

Attachment 8
Public Comment

From: [Ahha HumCo](#)
To: [Acevedo, Megan](#); [Planning Clerk](#); [Damico, Tracy](#)
Subject: Letter to Planning Commissioners for THV & EHV draft ordinance workshop today
Date: Monday, May 13, 2024 10:28:05 AM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Public comment. Thank you,

Note of Thanks and encouragement for your work on THV & EHV Draft Ordinance



Ahha HumCo <ahha.humco@gmail.com>

to skavdalz11, hrh707, noah, lhpcp.qiriaz, sregon, ljm3142000, srhawest, Nayeli



(My apologies for previously sent email that was incomplete and inadvertently sent)

Dear Humboldt County Planning Commissioners,

First, I want to express my appreciation for your thoughtful, sincere participation in the Public Hearing/V responses to the presentation and the public comments were very encouraging and resulted in a good this ordinance will actually address the intentions or goals expressed in the Housing Element. Will the c unhoused that can be accomplished by communities in Humboldt?

The tiny house village provides a path forward to transitional and affordable housing within the grasp of provide these pathways into stable living opportunities for the most vulnerable? What is needed to simi homelessness; stewards who reside there and have previously vested time in development of the villag sustainable housing paradigm that can improve the quality of life for everyone. These offer a bottom up individual and the city and/or county like Dignity Village, Opportunity Village, Occupy Madison and so r

I encourage you to review a few pages in the following sections of the Humboldt County General Plan Humboldt:

8.7.9. Special Populations: Homeless Persons, Page 14 & 15
Nomadic Households, Page 16

8.8.5 Housing Characteristics: Housing Costs, Page 20

8.8.9 Housing for Special Populations: Homeless Persons, etc. Page 32 -37

-- AHHA-Affordable Homeless Housing Alternatives

From: [Ahha HumCo](#)
To: skavdalz11@gmail.com; hrh707@outlook.com; noah@landwaterconsulting.com; lhpc.qirazi@pridethebus.com; sregon@aol.com; ljm3142000@gmail.com; srhawest@gmail.com
Cc: [Acevedo, Megan](#); [Planning Clerk](#); [Damico, Tracy](#); [Veronica Herman](#); [Nayeli Ramirez](#)
Subject: Tiny House Villages and Emergency Tiny House Villages Draft Ordinances
Date: Wednesday, June 19, 2024 5:22:24 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Dear Planning Commissioners,

There is not much time left to get this email into the county so that it may be included in your Agenda. I want to ask that you seriously consider tabling the emergency tiny house village draft ordinance at this time. I think that including both Tiny House Villages and Emergency Tiny House Villages in the same discussion has led to a push to pass the ordinances far too quickly. Perhaps the Tiny House Villages Draft Ordinance is much easier for the Commissioners to assess as it does not seem to have level of restrictions that the Emergency Tiny House Village Draft Ordinance does; thus I am the commissioners to table the Emergency Tiny House Villages Draft Ordinance at this time and take the time to get this right.

The emergency tiny house village provides a path forward to transitional and affordable housing within the grasp of a local community because it involves the community. What needs to be included in the ordinance to ensure it will provide these pathways into stable living opportunities for the most vulnerable? What is needed to simultaneously create an atmosphere where the village is organized and managed by stewards with the lived experience of homelessness; stewards who reside there and have previously vested time in development of the village? How do we ensure residents are centered in participatory, democratic decision-making for an accessible and sustainable housing paradigm that can improve the quality of life for everyone. These offer a bottom up approach to the provision of shelter that is economically, socially, and environmentally sustainable both for the individual and the city and/or county like Dignity Village, Opportunity Village, Occupy Madison and so many other inspiring projects across the country.

We need to make sure the County can implement affordable, attainable transitional villages and housing opportunities for those who are very low and acutely low income by the definitions above. Provisions must be included that elevate and honor the efforts of community-based organizations, mutual aid, smaller and nontraditional nonprofits, like AHHA. The County needs to be proactive in facilitating projects, seeking funding, and eliminating barriers wherever possible to alternative energies and progressive ways of making village living cost effective, sustainable and doable for our Humboldt communities.

I am concerned that the Planning Department may want to hurry this ordinance along, but I think that would be a serious mistake. We really need to talk about what it means for a community to have a stable setting, a village, where previously unhoused residents play a significant role in community development, while thriving and connecting to the community at large. And how this can be feasibly accomplished in light of costs and consequences. And how do we distinguish what will work best for the array of humans we have needing shelter and housing and community connection?

We have a wonderful opportunity here to work together and foster collaborations among a variety of interested parties: individuals and organizations as well as the County. It certainly behooves us to do so since we will be held to account for what we can accomplish but, more importantly, people will have safe, warm dry places to call home and thrive. At the same time, the extreme financial costs to our systems of healthcare, law enforcement/criminal justice, and the environment will be seriously diminished. Definitely a Win-Win.

I am looking forward to more conversation on the Emergency Tiny House Villages Ordinance with a specific intent to make it a useful tool for our Humboldt County communities as every community needs a Tiny House Village option. And it takes a village to make it happen. As it is now written, what is proposed will not serve this purpose. Please, let's keep working on this to truly make it something we can be implemented on a county-wide scale.

Thank you for your time, attention and the hard work you do on behalf of Humboldt County!

With Appreciation and Respect,

Nezzie Wade

--

Nezzie Wade

She/Her/Hers

AHHA Board President

Affordable Homeless Housing Alternatives, Inc.

Cell: (707) 267-4035

Email: ahha.humco@gmail.com

Website: ahha-humco.org

PO Box 3794

Eureka, CA 95502

From: [Sandra](#)
To: [Planning Clerk](#)
Subject: Public Comment on Tiny House Village & Emergency Housing Village Draft Ordinances for June 27th meeting of Planning Commission.
Date: Thursday, June 20, 2024 12:30:18 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

NOTE:

Please include as Public Comment on Tiny House Village and Emergency Housing Village Draft Ordinances for June 27, 2024 meeting of Planning Commission (in agenda if still possible) Thanks!

Dear Planning Commission,

REQUESTS TO PLANNING COMMISSION

(Based on viewing most recent update of Tiny House Village and Emergency Housing Village Draft Ordinances for June 27, 2024 Planning Commission Meeting)

- 1. I am writing to urge the Planning Commission to vote to approve the Tiny House Village ordinance.**
- 2. BUT I am also writing to VERY URGENTLY request that you postpone consideration of the Emergency Housing Village and Alternative Lodge Park ordinances!**

Why!

I am convinced that the Emergency Housing Ordinance and Alternative Lodge Park ordinances have the potential to be historic game changers in Humboldt County decade's long efforts to rise to the community challenge of homelessness.

(From the perspective of someone who produced a community affairs television program at KEET on local homelessness back in 1989, the ordinances fuel my enthusiasm for the opportunity before us as historically significant.)

I believe it would be a grave mistake to push forward and thus fail to give these important ordinances the time and attention needed to ensure that they can live up to their potential by achieving breakthroughs that can create both immediate homeless solutions and long-lasting homeless solutions to the Shelter Gap that the Housing Element and Shelter Crisis Declaration are intended to address - because the shelter gap leaves a significant number of people outside at risk to their life and safety.

But this opportunity to achieve breakthroughs would be lost if we push forward to approve the ordinances when more time is required to attain information and answers that are needed.

And just as necessary, time is needed to obtain answers so that these important ordinances can achieve their basic objectives - which is in doubt if we shortchange the process required to resolve issues.

I understand the desire to complete the process as soon as possible. But, in the long run, it will be a time-saver by ensuring unresolved issues are solved so that the ordinances can serve as the resources they're intended to be - empowered by the Housing Element and Shelter Crisis

declaration - to remove barriers that otherwise impede or even prevent homeless providers from providing emergency and transitional homeless services desperately needed by our neighbors outside.

Sounds like a lofty mission. But here is concrete proof of possibilities that can be put into effect by taking time to work together to develop ways that an innovative solution such as Opportunity Village - that succeeds elsewhere can serve as a model and resource for local efforts. We can apply lessons learned from its successes to our ordinances to expand opportunities for more organizations to adopt their approaches. (Translation - adjustments are needed in the ordinances to be able to achieve similar cost savings and other benefits of the program.)

This first chart documents the cost savings of the Opportunity Village model - which consequently expands the number of homeless providers who can then afford to create shelter options not yet available.

COST-EFFECTIVE		
OPPORTUNITY VILLAGE	Originally*	Adjusted for Inflation**
Capital Cost:	\$98,475 2013	\$132,542 2024
In-kind donations	\$114,210 2013	\$153,721 2024
Per Unit	\$3,395 2013	\$4,569 2024
Annual Operating	\$30,000 2016	\$39,192 2024
Annual Personnel	\$15,000 2016	\$19,596 2024
* https://www.squareonevillages.org/opportunity-faq ** Using https://www.usinflationcalculator.com/		

And this second chart leaves no doubt of the dire need in our community for more shelter.

<h2 style="text-align: center;">Humboldt Neighbors Without Homes</h2>					
<p style="font-size: 1.2em; font-weight: bold; color: #fff;">1656 Homeless</p> <p style="font-size: 0.8em; font-weight: bold; color: #fff;">Latest Point-in-Time Count (2022)</p> <p style="font-size: 0.7em; color: #00aaff; text-decoration: underline;"> https://humboldtgov.org/DocumentCenter/View/107776/20220621---HHHC-Point-in-Time-Count-2022 </p> <p style="font-size: 0.8em; font-weight: bold; color: #fff;">135,010 - Humboldt County Population Estimate 2022</p> <p style="font-size: 0.7em; color: #00aaff; text-decoration: underline;"> https://censusreporter.org/profiles/05000US06023-humboldt-county-ca/ </p>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="font-size: 1.1em; font-weight: bold;">Over 1% of Humboldt Residents are Homeless</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="text-align: center;"> <u>1656 Homeless(2022)</u> 135,010 Population (2022) = 1.2% </p> </div> <p style="font-size: 0.8em;">Will be updated when 2024 PIT available (Always an undercount)</p>				
<p style="font-size: 1.2em; font-weight: bold; color: #fff;">Average Age of Death of Unhoused Neighbors</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; font-size: 1.2em; font-weight: bold;">51.3</td> <td>Humboldt Coroner's "Homeless Death" Logs Mid 2018 - 2022</td> </tr> <tr> <td style="text-align: center; font-size: 1.2em; font-weight: bold;">48.3</td> <td>Humboldt Coroner's "Homeless Death" Logs 2023</td> </tr> </table>	51.3	Humboldt Coroner's "Homeless Death" Logs Mid 2018 - 2022	48.3	Humboldt Coroner's "Homeless Death" Logs 2023
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48.3	Humboldt Coroner's "Homeless Death" Logs 2023				
<p style="font-size: 1.2em; font-weight: bold; color: #fff;">Average Number of Years Lost to Homelessness</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; font-size: 1.2em; font-weight: bold;">26.4</td> <td>For 2018-2022 Based on Average US Life Expectancy of 77.7 (Average CDC 2018-2022)</td> </tr> <tr> <td></td> <td>Average Life Expectancy Not yet available for 2023- CDC</td> </tr> </table>	26.4	For 2018-2022 Based on Average US Life Expectancy of 77.7 (Average CDC 2018-2022)		Average Life Expectancy Not yet available for 2023- CDC
26.4	For 2018-2022 Based on Average US Life Expectancy of 77.7 (Average CDC 2018-2022)				
	Average Life Expectancy Not yet available for 2023- CDC				
<p style="font-size: 1.2em; font-weight: bold; color: #fff;">Homeless Students in Humboldt County</p>	<p style="font-size: 2em; font-weight: bold; color: #00aaff;">1,571</p> <p style="font-size: 0.8em;">students in Humboldt County schools identified as homeless during school year (SY) 2017/2018</p> <p style="font-size: 0.7em; color: #00aaff; text-decoration: underline;"> https://hcoe.org/wp-content/uploads/HomelessStudentDashboardSY2017-2018.pdf /will be updated soon </p>				

And the short 8 minute PBS video illustrates the profound difference Opportunity Village makes in lives of their residences.

<https://www.pbs.org/video/religion-and-ethics-newsweekly-tiny-houses-homeless>



A place to be safe, regroup, and move forward - not only to jobs, but marriage, and permanent housing. By fostering family-community relationships which then provide the support needed to make important life changes.

I am also convinced that together now we have exactly the right team to achieve this challenging mission. The current Planning Commission has already demonstrated courage and vision in its approach to innovative shelter options such as the Safe Parking - Safe Shelter Program.

And the staff at the Planning and Building Department - Megan Acevedo and Elizabeth Schatz - have organized very effective workshops at which time they demonstrated a genuine commitment and capacity to encourage public participation - and then inputted public feedback into the draft documents.

I appreciate this opportunity to raise concerns and urge remedies - based on conviction we are at a time when we have to maximize the potential of our resources - such as the Tiny House Village ordinances - to their highest level to achieve homeless solutions because so many of our neighbors outside need us to collaborate with them and others to achieve breakthroughs.

Thank you for your time.

Sandra Warshaw

I am a community member who is aligned with AHHA's vision and mission that Humboldt County has the heart and ingenuity and capacity to rise to the challenge of homelessness by joining together as a community.

From: Ahha HumCo
To: hrh707@outlook.com; lhpc.qirazi@pridethebus.com; tjm3142000@gmail.com; noah@landwaterconsulting.com; skavdalz11@gmail.com; sregon@aol.com; srhawest@gmail.com
Cc: [Acevedo, Megan](#); [Naveli Ramirez](#); [Veronica Herman](#); [Planning Clerk](#); [Damico, Tracy](#)
Subject: Re: Tiny House Villages and Emergency Tiny House Villages Draft Ordinances
Date: Friday, June 21, 2024 7:08:33 AM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Please include this in the record for Public Comment by on the Tiny House Villages and Emergency Tiny Housing Villages.

Dear Planning Commissioners,
Please listen to or read this article as it is an excellent explanation of a vision we can implement in Humboldt.

https://shelterforce.org/2024/04/05/why-combining-community-land-trusts-and-limited-equity-cooperatives-benefits-residents/?fbclid=IwZXh0bgNhZW0CMTEAAR0MpuQumOkbpYvbYjKSlejA5oqGN_C3GW0WAt6tTfwYBmjsENf4Rsm94_aem_ZmFrZWR1bW15MTZieXRlcw

Thank you for your hard work. We need a continuum of housing that can stay affordable. The emergency tiny house village is an entry level opportunity for people to transition out of homelessness and into the kind of continuum represented here that can bring them through or to home ownership.

AHHA-Affordable Homeless Housing Alternatives

Nezzie Wade
707-267-4035

On Wed, Jun 19, 2024 at 5:22 PM Ahha HumCo <ahha.humco@gmail.com> wrote:

Dear Planning Commissioners,

There is not much time left to get this email into the county so that it may be included in your Agenda. I want to ask that you seriously consider tabling the emergency tiny house village draft ordinance at this time. I think that including both Tiny House Villages and Emergency Tiny House Villages in the same discussion has led to a push to pass the ordinances far too quickly. Perhaps the Tiny House Villages Draft Ordinance is much easier for the Commissioners to assess as it does not seem to have level of restrictions that the Emergency Tiny House Village Draft Ordinance does; thus I am asking the commissioners to table the Emergency Tiny House Villages Draft Ordinance at this time and take the time to get this right.

The emergency tiny house village provides a path forward to transitional and affordable housing within the grasp of a local community because it involves the community. What needs to be included in the ordinance to ensure it will provide these pathways into stable living opportunities for the most vulnerable? What is needed to simultaneously create an atmosphere where the village is organized and managed by stewards with the lived experience of homelessness; stewards who reside there and have previously vested time in development of the village? How do we ensure residents are centered in participatory, democratic decision-making for an accessible and sustainable housing paradigm that can improve the quality of life for everyone. These offer a bottom up approach to the provision of shelter that is economically, socially, and environmentally sustainable both for the individual and the city and/or county like Dignity Village, Opportunity Village, Occupy Madison and so many other inspiring projects across the country.

We need to make sure the County can implement affordable, attainable transitional villages and housing opportunities for those who are very low and acutely low income. Provisions must be included that elevate and honor the efforts of community-based organizations, mutual aid, smaller and nontraditional nonprofits, like AHHA. The County needs to be proactive in facilitating projects, seeking funding, and eliminating barriers wherever possible to alternative energies and progressive ways of making village living cost effective, sustainable and doable for our Humboldt communities.

I am concerned that the Planning Department may want to hurry this ordinance along, but I think that would be a serious mistake. We really need to talk about what it means for a community to have a stable setting, a village, where previously unhoused residents play a significant role in community development, while thriving and connecting to the community at large. And how this can be feasibly accomplished in light of costs and consequences. And how do we distinguish what will work best for the array of humans we have needing shelter and housing and community connection?

We have a wonderful opportunity here to work together and foster collaborations among a variety of interested parties: individuals and organizations as well as the County. It certainly behooves us to do so since we will be held to account for what we can accomplish but, more importantly, people will have safe, warm dry places to call home and thrive. At the same time, the extreme financial costs to our systems of healthcare, law enforcement/criminal justice, and the environment will be seriously diminished. Definitely a Win-Win.

I am looking forward to more conversation on the Emergency Tiny House Villages Ordinance with a specific intent to make it a useful tool for our Humboldt County communities as every community needs a Tiny House Village option. And it takes a village to make it happen. As it is now written, what is proposed will not serve this purpose. Please, let's keep working on this to truly make it something we can be implemented on a county-wide scale.

Thank you for your time, attention and the hard work you do on behalf of Humboldt County!

With Appreciation and Respect,

Nezzie Wade

--

Nezzie Wade
She/Her/Hers
AHHA Board President
Affordable Homeless Housing Alternatives, Inc.
Cell: (707) 267-4035
Email: ahha.humco@gmail.com
Website: ahha-humco.org
PO Box 3794
Eureka, CA 95502

From: [Colin Fiske](#)
To: [Planning Clerk](#)
Cc: [Acevedo, Megan](#)
Subject: Tiny House Village Ordinance
Date: Thursday, June 20, 2024 5:16:42 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Planning Commissioners,

Thank you again for moving forward with the Tiny House Village ordinance. To ensure that this ordinance has the intended effect and facilitates the production of much-needed affordable housing, I am writing to request two changes to the latest draft, slated for your review next week.

First, the minimum parking mandate should be removed. We appreciate the fact that Alternatives 2a and 2b offer opportunities to limit the amount of mandated parking, and if any parking is to be required, both 2a and 2b should be included in the ordinance to provide flexibility. However, the better path is to remove the requirements altogether.

Although parking mandates may sound common-sensical, modern planners know that there is no way to predict how much parking a particular group of tenants will require, so there is no basis for any particular numerical requirement in code. (For more on this, I encourage you to review [the video of CRTP's recent webinar with Parking Reform Network President Tony Jordan](#)).

Additionally, parking spaces are expensive, and even one per unit would likely result in more area devoted to parking than to housing, undermining the ordinance's purpose of facilitating low-cost housing. Many communities struggling with housing shortages in recent years have found that eliminating parking mandates is [the most effective measure they can take to spur increased housing production.](#) Therefore, the requirement should be removed, and it should be left up to the builder of a tiny house village to determine on a case-by-case basis how much parking to provide.

Secondly, the limit of 20 dwelling units per acre should be removed. This is a more restrictive limit than what is already allowed in many of the zoning districts where tiny houses will be permitted, which is nonsensical. Furthermore, the dwelling unit limit undermines one of the main advantages of tiny homes as a housing type - the fact that more of them can fit in a smaller space. Let developers and service providers build as many tiny houses as they can on a given site, as long as health and safety requirements are met.

Thank you for your consideration.

--

Colin Fiske (he/him)
Executive Director
Coalition for Responsible Transportation Priorities
www.transportationpriorities.org

First Workshop Public Comments

Acevedo, Megan

From: Ahha HumCo <ahha.humco@gmail.com>
Sent: Tuesday, April 09, 2024 1:20 AM
To: Acevedo, Megan
Cc: Schatz, Elizabeth; Planning Clerk; Damico, Tracy
Subject: Tiny House Villages and Emergency Housing Villages Draft Ordinance
Attachments: LetterTHV_EHV_Workshop_Plan_BuildiDept_MAcevedo.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

To The Attention of Megan Acevedo,

Attached you will find a letter regarding the draft ordinance to be featured in the workshop on April 18th at the regular Planning Commission meeting.

Please note: This email and the attached letter is intended to be part of the public record for the Draft Tiny House Village and Emergency Housing Village Workshop planned for Thursday April 18, 2024 at 6pm.

Thank you for your time and attention on this matter.

Sincerely,

Nezzie Wade

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Nezzie Wade
She/Her/Hers
AHHA Board President
Affordable Homeless Housing Alternatives, Inc.
Cell: (707) 267-4035
Email: ahha.humco@gmail.com
Website: ahha-humco.org
PO Box 3794
Eureka, CA 95502

From: Damico, Tracy <TDamico@co.humboldt.ca.us>

Sent: Monday, April 15, 2024 4:13 PM

To: Ford, John <JFord@co.humboldt.ca.us>; Arroyo, Natalie <narroyo@co.humboldt.ca.us>; Bohn, Rex <RBohn@co.humboldt.ca.us>; Bushnell, Michelle <mbushnell@co.humboldt.ca.us>; Madrone, Steve <smadrone@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>

Cc: McClenagan, Laura <lmcclenagan2@co.humboldt.ca.us>

Subject: FW: Comments for Planning Commission on Tiny Houses & SB 6 Implementation ("Commercial Residential")

Dear BOS –

This is an FYI as the COB has received this email. I have forwarded to Planning however felt that this was also meant to be shared with the BOS.

Thanks

Tracy

From: Colin Fiske <colin.fiske@gmail.com>

Sent: Monday, April 15, 2024 4:11 PM

To: COB <COB@co.humboldt.ca.us>

Subject: Comments for Planning Commission on Tiny Houses & SB 6 Implementation ("Commercial Residential")

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Planning Commissioners,

C RTP appreciates the county's efforts to create a permitting pathway for tiny houses, to implement SB 6 to allow housing on commercially zoned sites, and generally to encourage more housing to help meet the local shortfall. However, the draft ordinances you will be reviewing on Thursday have some major flaws which must be addressed to ensure that they are effective and do not undermine other important county efforts.

Tiny Homes

- **Costly parking spaces and extra-wide driveways should not be mandated for tiny house projects.** The purpose of allowing tiny houses is to encourage lower-cost housing, including transitional housing. Potential residents of such housing are among the least likely in our community to own a car. Additionally, required off-street parking will drive up the cost of these projects and likely make many potential projects infeasible. An off-street parking space, combined with the driveway space required to access it, often takes up 300 or more square feet - likely more space than the tiny house itself. This problem is exacerbated by the proposal to require extra-wide Category 2 (12 ft wide) driveways for all tiny home projects, despite the fact that County Code Section 3112-12 requires only Category 1 (10 ft wide) driveways for all other projects where the driveway is less than 1,320 ft long. Both the parking requirement and the extra-wide driveway requirement should be removed from the ordinance. For more information about why parking mandates are a bad idea, and the importance of parking reforms, I encourage you to [register for CRTP's upcoming webinar on May 6th](#).
- **Tiny house density limits are counter-productive.** The draft ordinance proposes a density limit of 20 dwelling units per acre for tiny house projects. This is a lower limit than what is already allowed in many of the zoning districts where tiny houses will be permitted. One of the benefits of tiny houses is the ability to fit more housing units into a smaller space. It is counter-productive for the county to preemptively limit density and therefore housing unit production. Let developers and service providers build as many tiny houses as they can on a given site, as long as health and safety requirements are met.
- **Encourage locations near transit and other services.** Whenever possible tiny house projects should be located in places that are accessible by means other than private automobile. This will help ensure access and freedom of movement for residents, as well as limiting the transportation costs of living there. It will also reduce the pressure to provide costly parking spaces.

SB 6 Implementation ("Commercial Residential")

- **Maintain the SB 6 infill requirement.** The proposed ordinance does away with the SB 6 requirement that housing on commercial properties be built only in "urban clusters," meaning such development would be allowed anywhere in the county. While it is important to stimulate housing production, it is just as important for that housing to be located in the right places. The county's long-delayed Climate Action Plan, for example, will almost certainly call for housing to be located in places where residents can walk, bike, or take public transit to most destinations instead of driving. The adopted Regional Transportation Plan for the county already calls for this. This infill strategy is critical both for meeting climate targets and for keeping the [housing plus transportation](#) cost burden low for residents. If county staff believe the Census definition of "urban cluster" is too restrictive, then another reasonable definition can be used, but the county must not abandon the infill requirement for new housing on commercial properties.
- **Remove the counter-productive density limit.** Just like the tiny house ordinance, this ordinance proposes an unnecessary and counter-productive density limit. In fact, this proposed limit, at 16 dwelling units per acre, is even lower than the one proposed for tiny houses. This is despite the fact that the zoning districts at issue already allow huge commercial buildings - up to 75 feet tall in the C-2 zone - so there is no argument to be made

that denser development would be "out of character." The density limitation should be removed, or at least dramatically increased.

- **Encourage prevailing wage labor.** The proposed ordinance removes the SB 6 requirement for trained, prevailing wage labor to be used on a project. While we understand the desire to remove barriers to housing production, it is also important to support good-paying jobs and union labor, and the county should provide some incentive for developers to do so.

Thanks for your consideration.

Colin

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Colin Fiske (he/him)

Executive Director

Coalition for Responsible Transportation Priorities

www.transportationpriorities.org

Acevedo, Megan

From: debbie homecontained.com <debbie@homecontained.com>
Sent: Saturday, April 20, 2024 9:57 AM
To: Acevedo, Megan
Cc: Laura Lesniewski; Rohn Grotenhuis; Franklin Richards; Katherine Fergus; Jim Russell
Subject: Re: Zoom link
Attachments: image0.jpeg; image1.jpeg; image2.jpeg; image3.jpeg

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hi Megan,

The meeting was really fabulous! Two of the speakers from the public I will be working with, Isaac Lyons and Nezzie Wade.

I was hoping there would be a discussion about grants for site work similar to what California was offering for ADU's. Also Tax abatement would help make it more affordable as well!!

Is there a link that my team can listen to the workshop? Please let is know as we are shovel ready now!

All the best,

Debbie Glassberg
3102917941
Homecontained.com/

> On Apr 18, 2024, at 12:56 PM, debbie homecontained.com <debbie@homecontained.com> wrote:

>

> Hi Megan,

>

> My team would like to attend the Tiny Homes workshop this evening. I'm having issues locating a link. Would you be able to share it with me and my team.

>

> We have a pre-approved ADU and this meeting is important for us to attend.

>

> All the best,

>

> Debbie Glassberg
> 3102917941
> Homecontained.com/

>

> <image0.jpeg>

> <image1.jpeg>

> <image2.jpeg>

> <image3.jpeg>

From: [Meighan, Reanne](#)
To: [Planning Clerk](#)
Subject: FW: Public Comment for Commercial Residential PC 4/18 Workshop
Date: Thursday, April 18, 2024 11:09:18 AM
Attachments: [image001.png](#)
[image003.png](#)

Good morning,

Please see below public comment for the Commercial Residential 4/18 Planning Commission Workshop.

Thank you,



Reanne Meighan
Assistant Planner
[Planning and Building Department](#)
3015 H Street | Eureka, CA 95501
Phone: 707-268-3713
Email: rmeighan@co.humboldt.ca.us

From: Elena@harealtors.com <Elena@harealtors.com>
Sent: Tuesday, April 16, 2024 4:53 PM
To: Meighan, Reanne <rmeighan@co.humboldt.ca.us>
Subject: RE: Share Your Input on the Draft Commercial Residential Ordinance on Thursday, April 18

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Good afternoon Reanna,

I am reaching out on behalf of the Humboldt Association of Realtors® Government Relations Committee. We received the notice below regarding the upcoming Draft Commercial Residential Ordinance workshop for this Thursday. I was wondering if you had any additional information, besides what has been posted, on what is being proposed? I have emailed the workshop notice to my committee and have encourage them to attend. I anticipate the group will discuss what happens at that meeting during our upcoming committee meeting on April 24th. Any additional information I can provide to them to aid their understanding of the draft would be greatly appreciated.

Additionally, I anticipate that our group will probably form a taskforce dedicated to monitoring the creation and approval of the ordinance. The taskforce will be most likely be interested in setting up a meeting for the future to discuss the creation of the ordinance. In the past, for the sewer lateral ordinance and the short-term rental ordinance, the planning department has participated in similar

meetings with our organization. We hope to continue this working relationship into the future. The meeting would most likely be formally requested after the County's workshop and our committee meeting on the 24th, but I wanted to put it on your radar ahead of time. Maybe we could plan for early May depending on what the planning department's schedule looks like?

We look forward to our continued collaboration on this project!

Thank you & have a wonderful day,

Elena Lavoll

Humboldt Association of Realtors
Executive Assistant / GAD
(707) 442-2978 Work
(561) 398-6551 Mobile
Elena@harealtors.com
527 W Wabash Ave
Eureka, CA 95501
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Planning & Building

Posted on: April 11, 2024

Share Your Input on the Draft Commercial Residential Ordinance on Thursday,
April 18

DRAFT COMMERCIAL RESIDENTIAL ORDINANCE



Planning Commission
Workshop

THURSDAY, APRIL 18 | 6 P.M.

BOARD OF SUPERVISORS CHAMBER
825 FIFTH ST., EUREKA, CA 95501
OR VIA ZOOM

The draft Commercial Residential Ordinance will allow for either dwellings or combination of dwellings and commercial uses in commercial zones located in unincorporated Humboldt County.

Please join us at the Planning Commission meeting to discuss allowing residential uses in commercial zones.

The Planning Commission Agenda and meeting Zoom link will be available at <https://humboldt.legistar.com/Calendar.aspx>.

For more information, please contact Reanne Meighan, Assistant Planner, at rmeighan@co.humboldt.ca.us or 707-268-3713.

An ordinance is being prepared by the Humboldt County Planning & Building Department to allow additional types of residential units within commercial zones in the inland areas of unincorporated Humboldt County. The draft ordinance would allow either dwellings or a combination of dwellings and commercial use within commercial zones.

Background

The Planning & Building Department has been developing a draft Commercial Residential Ordinance in order to implement and expand upon [Senate Bill 6](#), known as the Middle Class Housing Act of 2022, which went into effect on January 1, 2023. This bill allows a housing development projects on a parcels where office, retail or parking is the principally permitted use if certain eligibility requirements are met.

This ordinance would amend Humboldt County's zoning regulations to allow commercial residential developments to be built in some commercial developments. Commercial residential developments will be a new type of development which either consists of dwellings or a mixture of dwellings and commercial uses. This new addition aims to encourage housing development within Humboldt County by allowing additional residential uses in commercial zones.

Commercial Residential Workshop

Now is the time to share your thoughts on the creation of this draft ordinance. Community members who wish to participate in the process of developing this ordinance are encouraged to attend the Humboldt County Planning Commission meeting on Thursday, April 18. The draft ordinance will be brought to the Humboldt County Planning Commission for a workshop at this meeting.

Community members have the option to attend on Zoom or in person at the Humboldt County Board of Supervisors Chamber, located at 825 Fifth St. in Eureka. The Planning Commission meeting will start at 6 p.m. and the agenda, which includes the written staff report can be found on the county's [meeting agenda webpage](#).

Following the workshop, county staff will provide any updates or additional information requested by the Planning Commission and the ordinance will enter the hearing stage. During the hearing stage, the Planning Commission will consider the ordinance at a noticed public hearing and will make their recommendations to the Board of Supervisors. The Board of Supervisors will then consider those recommendations and make a decision regarding the proposed ordinance.

How to Attend on Zoom

Members of the public may attend the Planning Commission meeting on Zoom by visiting <https://zoom.us/j/87544807065> and entering the password 200525. To access on the phone, call 346-248-7799, enter the meeting id: 875 4480 7065 and password: 200525

A live stream of the meeting can also be found on the county's [meeting agenda webpage](#) or by watching Access Humboldt on cable channel 11.

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with qualified disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation for this meeting can be made by calling 707-268-3722.

For more information on the draft ordinance, please call 707-268-3713, email rmeighan@co.humboldt.ca.us or visit the Planning & Building Department office located at 3015 H St. in Eureka.

From: [Acevedo, Megan](#)
To: [Planning Clerk](#)
Cc: [Ford, John](#); [Schatz, Elizabeth](#)
Subject: FW: Public Comment: Tiny House Villages
Date: Thursday, April 18, 2024 9:15:20 AM

From: Hannah [mailto:hclippe@gmail.com]
Sent: Thursday, April 18, 2024 7:41 AM
To: Acevedo, Megan <macevedo@co.humboldt.ca.us>
Subject: Public Comment: Tiny House Villages

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Dear Planning Commission,

As a social worker and volunteer in this community, I am invested in the Tiny House Villages and Emergency Housing Villages Ordinance. I work with people in our community who are mostly unsheltered. A large group of these people are not stable enough in their lives to qualify for programs like PACT, Betty Chinn's, Arcata House or the Mission. These same people do not have the life skills to obtain and maintain an apartment through the Housing Authority or Section 8. Programs like Bringing Families Home take months and sometimes years for families to get into housing. Other programs like Mother Bernard, are so limited and we need more options for community members. To many of us in the social services field, we call this "the gap," where higher functioning community members are able to secure housing but our most vulnerable populations continue to move from camp to camp, getting kicked out through City Sweeps being told to go to the Mission. I have nothing against the housing organizations I listed above. We just NEED more alternatives. If we really want to fix our unsheltered population within Humboldt County, we need to work with folks who are unhoused, have lived experience, and folks who have been working with this population for years. I encourage the County to create a Tiny House Village immediately. Please stop making alternatives like Tiny House Villages near impossible. Our community needs help now! There are several models that have worked throughout the Nation. We can't afford to have more unhoused folks die. The following questions I hope are answered in the workshop:

- What is the County's role in implementing The Tiny House Villages & Emergency Housing Villages Ordinance? Will it result in more affordable housing for our currently unhoused community members as a transition out of homelessness?
- Is the County providing funding/grants/ technical assistance or actively outreaching and collaborating to facilitate THV & EHV projects among community-based organizations and non profits ?
- Will the County suspend building codes and use the Shelter Crisis Act in place to make affordable housing alternatives possible, timely, and sustainable?
- Will the County use the emergency shelter regulations to implement and sustain projects?
- Who can participate? Since the options in the village models are identified as Emergency Housing Villages, section 62.4 of the proposed ordinance, and do not mention the homeless or low income individuals in either the Dependent Unit Villages or the Alternative Lodge Parks, shouldn't this ensure more housing for unhoused community members?
- And who can own the land on which projects can take place? Does the land need to be owned or leased by a city, county or city and county, in light of the Shelter Crisis Emergency?
- Will the county own the land?
- Will the County offer to hold a lease in order to facilitate the suspension of building codes?
- What provisions including funding and permissions are included to ensure that water and sewer are covered according to State Department of Environmental Health regulations? Regulations in the draft ordinance indicate a cap on number of units per acre (e.g. Dependent Unit Villages at 20); While this seems too restrictive, the number of toilets and bathing facilities required seem excessive.
- How will the County assist with implementing creative alternatives to conventional systems, e.g. waterless systems?

- How will the County ensure these THV and EHV projects -in light of the ordinance- will address truly affordable housing and sheltering for our unhoused community members?

Please include this as public comment.

Warmly,
Hannah Lippe

From: [Acevedo, Megan](#)
To: [Planning Clerk](#)
Cc: [Ford, John](#); [Schatz, Elizabeth](#)
Subject: FW: Tiny House Village Ordinance
Date: Thursday, April 18, 2024 10:11:11 AM

From: Kate McClain [mailto:katemcclain1@gmail.com]
Sent: Thursday, April 18, 2024 10:10 AM
To: Acevedo, Megan <macevedo@co.humboldt.ca.us>
Cc: Ahha HumCo <ahha.humco@gmail.com>
Subject: Tiny House Village Ordinance

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

I wish to go on public record for requesting that the Humboldt County commit to creating a variety of potential village projects. I am asking the county to engage in mutual aid and nonprofit collaboration that will facilitate opportunities for affordable, simple, safe places for people to live and thrive.

Thank you for the courage to do the right thing for our people.

Sincerely,

Kate McClain, McKinleyville, 707 496 0865

From: mmilner1@suddenlink.net
To: [Acevedo, Megan](#)
Cc: [Damico, Tracy](#); [Planning Clerk](#)
Subject: Emergency Housing
Date: Saturday, April 13, 2024 3:17:12 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

April 13, 2024

Hi Megan, Planning Commissioners, Supervisors, and members of the public,

I have a question regarding the proposed ordinance for Tiny House Villages and Emergency Housing Villages to be discussed at a workshop on April 18, 2024.

Section 62.4 of the proposed ordinance is titled Emergency Housing Villages, yet the definition given does not meet that of Emergency Housing in state code. I don't see any mention of the homeless or low-income individuals in either the Dependent Unit Villages or the Alternative Lodge Parks sections of the ordinance. Nor does it require land to be owned or leased by a city, county, or city and county.

CA HSC code sec. 8698.4

(a) Notwithstanding any other provision in this chapter, upon a declaration of a shelter crisis by a city, county, or city and county, the following shall apply to the respective city, county, or city and county during the shelter crisis:

(1) Emergency housing may include homeless shelters for the homeless located or constructed on any **land owned or leased by a city, county, or city and county**, including land acquired with low- and moderate-income housing funds.

Can you please explain this?

Regards,

Mary Milner
mmilner1@suddenlink.net

Subject: Tiny Home Village Draft Ordinance

April 18, 2024

To Humboldt County Planning Commission:

I think that allowing for Tiny home villages is a much-needed in Humboldt County to add to the County's affordable housing stock.

It is my understanding that a tiny home village as described would become an HCD regulated special occupancy park similar to RV parks, mobile home parks, and campgrounds. My experience with these types of projects is that HCD serves as the building official and requires approval by local planning, public works, DEH, and State Fire Marshal prior to HCD processing grading and building permits for construction. I suggest that the development of this ordinance be consistent with HCD requirements.

I have a list of general observations from my review of the draft ordinance for tiny house villages. I have no comments on the emergency portion of the ordinance.

- I believe you should consider allowing short-term stays to allow for diversification of housing for all landowners and renters.
- It appears the ordinance is excluding many communities that could benefit due to the limited zoning options. It feels inequitable to many parts of the County.
- Not everyone wants to live in town.
- The proposed zones are almost all next to the main highways and arterials and do not provide for equitable development throughout our diverse and rural County.
- I suggest that all community planning areas and communities should have the possibility of having a Tiny home Village, including Garberville, Redway, Briceland, ettersberg, honeydew, petrolia, Carlota, hydsville, blocksberg, willow creek, Glendale, mckinleyville, Glendale, fieldbrook, and others.
- That being said, because each community area is different, I think tiny home village projects should be required to have a special or

conditional use permit. Not every community wants a tiny home village in their neighborhood or on their main street.

- Architectural design review standards should be set by each tiny village developer and vetted through the public process of a special permit or use permit.
- As we have seen on many projects, it is possible, through the environmental process to mitigate potential issues to less than significant.
- Please don't make the restrictions on these tiny villages so limiting that they preclude residents from owning vehicles and keeping them onsite.
- The County is large and rural, Transit is not a viable option for transportation county wide.
- Off grid, renewable power should be an option. Tiny homes can operate with a small solar systems and battery back up just like many rural homes in the County already do.
- AG and TPZ should have a pathway to having a tiny home village, AG or TPZ could be the most logical location within some communities.
- The climate action plan, the general plan and the housing element should consider the entire county, and allow for equitable housing for all communities, including the rural areas.

Thank you for your consideration.

Sincerely,

Praj White
Humboldt County Resident

Acevedo, Megan

From: Joyful Healer UMC <umc.joyfulhealer@gmail.com>
Sent: Monday, April 22, 2024 8:32 AM
To: Acevedo, Megan
Subject: Tiny House Villages & Emergency Housing Villages Ordinances

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Megan,

I was not able to get my comments submitted before the meeting last Thursday, but the Church of the Joyful Healer is in support of this draft ordinance moving forward in Humboldt County and specifically in McKinleyville. We believe this concept is an extremely vital piece that has been missing from the approach to helping the unhoused in our County. We have spoken to several of the unhoused community who are very interested in living in a community setting that a tiny house village would provide.

Please put this as part of the public record in support of moving forward with the ordinance to allow Tiny House Villages & Emergency Housing Village.

Sincerely,

Tony Giraud

Spiritual Leader

United Methodist Church of the Joyful Healer

707/499-6660 cell

707/839-5691 office

www.umc-joyfulhealer.org

From: [Acevedo, Megan](#)
To: [Planning Clerk](#)
Cc: [Ford, John](#); [Schatz, Elizabeth](#)
Subject: FW: Tiny House Villages and Emergency Housing Villages Ordinance Planning Commission
Date: Thursday, April 18, 2024 9:15:02 AM

From: Tory Singer [mailto:theyellowsubmarine3@gmail.com]
Sent: Wednesday, April 17, 2024 3:29 PM
To: Acevedo, Megan <macevedo@co.humboldt.ca.us>
Subject: Tiny House Villages and Emergency Housing Villages Ordinance Planning Commission

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hi,

I would like to make it public record that I need answers to the following questions:

What is the County's role in implementing The Tiny House Villages & Emergency Housing Villages Ordinance? Will it result in more affordable housing for our currently unhoused community members as a transition out of homelessness?

Is the County providing funding/grants/ technical assistance or actively outreaching and collaborating to facilitate THV & EHV projects among community-based organizations and non profits ?

Will the County suspend building codes and use the Shelter Crisis Act in place to make affordable housing alternatives possible, timely, and sustainable?

Will the County use the emergency shelter regulations to implement and sustain projects?

Who can participate? Since the options in the village models are identified as Emergency Housing Villages, section 62.4 of the proposed ordinance, and do not mention the homeless or low income individuals in either the Dependent Unit Villages or the Alternative Lodge Parks, shouldn't this ensure more housing for unhoused community members?

And who can own the land on which projects can take place? Does the land need to be owned or leased by a city, county or city and county, in light of the Shelter Crisis Emergency?

Will the county own the land?

Will the County offer to hold a lease in order to facilitate the suspension of building codes?

What provisions including funding and permissions are included to ensure that water and sewer are covered according to State Department of Environmental Health regulations? Regulations in the draft ordinance indicate a cap on number of units per acre (e.g. Dependent Unit Villages at 20); While this seems too restrictive, the number of toilets and bathing

facilities required seem excessive.

How will the County assist with implementing creative alternatives to conventional systems, e.g. waterless systems?

How will the County ensure these THV and EHV projects -in light of the ordinance- will address truly affordable housing and sheltering for our unhoused community members?

Best,
Tory

From: [Acevedo, Megan](#)
To: [Planning Clerk](#)
Cc: [Ford, John](#); [Schatz, Elizabeth](#)
Subject: FW: Tiny House Village & Emergency Housing Villages
Date: Thursday, April 18, 2024 9:15:11 AM

From: vlchapman2004 [mailto:vlchapman2004@yahoo.com]
Sent: Wednesday, April 17, 2024 7:59 PM
To: Acevedo, Megan <macevedo@co.humboldt.ca.us>
Subject: Tiny House Village & Emergency Housing Villages

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

I have been very concerned about Humboldt County's lack of real affordable housing and our increasing homeless crisis for quite some time. I have seen and read about several very successful Tiny Home Villages in other cities. I don't understand why it's so difficult for Humboldt County to implement similar housing projects. I would like my comments to be part of the public record regarding this Tiny House Village & Emergency Housing Villages Ordinance.

1) What are County's responsibilities in implementing the ordinance?

2) The Ordinance should:

- a) result in more "real" affordable housing, for low income and homeless people
- b) include outreach & collaboration with community based organizations, to include but not be limited to Tiny House Village plans, proposals and support services & local non profit
- c) include consultation with other cities with existing Tiny House & Emergency Housing Villages projects

Thank you.

Veronica Chapman
1760 Golf Course Rd
Bayside, CA 95524
707 476 3335

Sent from my Galaxy

April 8, 2024



Humboldt County Planning & Building Department
3015 H Street
Eureka, CA 95501

Attention: Megan Acevedo

This email is intended to be part of the public record for the Draft Tiny House Village & Emergency Housing Village Workshop planned for Thursday, April 18, 2024.

It is great to see that the County is moving forward with a potential solution to one of Humboldt's long-standing housing situations. However, in order to give the public time to review and participate fully, a draft ordinance, or at minimum an outline or the agenda should be provided well in advance of the workshop.

The County Planning and Building website and the flyer announcement of the workshop have links which do not contain a draft ordinance, an agenda, or any content for the public to review. The workshop flyer, posted April 5th on the Planning and Building website, clearly states Public Input is Sought for the Tiny House Villages and Emergency Housing Villages Draft Ordinance. The Background section on the same page refers the public to the 2022 Survey data gathered in order to gain an understanding of Humboldt County resident's views on tiny house villages. This section also indicates that the draft ordinance has been reviewed by relevant agencies including CalFire, Humboldt County's Public Works Department and the County's Building and Environmental Health divisions and any comments received have been incorporated into the draft document. This draft document should be available to the public now or as soon as possible.

A direct quote from the county webpage highlighting the workshop states, "The draft ordinance will be brought to the Planning Commission for a workshop at this meeting [April 18th]." The page essentially states the public may participate via zoom or attend the meeting in the Supervisors Chambers, and the agenda and staff report can be found on the meeting agenda webpage. The agenda and staff report are not found on the meeting webpage. It seems substantive draft ordinance language should be available to the public. This lack of information is not constructive for the public trying to engage, especially now that the workshop has been announced.

The web survey results have been posted since 2022, and the County has had at least two years to consider the project. Meaningful public participation would include a discussion of a draft ordinance addressing fundamental issues such as land ownership, support from the County in the form of land, leases, or grants, and the use of the Shelter Crisis Act in conjunction with the ordinance. If decisions regarding these issues have already been made, a draft should be made available to the public as soon as possible, minimally seven (7) days prior to the actual Planning Commission regular meeting on April 18.

Thanks for moving forward.

Sincerely,

Nezzie Wade, President Affordable Homeless Housing Alternatives, Inc. - AHHA
PO Box 3794
Eureka, CA 95502-3794
Office Phone: (707) 298-1466
Cell: (707) 267-4035
Email: ahha.humco@gmail.com
Website: www.ahha-humco.org