

Revised: August 24, 2022

Bella Vista **Inclusionary Housing Plan**

PROPOSAL:

Mendocino County Code requires all residential projects that create two or more residential lots at the subdivision level to be subject to an Inclusionary Housing Ordinance (Mendocino County Code §20.238.). Residential projects that voluntarily comply with State Density Bonus laws are exempted from Mendocino County’s Inclusionary Housing Requirements (Mendocino County Code §20.238.010 (B)).

In this instance, the Bella Vista subdivision utilizes State Density Bonus law by incorporating 39 residential lots that are specifically designated as accessible housing for senior citizens/age-restricted. The proposal also includes a commitment that 10 percent of the balance of the subdivision (non-senior lots), will be restricted to for-sale units for qualifying moderate-income households.

Notably, it is the developer’s commitment to building these units that makes a developer eligible for a density bonus and design concessions from the County; the developer is not required to build more units than is allowed by the zoning district. (Gov. Code, §65915(f).) The developer is also seeking a reduction in development standards, as part of its density bonus. The request for a reduction in development standards is similar to that which was granted for previously approved project; 1) reduced minimum lot size, 2) reduced or eliminated setbacks, 3) permit double frontage lots, 4) permit flag lots, and 5) permit access easements.

Senior Housing

Under State law, a “senior citizen housing” development is restricted to qualifying residents who are 55 years of age or older in a senior citizen housing development that contains at least 35 residential units. The proposed age-restricted lots in the Bella Vista subdivision will be reserved for qualifying buyers who meet the requirements of §51.3 and § 1.12 of the California Civil Code.

Moderate Income Housing

The balance of the subdivision (i.e., the non-age restricted portion), will have a total of 10 percent of the housing units dedicated to buyers who initial qualify as a designated moderate-income household (Gov. Code, §65915(c)(2)).

Upon resale of the moderate-income homes, the seller of the unit shall retain the value of any improvements, the down payment and the seller’s proportionate share of appreciation and the County shall participate in equity sharing as outlined in the Government Code (Gov. Code §65915(c)(2)). The developer is not seeking any financial incentives, fee waivers, reductions in dedications requirements and no public funds are being used to construct the moderate-income units, therefore no additional equity sharing or other regulations apply.

Cottage Details

As noted in the Mendocino County Housing Element Update (2019-2027), the senior population of the County (in this case noted as 65 or older) represents 20 percent of the County’s population or 17,221 persons. Of that, 84 percent of the senior households in the unincorporated County own

their home, while 16 percent are renters. In addition, 3,025 seniors, or approximately 63 percent, live alone in the unincorporated portions of the County.

Senior households may have special housing needs due to fixed or limited incomes, increased health care cost, or physical limitations. Many seniors have limited funds for housing, housing repairs or modifications, or assistance for everyday living. As noted in the Housing Element, because some seniors require proximity to health care or supportive services, priority should be given to housing opportunities in more urbanized areas.

One goal of the Cottages is to cater to this growing demographic that consists of adults that are nearing or at retirement age. Although some individuals remain in their homes throughout retirement, this demographic group is more inclined to “trade down” to smaller homes. Trading down has the effect of creating housing opportunities for younger generations

This type of cottage neighborhood creates a setting in which watchfulness is increased and neighbors are on a first-name basis. Residents take part in a higher level of care and oversight of the grounds and each other, thereby enhancing the sense of security, identity and wellbeing. Because of the shared space and the daily flow of life through the site, nearby neighbors who offer ‘nodding hellos’, or stop to chat on the porch. These casual conversations can eventually grow to caring relationship and a meaningful sense of community, fostering a high quality of life.

The Cottages at Bella Vista will accommodate a variety of lot sizes and contain vehicle, pedestrian and landscape easements, rather than common interest areas. The homes themselves will range from 900 square feet to approximately 1,400 square feet. They will be single story and a maximum of 22' in height. Homes are designed to allow individuals to age in place, with such subtle details as zero thresholds and wider hallways as well as accessible bathrooms, door hardware, etc.

The homes will be placed on their respective lots in a manner to allow all lots access to shared open areas and internal walkways. Parking will be provided on each lot, as well as within the roadway easement. The design of the cottages will make them feel and look like part of the overall project, while also providing for a separate livable community.

The senior housing site itself will be secured, with individual homes around the perimeter of the site and fencing in between them. The site will also feature a vehicle access that is gated, with the main entrance off of Charlie Barra Road (north entrance) to provide access to residents, service vehicles and guests, while the entrance on the south end will accommodate residents only.

The private outdoor areas will be extended just beyond the footprint of the individual homes. These areas will be secured with a small fence and will be large enough to accommodate a private porch. This private area will accommodate individual personal desires, such as an area for a dog or outdoor furniture. Private outdoor areas will be maintained by the individual homeowner.

The shared areas will consist of pedestrian path that runs in an east-west direction, connecting the senior neighborhood to the pedestrian path that is located within the greater Bella Vista project. This path will also connect to the Cottage Park within the senior neighborhood, as well as Neighborhood Park that abuts the senior neighborhood on its eastern border.

Cottage Park will include a pavilion with features designed to encourage socializing among the residents of the senior neighborhood. The pavilion will contain approximately 300 square feet of solid roof area and with flat work (pavement) extending out for an additional 250 square feet.¹ This extension would allow for the pavilion to have both shaded and unshaded active use area to host events and gatherings. The pavilion area will be connected to other improvements within Cottage Park through pedestrian pathways, further expanding the connectivity and usability of the area, beyond the immediate footprint of the pavilion.

The space within the pavilion will have an outdoor ceiling fan, an electric space heater, and lights-all of which will be on timers. Improvements to this space will include columns that are enhanced with stone wainscoting, seating areas incorporated into one side of the perimeter, and a version of privacy slats or wall will be incorporated on another side. A countertop installed on one side of the perimeter will feature a grill. Outdoor furniture will also be present, but not affixed to the ground so that users may move and organize the furniture to accommodate their specific needs. The pavilion will contain partitioned walls, allowing the structure to be opened or closed depending on the users' preference.

The shared spaces will be maintained by the Homeowners Association through a third-party landscape company to ensure plant life survivability, consistency of maintenance and aesthetics preservation.

Moderate Income Housing Details

The moderate-income homes will be built in Phases 3, 4, 5 and 6 as the senior housing units will be constructed within Phase 1 and 2. A minimum of three (3) moderate income homes per phase will be built in Phases 3, 4, and 5, with the balance of the units as necessary to meet the 10% commitment to be constructed in Phase 6. The location of the moderate-income lots will be identified on the Subsequent Final Map for each phase and the residential design and landscaping for the moderate-income units will be established on the Master Building Design Plan and Landscape Plan to be submitted in conjunction with each Subsequent Final Map.

The design of the moderate-income homes will be the same as those elsewhere within the non-age-restricted portion of the project, with street appearance, exterior finishes and structure size mirroring those found within the overall project.

Project Detail	Gardens Gate – As Approved	Bella Vista – As Modified
Number of Total Lots	197	171
Number of Gross Acres	46 Acres	48.8 Acres
Total Density	4.3 Units Per Acre	3.5 Units Per Acre
Smallest Lot	775 Square Feet	3,110 +/- Square Feet

¹ Note: A condition of approval for the Amended Tentative Map requires that: "The Subdivision Improvement Plans for the Senior Neighborhood shall include a covered pavilion within the Cottage Park that is a minimum of 585 square feet in size and includes an outdoor ceiling fan, electric space heater(s), lighting and a counter with a grill. Moveable partitions shall be provided so that the pavilion can be enclosed in inclement weather."

Largest Lot	20,104 square Feet	18,088 Square Feet
Parkland Dedication	2.31 Acres	2.82 Acres
Private Common Area	0 Acres	0.24 Acres
Total Open Space Areas	2.31 Acres	3.03 Acres
Parkland Improvements	Baseball/Soccer Field Picnic Tables Play Structure Walking Path Trees and Landscaping	Youth Sports Field Picnic Tables Play Structure Walking Path Trees and Landscaping
Total Impervious Surface Area (ROW, Sidewalks & Alleys)	10.6 Acres	8.3 Acres
Access Points from South State Street	2	2
Future Connectivity to the South	5	2
Compliance with IHO	State Density Bonus Law	State Density Bonus Law
Type of SDBL Housing Units	36 Moderate Income Units	39 Age Restricted Units and 10% of traditional lots dedicated to Moderate Income buyers.
Overall Housing Dedicated to SDBL Compliance	18 Percent	30 Percent
Reduction in Development Standards:	<ol style="list-style-type: none"> 1. Reduced minimum lot sizes. 2. Reduced or eliminate setbacks. 3. Permit double frontage lots. 4. Permit Flag lots. 	<ol style="list-style-type: none"> 1. Reduced minimum lot sizes. 2. Reduced or eliminate setbacks. 3. Permit double frontage lots 4. Permit Flag lots 5. Permit Access Easements 6. Modify standards for fencing on street frontages

General Plan and Ukiah Valley Area Plan

The Housing Element of the Mendocino County General Plan calls for the development of housing, including Policies and Actions that are specific to seniors:

POLICY 3.1 Encourage the development of an adequate supply of housing and range of housing densities and types to meet the diverse needs of County residents.

- Action 3.1a Work with developers to include a variety of housing types, such as smaller single-family homes, second units, duplexes, and multi-family units, including rental units for lower-income large families and developments exceeding ten residential units, during pre-subdivision consultation and through the Inclusionary Housing development planning process. Consider development incentives such as reduced setbacks, density bonuses, fee assistance, etc.
- Action 3.1b Evaluate the potential for reduced lot sizes or increased residential densities on land classified Rural Community, Mixed Use, Suburban Residential, and Commercial.

- Action 3.5c Provide priority processing by County staff and hearing boards for affordable housing units or special needs housing or supporting infrastructure.

POLICY 4.3 Encourage a range of housing types to address the housing needs of the County’s special needs populations, such as seniors, single-parent families, large families, individuals with disabilities, the homeless, Native Americans, and farmworkers.

- Action 4.3: Recognize that the County’s aging population will require affordable housing in areas that have access to senior citizen appropriate services. Remote rural communities cannot presently provide adequate services to meet the special needs of senior citizens.

The Ukiah Valley Area Plan calls for the development of housing, including the following Goals and Policies that are specific to seniors:

Goal LU.1: Create compact, mixed-use, and well-balanced communities that can achieve this plan’s principles of sustainability.

- Policy: LU 1.1: Promote development and building practices that support healthy communities.
- Policy LU1.3: Promote suitable located housing and services for a range of ages and incomes within the Ukiah Valley.
- Policy LU 1.3d: Diversified Neighborhoods. Encourage the development of well-integrated neighborhoods of single-family and multi-family homes that include owner-occupied and rental housing units in single use and mixed-use environments, with a range of densities and affordability levels.
- Policy LU 1.3e: Residential Areas. Allow residential development in a variety of locations that offer a range of housing densities and housing types.