

Attachment 3a

Standards to Qualify Sites for Inclusion in the Lower Income Inventory

In order to be eligible for inclusion in the Lower Income inventory, the County must demonstrate that each site is suitable for multifamily residential development, which includes documenting each site meets all of the following standards:

1. The site is zoned to allow by-right multifamily residential development at a minimum density of 16 dwelling units per acre, and the zoning regulations require the site to be developed at a minimum density [references Gov't Code Sections 65583.2(c)(1), 65583.2(c)(3)(B)(i) and 65583.2(h)].
2. Sufficient water, sewer and dry utilities available and accessible to support housing development. In Humboldt County sufficient water and sewer means sites are within the service area of an established community services district, and the district has public water and sewer connections available. Furthermore, sites are outside the Martin Slough Interceptor service area. Dry utilities means electricity, natural gas, telephone, and cable systems.
3. The site is greater than 0.50 acres and smaller than 10 acres in size. [reference Gov't Code Sections 65583.2(c)(2)(A) and 65583.2(c)(2)(B)]
 - A. A parcel up-zoned using SB 10 that is no more than 0.625 acres or 27,225 square feet in size will also meet the 16 dwelling units per acre Lower Income site density standard if developed with 10 multifamily housing units.
4. If the site is nonvacant the existing use must be described, and the County must demonstrate that the existing use does not constitute an impediment to additional residential development during the current housing element planning period. State law presumes an existing use on a site impedes additional residential development absent findings based on substantial evidence that the use is likely to be discontinued during the planning period. [reference Gov't Code 65583.2(g)(2)]
5. Environmental constraints to the development housing must be described at least the jurisdictional or programmatic level. Environmental constraints include fire hazard; inadequate road and emergency access including dead end roads; steep slopes; the presence of known earthquake faults and landslides; the presence of streams, wetlands, or other natural bodies of water; hazards and inundation from flooding, tsunami and sea level rise; and adjacency to Cortese list sites. [reference Gov't Code Section 65583.2(b)(4)]
6. Sites cannot be located in Shelter Cove in accordance with the Department of Housing and Community Development's standing input on adequacy of sites in this geographic area of the County.
7. Due to the requirements of the Coastal Act, volunteered sites located in the Coastal Zone will be subject further review by County staff to determine eligibility for the Multifamily Rezone Project.