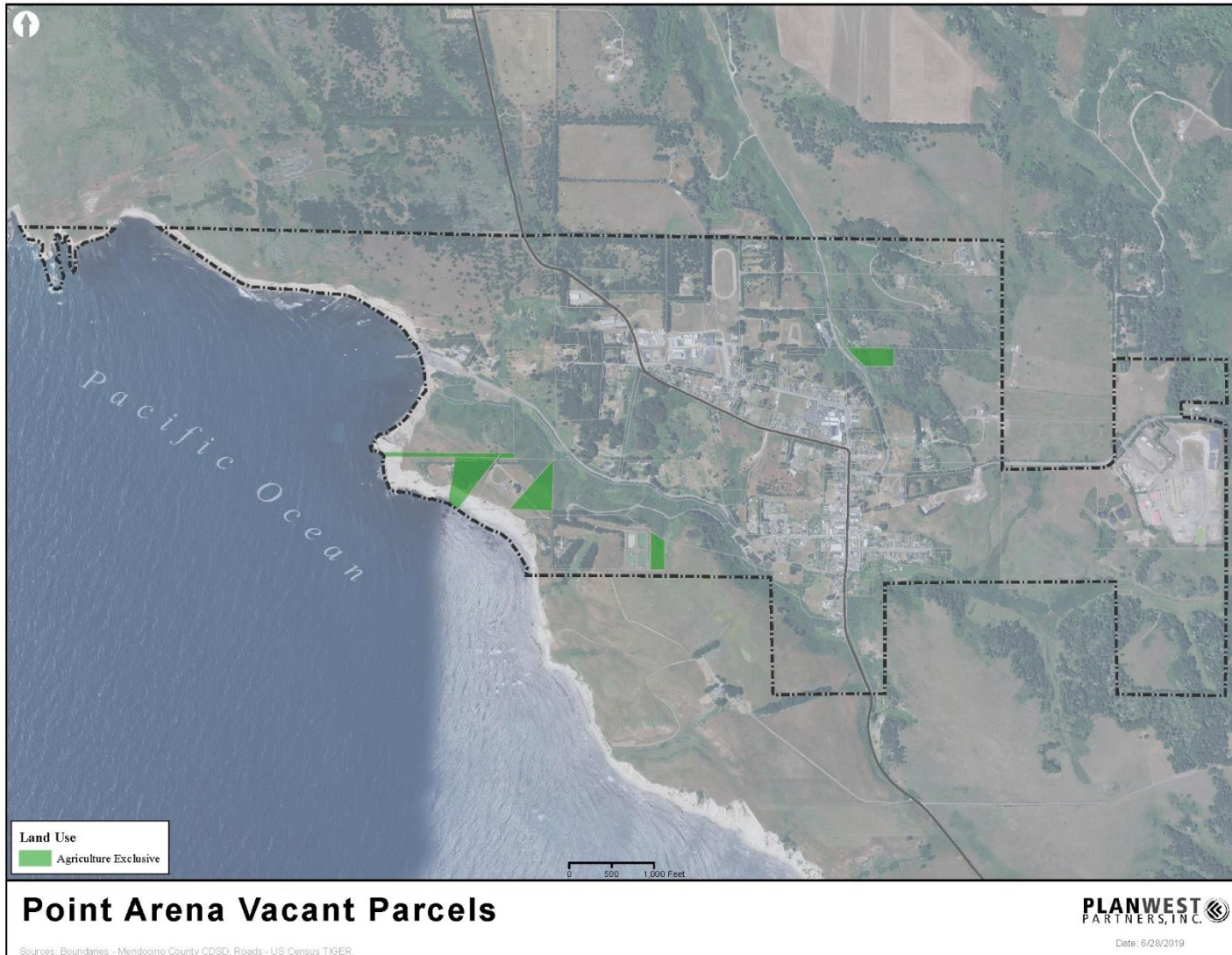


Figure 2. 3. Vacant Parcels – Residential Agriculture: (1 du/0.5 ac)

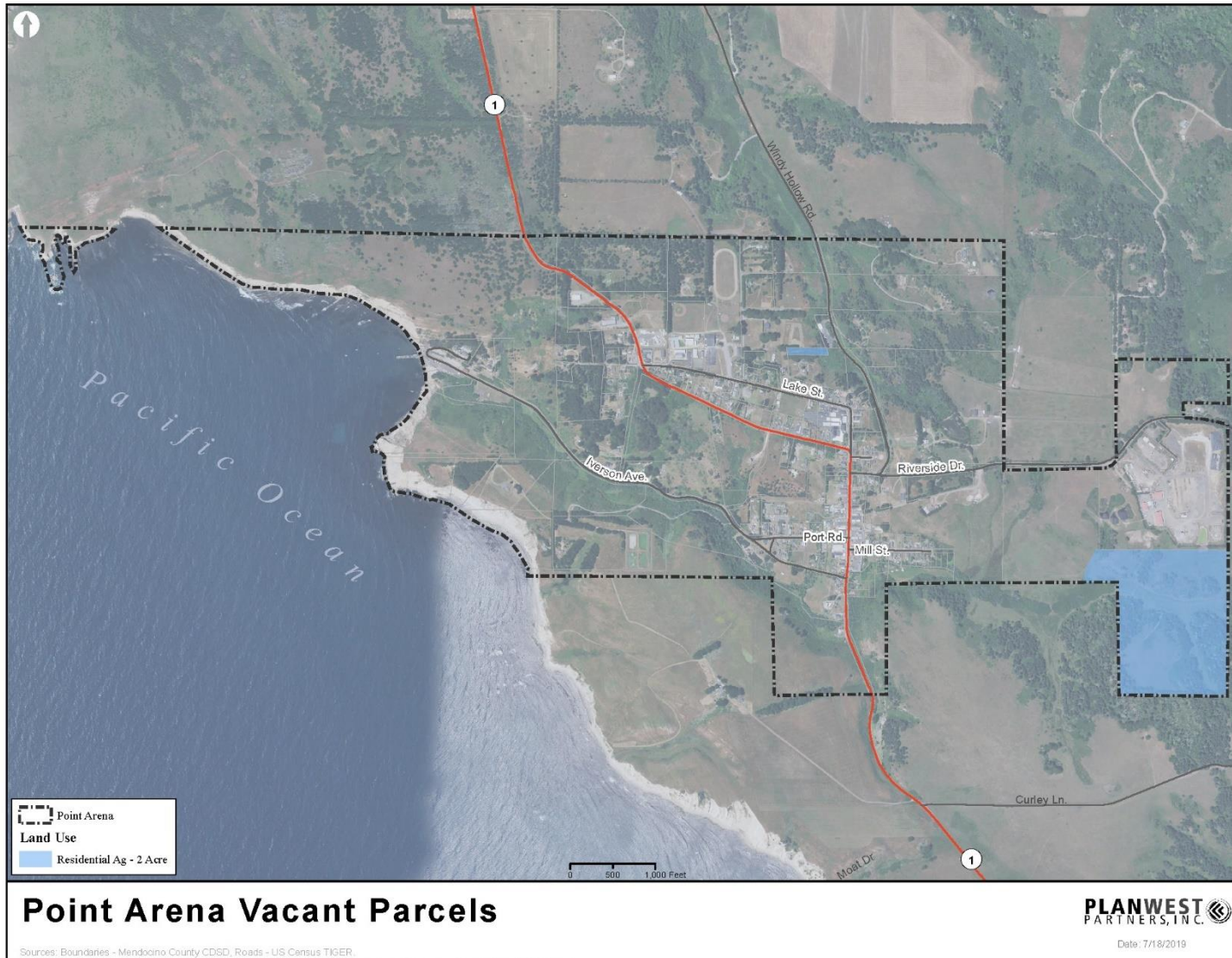


Figure 2. 4. Vacant Parcels – Commercial (HWC, HC, and CC- 15 du/ac)

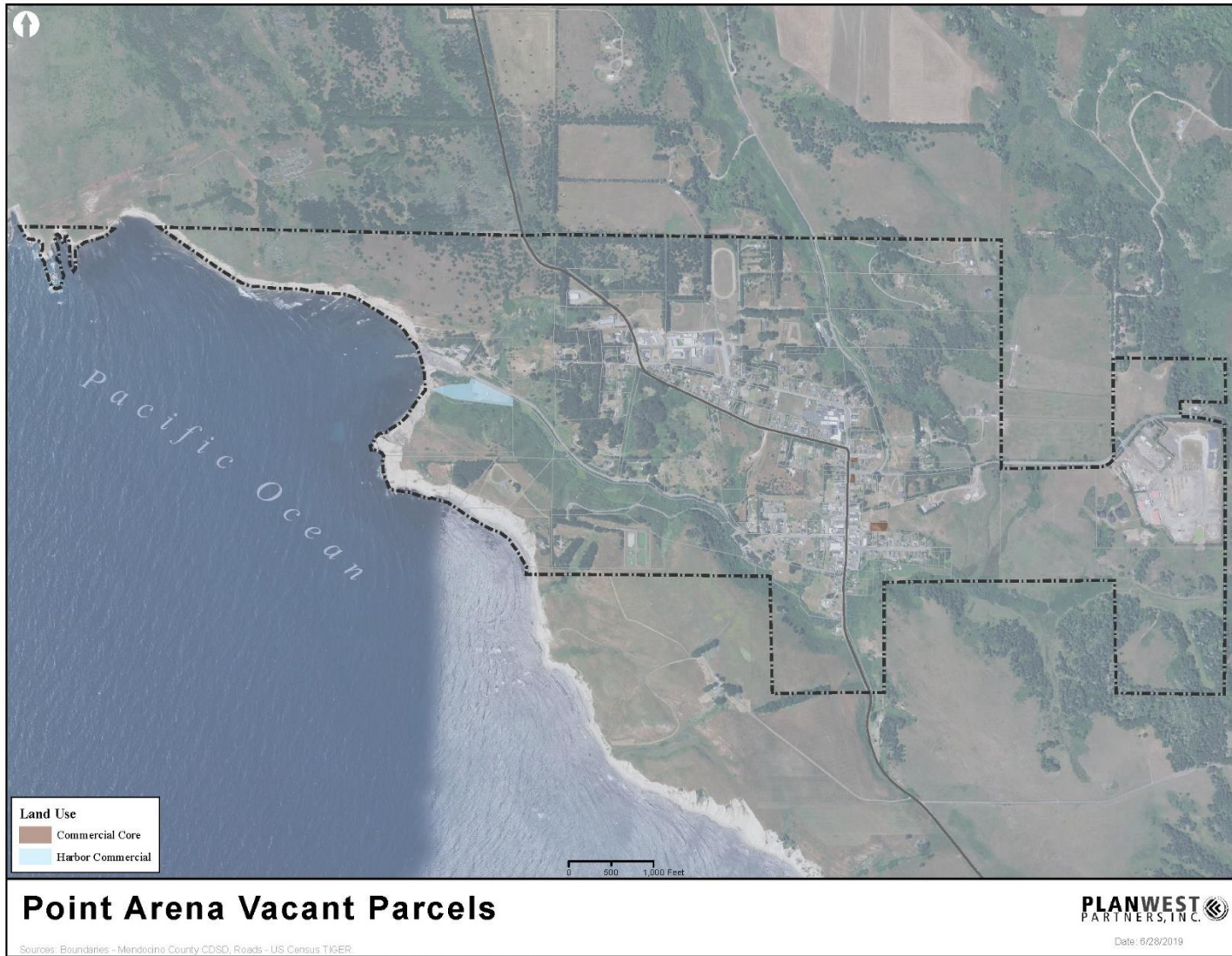


Figure 2. 5. Single Family Residential (SR 1-1du/ac; SR 1/2-1 du/0.5 ac)

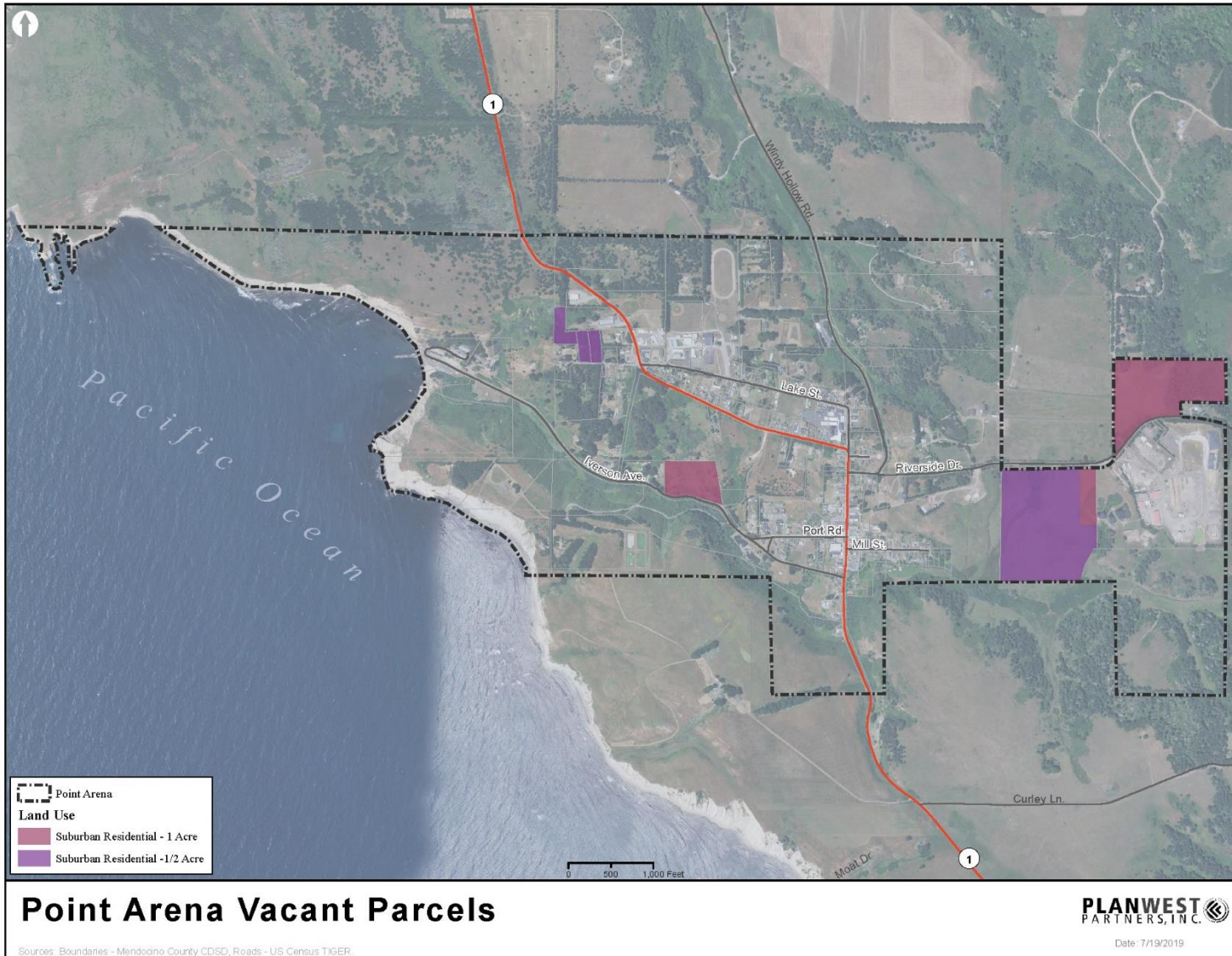


Figure 2. 6. Multifamily Residential (UR-5.05 du/ac; MFR-7.5 du/ac)

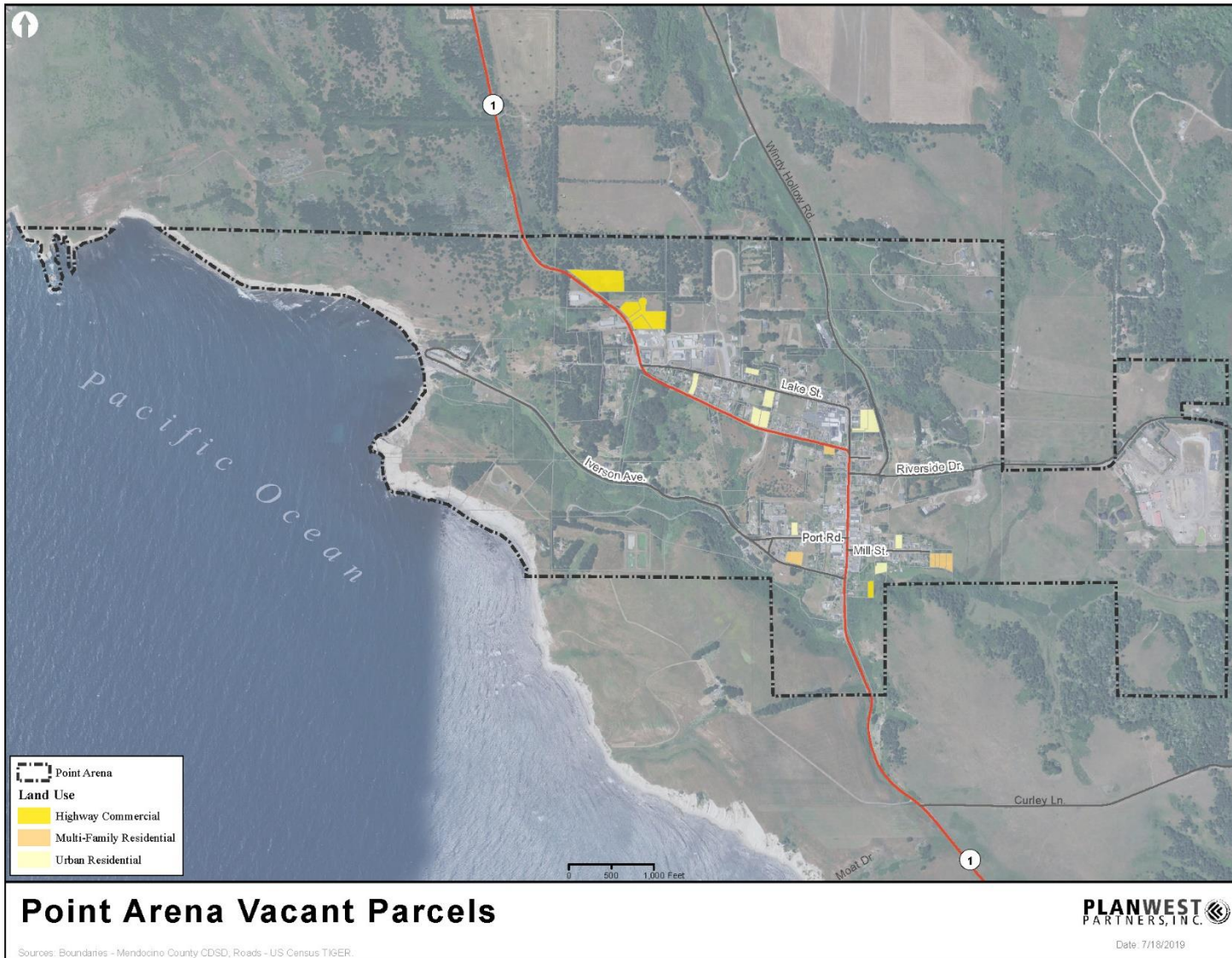
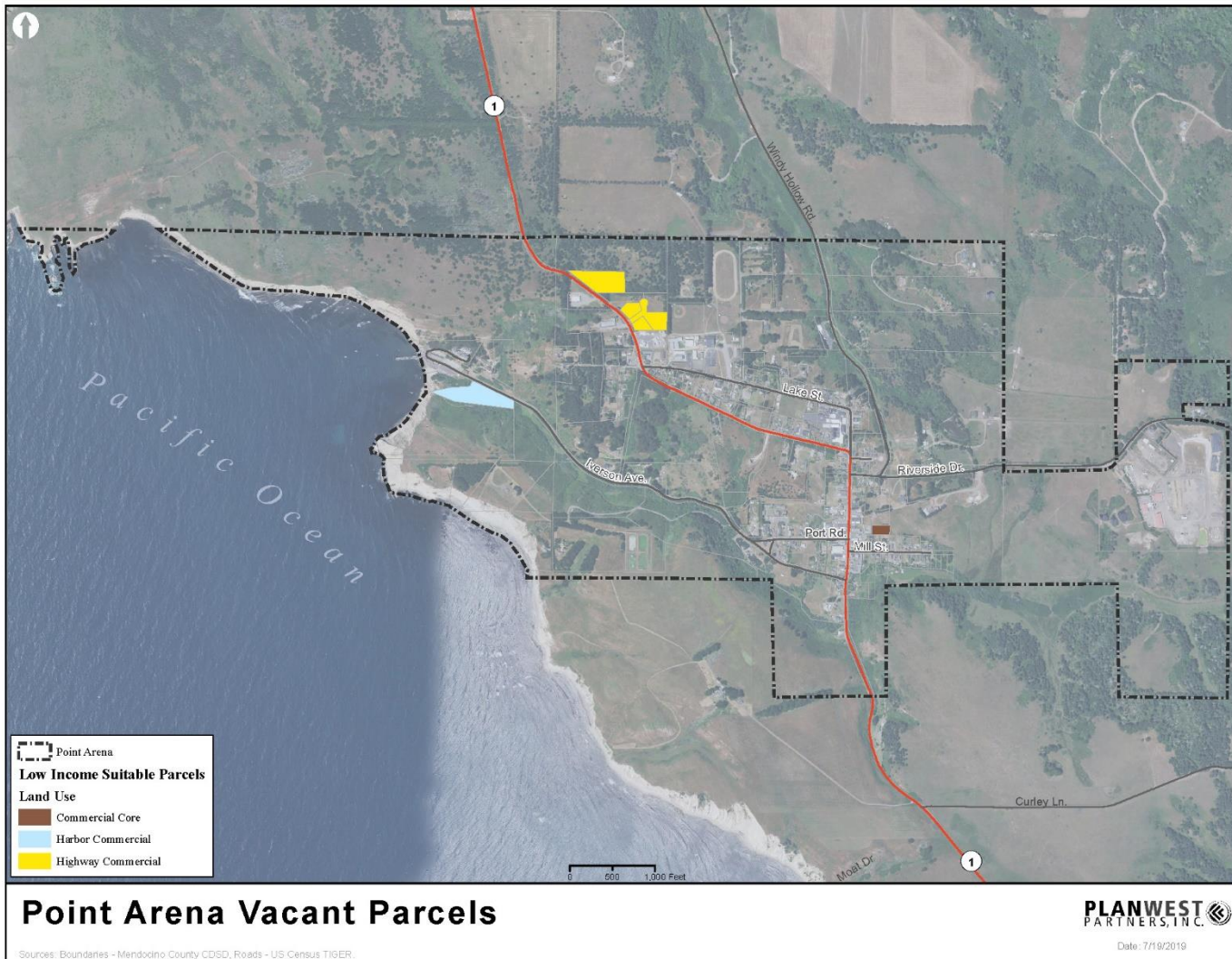


Figure 2. 7. Vacant Parcels Suitable for Development of Affordable Housing (GC §65583.2)



SECTION THREE: SITE ANALYSIS

Governmental Constraints

Residential development is regulated or overseen by multiple state and local jurisdictions. While a certain amount of oversight is required, it can also constrain development and thus, increase the cost of housing. Government constraints are comprised of two general types; some constraints limit the number of units, the density or location of new housing developments (e.g. Coastal Zone limitations, Land Use controls, zoning codes and environmental/service limitations); the remaining constraints affect the cost of development through the assessment of fees and/or requiring extra layers of review (e.g. building codes, permit fees, and processing requirements). This section will discuss both general types of governmental constraints, assess to what degree these policies and regulations contribute to higher housing costs and if feasible, suggest ways these regulatory measures could be reduced or offset.

Point Arena General Plan

The Point Arena General Plan is the comprehensive statement of the City's environmental preservation, economic development, land use, public safety, housing, and development goals, policies, and programs. It is intended to have a fifty year planning horizon, although it will be updated and reassessed on an ongoing basis. The General Plan includes the seven state-mandated components (land use, housing, open space, conservation, circulation and noise) along with two additional elements (coastal and economic development). The two General Plan elements with the greatest land use impact, in terms of residential development restrictions are the Coastal and Land Use and Development Elements.

Local Coastal Program / Coastal Element

The entire area of Point Arena, including recent annexations, is located within the Coastal Zone and under the jurisdiction of the California Coastal Commission (CCC). As such, the City is required to prepare a Local Coastal Program (LCP) that incorporates Coastal Act policies. These policies are more detailed and specific than what would be covered in a typical general plan, covering topics such as coastal access. The City of Point Arena defines its LCP within the Coastal Element of the General Plan. In that element, the City identifies that the LCP is a combined document that incorporates its General Plan (excluding the Housing Element) and subsequent Zoning Ordinances (and associated maps). In addition to providing the legal definition of the LCP, the Coastal Element focuses on the following topic areas: public access, recreation, marine environment, Environmentally Sensitive Habitat Areas (ESHA), agricultural lands and locating new development.

The policies and programs in the Coastal Element ESHAs and Agricultural Lands sections can limit the location of new residential development through exclusions or buffers. The policies and programs under the Locating New Development section set limitations on when and under what conditions certain areas can develop. The entire LCP is administered by the City with CCC oversight. The City is responsible for issuing Coastal Development Permits on a wide variety of uses; however, decisions within the appeal area can be appealed to the CCC.

Because the City is located entirely within the Coastal Zone, when 3 or more dwelling units, occupied by lower- or moderate-income households, are either demolished or converted to a non-residential use that is neither a “coastal dependent” nor “coastal related” use (as defined in Public Resources Code Sec. 30101), they must be replaced with low- or moderate-income dwelling units, within 3 years of commencement of demolition (GC §65590 (b)). In order to comply with the requirement, as well as preserve housing units within the community, the City will amend the Zoning Ordinance; Policy 1-3, program 1-3.7) for details.

Although the Coastal Development Permit process does add a level of complexity and expense to development proposals, the LCP and Coastal Element themselves do not constrain residential development to the point where it becomes impractical, infeasible or impossible. In the “Locating New Development” section of the Coastal Element the City of Point Arena estimates that it would take more than four hundred years at the existing rate of growth to fully build out according to the adopted General Plan.

The Point Arena Local Coastal Program was accepted by the CCC in 2006, including revisions to the General Plan, Land Use Diagram and other General Plan maps, Ordinance 179 (Zoning Ordinance and Zoning Maps) and Ordinance 166 (Second Dwelling Units).

Land Use Controls

Land use is controlled by the Point Arena Land Use and Development Element (which is a component of the Point Arena General Plan), local zoning codes (which must be consistent with General Plan) and the subdivision ordinance. Land use designations identify the location, density, and development type for different City areas. The Zoning Ordinance defines the type of development and the development standards for specific residential uses on property throughout the City.

In addition to the restrictions specified in the land use classifications and the zoning classifications, the Point Arena General Plan contains provisions for the requirement of open space in new Planned Residential Developments of 10 acres or more, and an "Opportunities and Constraints Map," the purpose of which is the protection and preservation of open space, creeks and stream beds, riparian areas, natural habitats, view corridors and view areas, and to provide seismic safety provisions.

Site Development and Architectural Review

Requirements for Site Development and Architectural Review are contained within the Zoning Ordinance, Section 5.15, intended to minimize visual impacts of development and to preserve the rural, natural beauty and coastal character of Point Arena. The review applies to the rehabilitation of the exterior of existing structures as well as to new structures. Included in the review is determination of conformity to specified design criteria, including the use of color and form that are deemed to be compatible with the natural surroundings. Any single-family residence may be subject to this review and multi-unit structures are subject to this review. The review, which is conducted by the Design Review Board (appointed by the City Council) at a public hearing, adds to the time it takes to issue permits

for projects subject to the review. The CCC must also approve all projects within the appeal zone that are reviewed under this provision.

Additionally, Zoning Ordinance Section 5.15 establishes floor area limitations for residential development of 2,000 square feet for single-family units and 4,000 square feet for Multiple-family buildings, beyond which the units *“shall be considered out of scale with the community unless they are designed and situated in such a way that their bulk is not obtrusive”*. This provision may negatively impact the development of multiple-family projects due to economies of scale.

Provisions for the preservation of historic buildings are set out in the Zoning Ordinance, Section 5.16. The ordinance contains a listing of 18 buildings on or near Main Street that are included in the Main Street Historic Commercial District, which are also listed in the National Register of Historic Places. While some of these historic structures may be ideal locations for live/work space, the cost of maintaining the integrity and preservation of these structures could be prohibitive in terms of providing low or moderate rent alternatives.

The requirements and restrictions described above are intended to preserve and protect the historic, rural, coastal character and natural habitat of the community, however these restrictions may also preclude construction or rehabilitation of houses on some sites and increase the cost of new residential development on vacant land.

Planned Residential Development

The Planned Residential Development (PRD) process, described in the City’s Zoning Ordinance, is an “overlay” zoning technique intended to provide greater flexibility in application of development standards and to *“encourage innovative mixtures of permissible land uses, building types, and site layouts.”* (Point Arena GP, Section III. Land Use) The PRD process applies to all parcels that are either 10 acres or greater or where two or more contiguous parcels under one ownership are cumulatively greater than 10 acres and that are zoned SR, MR, UR. Additionally, owners of parcels that are less than 10 acres may also use the PRD process.

The PRD requirements are to be applied in conjunction with underlying zoning designation requirements, allowing all permissible uses within the underlying zone. As a requirement of the PRD process, a Comprehensive Development Plan must be prepared.

Comprehensive Development Plans

Comprehensive Development Plans are prepared for all development requiring the use of the PRD process, mixed use development—including live/work units—located within the Commercial zoning district, as well as residential development proposed in the HWC zone.

The City has some flexibility with zoning regulations such as setbacks, building heights, and minimum lot size requirements, if it can be demonstrated that modifications are in the public interest and that coastal resources, including visual resources, will be protected.

Phasing of Hay Annexation Property

The annexation of 156 acres of undeveloped land in 1990 increased the area of Point Arena to approximately 828 acres. This land, which has been used primarily for agricultural purposes, was included in the comprehensive rezoning of Point Arena in 1997. This annexation and rezoning has greatly increased the amount of residential land within the City's boundaries, from very low density to high density.

This annexation, conditionally approved by the CCC, included a "phased" development requirement. Phase I of development includes 13 acres of UR, 3 acres of MR, and 20 acres of SR-1 land. There have been no updates to the Annexation process since the last Housing Element update.

Residential Zoning

There are several zoning classifications within the City of Point Arena that allow various types and densities of residential development. The allowances and regulations for development within each zone are described in the City's Zoning Ordinance, and below in **Table 3.1**.

Residential Zones.

The Zoning Code contains three residential and one resource zone where residential uses are allowed by right (i.e. without a conditional use permit). Multi-family residential uses are permitted by right in the R2 and R3 zones.

- Residential Agriculture (RA-2)
- Suburban Residential-One Acre (SR-1)
- Suburban Residential- Half Acre (SR-1/2)
- Urban Residential (UR)
- Multi-family Residential (MR)

Additional Zones Permitting Residential Uses.

The zoning code contains four zones that permit residential uses with a Conditional Use Permit and/or other specifications.

- Agricultural-Exclusive (AE): one single family unit principally permitted and one accessory dwelling unit conditionally permitted, incidental to the agricultural use of the land, for the residence of the farmer or for employees engaged in agricultural use of land.
- Harbor Commercial (HC): housing units are conditionally permitted, incidental to the principally permitted uses of the zone, for the residence of the owner or manager engaged in commercial use of the land.
- Core Commercial (C): Dwelling units of any type and mixture, including live-work spaces, but excluding mobile home parks and mobile homes, are conditionally permitted.
- Highway Commercial (HWC): Multifamily dwellings of any type or mixture except mobile homes are conditionally permitted. Emergency shelters and transitional housing are principally permitted.

Table 3. 1. Residential Development Standards, Point Arena

Standards	Residential Zoning Districts						
	RA-2	SR-1	SR-1/2	UR	MR	HWC	C
Min. Lot Area	2 acres	1 acre	1/2 acre	8,625 sq. ft.	5,800 sq. ft.	10,000 sq. ft.	None
Max. Density	1 du/2 ac	1 du/ac	1 du/ 1/2 ac	5.05 du/ac	7.5 du/ac	15 du/ac	15 du/ac
Min. Lot Width	250 ft.	125 ft.	125 ft.	60 ft.	60 ft.	100 ft.	None
Max. Lot Depth	750 ft.	375 ft.	375 ft.	180 ft.	180 ft.	100 ft.	None
Setbacks:							
Front	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	None*
Rear	15 ft.	15 ft.	15 ft.	15 ft.	10 ft.	15 ft.	15 ft.
Side	10 ft.	10 ft.	10 ft.	10 ft.	5 ft.	10 ft.	None*
					15% for open space		
Max. Bldg. Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	45 ft.	35 ft.

Source: City of Point Arena Zoning Ordinance and General Plan
 *except where frontage/side is partially in/adjacent to residential zone, same as residential zone's front setback requirements

Parking Requirements

In addition to the above regulations, residential development also needs to provide space for parking. Two off-street parking spaces are required for single- and two-family dwellings located in a residential district and multi-family dwellings with three or more bedrooms located in a residential district. One and one-half off-street parking spaces are required for each multi-family dwelling unit with two or fewer bedrooms located in a residential district. One off-street parking space for each single- or multiple-family dwelling as a secondary use located in a commercial district. A program has been added to the 6th Cycle Housing Element to revisit existing parking regulations for residential development.

Dwelling Unit Types and Zones in which they are Permitted

The current land use and zoning regulations provide for multiple dwelling types, including single family dwellings, manufactured homes, mobile homes, multiple-family units, second units and granny units, live/work units, co-housing, and employee housing. For all parcels greater than 10 acres or if the sum of adjacent parcels under one ownership is greater than 10 acres, a Planned Residential Development permit is required in order to allow flexibility in site design, ensure that open space and natural features are preserved, and to ensure that

proposed large projects are evaluated comprehensively.

Zones Appropriate for Multifamily Development for Lower Income Households Multifamily Residential Zone (MR)

The MR zoning designation is intended to provide suitable land for the development of medium-density apartments or a mixture of residential building types, in order to meet the City's need for a variety of affordable housing types. The maximum residential density for the MR zone is 7.5 units per acre and the maximum residential density is 5.05 dwelling units per acre. The HWC and C zones allow for higher density development that meet HCD's criteria for suitability for low-income housing development. Given that, the City does have sufficient land at appropriate density for affordable housing this cycle.

Highway Commercial Zone (HWC)

The intent of the HWC zone is to promote commercial development requiring maximum exposure along Highway One on larger lots, with ease of access and all parking provided on site. The HWC zone also allows a variety of residential uses, including multifamily and mobile home parks, which both require a conditional use permit. The maximum residential density within the HWC zone is 15 units per acre. The higher density multifamily structures allowed in the HWC zone are intended to encourage lower development costs per unit and increase housing opportunities affordable to persons with lower incomes. Additionally, nursing homes and convalescent hospitals are allowed with a conditional use permit. Emergency shelters and transitional housing are permitted by right within the HWC zone.

A Comprehensive Development Plan is required for all conditionally permitted residential development within the HWC zone. Up to 25% of the area may be used for residential development, on no more than 40% of the lot, and must be situated at the rear of the property. Fifteen percent of the residential project area must be set aside for open space and additionally driving areas, parking, and yard setbacks must also be provided. An exception is made for the mobile home parks which require a minimum lot area of 7,500 square feet and are not restricted to placement on the rear 40% of the property. There is less density with a mobile home park than would be permitted with a multifamily development, however a mobile home park may occupy the entire HWC lot. Residential development regulations are described in greater detail in **Table 3.1** above.

Core Commercial Zone (C)

The C zone also allows for residential development of any type and mixture, except mobile homes, thus providing multifamily and other affordable housing opportunities; as such, it is interpreted that the allowed residential density is the same as Point Arena's densest zone (15 du/ac). However, the primary intent of the C zone is to designate land for the provision of goods and services. Any residential development that would include a mixture of uses on the same parcel, including live/work units, would require a Comprehensive Development Plan.

While affordable housing development is expected in the C zone during the 2014-19 cycle (Seashell Motel) as noted above, at this time there are no affordable housing developments

that have been built in the HWC or C zones.

Accessory Dwelling Units

An *Accessory Dwelling Unit (ADU)* is a separate dwelling unit that is secondary to the main single-family dwelling unit, which may be attached or detached. CHANGES TO State law in 2017 have overridden local ADU requirements, and unless local jurisdictions choose to adopt a new local ordinance that complies with state law, ADUs are principally permitted in all residential zones and must be ministerially approved. To date the City of Point Arena has not adopted an ADU Ordinance, but has begun the public review process and has drafted an ordinance that is currently being reviewed by legal counsel. It is believed the completion of the amendments will straight forward; however, it will still require a comprehensive process that includes the Coastal Commission.

The changing of the Local Coastal Plan in regard to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) has been discussed generally by the council at different times. Proposed zoning amendments would update the zoning code to conform with state Accessory Dwelling Unit (ADU) laws, and would provide new guidance on Vacation Home Rentals to help balance housing and visitor serving uses in light of new ADU regulations.

The updated ADU ordinance draft includes the following:

1. Allows both an ADU and JADU on the same lot.
2. Specifies that new ADU structures are subject to scenic area requirements.
3. Requires annual reporting upon request regarding whether the structure is: rented to a tenant qualifying for low income, moderate income, occupied but not rented, or unoccupied.
4. Includes a deed restriction to ensure JADU is not sold separately from the main structure.

The increased allowance of second and granny units may increase the amount of housing affordable to lower income households within the community. Currently, rental rates range from \$800 to \$1,200 per month for existing second units, these units are most likely affordable to low to moderate income households. Over the past several years, the City has not permitted any ADUs; however, it is likely that with updates to ADU regulations, there will be more awareness of ADU potential and more interest in ADU creation. Programs 1-1.4 and 1-3.1 related to ADU public education and permit streamlining and should assist in the creation of units.

Live-Work Units

According to Point Arena's Zoning Ordinance, a Live-Work unit is "*a studio, workroom or loft, together with a living space including a kitchen and bath, which space is not necessarily divided into separate rooms and is intended for those whose art or craft is conducted in a joint living and working environment*". By allowing this unit type, the residents of the units can find savings in their monthly expenses because they may pay just one rent for their working and living space, rather than having to pay rent for both housing and an additional studio space.

Live-work units are principally permitted in the MR zone and conditionally permitted in the SR1, SR1/2, UR, C, and RA-2 zones.

Co-housing

Co-housing is defined as *“an owner-occupied residential project combining the benefits of private housing with the advantages of communal living whereby each owner has a home, often with a yard, while also co-owning and sharing common spaces and facilities with fellow residents”*. Co-housing allows for reduced housing costs for residents as some of the resources and expenses may be shared. Co-housing is principally permitted in the MR and C zones within Point Arena.

Shared Living/Supportive Housing

In addition to the residential uses listed above, Point Arena allows for Shared Living, which is defined as not more than six persons, from more than one family, living together in one dwelling unit. This residential use is intended to allow for a reduction of living expenses and provide mutual assistance and support, both economically and socially. The City’s Zoning Code allows for Shared Living as a principally permitted use in the MR zone and as a conditionally permitted use in the SR1, SR1½, , and C zones. However, the California Health and Safety Code §1566.3 states that living situations with no more than 6 unrelated persons in one dwelling unit *“...shall be considered a family for the purposes of any law or zoning ordinance...”* and that *“no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility which serves six or fewer persons which is not required of a family dwelling of the same type in the same zone.”* Thus, the City’s Zoning Ordinance is out of compliance with this provision of the Health and Safety Code and needs to be amended to bring it into compliance.

Single Room Occupancy

A single-room occupancy (SRO) unit usually is small, between 200 to 350 square feet. These units provide a valuable source of affordable housing for individuals and can serve as an entry point into the housing market for people who previously experienced homelessness. Many older SROs have been lost due to deterioration, hotel conversions, and demolition. Single room occupancy (SRO) units are not currently allowed in the City; program 1.3-2 has been continued from the 5th Cycle to permit them through a zoning ordinance amendment.

Employee Housing

Allowances for residential unit development also exist for AE and HC zones for purpose of providing housing for the farmers and/or farm employees and visitor serving facilities owners and/or managers, respectively. **Table 3.2** below shows variety of dwelling unit types allowed in the different zoning categories.

Table 3. 2. Zoning for Residential Development, Point Arena

Unit Type	SR1	SR½	UR	MR	AE	RA-2	C	HWC	HC
Single Family	P	P	P	P	P ¹	P	C ²		C ⁴
Shared Living	C	C		P			C ²		
Second Unit	P	P	P	P	P	P	P	P	P

Multifamily				P			C ²	C ³	
Co-housing				P			C ²		
Live/work	C	C	C	P		C	C ²		
Mobile Home	P	P	P		C ¹	P			
Mobile Home Park								C	
Residential Care Facility	C	C	C			C			
Emergency Shelters & Transitional housing							C ²	P	

Source: Point Arena Zoning Ordinance
 Note: P = Principally Permitted C = Conditionally Permitted
 1. Only for use by farmers or farm employees
 2. Mixing of residential uses with other use types requires a Comprehensive Development Plan
 3. Requires a Comprehensive Development Plan
 4. Only for use by owner or manager of a visitor serving facility, i.e. Inn, campground, etc.
 Single room occupancy (SRO) units are not currently allowed in the City; program 1.3-2 has been revised to allow them through a zoning ordinance amendment.

Infrastructure, Water and Sewer Services

The City of Point Arena receives its water from PAWW, a privately owned water company with a single well from Garcia River underflow. Up to 100 acre-feet may be withdrawn annually under existing water rights. PAWW owns and operates the treatment, storage and most of the distribution network within the City. The City of Point Arena owns several water mains that it has installed over the years, with the water company assuming maintenance responsibilities for those lines.

Although the company’s infrastructure is in relatively good shape, water storage and insufficient fire-flow problems were identified in a 2004 report, the Water System Master Plan and Feasibility Analysis. Currently PAWW serves 191 customers. According to recent discussions with the district, they appear able to serve another 487 customers, for a total of 676 water connections. While this is short of the theoretical build out of the City, it is well in excess of both the RHNA allocations and what the historical rate of growth for this area would demand. It should be further noted, that not all zoning classifications are expected to be served by PAWW. The larger AE and SR-1 zone lot sizes permit well water use.

The City-owned sewer system was designed to accommodate 129,000 gallons per day (GPD), dry weather flow. The current summer months’ flow averages 35,000 GPD. According to the Point Arena sanitation department, the system operates roughly at 27% of its capacity, a figure that has not changed significantly over the past few decades.

The extension of roads and utilities for new development would be a condition of approval for any subdivision and the cost would be borne by the developer. Section 5.25 of the zoning ordinance requires that priority for development goes first to developed lots where direct water and sewer connections are available; second, to undeveloped lots where direct water and sewer connections are available; third, to developed lots that require the extension of

sewer and water; fourth, to undeveloped lots that require the extension of sewer and water service. It should be noted that wells and septic are conditionally permitted for residential development on parcels in the SR1 zone along with those parcels greater than one acre in the SR½ zone. SR½ parcels less than one acre must connect to water and sewer. Point Arena's existing water and sewer services are sufficient for the build-out of available parcels, which is far in excess of the City's RHNA allocation of 9 additional units.

Environmental Protection Requirements

In addition to Coastal Act restrictions, there are City policies to limit construction near creek beds and riparian rights-of-way where development might intrude on or adversely affect view corridors, public open space, and natural habitat areas. Grading permits must include measures to protect both the short-term and the long-term interest of the public from harmful erosion, pollution, or unnecessary removal of natural vegetation and soil. Enforcement of environmental protection measures may add to housing construction cost.

Building Codes

Point Arena has a contractual agreement with Mendocino County to conduct building and health inspections for California Building Codes (CBC) compliance and other building State and Federal required regulations. These codes exist to ensure proper safety and health standards are met in all new construction and renovations. The City of Point Arena does not have building codes that supersede or augment the CBC, which potentially could increase the cost to new housing development. Code enforcement is administered on a complaint basis. If violations are found, occupants and owners are provided with information about resources available to assist them with repairing their properties.

Permit Processing

Permit processing has the potential for adding time and cost to housing development projects, depending on their size, location, and complexity. Most new residential construction and some remodeling and retrofit projects in the City of Point Arena require Design Review, and all require a Coastal Development Permit (due to the entire City being located within the Coastal Zone). Design review is conducted by the Design Review Board which is charged with providing recommendations to the Planning Commission. It should be noted that Design Review is only a recommendation and can be overruled or modified by the Planning Commission. Once a design recommendation has been made, the project can be brought to the Planning Commission for a Coastal Development Permit as well as for any other permit that may be required (e.g. a rezoning).

The Coastal Development Permit (CDP) process includes Design Review. The City Council hears the application, makes findings and a CEQA determination and takes action to approve or deny. Once approved, the City is responsible for filing a Notice of Final Action (NOFA) with the CCC.

If approved, building plans may be submitted to Mendocino County Planning and Building Services for review and approval. The County then issues building permits and conducts building inspections.

Processing times for simple projects (requiring only design review and a CDP) that are exempt from the California Environmental Quality Act (CEQA) take approximately 90 days. More complex projects, such as those that necessitate planning permits (e.g. subdivision permit, conditional use permit or rezoning) are subject to more involved CEQA review, and could take up to 180 days if a Negative declaration is required. Projects that require an Environmental Impact Report can easily take more than a year. Once approved by the City of Point Arena, the applicant may submit building plans to the Mendocino County Planning and Building Services. The County typically takes 2-3 weeks to issue building permits.

CEQA

The City, in accordance with State law, also requires the initial study of potential environmental impacts of proposed development projects and the preparation of a negative declaration or environmental impact report (EIR). Pursuant to the Permit Streamlining Act (Government Code § 65920), local jurisdictions are required to process development applications promptly. For projects requiring a negative declaration, the maximum permit processing period is six months, and for projects requiring an EIR, the maximum period is 12 months.

Fees

Table 3.3 shows information from the fee schedule highlighting planning process deposit estimates. Many of the projects in Point Arena are undertaken by County of Mendocino staff; therefore the fees for permit processing are the same adopted rates.

Table 3. 3. Point Arena Fee Schedule, 2019

	Type	Amount
1	Coastal Development Permit-standard	\$2,290.00
2	Environmental Impact Report	cost plus 15%
3	Focused or Single Impact Review	cost plus \$300.00 Adm. Fee
4	Subdivisions:	
	A. Minor	\$2,514.00
	B. Major	4,954.00 + \$190.00 per parcel
5	Lot Line Adjustment	\$794.00 + \$120.00 per parcel >2
6	Reversion to Acreage	\$0.00
7	Use Permit (does not include Coastal Dev. review)	Major: \$3,050.00; Minor: \$1,610.00
	A. Request for Extension	\$770.00
8	Variance Permit	\$1,480.00
9	Encroachment Permit	\$75.00
10	Building Permit Plan Check Fee (not associated with Coastal Dev. Permit)	Proportional to job cost, up to \$4,200.00
11	Engineer's Service	Billed at Cost
12	Annexation Fee	<u>\$5,000 + CEQA fees + BOE fees</u>
13	General Plan/LCP Amendment	\$4,464.00

14	Agenda Mailing	\$15.00 (annually)
15	Requested Mailings (hearing notices)	\$12.00 (annually)
16	Local Coastal Plan (copy)	\$8.00
17	Copies (each page)	\$0.25
18	Building Permit:	
	A. for a typical 2 bedroom house	\$2,300.00
	B. for a typical 3 bedroom house	\$2,800.00
	C. for a typical manufactured home	\$1,500.00
	D. for a typical 10-unit MF structure (2br/1ba units)	\$7,230.00
19	School Impact Fees:	
	A. Residential (per sq. ft.)	\$2.40
	B. Senior Residential (per sq. ft.)	\$0.34
20	PAWW Residential Water Connect Fee	\$64,000.00+
21	Sewer Connect Fee (per residence)	\$4,400
Source: Mendocino County Planning and Building. Building inspections are included in the permit cost. Developers of subdivisions must pay for all improvements within the subdivision including parks, open space, pedestrian over crossings, and other facilities as may be required in the subdivision map and agreement. In addition, the City will impose a one-time fee of \$4,400 per unit for connection to City sewer services. Off-site costs to a developer may include construction of bridges, pedestrian crossings over City streets, and in-lieu fees for required park dedication, and, possibly, school classroom additions/		

Effect of Fees on Housing Costs

Fees of all types add to the final cost of housing in Point Arena. The extent to which they affect housing costs depends greatly on what permits are required and the size and number of units in the development. These variables make it difficult to create a *single citywide* average percentage of housing costs attributable to fees. Instead, seven different fee scenarios are included **Table 3.4** (page 79).

The seven scenarios described below are commonly sought by individuals seeking housing permits. These scenarios are for development costs only and do not factor in the purchase price of vacant land. Other alternatives are possible as well. However, it is readily apparent from Table 3.4 that fees comprise a small portion of housing costs when compared to the overall construction costs for each type of housing unit. Additionally, the fact that fees comprise a higher percentage of costs for multiple family units and manufactured homes does not imply that fees may be excessive; rather, it simply reflects the fact that the cost per unit of these types of dwelling units is lower, making the fees (equivalent or lower as compared to single family units) a higher percentage of the total cost of development.

Non-Governmental Constraints

Non-governmental constraints are those that limit the availability of affordable housing and over which local government has little or no control. These constraints, some of which are discussed in more detail include: price of land, construction costs and financing.

Land Prices

On the Mendocino County Coast, lot prices vary substantially depending on location but, as a rule, are significantly higher than inland properties. Non-ocean view, in-town lots are often half the price of those with an ocean view. Compared to other Mendocino Coast communities, land prices in the Point Arena area are lower than in the towns nearest to it—Gualala to the south and Mendocino and Fort Bragg to the north. This is due in large part to the fact that most of the developable land in Point Arena does not front the ocean. Summer 2019 Zillow listings of undeveloped land runs from \$240-\$300 per square foot. Median value of owner-occupied housing units is \$523,000, with 43% of housing stock in the \$500,00-\$1,000,000 range. Another challenge of current land costs is large parcel sizes. The Multifamily Residential Zone allows parcels as small as 5,800 and the Urban Residential Zone's minimum parcel size is 8,625. High land costs result in development costs for single family homes, as lots are required to be larger than typical city lots. In addition, existing vacant lots tend to be relatively large; only two vacant lots are under 6,500 square feet, and both are zoned Commercial Core. The majority of Multifamily Residential lots run between 9,500 and 17,000 square feet.

Construction Costs

Construction costs exhibit a high degree of variability depending on the type of amenities included. Custom homes are generally more expensive than tract home development. According to North Coast Builders Exchange, the average cost for housing development is \$200 per square foot for single family units and \$150 per square foot for multiple family units. Terra Partners, an affordable-housing developer in Sonoma County estimates that it can build more inexpensive single family units ranging from \$100 to \$120 by reducing the number of amenities and using lower-cost building materials. Utilizing self-help programs, which require the future homeowner to help build the house, single-family unit construction costs can be reduced to \$90 to \$110 per square foot.

Multiple family units using Low-Income Housing Tax Credit Program financing can range from \$130 to \$170 and higher per square foot. Furthermore, larger developments or higher-density projects can reduce the per-unit cost of construction due to economies of scale. One tool that can lessen the cost of affordable housing is to use redevelopment funds to write down the cost of land, cover connection fees or aid in construction.

The City also permits manufactured homes on single-family lots with a foundation. These units are approved ministerially in accordance with GC §65852.3. In the past, the City has permitted approximately one or two a year. At an average of \$81,683 for a standard city lot (roughly 8,000 square feet) and manufactured home prices ranging between \$96,000 and \$120,000, these units could cost roughly \$200,000 before fees at minimum.

City on/off site improvements requirements

On/Off-site improvement standards establish infrastructure or site requirements to support new residential development such as streets, sidewalks, water and sewer, drainage, curbs

and gutters, street signs, park dedications, utility easements and landscaping: City requirements described below.

SEWER - All buildings inhabited or for human use must be connected to sewage system within 90 days from completion, if said buildings are within 100 feet of the system, or if said buildings are on a parcel less than one acre in size within 100 feet of the system, subject to PAMC 13.05.190. [Ord. 160 § 2.02, 1996; Ord. 143 § 2.02, 1991.] No building, industrial facility, or other structure shall be occupied until the owner of the premises has complied with all rules and regulations of the city. [Ord. 160 § 2.06, 1996; Ord. 143 § 2.06, 1991.]

On or after the effective date of the ordinance codified in this chapter the owner of any private sewer system shall maintain such system in a safe and sanitary manner at all times. The owners of said systems may continue the operation of said private sewer systems, at no expense to the city, subject to the following conditions:

(1) At the time of sale of any property utilizing a private septic system with main buildings located within 100 feet of the city sewerage system, or with buildings situated on a parcel that is less than one acre in size and located within 100 feet of the system, shall be required to abandon the use an existing private septic system and shall then be required to connect to the city' sewerage system.

(2) At the time of sale of any property utilizing private septic systems not subject to 100 feet requirement of subsection (1) of this section shall be tested and pumped. Evidence of testing and pumping shall be furnished to the city and to the Mendocino County health department. [Ord. 160 § 2.08, 1996; Ord. 143 § 2.08, 1991.]

FIRE - The city council of the city of Point Arena does hereby adopt the State Responsibility Area Fire Safe Regulations. [Res. 03-99, 1999.]

DRAINAGE - Drainage improvements shall be designed to meet the city's standard specifications and any requirements of the city's engineer. Drainage improvements for runoff and on-site retention shall be engineered to minimize erosion with low impact development (LID) measures such as natural bottom detention and retention facilities. Design features shall include vegetating slopes and minimal use of artificial slopes. Improvements shall be constructed in accordance with approved plans and specifications. [Ord. 214 § 1, 2012]

SIDEWALKS - The City is requiring sidewalk construction throughout the community with new construction.

Financing Availability

Financing can impact sales prices or rental payments in several ways. First is the construction loan interest rate. Developers pass on the cost of carrying construction loans, (usually equal to or one point above the prime rate) to the consumer in the form of a higher selling price. The second way interest rates affect the prospective buyer or renter is the rate charged for a long-term mortgage, usually over 30 years. The ability of a person to obtain a home mortgage depends on many factors, such as lending standards and interest rates. These factors vary over time and depend on economic conditions at the state and national level. Local economic conditions in Point Arena have little to no bearing on a person's ability

to obtain a home mortgage. The local housing market has rebounded in Point Arena from its low point post-recession, and homes continue to be bought and sold at a steady rate. This indicates that moderate- and above-moderate income homebuyers are successfully obtaining mortgages.

Table 3. 4
Fees as a Percentage of Total Development Costs

Costs	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7
County Building Permit Fees	1,500	2,300	2,800	2,800	2,800	2,800	3,990
Coastal Development Permit	2,290	2,290	2,290	2,290	2,290	2,290	2,290
Use Permit	0	0	0		0	0	3050
General Plan / LCP Amendment	0	0	0	4,464	0	4,464	0
Minor Subdivision / Major Subdivision ¹	0	0	0	0	2,514	6,854	0
Environmental Impact Report	0	0	0	0	0	20,000	20,000
Water Works Connection	2,000	2,000	2,000	2,000	2,000	2,000	20,000
City Sewer Connection	2,000	2,000	2,000	2,000	2,000	2,000	20,000
School District Impact Fees	3,840	2,880	3,840	3,840	3,840	3,840	10,672
Miscellaneous City Permit Fees ²	135	135	135	135	135	135	135
<i>Development Costs</i> ^{3 4}	<i>98,000</i>	<i>240,000</i>	<i>320,000</i>	<i>320,000</i>	<i>320,000</i>	<i>320,000</i>	<i>720,000</i>
Subtotal Fees/Exactions	11,765	11,605	13,265	17,529	15,579	44,383	80,137
Total Costs	109,765	251,605	330,925	337,529	335,579	364,383	800,137
FEES AS % OF HOUSING COST	10%	4.6%	4%	5%	4.6%	12%	10%
¹ Includes \$190 per parcel fee for major subdivisions. ² Encroachment Permit, City of Point Arena Plan Check Fee, mailing and copy fees. ³ Manufactured Home costs courtesy of B&C Manufactured Home Sales, Ukiah. Manufactured Home costs generally range between \$60 and \$75 per square foot. Optional and luxury amenities can raise the cost to \$90 per square foot. The total also includes a \$2000 CHP escort fee that is included with the final cost billed to the customer. ⁴ Building costs are based on 2009 Building Industry Association figures of \$200 per square foot for single family, \$150 per square foot for multiple family construction.							

Housing Fee Scenarios

1. Manufactured home (3bed/2bath) placed on vacant land and **no other** planning permits are required.
2. Single Family Unit (2bed/1bath) with no planning permits required.
3. Single Family Unit (3bed/2bath) with no planning permits required.
4. Single Family Unit (3bed/2bath) requiring a General Plan Amendment.
5. Single Family Unit (3bed/2bath) in a four-unit minor subdivision with no General Plan or LCP Amendment required.
6. Single Family Unit (3bed/2bath) in a ten-unit major subdivision requiring a General Plan Amendment and EIR.
7. A ten-unit multiple family unit in (2br/1ba) requiring a use permit, Coastal Development Permit, and EIR.

Analysis of “At-Risk” Housing Units

The following analysis of Point Arena housing units that have been financed in some manner with loans or grants from public sources and carry some income eligibility restrictions has been prepared pursuant to GC §65583. Units that were financed for the purpose providing housing affordable to low- to moderate-income households are identified and discussed in this section. The purpose is to identify units that may be "at risk" of converting to market rents or resale prices due to the termination of restrictions that kept the units available to low income individuals.

Housing Units Subject to “At Risk” Analysis

The following inventory includes units that have some form of government assistance attached and that may “convert” within the next five years, i.e., lose rent controls and other restrictions that may have been imposed at one time to assure availability to low-moderate income persons:

Existing Units:

- 1) Point Arena Village: 26 units low-moderate income housing constructed in 1990 with Rural Housing Service assistance.

Status: All units are designated for rental to eligible low/moderate income tenants, including those with Section 8 housing vouchers. The nonprofit management agency for the complex (CBM Management, Auburn, CA) will maintain, **indefinitely**, all the units for low/moderate income tenants.

- 2) No single-family units were constructed with loans from the City’s CDBG revolving loan funds (2009-2014).

There is a 35 year Loan period and resale restrictions for financed structures. Existing owners may sell before loan is paid off with 90-day written notice to City of intent to sell. The housing unit would then be sold to another creditworthy low income individual or family, who must occupy the home as their primary residence.

Conclusions:

No new price-restricted affordable housing units were constructed between 2014 and 2019. Additionally, no existing affordable units are at risk of conversion to market status.

SECTION FOUR: PREVIOUS PROGRAM EVALUATION

The following section discusses progress on 5th Cycle Implementation Programs to date. Many of the programs related to coordination between staff and local developers and residents has been undertaken; however, many of last Cycle's programs reference creation of education materials related to development capacity of vacant lands, housing assistance programs, and energy conservation techniques, none of which have been created to date. Staff plans to apply for SB2 funds to assist with the creation and distribution of these materials during the 6th Cycle. As a result of these considerations, 6th Cycle programs have been crafted to reduce required efforts of staff to prepare documents, and instead focus on building upon existing efforts already underway by a variety of Community Organizations and Public Agencies.

In addition, changes related to zoning updates have all been carried over from the 5th Cycle. The City has begun the drafting of an Accessory Dwelling Unit (ADU) Ordinance, which will assist in the creation of housing for low- and moderate-income households in Point Arena. Updates to the Zoning Code (and Land Use Element, if determined to be necessary and appropriate) may also be undertaken with the assistance of SB2 funding.

Evaluation of the 5th Cycle Housing Element

Below is a review of the 2014-19 Point Arena Housing Element. The City reviewed Element programs to determine the progress made. Many of the prior element programs have been carried forward into the 6th Cycle Draft.

Table 4. 1 Previous Program Evaluation

#	Program	Responsibility	Implementation
1.1	Adapt the vacant and underutilized housing inventory into a housing development resource guide with parcel size, zoning regulations, and estimated number of units that could be constructed on each site. Describe available incentives, such as density bonuses, as well as the City’s main affordable and infill housing objectives. Make information available to the public, private and nonprofit developers and County agencies on availability of vacant land developable for all housing types.	CoPA	City staff has coordinated with developers and residents, but no physical materials have been created.
1.2	Work with owners of large vacant or underutilized parcels to facilitate residential development, particularly on those vacant lands near the downtown core area. Make market and funding information (such as Proposition 46 funds) available.	CoPA	This program has been undertaken and will continue to be undertaken on an ongoing basis.
2.1	Work with vacant or underutilized lot owners in the urban core to develop low to moderate income rental units at higher densities (i.e., greater than 7.5 units per acre with applicable density bonuses).Provide property owners with housing information packet including City’s in-fill housing policy, particularly for extremely low- to moderate-income renters, and possible sources of assistance, such as non-profit developers, funding, and Section 8 rental assistance. Post map of prime infill and 2nd unit locations to website and have print copy at city hall.	CoPA	City staff has coordinated with developers and residents, but no physical materials have been created.

#	Program	Responsibility	Implementation
3.1	Promote 2nd units, granny units, manufactured homes on single family lots and live/work units where permitted by informing residents about these housing types and changing City’s Second Unit Ordinance to comply with State regulations.	CoPA	An updated ADU Ordinance is currently going through a public participation process and should be completed within the next two years.
3.1.1	Maintain a list of all properties that have the potential for the addition of granny units, 2nd units, manufactured homes, and/or live/work potential. Post information packet with unit requirements, City application, financial assistance allowances, regulations, and incentives biannually for property owners.	CoPA	No document has been created, but City staff provides information and free pre-application review meetings with the City’s Planner on an inquiry basis.
3.1.2	Implement Ordinance 166, 8.12.1997, which allows for 2nd units to be conditionally permitted in SR ½, SR 1, RA 2, AE & UR zoning districts. A Second Unit may be approved for coastal development permit applications without a hearing in UR, SR & RA zones.	CoPA	An updated ADU Ordinance is currently going through a public participation process and should be completed within the next two years.
3.1.3	Amend Zoning Ordinance to allow live/work spaces and Single Room Occupancy (SRO) units in HWC and C Zoning Districts. Include Transitional and supportive housing as subject to the same zoning regulations apply to similar housing types in the same zone. Amended Zoning Ordinance to comply with Chapter 633, Statutes of 2007 (SB 2) requirements.	CoPA	Not yet undertaken.

#	Program	Responsibility	Implementation
3.2	Promote multifamily unit development and management through developers outreach and permit process monitoring. Continue to access revolving loan fund for small unit financing, where feasible.	CoPA	This program has been undertaken and will continue to be undertaken on an ongoing basis.
3.2.1	Contact for-profit and non-profit affordable multifamily housing developers to disclose potential sites and approval process. Provide prioritized application processing and no-cost pre-application meetings, encourage proposals to property owners and community outreach assistance.	CoPA	This program has been undertaken and will continue to be undertaken on an ongoing basis.
3.2.2	Monitor the Conditional Use Permit (CUP) process for multifamily applications in HWC zone. Evaluate potential CUP process impacts on multifamily applications. If CUP process causes delays, increases cost or reduces supply, adopt mitigations or replace with alternative process.	CoPA	The City is currently coordinating with a developer to create eight new housing units in the Highway Commercial Zone and has diligently worked with the applicants to minimize regulatory barriers.
4.1	Continue to implement the City’s Revolving Loan Fund, including a system for determining amounts and collection procedures for in lieu fees in place of developing low-income housing units, to be used with the inclusionary housing program. Discourage housing unit conversion to other uses by amending Zoning Ordinance requiring one for one replacement of units demolished or converted to a non-residential use, other than “coastal dependent” or “coastal related” uses. Use Housing Fund to supplement development for affordable and special needs.	CoPA	This program has been undertaken and will continue to be undertaken on an ongoing basis.

#	Program	Responsibility	Implementation
5.1	Conduct a visual survey of properties, noting those that appear to be deteriorating from deferred maintenance or from encroaching or adjoining uses that contribute to neglect and deterioration, especially those units with absentee owners. Send information about resources available for improving their properties to all occupants and owners of units identified as being in need of repair.	CoPA	City staff has coordinated with developers and residents, but no physical materials have been created.
5.2	Assemble list of possible financing sources for energy conservation, inspection services, erosion control, financing sources, and other measures designed to keep structures safe, energy efficient, and durable and include in both brochures and online. Encourage rental property owners to apply for low interest rehabilitation loans allowing for rent cap and/or income to preserve housing accessible to low-income households.	CoPA	No physical materials have been created.
5.3	Seek additional Federal, State, and County funding for City rehabilitation loan fund. Apply for available funding with the objective for 5-10 rehabilitation loans in the planning period. Prioritize units in greatest need of rehabilitation, as identified by the housing conditions survey, or by other means of identification.	CoPA	Not yet undertaken.
6.1	Work with Senior Community Services organizations, such as Coastal Seniors, to conduct home safety assessments and assist with obtaining funding for retrofits for safe living environments and preserving housing units. Encourage group housing, particularly senior housing, by working with interested groups to combine efforts to find sponsors and sources of financing.	CoPA	The City coordinates with Coastal Seniors to conduct assessments but Coastal Seniors undertakes assessments.
6.2	Increase housing opportunities for seniors by assisting persons or groups interested in developing senior housing or group housing by identifying suitable sites permissible under zoning ordinance and identify possible sources of financial or technical assistance.	City and Senior Community Service Organizations, such as Coastal Seniors	The City has coordinated with Coastal seniors to identify appropriate sites, including the City-owned Highway Commercial parcel across from City Hall.

#	Program	Responsibility	Implementation
6.3	Improve accessibility for persons with disabilities by: <ul style="list-style-type: none"> • Amending Zoning Ordinance to accommodate persons with disabilities, including code deviations, to comply with 1988 Federal Fair Housing Amendments Act and California’s Fair Employment and Housing Act. • Develop and implement an outreach process for identifying residents with disabilities that need accessibility retrofits and provide them with referrals to resources to assist with constructing the needed upgrades. 	City, and Community Services Organizations	Not yet undertaken.
6.4	Increase housing opportunities for large families of five or more persons by amending Zoning Ordinance to require that planned developments include low and moderate-income units and provide some units for 4+ person households.	City, and Community Services Organizations	Not yet undertaken.
6.5	Monitor homelessness to assure that the needs are being met with available resources. If found that there are increased resources and assistance needs, the City shall work with pertinent County agencies and other support groups within neighboring communities to expand homeless assistance.	City, Community Services Organizations, and Mendocino County Homeless Services Committee	This program has been undertaken and will continue to be undertaken on an ongoing basis.
7.1	Employee Housing- Allowances for residential unit development also exist for AE and HC zones for providing farmworker housing and owners and/or managers of visitor serving facilities, respectively Per EHA, H&SC §§17021.5 and 17021.6., amended 2013.	CoPA	Not yet undertaken.
8.1	Develop Inclusionary Housing Ordinance to include units for low-income households and to meet GC §65590 (d), which requires housing development projects in Coastal Zone to include low-income units. Identify funding for housing development projects that include low-income and multiple-family housing.	CoPA	Not yet undertaken.

#	Program	Responsibility	Implementation
8.2	Encourage low-income unit developers to include at least two extremely low- income household units during plan period. Investigate extremely-low income housing development on vacant, underutilized or abandoned sites, and pursue developers able to carry out such projects. Consider if site is coastal dependent visitor servicing facilities (VSF) and review VSF constraints to housing conversion when reviewing potential sites.	City and Community Services Organizations	The City Manager consistently coordinates with housing developers to request the inclusion of low-income units in housing developments. During this planning period efforts were unsuccessful.
8.3	Inform Point Arena Water Works (PAWW) of water service priority for low income household units, per GC §65589.7. Give low-income housing projects priority for sewer services.	CoPA	This program has been undertaken and will continue to be undertaken on an ongoing basis.
8.4	Continue to allow Shared-Living Facilities in SR with a Conditional Use Permit and as a Principally Permitted Use in MR, for six individuals or fewer, to comply with the California Health and Safety Code §1566.3. Update Municipal Code for Employee Housing Act compliance. Make residential unit development allowances in AE and HC zones for farmworker and VSF owner and/or manager housing. Check Zoning Ordinance for Employee Housing Act compliance, specifically H&SA §§ 17021.5 and 17021.6.	CoPA	This program has been undertaken and will continue to be undertaken on an ongoing basis. The zoning code has not yet been updated.
9.1	Encourage limited equity housing amongst available housing units by providing housing outreach program information and contacting non-profit agencies interested in utilizing available State funds with a goal of developing four limited equity housing units during the plan period. <ul style="list-style-type: none"> • Assist low income persons with rent assistance (i.e., Section 8 vouchers, and low interest loans for owner improvement equity). • Maintain a list of persons interested in and qualified for low-moderate rent housing or work with group or agency that already maintains such a list. 	CoPA	City staff has coordinated with developers and residents, but no physical materials have been created.

#	Program	Responsibility	Implementation
10.1	Post energy efficiency information, to reduce utility costs, along with energy conservation and efficiency resource links on City website. Identify energy conservation measures available to renters and assist with identifying measures to reduce energy and water consumption and/or refer renters to sources, such as PG&E, local “Community Chest”, and North Coast Energy Services (NCES), providing weatherization and other energy and water conservation assistance. Request energy conservation program updates and offers from organizations. Encourage owners to increase insulation, install more efficient appliances, and other utility cost reduction measures. Provide owner’s with City’s revolving loan program and other energy-efficiency retrofit programs information to defray improvement costs.	City and North Coast Energy Services	City staff has coordinated with developers and residents, but no physical materials have been created.
11.1	Encourage construction of new houses in or near downtown core area to reduce the need City utility extension and reduce vehicle miles traveled (VMT) by: <ul style="list-style-type: none"> • Encouraging development projects near or adjacent to the urban core to fund off-site pedestrian and bicycle facilities for non-vehicular access to downtown. • Encouraging development of new clustered or attached housing for efficient land, materials and energy use, and for a more sustainable community. • Permit solar power and water heating, water conservation devices, and energy-saving construction materials. Promote grid-tie solar system use. • Promote energy efficiency measures in new developments such as building siting, energy efficient windows and doors, and drought tolerant landscaping. Review applications for compliance when such provisions are adopted. 	Responsibility: City, PG&E, and North Coast Energy Services	This program has been undertaken and will continue to be undertaken on an ongoing basis.
12.1	Evaluate effect zoning, development standards, permit procedures, and CUP process have on affordable and multi-family housing development and, minimize constraints by amending standards and improving permitting processes. Amend the Zoning Ordinance to remove low-income housing development constraints, assure that a pertinent housing development information, such as allowable uses and densities, are contained in one place for increased clarity.	CoPA	Not yet undertaken.

#	Program	Responsibility	Implementation
13.1	Disseminate housing policy, program, regulation, opportunity and resource information to existing and prospective residents through brochures, newspaper articles, other outreach measures, and other measures electronically on the City’s website. This will include: <ul style="list-style-type: none"> • Preparing housing and energy saving policies and programs brochure, including financing sources, assistance, legal reference concerning discrimination, and disabled and handicapped persons’ rights. • Advertising brochure availability through community outlets, and City and County web sites. • Distributing housing outreach program brochure, with assistance contacts; include the information on the City’s website as well. 	CoPA	Not yet undertaken.
13.2	Prepare and post available housing development sites information and City’s development allowances and regulation policies, for realtors, developers, affordable housing organizations, and County and State agencies, to City’s website.	CoPA	Not yet undertaken.
14.1	Collect annual local housing information, and report to City Council at the presentation on the Annual Housing Report including: <ul style="list-style-type: none"> • sales records of land or structures and affordability levels of new units; • documentation of possible property development; • increased or decreased rental units; • County issued building permits and other information that may be pertinent to keeping track of housing related issues or actions in the surrounding area. 	CoPA	Reports to Council have been undertaken on a period basis but have not been undertaken annually. However, Point Arena’s APRs have consistently been submitted to HCD.

#	Program	Responsibility	Implementation
15.1	<p>With assistance from outside fair housing agencies, the city will continue to offer fair housing services to its residents and property owners. Participate in regional efforts to mitigate impediments to fair housing choice. Services include:</p> <ul style="list-style-type: none"> • Distributing educational materials to property owners, apartment managers, and tenants; • Making public announcements via different media (e.g. newspaper ads and public service announcements at local radio and television channels); • Conducting public presentations with different community groups; • Monitoring and responding to discrimination complaints (i.e. intaking, investigation of complaints, and resolution); and • Referring services to appropriate agencies. 	CoPA	City staff has coordinated with developers and residents, but no physical materials have been created.