

SUPPLEMENTAL INFORMATION #1

For Planning Commission Agenda of:
May 2, 2019

<input type="checkbox"/>	Consent Agenda Item	}	
<input type="checkbox"/>	Continued Hearing Item	}	
<input checked="" type="checkbox"/>	Public Hearing Item	}	No. ____
<input type="checkbox"/>	Department Report	}	
<input type="checkbox"/>	Old Business	}	

Re: 2019 Housing Element Update Workshop

Attached for the Planning Commission's record and review is (are) the following supplementary information items:

1. Letter from Coalition for Responsible Transportation Priorities.
2. Willow Creek Plan Area Advisory Committee Report on 4.29.19 Housing Element Meeting



April 26, 2019

John Ford, Director of Planning & Building
Planning Commission
County of Humboldt
3015 H Street
Eureka, CA 95501
via email: jford@co.humboldt.ca.us
planningclerk@co.humboldt.ca.us

RE: Comments on Proposed Housing Element

Director Ford and Commissioners:

The mission of the Coalition for Responsible Transportation Priorities (CRTP) is to promote transportation solutions that protect and support a healthy environment, healthy people, healthy communities and a healthy economy on the North Coast of California. CRTP appreciates the opportunity to comment on the proposed General Plan Housing Element. Our comments are focused on two areas: the influence of Housing Element goals and policies on the location of future housing, and parking requirements for affordable housing.

We support the goals and policies in the proposed Housing Element that are intended to encourage infill development. However, we believe that there are other policies which could unintentionally lead to more sprawling development if additional clarity or specificity is not provided.

For example, Policy P1 calls for encouraging development of all lands in the residential land inventory to a targeted residential density. Standard S2 identifies the target density for Housing Opportunity Zones and requires development in these zones to meet or exceed that target. However, none of the draft goals, policies, standards or implementation measures define the target density for areas outside of Housing Opportunity Zones.

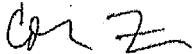
We encourage the County to clarify Policy P1 to remove the suggestion of minimum or target densities in outlying rural residential areas. We also call for some adjustments to the use of Housing Opportunity Zones. The existing zones are mostly in sensible locations of existing development, but also include a few exurban areas that are low-density and poorly served by buses and bicycle and pedestrian infrastructure. We strongly encourage the County to remove

the Zone designation from such areas, and to establish clear rules to prevent the designation from being applied to other such areas in the future.

Regarding parking, Implementation Measure IM15 requires the County to consider reductions in parking requirements for affordable housing serving the elderly and individuals with assisted care or special needs. That's a good idea, and it should be applied more broadly to all affordable housing. Parking requirements can increase the cost of building affordable housing by up to 25%, which makes it much harder for private developers to build.

Thank you for your consideration.

Sincerely,



Colin Fiske

Executive Director

Coalition for Responsible Transportation Priorities

colin@transportationpriorities.org

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Hello everyone!

Michelle Nielsen, Michael Richardson, and Mary Milner were at the CSD offices in Willow Creek for a follow-up discussion on the current Housing Element Update, the HC page for which is here: <https://humboldt.gov/2448/2019-Housing-Element>

The county realizes that communication between county departments / employees and the public is of paramount importance, and we need to show them that we - the public - understand this by attending our local meetings.

Next on the calendar are two Planning Commission meetings at 825 5th Street in Eureka:

- o Workshop: Thurs, May 2, 2019 at 6:00 pm in the Board of Supervisors' Chamber
- o Public Hearing: Thurs, May 16, 2019 at 6:00 pm in the Board of Supervisors' Chamber

We have new Planning Commissioners on the HCPC, so come out and show these new commissioners that what they do matters, and also, that the public is watching how and why the commissioners make decisions on their behalf.

The county has a deadline of August, 2019, to provide a Housing Element Update to the state, and a failure to do so will affect state funding to the county. This does not mean, however, that we should be satisfied with a pro-forma update that does not reflect real housing needs in and around Willow

The basis of the discussion last night (2019_04_29) was the Workshop Draft 2919 Housing Element Policy and Program Report - see <https://humboldt.gov/DocumentCenter/View/72303/2019-HE-Policy-and-Program-Report-Workshop-Draft>. This is part of the HC General Plan.

An update to this current draft will be available on May 7, 2019.

There are many items of interest here, such as Pre-Approved Housing Plans for the production of affordable housing; Streamline Housing Review and Approval so that review standards are objective and fair; Encourage Accessory Dwelling Units - ADUs; Allowance of Tiny Houses and Moveable Tiny Houses; Supportive Housing (which is affordable housing with on-site services for vulnerable communities); Farmworker Housing, Fast Track Application Review, and so on.

There is lots of additional interesting information in this draft document, and the public should read the document (18 pages in its current form) before the May 2 and May 16 meetings, so that your ideas and concerns can be forwarded to Michelle Nielsen at mnielsen@co.humboldt.ca.us in time for their inclusion in the staff report to the Planning Commission.

There are 65 implementation measures listed in section 8.6 of the HC General Plan, so it will take many years to implement these measures. This, then, is a great time to learn about Housing Element proposal and implementation measures, as you will benefit from this knowledge as population within the county grows.

Lastly, the California Department of Housing and Community Development is also very informative: <http://www.hcd.ca.gov/>. You can sign up for information on their website at this link: http://www.hcd.ca.gov/HCD_SSI/subscribe-form.html, where you select one or more email lists from which to receive information.

I want to thank Michelle, Michael, and Mary for coming to WC last night to share their knowledge and to record questions and comments from those who attended the meeting.

- Patrick (for WCPAAC).

