

WORKSHOP PUBLIC COMMENTS – FIRST ROUND, BY TOPIC

<b>PUBLIC COMMENTS AS OF 3.7.19 - SERIES 1 WORKSHOPS</b>			
<i>Comments may appear more than once if they touch multiple topics.</i>			
<b>No.</b>	<b>Comment</b>	<b>Sort Key(s)</b>	<b># Comments</b>
<b>1</b>	<b>What housing policies or programs are not working? What are the pitfalls?</b> The state, and Humboldt County face a housing crisis. Data shows parcel inventory is adequate, and even though government barriers have been reduced, still, insufficient housing is being built. Two reasons given: the cost of land, and cost of building/renting/developing are higher than what the local wages can support. A problem unique to rural areas is that population density and income can't support the needed infrastructure for development, such as water and sewer service, and lack of enforcement of some Fire Safe rules. There is substandard housing.	-	<b>11</b>
<b>2</b>	<b>What policies or programs have worked or could work?</b> Use RVs as dwellings, free or discount pre-approved housing plans, rehab of existing housing units; conversion of housing units to multifamily; County involvement in low income development, agency collaboration; don't assume income & age groups should be partitioned, technical assistance with regulations and improved access to expertise, including for rural builders, build emergency shelters, safe parking, clustered small houses, and multiple tiny houses as multi-family option.	+	<b>28</b>
<b>3</b>	<b>Accessory Dwelling Units (ADUs)</b> Although people generally support building and allowing more ADUs, there are still barriers to development. Most often cited are cost (\$40-\$60k still too high for most people); lack of financing for ADUs; in rural areas, road paving requirements, dead end road limits, and water & sewer requirements. Composting toilets were mentioned at every meeting as a way increase low cost housing in rural areas.	<b>ADU</b>	<b>24</b>
<b>4</b>	<b>What are the Barriers to Development?</b> In general, costs are the biggest barrier. Building and planning costs and regulation in general (i.e. fees, sprinklers, upcoming solar regulations); infrastructure costs (roads, water and sewer), environmental constraints, lack of knowledge about permitting process; lack of access to expertise, including, County staff; people need to be freed up to problem-solve without being drained of funds	<b>DVB, ZN</b>	<b>58</b>

	<b>PUBLIC COMMENTS AS OF 3.7.19 - SERIES 1 WORKSHOPS</b>		
	by overregulation, county should fund, facilitate, provide information, and sometimes get out of the way.		
<b>5</b>	<b>Detached Bedrooms in conjunction with a residence or central facility.</b> DBs are viewed as addressing need for smaller, affordable units for many population segments. Fits the need for more diverse housing.	<b>DB</b>	<b>7</b>
<b>6</b>	<b>Emergency Shelter</b> Areas have been set aside for emergency shelter but none built. Why? Land cost and cost to operate a service-intensive model are prohibitive. Current ordinance has a narrow definition of emergency shelter. Safe parking programs and tiny house villages could fall under emergency shelter if ordinance was adjusted. There is support for use of public property for shelter.	<b>ESH</b>	<b>22</b>
<b>7</b>	<b>Farm Employee Housing</b> A need for farm employee housing is recognized. It is seen as tied to homelessness, for certain populations. There is some interest for technical assistance with farm employee housing including for cannabis workers.	<b>FW</b>	<b>23</b>
<b>8</b>	<b>General Questions about Housing Element and Process</b> Many people had questions about the housing element process, regional housing needs assessment (RHNA) process, and new laws. The County could address many of these with periodic topical FAQs or Fact Sheets.	<b>G</b>	<b>9</b>
<b>9</b>	<b>Homelessness</b> No question there is a crisis – this is generally recognized. Homeless problem is throughout county, including rural areas where economy is depressed. Solutions suggested range from more special occupancy parks, campgrounds, tiny houses, farm employee housing, working with State and Federal agencies to make their campground facilities available in the off-season; to more multi-family development. Some subsidies will be needed because the cost of building does not support affordable rents.	<b>HMLS, CMP</b>	<b>31</b>
<b>10</b>	<b>NIMBYism - Extent and Solutions</b> The county could help mitigate NIMBYism by better community outreach, sharing pilot projects, and strategizing with non-profits and developers.	<b>NIM</b>	<b>16</b>
<b>11</b>	<b>Tiny Houses, Moveable Tiny Houses, RVs</b>	<b>TH, THV, MTH, RV</b>	<b>62</b>

<b>PUBLIC COMMENTS AS OF 3.7.19 - SERIES 1 WORKSHOPS</b>			
	People are familiar with the idea from TV, and have many ideas about how to implement. Issues most often discussed are: water and sewer connections; clustered development; rules for rural areas; and escalating cost. There is general acceptance of tiny houses on foundations, and more qualified acceptance of moveable THs. Some interest in allowing RVs to be used like a moveable tiny house.		
<b>12</b>	<b>Low Income Housing</b> Subsidies are necessary to develop low income housing due to price/income disparity. County should be pursuing grant funding. County is asked to provide land or lease. There is concern that housing built as low income will escalate to market price unless restricted.	<b>LI, RNT</b>	<b>11</b>
<b>13</b>	<b>Building Codes</b> Changes to the building code were suggested, such as increasing the square footage for a building permit exemption to 500 square feet.	<b>BDC</b>	<b>8</b>
<b>14</b>	<b>Multi-Family Housing</b> Number of parcels zoned multi-family does not appear to be a barrier, but cost is a barrier. Need for subsidies, grants, and incentives for builders. New law will reduce potential nimbysm.	<b>MF</b>	<b>8</b>
<b>15</b>	<b>Rural Area Special Concerns</b> Rural areas need help with reduced fees and incentives; multi-generational options; water and sewer availability; very low income homelessness; alternative waste disposal systems.	<b>RU</b>	<b>11</b>
<b>16</b>	<b>Water and Sewer</b> There is a need for alternative waste disposal systems; composting toilets; cost and availability of services is prohibitive to development.	<b>SW</b>	<b>21</b>
<b>17</b>	<b>Housing for Special Populations</b> Potential users of emergency shelter and transitional/supportive housing seems to fall into two distinct groups, with different requirements for services: a smaller group needs extensive services including mental health and continued subsidized rental assistance; a larger group needs mainly shelter, and help with access to services. The need for senior housing is recognized as urgent and increasing. Housing for disabled people should not be separate but could be integrated with other low income housing in terms of location and accessibility.	<b>SPOP</b>	<b>15</b>

## Series 2 Public Workshops - 2019 Housing Element Update

Subject Abbreviations	
adu	ADU
alternative lodging park	ALP
alternative owner builder	AOB
building code	BCD
code enforcement	CE
camping, campgrounds	CMP
community plan	CP
composting toilets	CT
conversion	CONV
detached bedroom	DB
development barriers	DVB
discourages innovation	DI
education	ED
emergency shelter	ESH
fair housing	FH
farmworker	FW
financing	FIN
fire	FIR
general	G
growth	GRW
homeless	HMLS
housing cost	CST
housing opportunity zones	HOZ
housing type	HSTYP
rv and mobile homes	RV
security	SEC
sewer & water	SW
special populations	SPOP
zoning	ZN
state law and regulation	SL
sro	SRO
student	STU
substandard housing	SUB
taxes	TX
tiny house	TH
tiny house village	THV
transitional & supportive	TR
tsunami	TSU
vacation rentals	VR
water	W
what hasn't worked?	-
what works or could work?	+

Subject Abbreviations	
interagency cooperation	COOP
inventory	INV
low income housing	LI
nimby	NIM
moveable tiny house	MTH
multifamily housing	MF
noticing	NOT
opportunity zones	OPPZ
govt over-regulation	ORG
govt slow, opaque	GVU
owner occupancy	OO
parking	PK
rental inventory	RTINV
rentals	RNT
rural areas	RU

Location Key
Redway = Redway
EU = Eureka
MCK = McKinleyville
WC = Willow Creek
HAR = Humboldt Association of Realtors
HHTC = Humboldt Housing Trust Committee

**PUBLIC COMMENTS - SERIES 2 WORKSHOPS**

**Comments may appear more than once if they touch multiple topics.**

Comm.#	Topic & Comment Summary	Loc
<b>What barriers to development can be directly addressed by county government?</b>		
16	It is common to make dwellings from sheds and former grow houses that are less than 120 square feet, because no building permit is required.	HHTC
17	Many other commenters attested to above fact.	HHTC
20	Building codes are a constraint on housing construction.	HHTC
97	Is there any interface with no place like home (supportive housing)? Yes, DHHS is lead agency, handles funding and coordination.	MCK
98	Person suggests interagency collaboration.	MCK
137	There's a meeting on May 1st, 5pm, (wed) on zoning and what the community would like. Planning should show up too. Ans: County is scheduling workshops about zoning maps, and after that, coming back to just Willow Creek to do community planning work.	WC
138	Another member thinks it may be early to bring county in, too early and some decisions not solid yet.	WC
139	Person thinks the first commenter only meant county should be there as an observer, to see what community wants.	WC
4	Composting toilets, are they being considered? Where are we on that? Problems with the proposed new regulations: testing cost and onus is on the owner, if required testing should be done or paid for by the county; DEH controls the protocol; regs seems to approve only, or unfairly favor, commercial units - extra cost and burden, prevents DIY and innovation.	HHTC
67	If county made it easier, people could innovate with solutions.	HAR
16	There was supposed to be an online checklist for permitting but it didn't happen.	HAR
17	There is no tracking mechanism.	HAR
16	It is common to make dwellings from sheds and former grow houses that are less than 120 square feet, because no building permit is required.	HHTC
118	Is the issue of waste infrastructure being considered? Is county working with environmental health on permitting more composting toilets? Her clients discouraged by DEH from pursuing? Are we prodding DEH to make it easier? Ans: explains risk of subsequent owners not following protocol.	MCK
69	DEH needs to get going on composting toilets please.	HAR
26	Lots of unpermitted homes in rural areas; are they counted in inventory? Ans: if improvements were over \$25k, counted as developed. Commenter has three houses unpermitted because it is such an expensive, onerous process.	R
31	What do you mean no one is asking for permits for supportive housing: Ans: No demand for that type of development, no applicants.	HAR
2	Developer asks about permitting 4-6 houses at a time, if all the same. It would save time and money. Ans: county will consider	HAR
47	Anything that makes building cheaper and easier will lead to more housing. Why can't development fees be waived, like for a parcel with 4 lots, one fee.	HAR
52	Could a project start with gravel roads and be paved later?	HAR
50	Arcata not that excited b/c no rush for ADUs. No financing model currently	EU
51	SoCal model - city split ADU finance cost with a provider, then city got 1/2 rent until loan paid	EU
46	Road surfaces - can't we use pervious surfaces instead? Ans: some road requirements are from the state; some are related to fire access.	HAR
48	Some fees are not set. The final bill at the end of the project can be horrendous.	HAR
49	Paying subdivision improvements and fees imposed when surrounding areas do not pay, makes the projects cost too much.	HAR
50	Person is looking for a better way to do complete streets. It doesn't make sense to do them all.	HAR
6	Property owner must test composting toilet system, burden on development.	HHTC
8	The county's definition of emergency shelter is too restrictive.	HHTC
12	Non-profits (represented here) have had a problem matching an available site with a site operator.	HHTC
13	Past attempts at emergency shelter: funding ran out.	HHTC
6	Key issues with the county are: land inventory, government constraints (Only one planner working on subdivisions)	HAR

**PUBLIC COMMENTS - SERIES 2 WORKSHOPS**

**Comments may appear more than once if they touch multiple topics.**

Comm.#	Topic & Comment Summary	Loc
13	If only one planner is doing residential, who is monitoring? County was supposed to be on fast-tracking since last housing element. Ans: we will be giving fast track some attention.	HAR
8	Another key constraint is no land to build on.	HAR
57	Person says a developer he knows prefers county to Eureka for building. Possibly less rigorous design review?	EU
58	It takes 5 years for permitting process, a person says says. Countywide.	EU
96	New building codes add cost but nowhere to go with cost. Need subsidies or no building. Not possible.	MCK
43	Builders say they can't build because the checklist changes; the fees and requirements introduce excessive uncertainty.	HAR
44	What can the county do to get the fees down?	HAR
45	Improvement requirements add a lot of cost. They may not be appropriate here.	HAR
42	We are so rural, even sidewalks should not be required.	HAR
11	If building on higher density parcel, it's hard to fit more than one unit. She feels parcels in inventory have overestimated capacity.	HAR
59	Setbacks for new subdivisions are now 20' back from the line. Between solar shading and setbacks, some parcels can't be developed.	HAR
60	Get rid of setback and solar shading restrictions for new subdivisions.	HAR
52	If zoning changes to allow more building on smaller lots, he thinks that would make more buildings	EU
101	Has county looked at housing inventory as related to wetland policy? He thinks development potential of inventory is much less than stated when you consider wetlands.	MCK
102	Major increase in setbacks (from 50 to 150 feet) creates loss of development potential. MR: policy only applicable if no mapped area to show wetlands. Buffers are fixed in McKinleyville's community plan.	MCK
37	Is solar shading now removed? Are setbacks reduced? What about fast-tracking? These things are from the last housing element. She hasn't seen any movement on them. Ans: these have not been implemented so far.	HAR
9	Elected people are misinformed, local people are not informed.	HHTC
14	If a non-profit buys property and materials, what kind of help would the county offer? Ans: fees, technical assistance, grant help.	R
40	Tiny houses on wheels particularly important in flood areas, but the county has fought them off for years. he finds back room discussions troublesome.	R
41	Another thing with rural housing, planning and building have been standing in the way of permits, often for illegal reasons. people who built illegally are now in jeopardy.	R
11	Person reiterates the point that southern Humboldt is very different from other urbanized areas.	R
45	When this comes before planning commission, is there assurance that the item will be heard? She can't keep driving up to Eureka and things get continued. Ans: county is bound to August deadline to submit HE to HCD.	R
15	Builders and developers complain about no notification of completed projects.	HAR
14	What are the consequences for the county of not meeting the mandated timelines? He suggests 10% fee reduction if not done in 30 days. Ans: we can look at that.	HAR
18	County is not working on composting toilets. (in response to claim that they are).	R
7	Please share public comments regarding composting toilets with DEH.	HHTC
42	New building regs directly related to homelessness. Every time code gets more onerous, more people can't afford to build.	R
29	A stumbling block to ADU or tiny house project is ADA requirements. If he builds SRO what kind of improvements are required by ADA ? Need to spell out.	R
43	One thing she hears form everyone here is that homelessness and bad economy is affecting businesses and everyone here. People here ready to go forward, if the county would let them do it.	R
68	You could change or get rid of Single Family zone designation like Minneapolis.	EU
32	Is it possible to build 3-story multi-use commercial with ground floor residential? Increasing the height limit would help.	HAR

**PUBLIC COMMENTS - SERIES 2 WORKSHOPS**

**Comments may appear more than once if they touch multiple topics.**

Comm.#	Topic & Comment Summary	Loc
66	Can planned unit development be added with residential to create income?	HAR
67	We need higher density for builders to be able to build.	EU
9	If there is no land available, you need to change densities to accommodate new housing.	HAR
10	Person wants to know where the land is (parcel inventory).	HAR
4	Are "units" in inventory for conventional housing, or other types like tiny house villages? Ans: inventory includes units zoned for conventional residential.	R
71	Why wouldn't zoning get changed to facilitate building of more low income housing, at higher density?	EU
140	Why are proposed zones (future) being used instead of present. Ans: no, only current zoning is used now because board has not decided yet.	WC
158	I have a store downtown; I want to build a residence on top of the store. Would I refer to the new mixed housing zone to do this? Ans: it is allowed now.	WC
160	Would this work for subdividing ag land? Ans: not intended for ag areas; intended to remove restrictions for lands in service districts, where development underway.	WC
163	Person sees the advantage of increasing density where services are available.	WC
12	Person wants to know why she can't build just one house on a parcel zoned for higher density?	HAR
148	Person notes there are already tons of regulations, don't need to create more. Ans: agreed	WC
<b>The most commonly cited barriers to development are economic. In short, land and building costs are out of sync with regional incomes. What measures can be implemented to overcome this?</b>		
57	Would like to see maximum lot coverage used instead of size limit for ADUs. Or setbacks should be reduced.	HAR
79	From housing California: if you buy a kit offsite which uses below prevailing wage, then ship into higher wage area, it makes the cost less.	EU
107	ADUs - a lot of problems we've been talking about are good solutions to affordability, nimbyism, building cost, etc. Person thinks they are a good idea to promote.	MCK
12	What is an ADU? Ans: explains definition - accessory dwelling unit	R
49	Arcata is using our pre-permitted plans for adus	EU
76	Have you considered pre-permitted ADU plans? Ans: Yes, see website.	EU
77	In past, pre-permitted plans were not used.	EU
78	Person who works in construction reports cost of building 400 sqft ADU from county's public plan is \$80k. Can be done as a kit.	EU
132	As builder, feels people do airbnbs to help make up high building costs. We should find like-minded people in the community willing to cooperate to host ADUs in their yard.	MCK
1	Arcata has both ADU and JADU in their ordinance. Does the county intend to include JADU?	HAR
54	Solar shading should be addressed with regards to ADUs.	HAR
55	What about JADUs? Arcata has them.	HAR
56	Person wants no limits on ADUs.	HAR
58	If someone wants to cover 80% of a lot, let him live with the consequences when he tries to sell it.	HAR
21	Sohum appreciates attention to emergency shelter issue, especially alternative lodge park. It is at disaster proportions. He estimates of 5000 people, this area has highest percent of homeless. Alternative lodging park is what they've been asking for for years. Is this real? Ans: Bisbee or Sedona model.	R
22	Will unused state parks be used for this purpose (emergency shelter & ALPs)	R
164	Staff: explain alternative lodging park. Difference is it allows camping, RVS, tiny houses, MTHs, etc. Discretionary permit. More flexible than SOPs, where format is dictated by the state.	WC
165	Would the ALPs have a central sanitary facilities? Ans: yes.	WC
75	Sewer and water are bigger issues for alternative lodging parks (ALPs). High ground water is a problem for mound systems, take too much land.	HAR
76	Is there any state money available for developing ALPs? Ans: yes	HAR
48	What is the cost of policing vs. emergency housing?	EU
47	What is the plan for transitional and emergency housing?	EU
10	Who does enforcement at emergency shelters? Ans: it depends. Most operate under an agreement which clarifies duties.	HHTC

**PUBLIC COMMENTS - SERIES 2 WORKSHOPS**

**Comments may appear more than once if they touch multiple topics.**

Comm.#	Topic & Comment Summary	Loc
168	RE: churches working with the county - safe parking for example.	WC
61	Person (construction co owner) knows lenders who will finance for 1-2% and handle loan paperwork.	EU
59	Explain H-IM44. What does it mean for county to partner with the lender? Do they help pay for it? Ans: No, negotiate favorable loan terms.	EU
60	H-IM44, cont. Is the property deed restricted, so low income status is set for long term? Ans: Yes	EU
53	Santa Cruz example - co could partner with lender to get ADUs funded	EU
56	Farmworker housing - does it include cannabis workers? Yes. Are they available for funding? State yes.	EU
2	For farm worker housing, can't the county use cannabis records to estimate the number of farm employees? Ans: yes, has not been done yet, but will be capturing that data.	HHTC
3	County should have pre-approved plans for farm employee housing.	HHTC
91	\$21,342 = very low income. Builders build the for upper end, some people still can't afford very low income housing. That's why so many people are homeless.	MCK
90	Last Point In Time count, 1500 homeless in Humboldt County - where do those fall in income categories? (don't seem to be enough units in allotment to cover the homeless numbers)	MCK
23	If there are 1500 homeless, how can there be only 212 very low income units needed?	HAR
64	HOZs (housing opportunity zones) are in outlying areas like McKinleyville? Ans: Yes, areas where there is water & sewer, and infrastructure.	EU
65	County designates HOZs? Are they different from opportunity zones? Yes. HOZ is a county housing designation.	EU
66	Where can we find HOZs? Ans: in the Housing Element and on GIS.	EU
40	What are housing opportunity zones? Ans: areas where water and sewer available, close to infrastructure, development standards relaxed.	HAR
41	Is there a map of HOZs? Ans: yes.	HAR
6	People here (at this meeting) are interested in helping very low and low income people. Are we going to get to that in this presentation? Ans: yes.	R
33	Person says he can't make it on his SSI. Is there a subsidy available?	R
3	When nicer affordable housing is built, the price goes up to market rate. How can affordable units be differentiated?	HAR
80	Habitat for humanity person was a good resource. Ideas on how to DIY to keep cost down.	EU
81	Some people are using volunteer and student labor to combine training with lower labor costs.	EU
13	The cost of an ADU is about \$80,000, right? People here have very low income. When you say tiny house, does that mean a whole separate unit, or a sleeping unit? Ans: detached bedrooms already allowed.	R
7	About the monthly income figures (\$47,000 for household of 2), is that an expectation or requirement? He feels there is a disconnect. He gets \$900 a month and can't afford housing. Living in his truck at present.	R
95	No way to build affordable low income housing. Lower rents can't cover building cost.	MCK
4	How do we create affordable housing without creating slums?	HAR
93	Since Humboldt does not have rent/income ratio of 1/3, doesn't that lead to wrong numbers? And shouldn't county respond to actual need? Yes. policy tries to cover both, meet RHNA and actual need.	MCK
150	Is a moveable tiny house like a camp trailer? Ans: not exactly. County is considering options, more allowances for RVs	WC
25	He corresponds and talks with lots of people who would put in 3-5 hours a day work if they could. People would be willing to work on building tiny homes and detached bedrooms.	R
21	Other jurisdictions accept skids as a type of foundation (New York and New Hampshire).	HHTC
62	How are tiny houses different from ADUs? Explained. ADU refers to accessory building to a primary; tiny house refers to size of the dwelling, less than 400 square feet.	EU
169	so if a person built a tiny home, who would do the inspections? Ans: if built on site, building code; if on wheels, people use ANSI park trailer or RV standards.	WC
16	What exactly are you allowing with these tiny houses. Do they have to have separate sewer systems?	R



**PUBLIC COMMENTS - SERIES 2 WORKSHOPS**

**Comments may appear more than once if they touch multiple topics.**

Comm.#	Topic & Comment Summary	Loc
17	If tiny house is auxiliary to a main house, what facilities do they have to have? What about septic? Ans: must have connection or septic, as per county code.	R
153	Is there a limit for how many tiny houses per acre, for example? Ans: like any houses, rules will be similar to other houses. Single family and multifamily designations will have appropriate limits on number of units.	WC
154	I thought tiny houses were supposed to be for 1 person, not a family?	WC
19	Where are the details of the tiny house ordinance? Ans: we are at the policy stage still.	R
152	Will requirements for any small house be the same as a tiny house, as far as water and septic? Ans: treated the same as a conventional house as far as utility hookups. Connections where CSD available, where not available, septic or alternative.	WC
7	About the monthly income figures (\$47,000 for household of 2), is that an expectation or requirement? He feels there is a disconnect. He gets \$900 a month and can't afford housing. Living in his truck at present.	R
43	One thing she hears from everyone here is that homelessness and bad economy is affecting businesses and everyone here. People here ready to go forward, if the county would let them do it.	R
63	Are there allowances for more than 1 tiny house on a parcel? MR: tiny house only one as ADU, but if detached bedrooms, more may be allowed in MF zones.	EU
20	Where's the public hearing for tiny houses? Ans: there will be separate public hearings and meetings for the ordinance. Clarified 2 types of tiny houses.	R
133	Person like the idea of groups of tiny houses. Ans: some implementations in HE address this. Tiny house village.	MCK
166	Would a tiny house village count toward the state requirement for affordable housing? Ans: probably yes	WC
170	is there a tiny house village in progress? Ans: Betty Chin is closest thing so far	WC
77	We have 7 rivers, two sets of mountains, and an ocean. There is no flat land left to develop.	HAR
79	High cost service companies are not consistent with rural areas.	HAR
65	Maybe we need more RV and SOP parks.	HAR
73	There should be flexible standards for RVs that allows low income people to get them up to standards.	HAR
14	Why not legalize living in RVs, since people are living in RVs now?	HHTC
61	RVs are currently not allowed in neighborhoods. Must be hooked to sewer.	HAR
72	RVs should be residences if hooked up to water and sewer.	HAR
62	Maybe RVs ought to be allowed as dwellings.	HAR
63	May need to relax standards so RVs can be permanent dwellings.	HAR
15	There are aesthetic differences between tiny houses and RVs . RVs are not built to be permanent residences, and therefore degrade too quickly.	HHTC
71	We need more manufactured home or RV parks. Land is too expensive. If the county or city has land, it could be done.	HAR
74	RVs are virtually impossible in city limits. Should not be allowed in city, but yes if on 1/2 acre or larger parcel.	HAR
99	Houses in the county rented by the week (Airbnb) - are they included in vacant stock? Yes, anecdotal evidence shows yes.	MCK
122	Staff question: how do we deal with vacation rentals?	MCK
123	He doesn't think Airbnb should be counted at all.	MCK
124	Are Airbnb's counted as SROs? No.	MCK
125	How would you know if family is using rental as Airbnb? Should not be counted in inventory, he says.	MCK
126	This was an issue in Siskiyou County, also Bend. Big chunk of rentals were airbnbs. How do you verify? Ans: you can't.	MCK
127	Many people operate part time airbnbs.	MCK
128	Is there a way to get people to report their airbnb use? City of Vancouver Canada started taxing vacant units.	MCK
129	People who run airbnbs have to pay tax, creates a record, should be public record.	MCK

**PUBLIC COMMENTS - SERIES 2 WORKSHOPS**

**Comments may appear more than once if they touch multiple topics.**

Comm.#	Topic & Comment Summary	Loc
130	There are multiple lawsuits at present against airbnb and like, for not requiring homeowners to pay taxes.	MCK
131	Deed restriction is not forward thinking was to get more housing. May be illegal.	MCK
81	We need composting toilets for ALPs.	HAR
13	The cost of an ADU is about \$80,000, right? People here have very low income. When you say tiny house, does that mean a whole separate unit, or a sleeping unit? Ans: detached bedrooms already allowed.	R
63	Are there allowances for more than 1 tiny house on a parcel? MR: tiny house only one as ADU, but if detached bedrooms, more may be allowed in MF zones.	EU
21	Sohum appreciates attention to emergency shelter issue, especially alternative lodge park. It is at disaster proportions. He estimates of 5000 people, this area has highest percent of homeless. Alternative lodging park is what they've been asking for for years. Is this real? Ans: Bisbee or Sedona model.	R
22	Will unused state parks be used for this purpose (emergency shelter & ALPs)	R
8	The county's definition of emergency shelter is too restrictive.	HHTC
12	Non-profits (represented here) have had a problem matching an available site with a site operator.	HHTC
13	Past attempts at emergency shelter: funding ran out.	HHTC
48	What is the cost of policing vs. emergency housing?	EU
56	Farmworker housing - does it include cannabis workers? Yes. Are they available for funding? State yes.	EU
23	What about farmworkers. There is a huge community park down here. They have land and volunteers. What is available to help with farm worker housing on that kind of site?	R
46	Road surfaces - can't we use pervious surfaces instead? Ans: some road requirements are from the state; some are related to fire access.	HAR
48	Some fees are not set. The final bill at the end of the project can be horrendous.	HAR
49	Paying subdivision improvements and fees imposed when surrounding areas do not pay, makes the projects cost too much.	HAR
50	Person is looking for a better way to do complete streets. It doesn't make sense to do them all.	HAR
18	Skid houses (a variant of moveable tiny house) are common. Person commenting has built one.	HHTC
19	There is a guy in Fortuna who build skid houses and sells them for \$1500 unfinished.	HHTC
22	City of Arcata accepts tiny houses on skids as ADUs.	HHTC
38	He could build 3 tiny houses for \$70 each or, better, \$250,000 to build a bunch in a tiny house village. He would like to bring forward a proposal.	R
<b>Rural parts of the county have a unique set of barriers not shared with urban areas</b>		
5	Traditional forest service composting toilets should be used - they are proven and they work.	HHTC
81	We need composting toilets for ALPs.	HAR
27	Composting toilet program is a disaster. The plan is to turn over to code enforcement, criminalizing composting toilets.	R
4	Composting toilets, are they being considered? Where are we on that? Problems with the proposed new regulations: testing cost and onus is on the owner, if required testing should be done or paid for by the county; DEH controls the protocol; regs seems to approve only, or unfairly favor, commercial units - extra cost and burden, prevents DIY and innovation.	HHTC
118	Is the issue of waste infrastructure being considered? Is county working with environmental health on permitting more composting toilets? Her clients discouraged by DEH from persuing? Are we prodding DEH to make it easier? Ans: explains risk of subsequent owners not following protocol.	MCK
69	DEH needs to get going on composting toilets please.	HAR
18	County is not working on composting toilets. (in response to claim that they are).	R
7	Please share public comments regarding composting toilets with DEH.	HHTC
80	Where an owner-builder is compliant, kitchen greywater systems should be allowed. It works.	HAR

**PUBLIC COMMENTS - SERIES 2 WORKSHOPS**

**Comments may appear more than once if they touch multiple topics.**

Comm.#	Topic & Comment Summary	Loc
119	Staff: graywater dealt with in plumbing code, changed to allow as standard. DEH can't disallow (but new regs still do?)	MCK
144	Person would like to see, for rural areas, where most people have an acre or better, he wants to see better ingress/egress. County does not coordinate with Cal fire to assure accessibility. Gates are supposed to have fire safe lock boxes, driveways are supposed to have 12' (vertical) by 20' (wide) for fires; but requirements not promoted or enforced. Ans: rephrase - do you want county to improve its enforcement? Yes	WC
147	When people get permits for new building, these things are required but there is no further notification or enforcement. Thinks there should be inspections or some kind of notification.	WC
145	Staff: is this a housing element issue? commenter: yes because access pertains to house	WC
146	Suggested standard - county should step up enforcement to ensure adequate access for fire protection	WC
77	We have 7 rivers, two sets of mountains, and an ocean. There is no flat land left to develop.	HAR
79	High cost service companies are not consistent with rural areas.	HAR
120	How do you make a moveable tiny house without ability for waste disposal?	MCK
161	So it's public water and sewer that is necessary (for mixed use)? Ans: yes	WC
162	Then this would work well in McKinleyville where they have public services? Ans: yes	WC
6	Property owner must test composting toilet system, burden on development.	HHTC
23	What about farmworkers. There is a huge community park down here. They have land and volunteers. What is available to help with farm worker housing on that kind of site?	R
42	We are so rural, even sidewalks should not be required.	HAR
3	In southern Humboldt, our developable acres is much different than shown (in presentation); he says there are not 27000 acres available to develop. Land that would be available is totally different than in northern Humboldt. Are we going to get into that later? Ans: inventory takes uniqueness of communities into consideration.	R
61	RVs are currently not allowed in neighborhoods. Must be hooked to sewer.	HAR
72	RVs should be residences if hooked up to water and sewer.	HAR
16	What exactly are you allowing with these tiny houses. Do they have to have separate sewer systems?	R
17	If tiny house is auxiliary to a main house, what facilities do they have to have? What about septic? Ans: must have connection or septic, as per county code.	R
<b>How can the County leverage government strengths and capabilities to overcome barriers and proactively facilitate housing?</b>		
61	Person (construction co owner) knows lenders who will finance for 1-2% and handle loan paperwork.	EU
59	Explain H-IM44. What does it mean for county to partner with the lender? Do they help pay for it? Ans: No, negotiate favorable loan terms.	EU
60	H-IM44, cont. Is the property deed restricted, so low income status is set for long term? Ans: Yes	EU
53	Santa Cruz example - co could partner with lender to get ADUs funded	EU
68	You could change or get rid of Single Family zone designation like Minneapolis.	EU
32	Is it possible to build 3-story multi-use commercial with ground floor residential? Increasing the height limit would help.	HAR
66	Can planned unit development be added with residential to create income?	HAR
67	We need higher density for builders to be able to build.	EU
9	If there is no land available, you need to change densities to accommodate new housing.	HAR
10	Person wants to know where the land is (parcel inventory).	HAR
4	Are "units" in inventory for conventional housing, or other types like tiny house villages? Ans: inventory includes units zoned for conventional residential.	R
71	Why wouldn't zoning get changed to facilitate building of more low income housing, at higher density?	EU
140	Why are proposed zones (future) being used instead of present. Ans: no, only current zoning is used now because board has not decided yet.	WC
158	I have a store downtown; I want to build a residence on top of the store. Would I refer to the new mixed housing zone to do this? Ans: it is allowed now.	WC

**PUBLIC COMMENTS - SERIES 2 WORKSHOPS**

**Comments may appear more than once if they touch multiple topics.**

Comm.#	Topic & Comment Summary	Loc
160	Would this work for subdividing ag land? Ans: not intended for ag areas; intended to remove restrictions for lands in service districts, where development underway.	WC
163	Person sees the advantage of increasing density where services are available.	WC
12	Person wants to know why she can't build just one house on a parcel zoned for higher density?	HAR
64	HOZs (housing opportunity zones) are in outlying areas like McKinleyville? Ans: Yes, areas where there is water & sewer, and infrastructure.	EU
65	County designates HOZs? Are they different from opportunity zones? Yes. HOZ is a county housing designation.	EU
66	Where can we find HOZs? Ans: in the Housing Element and on GIS.	EU
40	What are housing opportunity zones? Ans: areas where water and sewer available, close to infrastructure, development standards relaxed.	HAR
41	Is there a map of HOZs? Ans: yes.	HAR
3	In southern Humboldt, our developable acres is much different than shown (in presentation); he says there are not 27000 acres available to develop. Land that would be available is totally different than in northern Humboldt. Are we going to get into that later? Ans: inventory takes uniqueness of communities into consideration.	R
5	There are a lot of homes here without permits, yet they are still counted in the housing element? Ans: if no building permit, they are not included in county's stats (which are based on building permits). If doing safe homes, they will become counted in county's records.	R
28	Unpermitted houses should not be in the inventory, it hides the magnitude of the problem.	R
55	Wants to know what housing is available in greater eureka area. Do we use assessors data? Ans: yes in part.	EU
33	Are vacant lots in Shelter Cove counted in inventory? Ans: since several lots are needed to develop, ratio is not 1:1.	HAR
30	Rules for renters vs. tenants rights. If rent is paid, triggers tenants' rights laws. Hard to structure operations to navigate legal issues.	R
31	If people getting SSI could be coaxed to work in exchange for rent, would that help?	R
64	Permanent renting is not workable. As they age and quit working, people become homeless.	HAR
11	If building on higher density parcel, it's hard to fit more than one unit. She feels parcels in inventory have overestimated capacity.	HAR
59	Setbacks for new subdivisions are now 20' back from the line. Between solar shading and setbacks, some parcels can't be developed.	HAR
60	Get rid of setback and solar shading restrictions for new subdivisions.	HAR
62	Maybe RVs ought to be allowed as dwellings.	HAR
63	May need to relax standards so RVs can be permanent dwellings.	HAR
48	What is the cost of policing vs. emergency housing?	EU
5	Traditional forest service composting toilets should be used - they are proven and they work.	HHTC
81	We need composting toilets for ALPs.	HAR
27	Composting toilet program is a disaster. The plan is to turn over to code enforcement, criminalizing composting toilets.	R
4	Composting toilets, are they being considered? Where are we on that? Problems with the proposed new regulations: testing cost and onus is on the owner, if required testing should be done or paid for by the county; DEH controls the protocol; regs seems to approve only, or unduly favor, commercial units - extra cost and burden, prevents DIY and innovation.	HHTC
118	Is the issue of waste infrastructure being considered? Is county working with environmental health on permitting more composting toilets? Her clients discouraged by DEH from pursuing? Are we prodding DEH to make it easier? Ans: explains risk of subsequent owners not following protocol.	MCK
69	DEH needs to get going on composting toilets please.	HAR
18	County is not working on composting toilets. (in response to claim that they are).	R
7	Please share public comments regarding composting toilets with DEH.	HHTC
80	Where an owner-builder is compliant, kitchen greywater systems should be allowed. It works.	HAR

**PUBLIC COMMENTS - SERIES 2 WORKSHOPS**

**Comments may appear more than once if they touch multiple topics.**

Comm.#	Topic & Comment Summary	Loc
119	Staff: graywater dealt with in plumbing code, changed to allow as standard. DEH can't disallow (but new regs still do?)	MCK
6	Property owner must test composting toilet system, burden on development.	HHTC
<b>Housing special Populations</b>		
21	Sohum appreciates attention to emergency shelter issue, especially alternative lodge park. It is at disaster proportions. He estimates of 5000 people, this area has highest percent of homeless. Alternative lodging park is what they've been asking for for years. Is this real? Ans: Bisbee or Sedona model.	R
22	Will unused state parks be used for this purpose (emergency shelter & ALPs)	R
164	Staff: explain alternative lodging park. Difference is it allows camping, RVS, tiny houses, MTHs, etc. Discretionary permit. More flexible than SOPs, where format is dictated by the state.	WC
165	Would the ALPs have a central sanitary facilities? Ans: yes.	WC
75	Sewer and water are bigger issues for alternative lodging parks (ALPs). High ground water is a problem for mound systems, take too much land.	HAR
76	Is there any state money available for developing ALPs? Ans: yes	HAR
48	What is the cost of policing vs. emergency housing?	EU
47	What is the plan for transitional and emergency housing?	EU
10	Who does enforcement at emergency shelters? Ans: it depends. Most operate under an agreement which clarifies duties.	HHTC
168	RE: churches working with the county - safe parking for example.	WC
56	Farmworker housing - does it include cannabis workers? Yes. Are they available for funding? State yes.	EU
2	For farm worker housing, can't the county use cannabis records to estimate the number of farm employees? Ans: yes, has not been done yet, but will be capturing that data.	HHTC
3	County should have pre-approved plans for farm employee housing.	HHTC
91	\$21,342 = very low income. Builders build the for upper end, some people still can't afford very low income housing. That's why so many people are homeless.	MCK
90	Last Point In Time count, 1500 homeless in Humboldt County - where do those fall in income categories? (don't seem to be enough units in allotment to cover the homeless numbers)	MCK
23	If there are 1500 homeless, how can there be only 212 very low income units needed?	HAR
6	People here (at this meeting) are interested in helping very low and low income people. Are we going to get to that in this presentation? Ans: yes.	R
150	Is a moveable tiny house like a camp trailer? Ans: not exactly. County is considering options, more allowances for RVs	WC
81	We need composting toilets for alternative lodging parks.	HAR
13	The cost of an ADU is about \$80,000, right? People here have very low income. When you say tiny house, does that mean a whole separate unit, or a sleeping unit? Ans: detached bedrooms already allowed.	R
63	Are there allowances for more than 1 tiny house on a parcel? MR: tiny house only one as ADU, but if detached bedrooms, more may be allowed in MF zones.	EU
8	The county's definition of emergency shelter is too restrictive.	HHTC
12	Non-profits (represented here) have had a problem matching an available site with a site operator.	HHTC
13	Past attempts at emergency shelter: funding ran out.	HHTC
23	What about farmworkers. There is a huge community park down here. They have land and volunteers. What is available to help with farm worker housing on that kind of site?	R
7	About the monthly income figures (\$47,000 for household of 2), is that an expectation or requirement? He feels there is a disconnect. He gets \$900 a month and can't afford housing. Living in his truck at present.	R
43	One thing she hears form everyone here is that homelessness and bad economy is affecting businesses and everyone here. People here ready to go forward, if the county would let them do it.	R
14	Why not legalize living in RVs, since people are living in RVs now?	HHTC

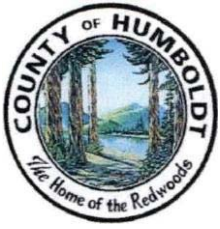
The following written comments were received on or before May 8, 2019, outside the workshop format.

Index #	Date	Comments received pertaining to 2019 Housing element Update	Summary
<a href="#">C1</a>	3/4/2019	Email from Kevin Caldwell, Rio Dell Community Development Director	
<a href="#">C2</a>	3/4/2019	Kevin Caldwell - Suggestions Regarding Humboldt County Housing & Land Use Issues, 2009 Housing Element.	<ul style="list-style-type: none"> <li>• Observations include: it takes too long to get a building permit;</li> <li>• complete review within 30 days of submittal, or auto-approval;</li> <li>• DEH should review soil tests within 20 days;</li> <li>• create library of pre-approved plans; create amnesty program (Safe Homes has been implemented);</li> <li>• Fire Safe access regs preclude second unit permits, encourages non-permitted building;</li> <li>• allow 2d units in all zones residential (now state law);</li> <li>• exempt 2d units from State Responsibility Areas (SRA) regs;</li> <li>• guest house by right in all zones, allow kitchens;</li> <li>• add “guest quarters” (currently detached bedroom);</li> <li>• reduce parking restrictions (now state law);</li> <li>• allow lot size modification in all zones;</li> <li>• eliminate Slope Density Formula;</li> <li>• permit reconstruction of non-conforming residences within two years, up to 10% size increase;</li> <li>• permit cottage Industries, with performance standards;</li> <li>• don’t use Open Space regs to deny building permits on agricultural, timber lands;</li> <li>• make legal parcel determination subject to 60 day timeframe;</li> <li>• for lot line adjustments, only require site suitability evidence in area of known problematic soils/water supplies;</li> <li>• County does not comply with CEQA, Permit Streamlining Act (PSA), Map Act and local permit processing time requirements;</li> <li>• develop a simple permit tracking system.</li> </ul>
<a href="#">C3</a>	3/6/2019	Email 2 from Kevin Caldwell, Rio Dell Community Development Director	
<a href="#">C4</a>	3/6/2019	Attachment to email 2 from Kevin Caldwell, Rio Dell	City of Rio Dell Nonconforming Use Regulations; Section 17.30.200 Rio Dell Municipal Code
<a href="#">C5</a>	3/6/2019	Attachment to email 2 from Kevin Caldwell, Rio Dell	HSC 17958.1 allowing efficiency units of 150 square foot minimum floor area, by ordinance. (HCD has since gone to 70 square feet in 2015, then eliminated the definition of “efficiency unit” in 2018 in response to tiny house movement; see comment C5a).

<a href="#">C5a</a>	5/8/2019	Staff addition, portion of HCD rulemaking document repealing definition of efficiency unit	HCD Initial Statement of Reasons for repeal of efficiency unit definition, HCD 01/16, April 4, 2017. Page 3 states tiny house movement as reason for change.
<a href="#">C7</a>	3/13/2019	Email from Patrick O'Brien, Willow Creek	Information letter about community workshops and upcoming Community Plan effort.
<a href="#">C8</a>	2/12/2019	Email from Patrick Shannon, Willow Creek	Information on rammed earth constructed buildings, with images.
<a href="#">C9</a>	3/24/2019	Email from Terrence Williams, General Manager, Redway Community Services District	<ul style="list-style-type: none"> <li>• Any structure that meets building code for permanent residential structures could be permitted;</li> <li>• mobile or temporary structures used as housing should be permanently connected to utilities and meet building code;</li> <li>• permitted structure should have permanent connections to utilities (permitted onsite water/wastewater or public utilities etc.);</li> <li>• a property with temporary utility connections (like an RV park) should require special zoning, special permitting for that activity, and long term residents should submit to health and safety inspections or building code inspections etc.</li> </ul>
<a href="#">C10b</a>	4/15/2019	Email from Nezzie Wade, Affordable Housing & Homeless Alternatives	<p>Comments on Housing Element Update:</p> <ul style="list-style-type: none"> <li>• Concerned that ADUs will continue to be unaffordable</li> <li>• Tiny houses do not address homeless issue</li> <li>• Supports AHHA's sanctioned camps, tiny house villages</li> <li>• Recommends we use examples where developments have worked (Oregon, for example; links provided).</li> </ul>
<a href="#">C10</a>	4/15/2019	Attachment to Email from Nezzie Wade	<ul style="list-style-type: none"> <li>• Expand emergency and temporary shelter zones;</li> <li>• allow people to stabilize their lives through self-housing, such as tents, tiny homes and vehicles;</li> <li>• use underutilized facilities as shelters and remove time and condition constraints;</li> <li>• equate alternative shelter types for houseless.</li> </ul>
<a href="#">C11</a>	4/18/2019	Email from Sara March	Strongly urge [County] to allow tiny houses, tiny houses on wheels and ADU's. These are highly affordable, sustainable, and deal with the housing crisis locally.
<a href="#">C12</a>	4/29/2019	Email from Shaka Sickels	<p>The letter discusses:</p> <ul style="list-style-type: none"> <li>• Temporary, Rehabilitative, Supportive, Retirement, and work-lodging;</li> <li>• emergency camping and social services;</li> <li>• scarce-car community building (with more reliance on public transit, biking, and walking);</li> <li>• the large property turnover that our county is and will be going through that could yield new, valuable, and reasonably priced plots of land for development and housing programs;</li> <li>• Auburn University's Rural Studio 20k housing Initiative (supplies links);</li> <li>• Gas efficiency and the Rural Community;</li> <li>• Incentives to house relatives in add-on housing;</li> <li>• Can we make even on a Jobs program?</li> <li>• Senior's /Disabled Meal Program;</li> <li>• Community Trade Skill Resources;</li> </ul>

			<ul style="list-style-type: none"> <li>• Municipal Fiber Optic Internet.</li> </ul>
<a href="#">C13</a>	4/25/2019	Written comment from Michael McKaskle, Redway	Would like commercial strip zoning to allow first floor senior or workforce residential housing.
<a href="#">C14</a>	5/7/2019	Email from Sandra	Portions of MS thesis of Rebecca Coleman, with link to pdf.
<a href="#">C14b</a>	5/7/2019	PDF linked to email of Sandra, above	<p>ARE TINY HOUSES USEFUL AND FEASIBLE TO HELP ADDRESS HOMELESSNESS IN ALAMEDA COUNTY?  HOW COULD TINY HOUSES BE USED, AND UNDER WHAT CONDITIONS?  REBECCA COLEMAN  CLIENT REPORT</p>
<a href="#">C15</a>	3/28/2019	Email from Nezzie Wade, Affordable Housing & Homeless Alternatives	Link to description of a detached bedroom community -tiny house village- with central shared kitchen and restroom facilities.





## Housing Trust Fund & Homelessness Solutions Committee

---

April 29, 2019

Humboldt County Planning Commission  
Board of Supervisors' Chambers  
Humboldt County Courthouse  
825 5th St.  
Eureka CA, 95501

Re: Recommendations for the 2019 Housing Element

Dear Planning Commissioners,

Humboldt County's 2019 Point In Time (PIT) Count revealed about 1500 identified individuals who are unsheltered, the largest number of which reside in Eureka, 653. The PIT Count is understood to always be an undercount since it takes place on one day only and in the dead of winter. In addition, this year's count in Humboldt lasted a total of 5 or 6 hours in the field recording the data. Volunteers doing the count were able to record the identified unsheltered homeless persons simply by observation rather than interview and making contact. Some of us have participated in the PIT Counts from the beginning in Humboldt County. Currently, there are more homeless people than ever, especially in other areas of the county than the County Seat. In addition to these recorded homeless persons, our local college and university inform us that 19% and 9% of the HSU and CR student bodies are housing insecure, respectively. The Humboldt County Office of Education further informs us that approximately 1300 to 1500 students in the county school system are housing insecure, according to the Department of Education CalPADS report.

HTFHSC recognizes that creation of housing affordable to low, very low and extremely low-income households can aid in reducing homelessness in Humboldt County. The Committee also recognizes that alternative forms of housing must be considered to provide shelter and safety to many unhoused persons in our County with very limited or no income.

HTFHSC is encouraged to see many positive items and revisions that support these efforts in the Draft Housing Element posted by the Planning & Building Department such as:

- Item H-G6. Inclusion of Supportive Housing and Navigation Centers and alternative and shared housing to this goal.
- Item H-G7. Adding Affirmatively Furthering Fair Housing as a goal.
- Revisions to Housing Policy including alternatives such as Transitional Housing as residential use, Supportive Housing of 50 units or less as use by right in multifamily and mixed use zones, conversions of motel/hotels to Single Room Occupancy Units, support for Emergency Shelters and safe parking as a form of emergency shelter.
- Revisions to Housing Policy to allow for Accessory Dwelling Units, Tiny Houses and Moveable Tiny Houses, Tiny House Villages and support for Farmworker Housing that includes cannabis industry farmworkers.
- Inclusion of Transitional and Supportive Housing as eligible for Density bonuses.
- Items H-P44 and 45. Funding and partnering to develop Supportive and Transitional Housing and allowance for alternative utility systems.
- Item IM1. Pursuing funding for housing and Emergency Shelter programs and prioritization of funding for housing affordable to very low-income households when competing for resources from Federal and State funding sources.
- Appreciation for support of the Humboldt Housing & Homelessness Coalition (HHHC) and the Housing Trust Fund and Homelessness Solutions Committee (HTFHSC) as organizations essential to the development of housing affordable to very low and extremely low-income households.
- Emphasis on practices and policies that further development of housing affordable to low, very low and extremely low-income households.
- Item H-IM19. Preservation of assisted multifamily housing units at risk of conversion to market rate rental housing.
- Item H-IM29. Expansion of Pre-Approved House Plans to include Accessory Dwelling Units. Small footprint single family homes, duplexes, farmworker housing group quarters and universal accessible bathrooms that can be installed into an existing residence.
- Changes to zoning regulations to allow for alternative housing solutions.
- Item H-IM44. Partnering with a lender to incentivize ADU development.
- Items H-IM53-58. Support and encouragement of housing alternatives affordable to

extremely low-income households, emergency shelters, safe parking and temporary shelter.

The HTFHSC requests the Planning Commission adopt the Draft Housing Element as a significant step to ending homelessness and related problems in Humboldt County.

Sincerely,

*Elizabeth Matsumoto*

Elizabeth Matsumoto, Chair

Housing Trust Fund and Homelessness Solutions Committee

## Milner, Mary

---

**From:** Linda Lee <lindaandvaden@gmail.com>  
**Sent:** Wednesday, May 08, 2019 2:38 PM  
**To:** Milner, Mary  
**Subject:** comment

Last winter was wet and cold. Every morning, upon returning from my walk in the dunes, I was thankful for my cozy home and the hooks close to the warm fire where my dripping clothes would quickly dry out, ready for the next outdoor venture.

But I was confronted with a different reality when I drove into town.

Out there I saw people huddled in narrow doorways or plodding along the sidewalks, half-covered by big plastic bags, lugging their soggy possessions behind them. They had no way to dry their clothes, and no fire to warm their hands by.

Every person deserves a place they can call home. A place where they are protected from the elements. A place they can retreat to, when their spirit needs refreshing. And everyone will find such a place, miserable as it may be. They have to. It's self-preservation...the will to live. That desperate substitute for "home" may be under a bridge, or in the bushes beside the main road. It makes us uncomfortable to have to see them, in their un-tidy state. So we chase them out, and the search for home begins again.

As our society lusts after Bigger and Better, we lose sight of simple and practical. The enormous challenges facing our planet require that we quickly adapt to a more earth-friendly global lifestyle if we plan to survive as a species. Masses of people displaced by weather disasters or conflict are only growing. Soon we will all be forced to drastically re-think our attitudes toward housing, and it is a smart society that predicts future needs and begins serious planning and logical solutions.

A simple and practical first step we as a county can take toward this end is to adopt a smart, all-inclusive housing element.

Lots of money, time and energy at every level of government is being expended to try to address the homeless problem. We are building "affordable" housing as quickly as we can. But even a modest studio is very expensive and resource-heavy to build. We need to think more openly and realize that not everyone desires or requires a self-contained apartment.

There is a model that is being adopted more and more around the country that I believe would serve us well locally.

It is the tiny house model. I can hear you saying now "But we just loosened restrictions for accessory dwelling units..." and that is a good thing. However, the dwellings that I'm talking about are not actually tiny houses, but tiny bedrooms, or personal spaces, clustered around common kitchen, bathroom and utility areas. They can be of any size and configuration. They adequately serve the needs of a large segment of our homeless population. These simple structures can provide the bridge that we need if we are going to "rapidly re-house" folks, which I know is the goal. But even these "villages" will take planning and time to accomplish. We may find that we can begin our efforts in an even easier way, by providing safe, sanctioned tent camps, which get folks off the streets and on the way to stability.

I would implore you as decision makers to leave room in our housing element for these types of low-impact dwellings.

Besides helping to alleviate the cost and complexity of traditional structures, they address an equally pervasive and devastating issue: isolation. More and more studies point to its affects on our health and well-being as a nation, driving up medical costs and shortening lives. When forced to live on the dangerous and uncertain streets, homeless people band together for safety and comraderie. They learn to live together. A tiny house village reinforces this positive supportive environment, where people share the responsibilities and benefits of a community. The co-operation required is everyday job skills training.

It is a realistic dream of mine that Humboldt county will live up to its reputation as innovative and brave, and adopt a housing element that will be a model for the rest of the state. One that will free us to move into the future with the tools that we will need so that all of our citizens can thrive.

Thank you for the opportunity to engage in the dialogue.

Linda Lee  
Manila

**Milner, Mary**

---

**From:** Sandra <stepnext@sonic.net>  
**Sent:** Wednesday, May 08, 2019 3:47 PM  
**To:** Milner, Mary  
**Subject:** Re: How can tiny house villages be "useful and feasible to address homelessness"

Mary,

After careful thought and research  
I've concluded that I believe it  
would be best to pull the tiny house segment  
from housing element.  
for now.

Why?

Agree with concerns that Michael Richardson  
expressed at meeting at Ag building.

If issues not worked out ahead of time.  
may lead to unintentional consequences  
that may be challenging to reverse

I recall that at the meeting at the Ag building,  
Michael Richardson expressed concern  
that harm could be done if  
the tiny house segment of the housing element

is enacted before it's been thoroughly and carefully developed  
and then triggers public resistance which can be very resistant to change.

(Sometimes impossible)

"I want to get it right." he said.

As I believe I expressed on the phone,  
my concern is about issue of affordability.

More research needs to be done

to figure out what is required to ensure that the regulations applied to the tiny house in the housing element

do not unintentionally undermine the goal of using tiny houses

to satisfy the unmet needs of the unsheltered for affordable housing

while at same time satisfies "life safety provisions and structural integrity"

which Andrew Heben describes as the basic requirement of any building.

I quote him since I'm not a planner  
but want to find a way to express my

recognition

that the need for affordability can't outweigh the need for meeting basic safety requirements.

Don't know if possible to engage in process...similar to one conducted for emergency shelter sites.

I'll stop there!

But please know that I am VERY appreciative of the thoughtfulness and hard work that is so evident in the housing element process!

Thank you!

Sandra

Hi Sandra,

I received your voice mail and email. Thanks so much for your ideas and for "showing up"! I will put your suggestions in the record and share with my colleagues here, as well as with the Board. Your points are well taken.

Stay tuned. We are moving forward with your help and that of others, hoping to make some meaningful changes.



Best,

Mary Milner

707 268-3772

[mmilner1@co.humboldt.ca.us](mailto:mmilner1@co.humboldt.ca.us)

**From:** Sandra <[stepnext@sonic.net](mailto:stepnext@sonic.net)>

**Sent:** Tuesday, May 07, 2019 3:28 PM

**To:** Milner, Mary <[MMilner1@co.humboldt.ca.us](mailto:MMilner1@co.humboldt.ca.us)>

**Subject:** How can tiny house villages be "useful and feasible to address homelessness"

**Andrew Heben (Co-Founder of Opportunity Village - A model tiny house village in Eugene, Oregon.)**

**"...minimum square footage, kitchen, bathroom, and parking requirements go beyond the building codes foremost focus of life safety provisions and structural collapse. Instead, under the shroud of health and welfare, the code has come to mandate middle-class norms and eliminate simpler housing options that are perceived to negatively influence adjacent property value. But by failing to ensure that everyone can meet those standards, we have in fact jeopardized the life safety of an entire segment of the population." p. 20 /*Tent City Urbanism From Self-Organized Camps to Tiny House Villages***

---

---

---

[http://turnercenter.berkeley.edu/uploads/Tiny\\_Houses\\_Study\\_FINAL\\_Terner.pdf](http://turnercenter.berkeley.edu/uploads/Tiny_Houses_Study_FINAL_Terner.pdf)

**ARE TINY HOUSES USEFUL AND FEASIBLE TO HELP ADDRESS HOMELESSNESS IN ALAMEDA COUNTY?**

**HOW COULD TINY HOUSES BE USED, AND UNDER WHAT CONDITIONS?**

REBECCA COLEMAN

Mary,

I had a chance to attend the public input meeting at the Ag building in March. Was very encouraged when got a chance to meet you and other staff at the Planning Department. Because got the impression that you and other staff are exploring housing options which can adhere to

basic safety standards but expand our ability to provide basic shelter for those without. As Coleman explains, there is no one solution. But she provides an overview of the potential for Tiny House Villages to build on the success of Opportunity Village. As more and more entities (cities, counties, states) incorporate tiny house villages into their strategies for providing a continuum of care...each finds their own path...and so it becomes apparent there is no one prescription...but a need to remain flexible in order to be able to incorporate solutions as they evolve...and yet opportunities to learn from each other....which hope her report helps to provide.

Sandra

P.S. As shared, I did think the deadline for public input was at the end of the month, but will now focus time to find out if there are any examples from other housing elements that might be helpful. And do best to get to you by tomorrow at 5 p.m. As shared in voice mail, there is a wave of energy, passion, interest, advocacy regarding tiny houses...as assume you know...coming from not only homeless advocates about those who treat tiny houses as downsizing. So, one of my main concerns is that we find ways to keep the language as specific as is required but allow for flexibility...regarding tiny houses.

## EXCERPTS

### Recommendations

**Tiny houses do not represent a silver bullet solution to address the homeless crisis in California. But at a time when there is reduced funding for large scale affordable developments and a surging interest in tiny houses as a model to address homelessness, cities, nonprofits, private citizens, and faith-based groups that are prepared to take the initiative should be supported in their efforts by Alameda County. Below is a preliminary list of specific changes to local zoning, design, and permitting processes that would make it more efficient to build tiny houses for homeless individuals. These recommendations are drawn from case studies on efforts in Alameda County described earlier in the report.**

**What specific changes to local zoning, design, and permitting processes would make it more efficient to build tiny houses for homeless individuals in Alameda County?**

- **The Alameda County Board of Supervisors recently declared a shelter crisis in Alameda County. Alameda County should take the next step and adopt the new emergency housing minimum standards that were added as an appendix to the 2016 California Building Code and 2016 California Residential Code that significantly reduce the barriers to building tiny houses for homeless people.**
- **California State Housing and Community Development (HCD) should consider developing and adopting building code standards that are unique to tiny houses rather than applying existing building standards to tiny houses.**
- **Emergency housing should be permitted in more zoning districts. In Alameda County, the General Ordinance Code currently allows for emergency housing only in the R-4 multiple residence district.**
- **Additional parcels that can be zoned as mobile home parks should be identified.**
- **Permit fees should be waived for groups that want to build tiny house villages, including: building, zoning, planning, inspection,**

and dumping fees. Costs associated with these fees can make a project with a relatively small budget cost prohibitive or are unduly disproportionate to the total budget.

Parking, open space, and lot coverage requirements should be waived as well because many of these requirements do not apply to the scale of tiny house village developments.

- A manual showing best practices for tiny house implementation, including evaluation metrics, staffing, construction, and design, should be developed and implemented to make the process of building tiny houses more efficient.

What are some additional considerations that Alameda County might want to explore around implementation?

- For temporary and transitional villages like the city-owned and nonprofit managed Outdoor Navigation Center in Oakland, can a higher standard for design and service provision be met while maintaining a similar project budget?

57

- How can nonprofits that want to develop a tiny house village as a new service offering ensure that they address internal resource capacity issues that might be stretched by the project, including planning for additional staff, budget, and fundraising time needed to manage the additional work associated with expanding?

- For privately-owned tiny house villages like the village proposed in the backyard of a landlord in Hayward, can development costs be trimmed down, and rent affordability and case management services be adequately provided to residents, while still providing a financial incentive for the landlord?

- What are the appropriate metrics for tiny house villages that serve homeless individuals to evaluate success? • What materials can be developed to explain the tiny house for homeless village model to address issues and concerns?

\*\*\*\*\*

### **Executive Summary**

Alameda County is experiencing a homelessness crisis, and interest in tiny houses as a possible and limited way to address the issue is increasing. While over a dozen tiny house villages have been developed across the U.S. to address homelessness, questions remain about the extent to which they are helpful in Alameda County, a high density and costly region.

This report explores the application of tiny houses to Alameda County by providing background information about tiny houses for homeless individuals, including a brief history of tiny houses in the U.S. and the contemporary tiny house movement. The report next discusses the tiny house for homeless village model, including components of a successful village, challenges and opportunities for tiny house villages, and recent legislation and trends. Applications of the model are discussed, including micro-apartments, Accessory Dwelling Units (ADUs), and mobile homes. Finally, case studies of tiny house projects that are developed or underway in Oakland, Berkeley, and Hayward are presented.

Entities pursuing tiny house projects tend to be civically-minded and entrepreneurial, acting urgently to take matters into their own hands to help their unsheltered neighbors. This report finds that well-planned tiny house projects could be supported through specific changes to local zoning and permitting processes as a way to complement other ongoing

efforts to address homelessness. The report investigates the following four questions, with findings summarized beneath each question:

**How are tiny houses useful to help address homelessness in Alameda County?**

- An insufficient amount of alternative housing exists for homeless individuals.
- Units are built in compliance with local and federal building standards.
- A local entity (either municipal, nonprofit, faith-based, or private citizen) is willing and able to put in the leg work.
- Support services are provided in either a transitional or permanent housing model to integrate the individuals into the community. If the housing is transitional, there must be placement to more stable housing options.
- Outreach to sheltered neighbors takes place so that the homes are integrated into the broader community.

**How can tiny houses be feasible to help address homelessness in Alameda County?**

- A recent change to the California Building Code creates new minimum standards for emergency housing that significantly reduce the barriers to building tiny houses for homeless people. This change is significant because outside of these new minimum standards, tiny houses either need to comply with state building codes meant for conventional single family homes or to comply with RV standards – both of which can be prohibitive and out of scale with these projects. To invoke the new emergency standards a local ordinance must be passed declaring an emergency housing crisis along with adopting the new emergency building standards, and a local re-zoning may be necessary.

- Development in high density/high cost areas is feasible when the development is infill, built on land that is already underutilized, or built provisionally on land that is owned or leased by a city to bring more services to an encampment.

1

- Tiny house villages, typically comprised of free standing detached units, are frequently able to reduce startup capital costs by acquiring land at a reduced cost and attracting sweat equity to build units.

- Operating costs are frequently reduced through a combination of grants from foundations and private individuals, micro-enterprises, federal subsidies, and regular chores performed by residents.

**What characteristics make tiny house communities successful, as shown by examples of successful developments?**

- Common buildings with shared facilities, including a kitchen, laundry, showers, and portable toilets, both provide opportunities for more communal living and supplement the low square footage of individual units.

- Most villages offer residents support services, including case management, dental and health care, behavioral health, workforce development, workshop and support groups, and transportation.

- Many villages provide transportation, either by arranging for a bus to come to the community, or locating their community close to public transportation (1/8 to half of a mile). Many villages operating throughout the country are either 1-3 miles from or within the city center, with only a few villages 4-10 miles away from the city center.

- Residents typically undergo a selection and approval process, either through a coordinated entry process (qualifying under HUD's definition of chronically homeless), application and intake process (a process that can include a background check, medical questionnaire, skills and education inventory, sweat equity, and/or participation in membership meetings) and/or referral by agencies, religious leaders, and community members.

**What specific changes to local zoning, design, and permitting processes would make it more efficient to build tiny houses for homeless individuals in Alameda County?**

- **The Alameda County Board of Supervisors recently declared a shelter crisis in Alameda County. Alameda County should take the next step and adopt the new emergency housing minimum standards that were added as an appendix to the 2016 California Building Code and 2016 California Residential Code that significantly reduce the barriers to building tiny houses for homeless people.**
- **California State Housing and Community Development (HCD) should consider developing and adopting building code standards that are unique to tiny houses rather than applying existing building standards to tiny houses.**
- **Emergency housing should be permitted in more zoning districts. In Alameda County, the General Ordinance Code currently allows for emergency housing only in the R-4 multiple residence district.**
- **Additional parcels that can be zoned as mobile home parks should be identified.**
- **Permit fees should be waived for groups that want to build tiny house villages, including: building, zoning, planning, inspection, and dumping fees. Costs associated with these fees can make a project with a relatively small budget cost prohibitive or are unduly disproportionate to the total budget. Parking, open space, and lot coverage requirements should be waived as well because many of these requirements do not apply to the scale of tiny house village developments.**
- **A manual showing best practices for tiny house implementation, including evaluation metrics, staffing, construction, and design, should be developed and implemented to make the process of building tiny houses more efficient.**

---

For the rest of the report.

[http://turnercenter.berkeley.edu/uploads/Tiny\\_Houses\\_Study\\_FINAL\\_Terner.pdf](http://turnercenter.berkeley.edu/uploads/Tiny_Houses_Study_FINAL_Terner.pdf)

Milner, Mary

---

**From:** Sandra <stepnext@sonic.net>  
**Sent:** Tuesday, May 14, 2019 4:30 PM  
**To:** Milner, Mary  
**Subject:** (Transforming/clarity/great pix) Tiny Houses From Permits to Code Requirements"

[https://www.green-technology.org/gcsummit17/images/Tiny\\_Houses\\_Greg\\_Mahoney.pdf](https://www.green-technology.org/gcsummit17/images/Tiny_Houses_Greg_Mahoney.pdf)

Mary,

I really! appreciate how thoughtful and dedicated you and other staff have been...expanding options for tiny houses (legal areas, etc.)  
And have been looking for ways to integrate varying need/purposes for tiny houses rather than pitting one against the other

I'll send this and then hope we can talk. Assume you may be familiar with it.  
But it's so clear and readable! And puts so much into perspective.

-----  
**EXCERPTS**

# Tiny Houses From Permits to Code Requirements

Greg Mahoney Chief Building Official City of Davis

"Tiny houses have been pointed to as a solution for lack of affordable housing, a way to promote non-traditional home ownership and a possible solution to housing the homeless. This course is designed for those interested in tiny

houses and will explore the design, construction and legal use of tiny

houses. It will address key questions, including:

What is a tiny house?

Do tiny houses require a building permit?

Is a permit required for a tiny house that is less than 120 square feet?

Can I build/park a tiny house in my back yard?

Is a building permit required if the tiny house is built on a rolling Chassis?

+++++

## Where

## Do Tiny Houses Belong?

The difficulty has been where to place them.

Those built on foundations must meet local building and zoning regulations.

Many tiny houses are built off-site sometimes without

knowing where they will ultimately rest.

□

That makes it difficult to know which building codes to meet, especially if owners plan to move them"



# Tiny Houses

**“From Permits to Code Requirements,  
What Builders Need to Know”**

**Gregory C Mahoney CBO, LEED AP  
Chief Building Official  
City of Davis**

# Tiny Houses

## From Permits to Code Requirements

*Tiny houses have been pointed to as a solution for lack of affordable housing, a way to promote non-traditional home ownership and a possible solution to housing the homeless. This course is designed for those interested in tiny houses and will explore the design, construction and legal use of tiny houses. It will address key questions, including:*

*What is a tiny house?*

*Do tiny houses require a building permit?*

*Is a permit required for a tiny house that is less than 120 square feet?*

*Can I build/park a tiny house in my back yard?*

*Is a building permit required if the tiny house is built on a rolling chassis?*

# What is a Tiny House?



# What is a Tiny House?

An officially-adopted definition of “Tiny Houses” does not exist, but the California Department of Housing and Community Development provides the following description of a tiny house:

*“These structures, which may range anywhere from 80 to 400 square feet in size, may be built with a variety of standards or no construction standards; may or may not be constructed on a chassis (with or without axles or wheels); and usually are offered for use and placement in a variety of sites.”*

# Why Tiny Houses?

- Affordable home ownership
- Potential solution to homelessness
- Solution to housing shortage



# Affordable Home Ownership



🔥 15 viewed per hour

## 40" Luxury Expandable Hotel Design Prefabricated Container House

Quantity:  5 available

**\$16,250.00**

+ Free Shipping

[Buy It Now](#)

[View Details](#)

Condition: New

Popularity: 498 watching

Sold by: [lightingplazaus \(446★\)](#)  
99.4% Positive feedback

Delivery: Estimated Feb. 13- Feb. 23  
From: China

Returns: 30 days

Covered by [eBay Money Back Guarantee](#)

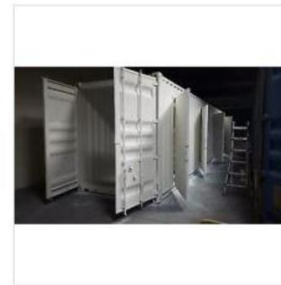
## Similar Items



40 HC shipping container storage...



40' FT Shipping Container 4 - Sel...



40' Atomic "4 Units Storage" Cont...



1030 1/35 40ft Shipping/Storage ...

# Affordable Home Ownership

ebay Shop by category Search... All Categories Search

Home Business & Industrial Construction Buildings, Modular & Pre-Fab

Share: [Email] [Facebook] [Twitter]



12 viewed per hour

## NEW tiny house on wheels- The Seagrass Cottage

\$49,000.00

Calculate Shipping

Buy It Now

View Details

Condition: New

Popularity: 40 watching

Sold by: islanddebbie (441★)  
100% Positive feedback

Returns: Not accepted

Covered by eBay Money Back Guarantee



## Similar Items



Tiny House on Wheels



Tiny House on Wheels



tiny house on wheels



HGTV Tiny House on Wheels

# Homeless Solution





# Why Are People Homeless?

Two trends are largely responsible for the rise in homelessness over the past 20-25 years:

- Growing shortage of affordable rental housing
- Simultaneous increase in poverty



# Homeless Solution



# Affordable Housing Shortage

Tiny houses have gained traction with people who want to live a simpler life with fewer possessions and financial obligations, and who want to have a smaller environmental footprint.

Some nonprofits are eyeing them as a possible solution for people priced out of housing markets.



# Are Tiny Houses the Answer?



# Are Tiny Houses the Answer?

Sarah Hastings' 190-square-foot home was on 3 acres of farmland next to a small garden in Hadley, Massachusetts.

Now it's in storage.

The 23-year-old recent college graduate built the house while she was a student at Mount Holyoke College.

Like many who want to live in a "tiny house," she has struggled to find a place to put it.



Rebecca Beitsch

# Where Do Tiny Houses Belong?

- The difficulty has been where to place them.
- Those built on foundations must meet local building and zoning regulations.
- Many tiny houses are built off-site, sometimes without knowing where they will ultimately rest.
- That makes it difficult to know which building codes to meet, especially if owners plan to move them from place to place.

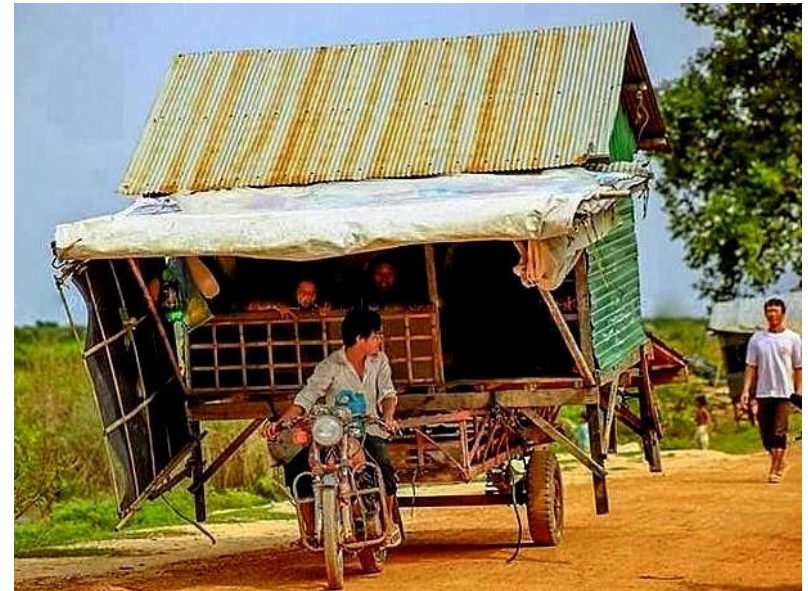


# Building Standards?

“It’s kind of the Wild West of building,” said Tony Gilchriest, a builder based in Washington, D.C.

The lack of clear standards makes some builders cautious.

If built on a rolling chassis they must be sturdy enough to be driven down the highway at 60 mph.



# Building Standards?

- Concerns have given rise to a cottage industry of firms willing to certify that a tiny house is safe.
- Chuck Ballard with Pacific West Associates Inc. said his company reviews architectural plans and photos of construction before issuing the certification, which costs around \$2,000.



SERVICES

Self-Build Certification

If you're interested in building your very own Tiny Home, our certification program will guide you step-by-step through the process! Our comprehensive checklist will allow you to efficiently understand the in's and out's of the build process.

Manufacturer Certification

If you are a Tiny Home Manufacturer, we will be glad to work with you and help you RV/RPT certify every Tiny Home that leaves your facility!

Consult Your Build

We'll walk with you through your build! Call us about all your electrical or plumbing questions, for code and fire/life safety information and our professional opinion on materials or design.

[See more details here.](#)



# NOAH

(*National Organization of Alternative Housing*)



**Their mission is to unite the Tiny House industry and to protect and serve:**

- **Manufactures & Component Suppliers**
- **Do-It-Yourselfers & Future Owners**
- **Lenders & Insurers**

# NOAH

*(National Organization of Alternative Housing)*

## Third-Party Inspection

NOAH inspects each Tiny House structure at 5 - specific phases of construction for compliance to the NOAH Standard.

- Foundation
- Trailer & Attachment
- Framing & All-Trades (electrical, plumbing & HVAC)
- Insulation
- Final

***NOAH inspections are performed by InterNACHI Certified Professional Inspectors.***



# HCD Information Bulletin 2016-01

Intended to clarify the legality of use, design and construction of tiny houses.

Identifies the different types of tiny houses.

- Recreational vehicle
- Manufactured home
- Factory built housing
- Site constructed


STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
EDMUND G. BROWN JR., Governor  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS  
2020 W. El Camino Avenue, Suite 260  
Sacramento, CA 95833  
(916) 263-2963 / FAX (916) 263-5348  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



May 9, 2016

INFORMATION BULLETIN 2016-01 (MH, FBH, SHL, MP/SOP, RT, OL) – Revised

TO: City and County Building Officials  
Mobilehome and Special Occupancy Park Enforcement Agencies  
Division Staff

FROM:  Richard Weinert, Deputy Director  
Division of Codes and Standards

SUBJECT: Tiny Homes

## Purpose

This Information Bulletin is intended to clarify the legality of use, design and construction approval of any residential structure that may be commonly referred to as a tiny home. Currently, neither the Department of Housing and Community Development (HCD) nor any other State or local agency has specific statutory or regulatory definition authority of construction approval for tiny homes as a specialty product. These structures, which may range anywhere from 80 to 400 square feet in size, may be built with a variety of standards or no construction standards; may or may not be constructed on a chassis (with or without axles or wheels); and usually are offered for use and placement in a variety of sites. It is the purpose of this Information Bulletin to describe when a tiny home fits the definition of one of the following and therefore would be legal to occupy: recreational vehicle (including park trailer), manufactured home, factory built housing, or a site-constructed California Building Standards Code dwelling.

As residential structures, tiny homes must receive one of several types of State or local government approvals prior to occupancy, depending on the design of the structure and the location of its installation. While HCD supports efforts to make housing more affordable and efficient, State laws mandate that residential structures meet state standards. Failure to comply with these statutory requirements will result in the tiny home being a noncomplying residential structure in which occupancy is illegal and is subject to punitive action by the appropriate enforcement agency, including the U.S. Department of Housing and Urban Development (HUD).

# HCD Information Bulletin 2016-01

**Tiny houses must receive one of several types of State or local government approvals dependent on:**

- **Design of the structure**
- **Location of its installation**



# Types of Tiny Houses

**Due to confusion about which building code standards apply to tiny houses, they are often mischaracterized.**

**A tiny house must comply with the standards of, and be approved as one of the following types of structures:**

- **HUD-Code manufactured home (MH)**
- **California Residential Code or California Building Code**
- **Factory-built housing (FBH)**
- **Recreational vehicle (RV)**
- **Park trailer (PT)**
- **Camping cabin (CC)**

**The approving agency will vary depending upon whether the tiny house is located on a residential lot, inside of a mobile home park or special occupancy park.**

# California Building Standards Code Title 24

Tiny homes not classified as an Manufactured Home, Recreational Vehicle, Park Trailer or Camping Cabin are required to comply with T-24, The California Building Standards Code.

California Residential Code and California Building Code both contain the standards applicable to homes.



# California Residential Code

**CRC Section R202, CRC  
Chapter 2 Definitions,  
defines a dwelling as**

**“...any building that contains  
one or two dwelling units  
used, intended, or designed  
to be built, used, rented,  
leased, let or hired out to be  
occupied, or that are  
occupied for living  
purposes.”**



# California Residential Code

## CRC Section R202, CRC Chapter 2

**It also defines a dwelling unit as “a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.”**

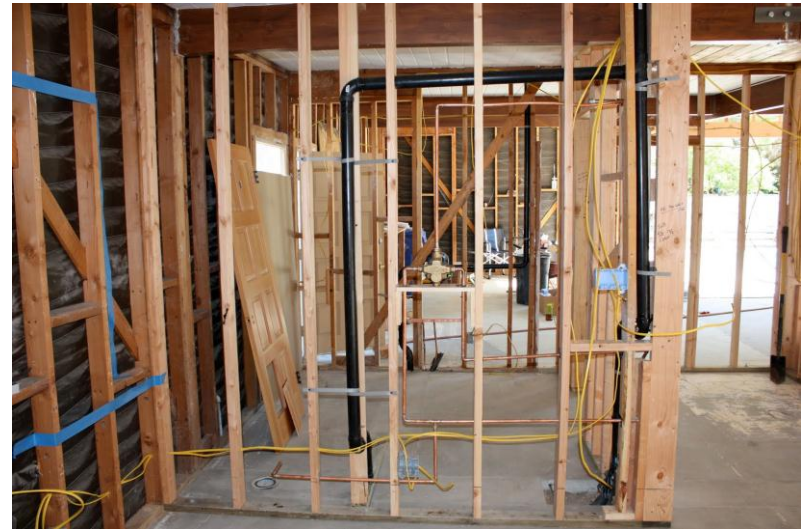




# California Residential Code

The requirements in the CBSC include, but are not limited to:

- structural
- plumbing
- electrical
- energy
- mechanical
- fire protection standards



# California Residential Code

Other requirements include:

- light
- ventilation
- heating
- minimum room sizes
- ceiling heights
- sanitation, toilet, bath and shower spaces
- emergency escape and rescue openings
- means of egress
- smoke alarms and carbon monoxide alarms



# California Residential Code

Dwelling units must meet all the minimum requirements found with the CBSC, including the following:

- Minimum ceiling height of 7 feet 6 inches, with several exceptions.
- A minimum of one room with at least ~~120~~70 square feet of gross floor area.
- A net floor area of not less than 70 square feet for all other habitable rooms.



# **California ~~Residential~~ Building Code**

**One exception to the general standards is found in CRC allows an Efficiency Dwelling Unit:**

- **A living room of not less than 220 square feet of floor area, and an additional 100 square feet of floor area for each occupant of the unit in excess of two.**
- **A kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches, and a separate closet.**
- **Light and ventilation conforming to the CRC**

# California Residential Code

In accordance with the 2016 CRC, a dwelling unit could be sized to accommodate a habitable room(s) with a minimum of 70 square feet; contain a bathroom including water closet, lavatory and bathtub or shower; and a kitchen area with a sink.

Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable rooms.



# Authority Having Jurisdiction

Enforcement of construction and maintenance of housing units constructed to the CBSC/CRC standards are performed by local building departments pursuant to Health and Safety Code.



# IRC Appendix

## Proposed Code Change (DISAPPROVED)

~~R327.1 General. Small houses shall comply with the requirements of this code except as follows:~~

- ~~1. Access to basements, underfloor spaces, and lofts shall be by means of alternating tread devices, ladders or any means that complies with Section R311.~~
- ~~2. The minimum floor areas of Section R304 shall not apply.~~
- ~~3. The minimum ceiling height requirements of Section R305 shall not apply.~~
- ~~4. Lofts used as sleeping areas shall not be required to comply with Section R310 provided that the loft opens to a floor containing an emergency escape and rescue opening.~~
- ~~5. Basements and underfloor areas shall not be required to comply with Section R310 provided that the basement or underfloor area does not contain sleeping rooms.~~
- ~~6. The minimum door sizes of Section R311.2 shall not apply.~~
- ~~7. The hallway width requirements of Section R311.6 shall not apply.~~
- ~~8. The guard Requirements of Section R312 shall not apply to lofts.~~
- ~~9. The automatic fire sprinkler requirements of Section R313 shall not apply.~~

# IRC Appendix

## Proposed Code Change (Approved)

### CHAPTER PART AV103— CEILING HEIGHT

#### AV103.1 Minimum ceiling height.

- Habitable space and hallways in tiny houses shall have a ceiling height of not less than 6 feet 8 inches.
- Bathrooms, toilet rooms, and kitchens shall have a ceiling height of not less than 6 feet 4 inches.

**Exception:** Ceiling heights in lofts are permitted to be less than 6 feet 8 inches.



# IRC Appendix

## Proposed Code Change (approved)

### CHAPTER PART AV104— LOFTS

#### AV104.1 Minimum loft area and dimensions.

- Lofts shall have a floor area of not less than 35 square feet.
- Lofts shall be not less than 5 feet in any horizontal dimension.
- Portions of a loft with a sloping ceiling measuring less than 3 feet shall not be considered as required area for the loft.

# IRC Appendix

## Proposed Code Change (approved)

### AV104.2 Loft access.

- Stairways accessing a loft shall not be less than 17 inches wide above the handrail.
- The minimum width below the handrail shall be not less than 20 inches.
- The headroom in stairways accessing a loft shall be not less than 6 feet 2 inches.
- Risers for stairs accessing a loft shall be not less than 7 inches and not more than 12 inches in height.
- Tread depth and riser height shall be calculated in accordance with one of the following formulas:
  1. The tread depth shall be 20 inches (508 mm) minus  $\frac{4}{3}$  of the riser height, or
  2. The riser height shall be 15 inches (381 mm) minus  $\frac{3}{4}$  of the tread depth.

# IRC Appendix

## Proposed Code Change (approved)

### AV104.2.1.4 Landing platforms.

The top tread and riser of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 6 feet 2 inches.

The landing platform shall be 18 inches to 22 inches in depth measured from the nosing of the landing platform to the edge of the loft, and 16 to 18 inches in height.

- Handrails shall comply with Section R311.7.8.
- Guards at open sides of stairways shall comply with Section R312.1.



# IRC Appendix

## Proposed Code Change (approved)

### **AV104.2.2 Ladders.**

- Ladders accessing lofts shall have a rung width of not less than 12 inches and 10 inches to 14 inches spacing between rungs.
- Ladders shall be capable of supporting a 200 pound load on any rung.
- Ladders shall be installed at 70 to 80 degrees from horizontal.
- Alternating tread devices accessing lofts shall comply with Sections R311.7.11.1 and R311.7.11.2.
- Ships ladders accessing lofts shall comply with Sections R311.7.12.1 and R311.7.12.2.
- Loft guards shall be located along the open side of lofts.
- Loft guards shall not be less than 36 inches in height or one-half of the clear height to the ceiling, whichever is less.

# IRC Appendix

## Proposed Code Change (approved)

### CHAPTER PART AV105— EMERGENCY ESCAPE AND RESCUE OPENINGS

**AV105.1 General.** Tiny houses shall meet the requirements of Section R310 for emergency escape and rescue openings.

- **Exception:** Egress roof access windows in lofts used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches above the loft floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1.

# Factory Built Housing

Factory-built Housing ("FBH") are residential structures designed, constructed, and installed pursuant to California Building Standards Code requirements.

A FBH unit is a residential structure constructed in an off-site location for placement on a foundation.



# Factory Built Housing

FBH may or may not be constructed and transported on a chassis.

HCD is responsible for the development and enforcement of FBH standards.

The local building departments are responsible for approval of the installation of FBH.

HCD has not approved any tiny home FBH units, and the ability in the future to approve such units would depend on their compliance with the statutory and regulatory requirements.



# Manufactured Homes

Manufactured Homes *must meet all applicable federal HUD standards as well as a number of state standards found in the Manufactured Housing Act of 1980:*

MHs may be occupied outside or inside of mobilehome parks and installation and approval for occupancy is governed by the Mobilehome Parks Act.





# Manufactured Homes

Either HCD or a local enforcement agency is obligated to ensure that any residential structures on a park lot or outside of a park complies with code requirements.



# Manufactured Homes

**"Manufactured home," means a structure that:**

- Was constructed on or after June 15, 1976
- Is transportable in one or more sections
- Is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected on site, is 320 or more square feet
- Is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation.
- Includes the plumbing, heating, air conditioning, and electrical systems.

# Manufactured Homes

HCD may adopt rules and regulations that are reasonably consistent with recognized and accepted principles for:

- structural
- fire safety
- plumbing
- heat-producing
- electrical systems

***to protect the health and safety of the people of this state from dangers inherent in the use of substandard and unsafe structural, fire safety, plumbing, heat-producing, and electrical systems, equipment and installations.***

# Recreational Vehicles

Recreational Vehicles (RVs) are defined in HSC Section 18010. RVs may include:

- motor home
- travel trailer
- truck camper
- camping trailer

With or without motive power, designed for human habitation for recreational, emergency or other occupancy.

***RVs are not intended for occupancy as a permanent dwelling.***

***Do not fall under the jurisdiction of HCD or local building departments***



# Recreational Vehicles

An RV meets the following criteria:

- It contains ***less than 320*** square feet of internal living room area, excluding built-in equipment, such as wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.



# Recreational Vehicles

An RV meets all of the following criteria:

- It is self-propelled, truck-mounted, or permanently towable on the highways without a permit and is built on a single chassis.



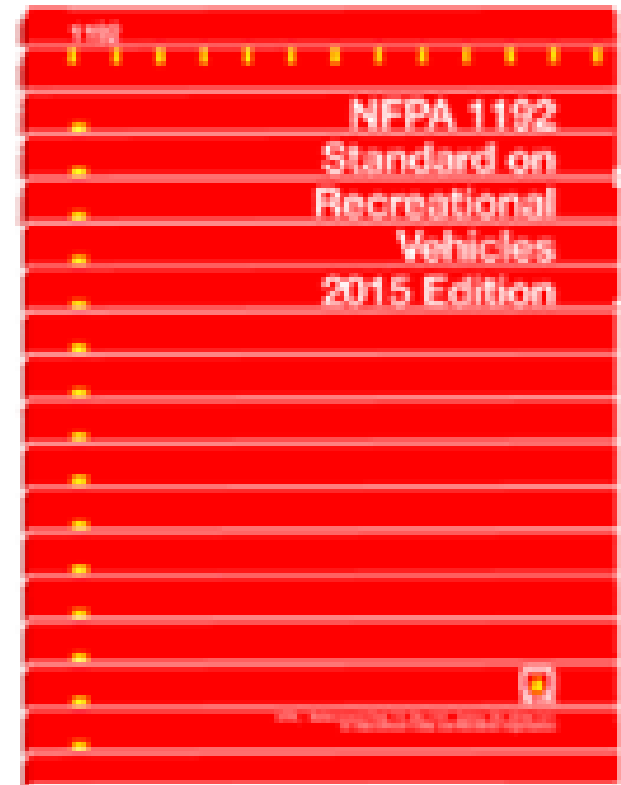
# Recreational Vehicles

**RVs constructed on or after January 1, 1999, but before July 14, 2005, must comply with the ANSI A119.5 standard.**



# Recreational Vehicles

**RVs manufactured on or after July 14, 2005, must be constructed in accordance with the NFPA 1192 standard.**





# Recreational Vehicles

Compliance with ANSI A119.5 or NFPA 1192 can be determined by an owner-provided label or insignia similar to those issued by the Recreational Vehicle Industry Association (RVIA) that is permanently affixed to the RV.

An insignia issued exclusively by RVIA is not required (HSC Section 18027.3).

For more information regarding RVIA certification, see <http://www.rvia.org/>



# Health and Safety Code 18027.3

Any recreational vehicle manufactured on or after **January 1, 1999**, that is offered for sale, sold, rented, or leased within this state *shall bear a label or an insignia indicating the manufacturer's compliance with the American National Standards Institute or National Fire Protection Association* standard specified in subdivision (b) or (c).



# Park Trailers

**Park Trailers (PTs) are a type of recreational vehicle defined in HSC Section 18009.3 and often are considered tiny houses built on a chassis with wheels.**

**However, these are not permanent dwellings and are not approved by HCD or local building departments.**



# Park Trailers

**PTs, like RVs, are designed as temporary living quarters for recreational or seasonal use only, and not as a year-round or permanent dwelling.**



# Park Trailers

PTs are constructed to ANSI A119.5 and NFPA 1192 standards and are certified by the manufacturer with a label of approval, such as those provided by the RVIA, or owner-provided.



# Park Trailers

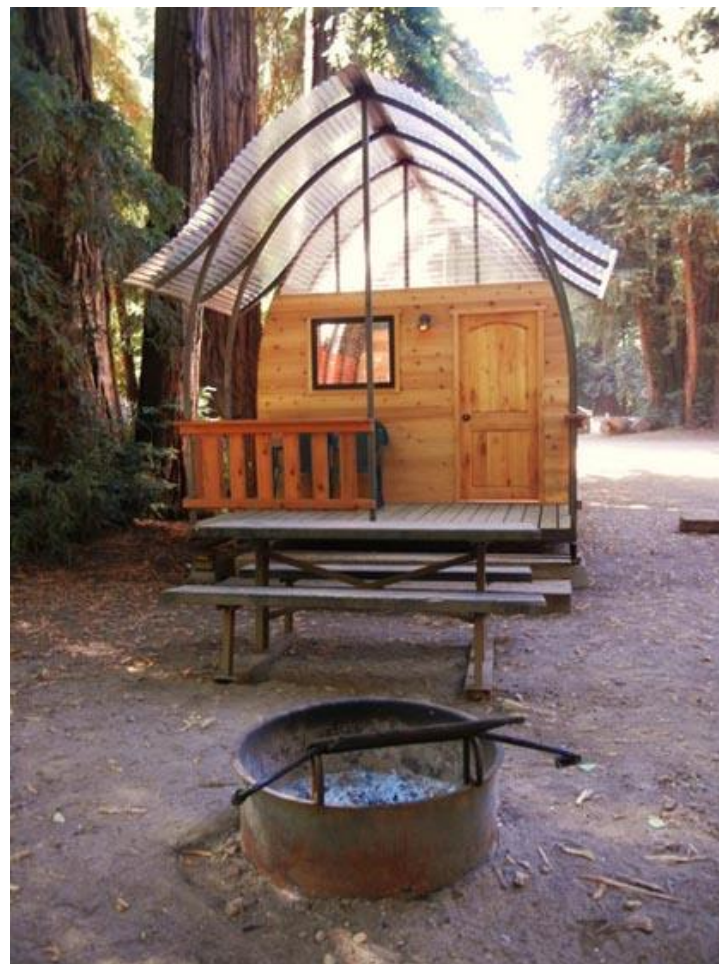
PT standards are specified by state law and include, but are not limited to, the following requirements:

- It contains 400 square feet or less of gross floor area when set up, excluding loft area space if that loft area space meets the requirements of HSC Sections 18009.3(b) and 18033.
- It may not exceed 14 feet in width at the maximum horizontal projection.



# Camping Cabins

- A camping cabin is a special relocatable hard sided structure with a floor area less than 400 square feet without plumbing designed to be used only within a recreational vehicle park.
- It may contain an electrical system, including electrical space conditioning, but is otherwise limited with respect to internal appliances and facilities.



# Camping Cabins

- Standards for a CC are provided in HSC §§18662.5 and 18871.11 and Title 25, CCR §2327.
- Either HCD or a local enforcement agency which has assumed enforcement authority for the SOPA, pursuant to HSC §18865, ***is obligated to ensure that any residential structures on a park lot comply with statutory construction and maintenance code requirements.***





# What is an Accessory Dwelling Unit (ADU)

An ADU is a secondary dwelling unit with complete independent living facilities for one or more persons and generally takes three forms:

- *Detached*: The unit is separated from the primary structure
- *Attached*: The unit is attached to the primary structure
- *Repurposed Existing Space*: Space within the primary residence is converted into an independent living unit



# SB 1069

Reduces parking requirements to one space per bedroom or unit.

The legislation authorizes off street parking to be tandem or in setback areas.

SB 1069 also prohibits parking requirements if the ADU meets any of the following:

- Is within a half mile from public transit.
- Is within an architecturally and historically significant historic district.
- Is part of an existing primary residence or an existing accessory structure.
- Is in an area where on-street parking permits are required, but not offered to the occupant of the ADU.
- Is located within one block of a car share area.

# SB 1069

- SB 1069 provides that ADUs shall not be considered new residential uses for the purpose of calculating utility connection fees.
- The bill prohibits a local agency from requiring an ADU applicant to install a new or separate utility connection
- For attached and detached ADUs, the fee or charge must be proportionate to the burden of the unit.
- Fire sprinklers shall not be required in an accessory unit if they are not required in the primary residence

# SB 1069

## ADUs within Existing Space

- Local governments must ministerially approve an application if the unit is:
- Contained within an existing residence or accessory structure.
- Has independent exterior access from the existing residence.
- Has side and rear setbacks that are sufficient for fire safety.

SB 1069 prohibits a local government from adopting an ordinance that precludes ADUs.

# AB 2299

Requires a local government to ministerially approve ADUs if the unit complies with certain parking requirements, the maximum allowable size of an attached ADU, and setback requirements, as follows:

- The unit is not intended for sale separate from the primary residence and may be rented.
- The lot is zoned for single-family or multifamily use and contains an existing, single-family dwelling.
- The unit is either attached to an existing dwelling or located within the living area of the existing dwelling or detached and on the same lot.
- The increased floor area of the unit does not exceed 50% of the existing living area, with a maximum increase in floor area of 1,200 square feet.
- The total area of floor space for a detached accessory dwelling unit does not exceed 1,200 square feet.
- No passageway can be required.
- No setback can be required from an existing garage that is converted to an ADU.

# AB 2299

## Impact on Existing Accessory Dwelling Unit Ordinances

AB 2299 provides that any existing ADU ordinance that does not meet the bill's requirements is null and void upon the date the bill becomes effective (1/1/17).



# AB 2406

Creates more flexibility for housing options by authorizing local governments to permit junior accessory dwelling units (JADU) through an ordinance.

The bill defines JADUs to be a unit that cannot exceed 500 square feet and must be completely contained within the space of an existing residential structure.

## Required Components

- Limit to one JADU per residential lot zoned for single-family residences.
- The single-family residence in which the JADU is created or JADU must be occupied by the owner of the residence.
- The owner must record a deed restriction stating that the JADU cannot be sold separately from the single-family residence.
- The JADU must be located entirely within the existing structure of the single-family residence and JADU have its own separate entrance.
- The JADU must include an efficiency kitchen which includes a sink, cooking appliance, counter surface, and storage cabinets that meet minimum building code standards. No gas or 220V circuits are allowed.
- The JADU may share a bath with the primary residence or have its own bath.

# AB 2406

## Prohibited Components

- This bill prohibits a local JADU ordinance from requiring:
- Additional parking as a condition to grant a permit.
- Applying additional water, sewer and power connection fees.
- No connections are needed as these utilities have already been accounted for in the original permit for the home.



# Types of Tiny House “Villages”

- Emergency and transitional housing villages
- Rental and ownership housing types (that may be individual units or in a village)



# 14 Forward, Yuba County, CA

**Developer:** Yuba County planned and built the development; Tuff Shed and Habitat for Humanity built the shelter, insulation, and radiant barrier

**Year Developed:** 2016

**Type of Community:** Temporary

**Location/Surrounding Uses:** 14th Street in West Marysville near Twin Cities Rescue Mission (shelter), levee on one side, and a train trestle and residential units to the other side

**Provision of Land:** County-owned lot, originally vacant space

**Operator:** Yuba County

**Type of Unit and Construction:** Onsite building with prefabricated material, Tuff shed

**Tenure and Cost:** Free temporary stay (up to 84 days with extension)

**Number of Units/Density:** 20 units, (up to 40 residents)

**Size of Units:** 8x14 ft. (Total area: 1 acre)

**Outcomes:** The project humanized the homeless population when the community and media made contact with the encampment residents:

**Challenges:** Health officials raised a red flag in January, concerned about the trash and raw sewage around camps that endangered homeless and the general public. Johnny Woods, house manager of rescue center, is worried about keeping peace and sobriety.



## SPONSOR A HOUSE!

Yuba County has introduced a temporary housing program for the homeless on 14th St. near the levee in West Marysville.

This exceptional program will provide the homeless with 20 two-person shelter units and services to assist in moving toward permanent housing.

### SERVICES INCLUDE:

Healthcare Services • Meals • Employment Services  
Showers • Clothing • Linens • Personal Hygiene Items  
Legal Assistance • Animal Services • Mental Health Services

### MOVING PEOPLE TOWARD PERMANENT HOUSING

## SPONSORSHIP OPPORTUNITIES

\$3,500 - Your Company Name on a 14 FORWARD Unit

\$10,000 - Site Will Be Named In Your Honor For One Year

Any contribution will be accepted, appreciated, & publicly recognized!



# Tiny House Village, Seattle, WA

**Year Developed:** 2016

**Type of Community:** Transitional on church property

**Location/Surrounding Uses:** Seattle, WA;

**Type of Unit and Construction:** On-site housing, One-story dwelling, additional tents

**Tenure and Cost:** Rented, \$90/month

**Number of Units/Density:** 14 (), currently 50 residents

**Size of Units:** 8 by 12 feet, units spaced 3 feet apart (Total village area: 7,260 s.f. or 0.2 acre)

**Common Area Amenities:** Community kitchen in large tents, BBQ grills, seating areas with picnic tables and patio furniture Insulated, shared bathroom pavilion with shower, security (via guard duty by residents), desk receptionist

**Building Code Requirements:** Each unit has to be less than 120 s.f to bypass building code . Site inspection: City inspects overall site, electrical wiring (the pole, the trenching, and each individual hook up), and plumbing.

**Zoning/Permitted Uses:** Single-family zone, Accessory use to permitted church use

**Utilities:** Basic electricity, water, and sewage. No fire sprinkler. Each tiny house has an outlet, and the power is enough for a light and a ventilation fan.



# Opportunity Village Eugene, Eugene, OR

**Year Developed:** 2013

**Type of Community:** Transitional and Conditional Use

**Location/Surrounding Uses:** Eugene, OR (West Eugene),

**Type of Unit and Construction:** Conestoga Huts, One-story bungalows built on-site

**Tenure and Cost:** Rented, \$30/month

**Number of Units/Density:** 30 houses (Total: 35 residents, up to 45)

**Size of Units:** 60-80 s.f. (8x8 ft. and 8x10 ft.)

**Demonstrates Potential Types of Tiny Houses** Emergency and Transitional Housing Villages for homeless individuals

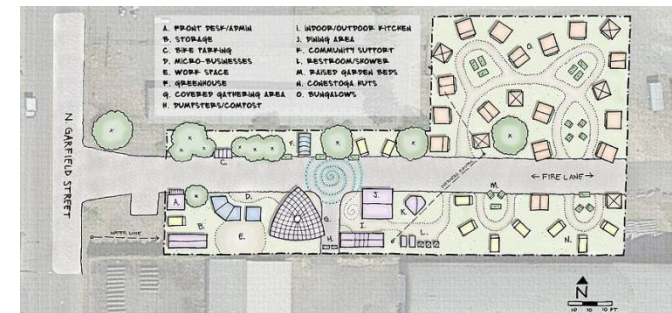
**Common Area Amenities:** bath, laundry, kitchen and workshop

**Building Code Requirements:** \*\*City Inspection: None of the shelters fit city's code definition of dwelling/residence. Building official inspected for safety and exempted units from official building code restrictions.

**Zoning/Permitted Uses:** RV travel trailer, Conditional Use Permit (See OVE City Contract PDF) All structures shall be built on temporary foundations and shall be removed from the Site as quickly as is reasonably possible following Termination.



Conestoga Hut



# The Village of Wildflowers, Flat Rock, NC (Rental & Ownership)

**Developer:** Gil Gilman

**Year Developed:** 2008

**Type of Community:** Permanent

**Location/Surrounding Uses:** 24 Empire Lane, Flat Rock, NC; Agricultural area consisting of hiking trails and farm, 30 minutes away from City of Asheville

**Provision of Land:** Gilman (bought land that was zoned RV Park)

**Operator:** Village management team

**Type of Unit and Construction:** Manufactured with wheels, Park models, Tiny Towable

**Tenure and Cost:** Rental (\$179+/night or \$440+/month), Own (\$69,999+)

\*\*Lots are leased for initial terms of 1 - 3 years.

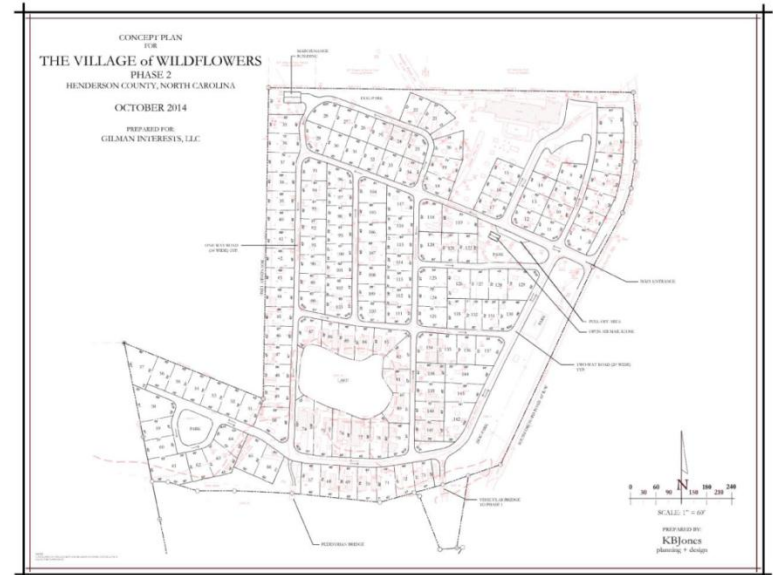
\*\*Lot rents can be paid monthly or annually.

**Number of Units/Density:** 32 (Planning to build up to 140 lots), no restrictions of # of residents in each unit

**Size of Units:** approx. 400 s.f. (Total: 26 acres)

**Building Code Requirements:** No Building Code requirements due to it being 400 s.f. and less; follows NOAH (National Organization of Alternative Housing) standards

**Zoning/Permitted Uses:** Legal Tiny Home Community allowed by Henderson County



# Oak Haven, Ojai, California (Rental & Ownership)

**Developer:** Newport Pacific Modular Lifestyles

**Year Developed:** 2015

**Type of Community:** Senior housing community

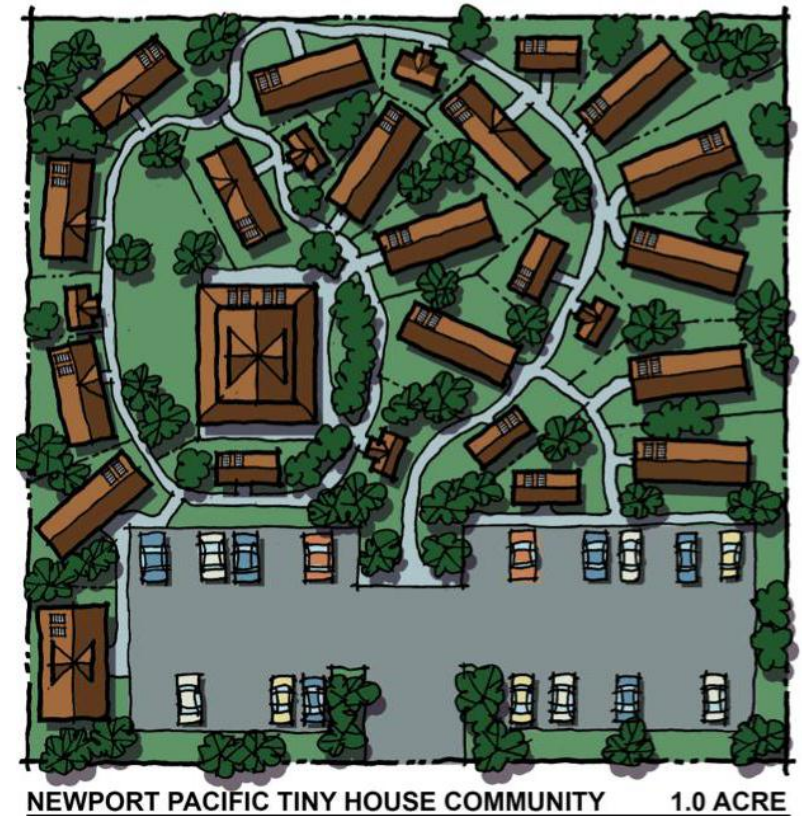
**Location:** 1885 Maricopa Highway, Ojai, California

**Provision of Land:** Ventura County (gave the company the parcel to develop affordable housing in 2007)

**Tenure and Cost:** \$595/month plus utilities

**Number of units:** 22 units (Total: 3 acre)

**Project Summary:** Oak Haven is a 62+ gated senior housing community. Modular Lifestyles Senior Home Division offers custom designed Age-In-Place solar powered manufactured homes. This community serves Baby Boomers, who wish to live in a community with others of the same age and similar interests. Oak Haven's independent senior home community allows for a great deal of social activities and travel destinations, while offering a distinctive Ojai rural experience.



NEWPORT PACIFIC TINY HOUSE COMMUNITY 1.0 ACRE

# Caravan—The Tiny House Hotel, Portland, OR (Rental & Ownership)

**Developer:** Deb Delman and Kol Peterson

**Year Developed:** 2013

**Type of Community:** Temporary Hotel Stay

**Location/Surrounding Uses:** Portland, OR;

**Provision of Land:** Urban lot

**Type of Unit and Construction:** Commercial Use

**Tenure and Cost:** Rented, (\$145+/night/person) plus \$25/day for extra guests over age 10

**Number of Units/Density:** 6 units, 2 – 4 residents each

**Size of Units:** 120-170 s.f.

**Project Summary:** Caravan is the first legal commercial application of tiny houses in the United States.

All of the tiny houses have a sitting area, a kitchen, and lots of locally made art .

Each tiny house comes equipped with a microwave, stove-top burner, refrigerator, a high-end sound machine in case you like to listen to relaxing sounds when you go to sleep, and lots more.

The tiny homes also include high quality bedding and linens, handmade quilts, plenty of kitchen supplies, and Italian coffee makers and organic coffee.

**Zoning/Permitted Uses:** RV Park



# Zero-Net Energy Accessory Dwelling Unit, Berkeley, CA

**Developer:** Karen Chapple and class of students

**Year Developed:** 2010

**Type of House:** Accessory Dwelling Unit (ADU) in Chapple's backyard

**Location:** Berkeley suburb, located near BART downtown Berkeley station

**Land Provided:** Given by Chapple seeing as it is her own backyard

**Cost:** \$98,000

**Number of Units per Backyard possible:** 1 unit

**Size of Unit:** 450 s.f.























# Questions?

Greg Mahoney

[gmahoney@cityofdavis.org](mailto:gmahoney@cityofdavis.org)

**Milner, Mary**

---

**From:** Joshua Allen <mr.joshua.w.allen@gmail.com>  
**Sent:** Tuesday, May 14, 2019 2:13 PM  
**To:** LongRangePlanning@co.humboldt.ca.us; Nielsen, Michelle; Ford, John  
**Subject:** Comments and Support of Housing Element Update

Dear Humboldt County Planning,

Please accept this email as comment for the Housing Element Update. As a private practice planner with experience in governmental planning for housing I support the general effort being made. I am a resident of Fields Landing, who owns a local planing firm, with several years experience in rural governmental community planning, wrote a Form-Based Development Code for a town in Alaska, and have a BS in Natural Resources Planning from HSU and a Master of Public Administration in Local Government Management with electives in Urban Planning from Chico.

My concern is that additional detached housing within suburban areas, while needed for aging in place and other reasons, is not the answer as it will increase the dependency upon cars, decrease social capital, and greatly impact limited infrastructure/community services which already needs upgrades. The following are my brief comments as you go forward with the development of the plan:

- Alderpoint requires a community plan as the zoning is Forestry Recreational and rezoning more appropriate for a small town. The community is going through rapid economic and social change due to the legalization of cannabis. It appears that the will more than likely be one main employer of the area, The Humboldt Cure, ancillary farmers and support industry, and potential of tourism. It should also be kept in mind that the Great Redwood Trail goes right through town, which the next communities for serves are Redcrest and Willits, so there are potential economic diversification available in town which should be considered for development for services for hikers, bikers, and car based tourism.
- Redcrest also requires some sort of a community based plan because of the change in area economics. This is the next small community on the trail which has great potential due to tourism and the redevelopment of the mill site.
- McKinleyville and Willow Creek require a city plan with higher density and a city center that is walkable and not car dependent. Both these towns need to transition to self-governance which should be the County's priority. Though, the current development code is a single use based code that encourages suburban sprawl, and so this code is not appropriate to develop small cities.
- Consider Form Based Zoning. <https://formbasedcodes.org/definition/>
- Consider Smart Code. <http://smartcodecentral.com/>
- Consider a Hybrid Code. <http://mrsc.org/Home/Stay-Informed/MRSC-Insight/Archives/A-Hybrid-Approach-to-Form-Based-Codes-in-the-North.aspx>
- Consider MultiFamily housing which doesn't include community blight such as apartments or ghettoesque monolithic building such as Danco proposes for high density. Seattle and many of the surrounding smaller communities, such as Bainbridge Island, have implemented multifamily correctly, and should be used as a guide for housing development. <https://seattle.curbed.com/2019/2/18/18225427/seattle-squire-park-home-tour-hybrid-architecture>
- Try to provide opportunities for inclusionary mixed income community development by providing incentives and disincentives to increasing the wealth gap.
- Development code needs to provide opportunities for smaller walkable housing for seniors to age in place and younger people/families who should be intermixed to increase social capital. [https://www.jstor.org/stable/26326882?seq=1#page\\_scan\\_tab\\_contents](https://www.jstor.org/stable/26326882?seq=1#page_scan_tab_contents)

- Implement development code change using "Overlays" which preserve development rights for the current owner, though once sold, the new zoning code becomes law. This is a potential way to add density to unincorporated areas within city spheres which are more appropriate for walk-able town centers while countering NIMBYs, the revenue impact from Prop 13 on our community services, and the economic potential for small business intermixed in multistory building with offices or housing opportunities. Think of it as mini main streets in areas like Cutten, Myrtle town, and such. Higher density will bring in higher revenue which then can be used to upgrade community infrastructure.
- Intermix small services zoning in housing areas, such as higher density buildings with small business opportunities, including grocery, cafes, and bars. Such zoning shall increase economic potential and social capital over the long term.
- Consider Light Rail utilizing the Right of Way with "Transit Services to the Last Mile" to connect our communities around the Bay as they grow in the future, as this will be needed within the upcoming decades as we transition for a car dependent society due to global diminishing resources, especially since Humboldt County is looking at being a renewable energy independent exporter.

As the County goes forward keep in mind that our society is going through a great inter-generational change with economic decline, population increase, and general demographic shift. Housing is unaffordable in general and lacks public spaces to increase social capital. The opportunities provided to Baby Boomers and past generations are not available to those currently in their prime working years which shall greatly impact our communities in the upcoming decades. Housing is just too damn expensive and requires a car, which is also a great expense for most working people, especially the poor. This is what is described as "The Wealth Gap".

Essential Services Workers and the working poor can not afford housing. Especially those who work for the County which should be stimulating the economy as the first and last spender of resort for it's employees, community infrastructure, and public fiduciary responsibly which has been lacking through many administrations.

Local housing and business development is the backbone of local economic potential and economic resilience. It is well known and been researched that for each dollar spent on building housing in a community is multiplied seven to ten times with local business before it leaves the area. Currently there are small housing contractors, which I don't mean Danco or large corporations, who are struggling and can not find skilled workers as there is not a demand for trades people, because our county is built out and stuck with an outdated single use zoning code.

Please consider my comment to look at other housing opportunities and the larger impact this Housing Update means to our community. If you have any further questions or would like to consult my expertise in the field of rural community planning, please feel free to contact me. Thank you for the opportunity to comment and taking into account my concerns.

Joshua Allen, MPA  
 6584 2nd Street, Fields Landing  
 (707)741-1261

**Milner, Mary**

---

**From:** Milner, Mary  
**Sent:** Wednesday, May 15, 2019 11:19 AM  
**To:** Nezzie Wade  
**Subject:** FW: Comment 5.15.19\_Question on the Safe Parking recommendation in the draft housing element 5/6/2019

Hi Nezzie,

Below are Michael Richardson's responses to your questions (in blue). I'd also like to note, on your question about competitive process, I think that may apply more to the grant application process, but not to the County's process. There will no doubt be lots more discussion on this topic.

Thanks for your comments and your ongoing work!

Mary Milner  
707 268-3772  
[mmilner1@co.humboldt.ca.us](mailto:mmilner1@co.humboldt.ca.us)

---

**From:** Richardson, Michael <MRichardson@co.humboldt.ca.us>  
**Sent:** Wednesday, May 15, 2019 11:11 AM  
**To:** Milner, Mary <MMilner1@co.humboldt.ca.us>; Nielsen, Michelle <MNielsen@co.humboldt.ca.us>  
**Subject:** RE: Comment 5.15.19\_Question on the Safe Parking recommendation in the draft housing element 5/6/2019

---

**From:** Milner, Mary  
**Sent:** Wednesday, May 15, 2019 10:42 AM  
**To:** Richardson, Michael <MRichardson@co.humboldt.ca.us>; Nielsen, Michelle <MNielsen@co.humboldt.ca.us>  
**Subject:** FW: Comment 5.15.19\_Question on the Safe Parking recommendation in the draft housing element 5/6/2019

Here's a comment regarding safe parking. I will take a shot at a reply, but would like both your thoughts on the questions and ideas presented.

Adding to the written comments file.

Mary Milner  
707 268-3772  
[mmilner1@co.humboldt.ca.us](mailto:mmilner1@co.humboldt.ca.us)

---

**From:** Nezzie Wade <[now1@suddenlink.net](mailto:now1@suddenlink.net)>  
**Sent:** Wednesday, May 15, 2019 10:30 AM  
**To:** Milner, Mary <[MMilner1@co.humboldt.ca.us](mailto:MMilner1@co.humboldt.ca.us)>  
**Subject:** Question on the Safe Parking recommendation in the draft housing element 5/6/2019

15.

15. Good Morning, Mary,

I know you all are working hard with the public hearing coming up tomorrow. I want to obtain information on why the is recommendation set up for only one pilot program with these conditions? *We have no attachment to a one site pilot program. We can go bigger. A pilot program has the advantage of assuring there will be a feedback loop to the decision-makers about the successes and failures in the beginning and builds an adaptive management procedure into the measure.* It seems that the County itself, or a large non-profit like Arcata House Partnership which is most often selected by the County for projects it wants to do, is in the queue for this pilot program. *I'd add churches to that list.* If they succeed, great!, people will have more places to rest and connect to services, but this also makes anything further contingent on their numbers and success. Do you see this would be a competitive process for any entity getting to do this safe parking pilot? *I'd say collaborative rather than competitive. There can be more than one organization doing the program.* And would it keep any other project of similar nature from happening until the pilot period has passed? *No.* And regarding H-P39, what is required to document the needs of the special population of those experiencing homelessness? *The Point in Time Count would suffice.* Is this set up to force people to be in the HMIS, Homeless Management Information System, the County's tracking system for homeless and services? *No.* What the heck does this mean? People can't be in safe parking until they have signed up with the system. *No. Our target on the number of spaces available will be based on the documented needs, such as the Point in Time Count.* How then could an independent program like Betty Chinn Foundation that doesn't enter data into HMIS, AHHA or any other an independent program, be in line for the pilot or any program of safe parking? *Anyone that wants to set one up will be considered.* people should not be kept out of safety or housing because they don't want to be systematized. Many folks have trauma because of their experiences of being systematized.

Thanks for all you do! i hope the recommendations that do get through for tiny houses and the potential places for them somehow make their way into the housing element, and that will hopefully, potentially, allow AHHA's type of tiny houses to be built in a communal cluster of varying sizes to serve those who need and want a place like this to heal and gain ground (they are among the most successful for bringing folks out of chronic homelessness and into independence over a 5 year documented experience). Equally, I am encouraged by the potential for alternative areas for camping and living in space for more than 6 months at a time with navigation Centers. I learned at the Eureka Housing element and Zoning Code meeting on Monday as stated by the City Manager, that the County is defining a Navigation Center as a Day Center. This is not what the law that supports navigation centers specifies. It is never sufficient to give someone who is experiencing homelessness a place to be during the day only to kick them out at night, especially when the legislation says the navigation centers can be 24/7 and folks can stay for more than 6 months, and a range of services are available on site as well. I know you are probably more than exhausted and still have a long way to go. I am a bit tired myself,

Thanks again,

Nezzie

**H-P39. Allowance for Safe Parking.** The County shall amend the Zoning Regulations allow for Safe Parking as a form of emergency shelter in order to provide sufficient opportunities and capacity to provide emergency shelter to meet the **documented needs of special populations** those experiencing homelessness.

**H-IM56. Safe Parking Pilot Program.** The County shall fund and implement a safe parking pilot program consisting of the following actions:

- Identify and develop sources of funding for program.
- Compile available data from other agencies and public sources to determine safe parking locations, size and number of spaces required, and the distribution of services and resources, and other best practices.

- Identify and engage local stakeholders, including service providers, to develop agreements on pilot program parameters, best practices, including incentives to improve property owner participation, and a public outreach campaign.
- Adopt an enabling ordinance or resolution for the pilot program, including duration of the program, hours of operation, land use and operating conditions, and project milestones.
- Inventory potential public lots and private lots, and poll property owners.
- Request for Proposals to identify potential partners. Circulate a Request for Proposals (RFP) to seek interested service providers to operate the Safe Parking Pilot Program, then select service providers.
- Throughout the pilot program collect data from service providers, and at the close prepare a closeout report.

## SUPPLEMENTAL INFORMATION #2

For Planning Commission Agenda of:  
May 16, 2019

<input type="checkbox"/>	Administrative Agenda Item	}
<input checked="" type="checkbox"/>	Continued Hearing Item	} <b>G-1</b>
<input type="checkbox"/>	New Hearing Item	}
<input type="checkbox"/>	Old Business Item	}
<input type="checkbox"/>	New Business Item	}

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

1. Additional measures for compliance with recent amendments to Housing Element law, specifically Government Code sections 65583.2(c) and 65583.2(g)(3).
2. Email from Sandra, received May 15, 2019.
3. Email from Nezzie Wade, received May 15, 2019.

**Government Code Section 65583.2(c) compliance:**

**H-S\_\_.** **Vacant and Nonvacant Inventory Sites to Accommodate Housing for Lower Income Households and Used in Previous Housing Elements.** Vacant sites identified in two or more consecutive housing elements, and nonvacant sites identified in the prior housing element, identified to accommodate housing for lower income households and meeting any of the following criteria: 1) residentially zoned and capable of being developed at a higher density; 2) sites owned or leased by the county; or 3) sites zoned for nonresidential use that can be redeveloped for residential use for which there is a program to rezone the sites, as necessary, shall be zoned at residential densities of at least 15 units per acre and subject to zoning regulation that limits by-right approval to developments that include at least 20 percent or more of the units affordable to lower income households.<sup>1</sup>

**H-IM\_\_.** **Zoning Program for Vacant and Nonvacant Inventory Sites to Accommodate Housing for Lower Income Households and Used in Previous Housing Elements.** The County shall amend the Zoning Regulations consistent with H-S\_ and Government Code, section 65583.2(c).

**Government Code Section 65583.2(g)(3) compliance:**

**H-P\_\_.** **Replacement Policy for Nonvacant Sites Used for Affordable Housing.** The County shall amend the Zoning Regulations to require development located on nonvacant inventory sites, identified pursuant to Government Code Section 65583.2(b)(3), that have residential uses or had residential uses within the past five years that have been vacated or demolished, that are or were subject to an affordability agreement or local law restricting rents or other forms of price controls, or occupied by low or very low income households, and will remove or convert housing affordable to low or very low income households to be replaced with equivalent units. Replacement housing units shall be subject to the requirements of Government Code Section 65915(c)(3).

**H-IM\_\_.** **Replacement Program.** The County shall amend the Zoning Regulations consistent with H-P\_ and Government Code, section 65583.2(g)(3).

---

<sup>1</sup> Vacant site means a site having no improvements on the site other than being a finished lot; there are no existing uses including parking lots. Nonvacant sites include parking lots, underutilized or blighted sites, and sites having abandoned or unoccupied uses.



**Milner, Mary**

---

**From:** Sandra <stepnext@sonic.net>  
**Sent:** Wednesday, May 15, 2019 4:58 PM  
**To:** Milner, Mary  
**Subject:** Please do all you can to make it possible in the housing element to build on success of others"tiny house villages because they are truly amazing vehicles of change"

## ESSENTIAL MESSAGE

Please do all you can to ensure the housing element does all it can possibly do to make sure it's possible for our community to buiLd on the success of other communities to build and grow tiny house villages as "amazing vehicles of change" as described by a representative of one of the most successful programs with at least 10 villagesl. in Washington state,

[https://www.green-technology.org/gcsummit17/images/Tiny\\_Houses\\_Greg\\_Mahoney.pdf](https://www.green-technology.org/gcsummit17/images/Tiny_Houses_Greg_Mahoney.pdf)  
<https://lihi.org/tiny-houses/>

(their other programs)

<https://lihi.org/about/>

(Just received an email which highlights the power of tiny houses for homeless as a beautiful and transforming for experience...not just affordable shelter.

Hi Sandra,

My name is Luke Reynolds and I work with LIHI's tiny house villages. I have been working with Brad to help groups get off the ground to start tiny house villages because they are truly amazing vehicles of change. I saw all your questions and they are very well thought out and amazing. I also would like to add much information that I do not think I currently have the time to do in an email.

Therefore, I would love to purpose that we chat over the phone about tiny houses and your plans. I can allot some time and then can send you documents that might be helpful.

Are you available Friday afternoon or next week?

Best,  
Luke Reynolds

Upon more careful review of the draft housing element, aware that the wording about tiny houses provides an emphasis on tiny houses as an option for those seeking to use them for standard residential uses. But when indicate "allow for" residential use, does not mean it's not allowed in other areas...as is indicated in other parts

of the housing element (regarding more transitional uses)

Likewise when the California agencies list the legal uses for tiny houses (such as park trailers, manufactured homes, etc.) it does not mean that other uses are illegal.

So, then why be concerned?

Because as the Davis pdf (above) indicates, tiny houses have increasingly become an affordable and humane alternative for the homeless as more entities are using them as part of their options...not their only ones...but very positive in the programs where they succeed.

So, it deeply concerns me that the use of tiny houses as an option for homeless shelter does not received any emphasis or prominence in the current version of the housing element is of deep concern.

And I am asking that it be corrected. (Actually begging if you want to know the truth.)

We are in a crisis...as the county indicated by emergency shelter crisis declaration

What would work? I don't know. But I would ask that the language of the sites listed above be included to the extent possible and that the value of tiny houses as a shelter for the homeless clearly described in the housing element

I have included the sites above from and the Davis report.

I know we are getting close to the wire. But according to recent reports, the coroner identified 16 people from July to January of last years who died. It is simply not an exaggeration to say this is a life and death issue that deserves an emergency response.

Sorry that this is rough but feel I have to get this to you in this rough form to ensure it's part of the process.

Please forgive me

I do deeply appreciate you and other staff for your openness

Sandra

## Milner, Mary

---

**From:** Richardson, Michael  
**Sent:** Wednesday, May 15, 2019 11:11 AM  
**To:** Milner, Mary; Nielsen, Michelle  
**Subject:** RE: Comment 5.15.19\_Question on the Safe Parking recommendation in the draft housing element 5/6/2019

Hi Mary,

My responses to Nezzie's questions are ebedded below.

Let me know if I can clarify any of this for you.

Thanks!

- m

---

**From:** Milner, Mary  
**Sent:** Wednesday, May 15, 2019 10:42 AM  
**To:** Richardson, Michael <MRichardson@co.humboldt.ca.us>; Nielsen, Michelle <MNIelsen@co.humboldt.ca.us>  
**Subject:** FW: Comment 5.15.19\_Question on the Safe Parking recommendation in the draft housing element 5/6/2019

Here's a comment regarding safe parking. I will take a shot at a reply, but would like both your thoughts on the questions and ideas presented.

Adding to the written comments file.

Mary Milner  
707 268-3772  
[mmilner1@co.humboldt.ca.us](mailto:mmilner1@co.humboldt.ca.us)

---

**From:** Nezzie Wade <[now1@suddenlink.net](mailto:now1@suddenlink.net)>  
**Sent:** Wednesday, May 15, 2019 10:30 AM  
**To:** Milner, Mary <[MMilner1@co.humboldt.ca.us](mailto:MMilner1@co.humboldt.ca.us)>  
**Subject:** Question on the Safe Parking recommendation in the draft housing element 5/6/2019

15.

15. Good Morning, Mary,

I know you all are working hard with the public hearing coming up tomorrow. I want to obtain information on why the is recommendation set up for only one pilot program with these conditions? We have no attachment to a one site pilot program. We can go bigger. A pilot program has the advantage of assuring there will be a feedback loop to the decision-makers about the successes and failures in the beginning and builds an adaptive management procedure into the measure. It seems that the County itself, or a large non-profit like Arcata House Partnership which is most often selected by the County for projects it wants to do, is in the queue for this pilot program. I'd add churches to that list. If they succeed, great!, people will have more places to rest and connect to services, but this also makes anything further contingent on their numbers and success. Do you see this would be a competitive process for any entity getting to do this safe parking pilot? I'd say collaborative rather than competitive. There can be more than one organization doing the program. And would it keep any other project of similar nature from happening until the

pilot period has passed? No. And regarding H-P39, what is required to document the needs of the special population of those experiencing homelessness? The Point in Time Count would suffice. Is this set up to force people to be in the HMIS, Homeless Management Information System, the County's tracking system for homeless and services? No. What the heck does this mean? People can't be in safe parking until they have signed up with the system. No. Our target on the number of spaces available will be based on the documented needs, such as the Point in Time Count. How then could an independent program like Betty Chinn Foundation that doesn't enter data into HMIS, AHHA or any other an independent program, be in line for the pilot or any program of safe parking? Anyone that wants to set one up will be considered. people should not be kept out of safety or housing because they don't want to be systematized. Many folks have trauma because of their experiences of being systematized.

Thanks for all you do! i hope the recommendations that do get through for tiny houses and the potential places for them somehow make their way into the housing element, and that will hopefully, potentially, allow AHHA's type of tiny houses to be built in a communal cluster of varying sizes to serve those who need and want a place like this to heal and gain ground (they are among the most successful for bringing folks out of chronic homelessness and into independence over a 5 year documented experience). Equally, I am encouraged by the potential for alternative areas for camping and living in space for more than 6 months at a time with navigation Centers. I learned at the Eureka Housing element and Zoning Code meeting on Monday as stated by the City Manager, that the County is defining a Navigation Center as a Day Center. This is not what the law that supports navigation centers specifies. It is never sufficient to give someone who is experiencing homelessness a place to be during the day only to kick them out at night, especially when the legislation says the navigation centers can be 24/7 and folks can stay for more than 6 months, and a range of services are available on site as well. I know you are probably more than exhausted and still have a long way to go. I am a bit tired myself,

Thanks again,

Nezzie

**H-P39. Allowance for Safe Parking.** The County shall amend the Zoning Regulations allow for Safe Parking as a form of emergency shelter in order to provide sufficient opportunities and capacity to provide emergency shelter to meet the **documented needs of special populations** those experiencing homelessness.

**H-IM56. Safe Parking Pilot Program.** The County shall fund and implement a safe parking pilot program consisting of the following actions:

- Identify and develop sources of funding for program.
- Compile available data from other agencies and public sources to determine safe parking locations, size and number of spaces required, and the distribution of services and resources, and other best practices.
- Identify and engage local stakeholders, including service providers, to develop agreements on pilot program parameters, best practices, including incentives to improve property owner participation, and a public outreach campaign.
- Adopt an enabling ordinance or resolution for the pilot program, including duration of the program, hours of operation, land use and operating conditions, and project milestones.
- Inventory potential public lots and private lots, and poll property owners.
- Request for Proposals to identify potential partners. Circulate a Request for Proposals (RFP) to seek interested service providers to operate the Safe Parking Pilot Program, then select service providers.
- Throughout the pilot program collect data from service providers, and at the close prepare a closeout report.

### SUPPLEMENTAL INFORMATION #3

For Planning Commission Agenda of:  
May 16, 2019

<input type="checkbox"/>	Administrative Agenda Item	}	
<input checked="" type="checkbox"/>	Continued Hearing Item	}	<b>G-1</b>
<input type="checkbox"/>	New Hearing Item	}	
<input type="checkbox"/>	Old Business Item	}	
<input type="checkbox"/>	New Business Item	}	

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

1. A letter from Jan Turner, attorney for Legal Services of Northern California, received May 16, 2019.

**NOTE:** The purpose of Supplemental #3 is to memorialize and document for the record that the referenced letter was received by the Planning and Building Department on May 16, 2019 at 11:39 am, and thereby entered into the project's record. The referenced letter was transmitted to the Commissioners at 1:40 pm, on May 16, 2019, by the Planning Clerk, via email and prior to the May 16, 2019 Planning Commission hearing. Ms. Turner brought hardcopies of the referenced letter to the Planning Commission, and these copies were available to the public at the hearing.

Supplemental #3 will be made part of the June 6, 2019 Planning Commission staff report.

Prepared May 17, 2019, by Michelle Nielsen, Senior Planner







**LEGAL SERVICES**  
of  
NORTHERN CALIFORNIA

May 13, 2019

Michael Richardson  
Michelle Neilson  
Humboldt County Planning Department  
Planning Commissioners

[longrangeplanning@co.humboldt.ca.us](mailto:longrangeplanning@co.humboldt.ca.us)

Re: Draft Housing Element Goals and Policies

Dear Michael:

Thank you for asking for my comments on the Goals and Policies for 2019-2027 Housing Element. It is difficult to fully evaluate these policies, as the draft Housing Element has yet to be completed and made available for public review. The goals, policies, standards and implementation measures should be responsive to needs identified in the Element, including population trends, housing problems and needs for special groups, governmental and non-governmental constraints to the development of housing, and zoning shortfalls for housing that is affordable to lower income community members Government Code § 65583(c). Without the needs, resources, and constraints analysis it is difficult to assess whether the proposed programs address the County's housing needs and whether the programs are compliant with State Housing Element law. Many of the policies have been recycled from the prior Element. Thus, an assessment of how successful they have been to date is essential in evaluating them.

Hearings on the Housing Element, including the draft policies, should be scheduled to occur after the public has had a reasonable time for review of the draft Housing Element.

The County has put forward some interesting new policies and programs to address the severe local lack of affordable housing and shelter. I commend the County for coming up with new policies, as well as improving some old ones.

Although we do not yet have the complete Housing Element for review, I will none-the-less submit some suggestions for improvement on the draft goals, policies, standards and implementation measures. Please note, that we will submit further comments after the full draft Housing Element is released for public review.

**Our most important global comment is that the County needs to add quantified objectives, dates and responsible parties, as well as, where appropriate, the means by which the element will be made consistent with the general plan and community goals. Gov. Code §**

Redwood Regional Office:  
123 Third Street  
Eureka, CA 95502  
P: 707.445.0866  
Toll Free: 800.972.0002  
F: 707.445.0935  
[www.lsnr.net](http://www.lsnr.net)

A Legal Services Corporation Program 

**§65583(b)(1); 65583(c)(7). Where funding is required, identifying the funding source is also needed.**

Specific additional suggestions for improving the document follow:

*H-P6. Contributions to Infrastructure and Service Development. Market-rate housing pays its fair share of infrastructure and public service costs. Housing that has long-term affordability covenants and restrictions that require units to be available to, and occupied by, persons or families of low, very low or extremely low income at affordable housing costs for at least 20 years may be eligible for subsidies to pay for applicable infrastructure and public service costs. (Policy from Housing Element website.)*

The statement that such units may be eligible for subsidies is too vague to be meaningful. Will the County be offering any subsidies for such units? If so, the county should specify which subsidies will be made available and include this in an implementation program.

*H-P11. Support for Tenant's Rights. The County shall support residential tenants' and landlords' rights and responsibilities and the enforcement of state and federal tenant rights.*

The County has not stated how it will support tenant's rights. There is no implementation measure or action related to this policy. Without stating how the County will do this, this policy is unlikely to be effective.

*H-P24. Housing Rehabilitation. The County's code enforcement requirements and program shall develop maintenance provisions in county code to prioritize rehabilitation of sub-standard housing requiring maintenance of residential structures in a suitable condition for housing.*

This is a good policy which needs an implementation measure

*H-P26. Reduce Impacts of Displacement Caused by Enforcement Actions. The County shall consider relocation costs for occupants displaced through housing code enforcement action in charging penalties and fines.*

This is a good, new policy. Assuming that the intention is to provide relocation expenses for displaced tenants, it would be helpful to state that the County will advance relocation expenses to tenants displaced by code enforcement activities as set forth in Health and Safety Code §17975 et. seq., prior to, or at the time of displacing the tenant, when the owner fails to do so in a timely manner. The County should also include an implementation measure stating that the County will consider adopting a relocation ordinance by a certain date.

*H-S1. Housing Program Implementation. The County shall implement a Housing Program consistent with this Plan to facilitate the permitting and construction by the year 2027 of:  
1) 814 single family units; 151 of which are under the Alternative Owner Builder (AOB) program.*

- 2) 206 multifamily units
- 3) 113 second units

This standard is from the prior Housing Element. The county should develop new quantified goals based on the current community needs, maximum possible development, and current RHNA. The goals from the prior Element will not produce sufficient housing to meet the RHNA, which I believe is 839 for moderate and above moderate income, and 574 for low, very low and extremely low income.

*H-S8. Single Room Occupancy Units. The County shall allow conversion of hotels and motels, and discontinued hospitals, schools, and care facilities to single room occupancy units (SRO) under specified conditions in selected zones in areas with public water. Plan and zone density standards may be waived for SRO units consistent with public health and safety. Permit fees may be subsidized for conversions to SRO units and for reviews of the historic and legal non-conforming status, or Plan amendments or zone reclassifications for motel and hotel conversions that have already occurred.*

It would be helpful to state when the fees will be subsidized, and to include an implementation measure and funding source.

*HS9...*

This standard is missing.

### **Implementation Measures**

As was mentioned above, all of the implementation programs lack quantified objectives, responsible staff, compliance dates, and funding source. These must be identified in order for the Implementation Measures to be meaningful and compliant with state law.

*H-IM1. Pursue Funding for Housing and Emergency Shelter Programs. The County shall pursue funding for housing and shelter programs, and prioritize funding for development of housing affordable to very low-income households when competing for resources with other projects including:*

- *First-time Homebuyer Program*
- *Home Investment Partnership Program (HOME)*
- *State Community Development Block Grant (CDBG)*
- *Multifamily Housing Program (MHP)*
- *Permanent Local Housing Allocation (SB 2, 2017)*
- *Building Equity and Growth in Neighborhoods Program (BEGIN)*
- *United States Department of Agriculture (USDA) Housing Programs*
- *California Housing Finance Authority Loans (CHFA)*
- *Federal and State Low Income Housing Tax Credit (LIHTC)*

This policy is carried over from the prior element. I am pleased that the County will continue to seek funding for the Housing Trust Fund, and looking forward to an update on how this is going.

At one point I believe there was consideration of including 20% of any excess energy tax related to marijuana production for housing development. This has now been removed. The County might consider dedicating 20% of any new taxes on legalized Marijuana to affordable housing development and/or the Housing Trust Fund.

*H-IM4. Tsunami Hazard Areas, The County shall publish guidelines for housing development in identified tsunami hazard areas. The guidelines shall include development standards and mitigations for principally permitted and discretionary housing projects. The County shall work with Coastal Commission staff in the development of standards and mitigations to ensure consistency with Coastal Act requirements.*

The compliance date on this Implementation measure from the prior Element was January of 2018. A progress report and reasonable time for completion of the project should be included in this element.

*H-IM5. Initiate Annexation of Multifamily Housing Sites. The County shall work with the City of Arcata and the Local Agency Formation Commission to initiate annexation of the multifamily parcel APN 505-161-11 to provide sewer services to the property for development of multifamily housing.*

This policy is also from the prior Element. Unless Arcata is actually currently considering annexing this site, it should be removed from this Element. This parcel should not be included in the County's affordable housing inventory, as it appears sewer service will be unavailable to the site.

*H-IM7. Facilitate and Monitor The Martin Slough Interceptor (MSI) Project, and Implement Alternatives if the Project is Delayed or Canceled.*

*The County shall facilitate and monitor the MSI project, and implement the traffic mitigation measures required in the Environmental Impact Report for that project. The County shall continue to formally request an update to the official project schedule on an annual basis beginning in December, 2014. If new sewer hookups provided by the Phase III MSI project are unavailable by December 31, 2015 to accommodate the residential inventory in the area, the County shall replace the loss of inventory on a one-for-one basis by rezoning qualified properties in other areas as needed to meet the proportional share of the RHNA for the MSI project area. Replacement of lots in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory. Rezoning shall be completed within one year of the date the County learns of the delay or cancellation. Responsible Agencies: Planning and Building Department, City of Eureka, Humboldt Community Services District. Timeframe: Facilitating and monitoring the MSI project - ongoing; Re-zoning shall be completed within one year of receipt of notification of project delay or cancellation.*

This implementation measure is also from the prior Housing Element, and is out of date. Was the project Martin Slough Project completed, and are there sufficient sewer hookups now available to support the housing inventory in this area? As part of this Housing Element, the County needs to perform an assessment of whether there are sufficient sewer hookups reasonably accessible to developers to support the housing inventory in the areas covered by the project. If the project was not completed during the past planning cycle, rezoning is likely overdue under this policy. This cannot be kicked down the road any further. Any assessment and rezoning should occur as part of this housing element, and this implementation measure removed.

In addition, the County was to implement mitigation measures required by the draft EIR report. Did that occur? If the project is moving forward, or was completed, presumably the mitigation measures should be completed as well. If not, a short compliance date would appear to be indicated.

*H-IM10. Consideration of Policies from the "Idea Bank". The County shall consider implementing the policies and implementation measures labeled with a "→" in §8.12.20 of the Housing Element Appendix as stand-alone projects with separate environmental review.*

In order to comment on these policies, we would need to see them.

*H-IM11. Ten-Year Plan to End Homelessness. The County shall actively support the implementation measures outlined in the Ten-Year Plan to End Homelessness and plan updates.*

This policy should specify which implementation measures it plans to support, and specifically how it will support them, including staffing and compliance dates for the specific measures.

*H-IM13. Housing Accessibility for People with Disabilities. The County shall support housing access for persons with disabilities by fast-tracking reasonable accommodation requests consistent with the Americans With Disabilities Act, and prioritizing housing rehabilitation funds to assist qualifying residents in removal of architectural barriers.*

If the County lacks a reasonable accommodation ordinance, the element should include a program to implement one.

In addition, The County might include a program to put forward an ordinance requiring Universal Design Standards in new housing as is outlined on the California Department of Housing and Community Development website, <http://www.hcd.ca.gov/building-standards/state-housing-law/universal-design.shtml>

*H-IM14. Housing Trust Fund. The County shall support the Housing Trust Fund and Homelessness Solutions Committee, and its programs to develop shelter and conserve and develop housing affordable to low- and very low-income households. The County shall seek*

*funding to provide an initial funding level of \$500,000. Sources of initial and long-term funding may include:*

- *State and Federal Grants*
- *Local Financial Institutions ▪ Local Jurisdictions*
- *Sale of Surplus County Property ▪ County General Fund*
- *Private Foundations and Individuals*

See above: The County might consider including 20% of revenue from taxes on legalized Marijuana for affordable housing development.

*H-IM15. Facilitate Development of Sites in the Affordable Housing Land Inventory.*

*The County shall allow the multifamily zoned sites in the Affordable Housing Residential Land Inventory to be developed with multifamily housing as a principally permitted use independent of existing uses or other allowed uses that may occur on the site. The County shall encourage flexible application development of the multifamily zoned areas on the properties to ensure above the minimum housing density for the parcel is achieved. Further, the County shall encourage lot line adjustments, land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Affordable Housing Residential Land Inventory. When eligible, the County shall seek funding through state, federal and local financing programs.*

The portion of this policy from the prior Element which was lined out was seen to have value during the last Housing Element cycle . I believe it allowed the property owner to move the multifamily development on a lot to different part of the lot, where only part of the lot was zoned multifamily. Should this portion of the implementation measure be retained? Again, we may have more comments on this specific program once we see the entire Housing Element including the land inventory.

*H-IM16. Housing Rehabilitation. The County shall conduct housing condition surveys and prioritize housing rehabilitation funding and assistance to sub-standard housing.*

This measure should state when or how often the surveys will occur, and should specify how the County will help with rehabilitation funding and assistance. Funding may need to be sought and a program established to help with this need. Staff, compliance dates and funding source should be identified.

*H-IM17. Retain Historic and Legal Nonconforming Housing. The County shall amend the Zoning Regulations to waive General Plan density standards for historic and legal nonconforming housing involved in new subdivisions, or planned development .*

This implementation measure was to be completed by August 31, 2018. What is the status? If it was not completed, it would seem a short compliance date would be warranted.

*H-IM19. At Risk Units. The County shall seek to preserve all assisted multifamily housing units at risk of being converted to market rate rental housing through establishing an early warning system and providing financial assistance when funding is available.*

This implementation measure was to be completed by December of 2016. Was the early warning system established? Does the county have a funding source for preserving at risk units? This implementation measure is too vague to be meaningful. It should specifically state what actions the County will take, who at the County is responsible and dates for the actions.

*H-IM21. Use of Surplus County-owned Property. The County shall evaluate the use of surplus County-owned property, including properties within the boundaries of incorporated cities, for development or financing of housing for low income, very low income, extremely low income, and special need populations. For properties located within incorporated cities, the County shall coordinate with the city.*

This seems like a good general policy. Does the County actually have any surplus county owned property at this time? If so, it would be helpful if the County identified specific parcels currently available, and how they might be used within the period of the element, in addition to continually evaluation surplus properties. The County should also specifically state what actions it will take to evaluate the use of surplus land and who will be responsible for this.

*H-IM23. Post Information Regarding Fair Housing and Employment. The County shall continue to support the State Fair Employment and Housing Commission enforcement program of the State Fair Employment and Housing Commission. The Planning Division shall disseminate information about fair housing rights and procedures for filing fair housing complaints to public libraries and the Humboldt County Housing Authority.*

This measure is unlikely to significantly promote fair housing goals.

I am not acquainted with the State Fair Employment and Housing Commission. Does this measure intend to refer to the California Department of Fair Housing and Employment?

The wording on this policy is confusing. Is the intention that the county disseminate fair housing information to the Humboldt County Housing Authority, a provider of subsidized housing? (Some people mistakenly believe that the Housing Authority investigates fair housing complaints, which is not the case.)

There is no local agency that performs fair housing investigations. Encouraging the establishment of, seeking funding for, or funding such an agency would be a much more powerful implementation measure.

***H-IM31. Develop Inventories of Parcels Suitable for Shelter and Housing. The County shall develop and maintain an online inventory of parcels suitable for the shelter and residential development for the following categories:***

***A. Where multifamily housing development projects may be eligible for streamlined, ministerial approval process pursuant to Government Code Sections 65913.4(b) and (c). B. Sites for supportive housing.***

***C. Suitable sites for use for managed low income, very low income, extremely low income, special occupancy parks.***

***D. County-owned properties suitable for Emergency Shelters.***

If possible, the county needs to increase the inventory of lots suitable for Recreational Vehicle and Mobilehome parks near urban areas. It would be helpful to include this inventory in this list as number D. In addition, the Element might include an implementation measure to seek to identify additional parcels.

***H-IM52. Transitional Housing. The County shall amend the Zoning Regulations to be consistent with Government Code Section 65582(j) and 65582(c)(3).***

I thought this had already been done during the last Housing Element cycle. If not, it should be done immediately

***H-IM53. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks. The County shall support continuation of existing and expansion of manufactured home and long-term occupancy special occupancy parks through actions such as legislative changes, zoning consistency determinations, analysis of legal-non-conforming status, Plan amendments or zone reclassifications.***

This policy is too vague. The county should identify specific changes that would support continuation and expansion of Special Occupancy Parks, and create a specific implementation measure to make those changes. One specific step the County should take to preserving current parks is to change the zoning to Mobile Home only districts for sites where there are current parks.

***H-IM54. Property Owner Outreach Program. The County shall conduct a property owner outreach program to contact and survey the owners of property mapped and zoned for emergency shelters. To encourage property owner and service provider participation in the development of the emergency shelters, the outreach program shall include technical assistance from the Planning and Building Department for the preparation of emergency shelter entitlement applications and grant applications, and providing information about available incentives.***

This is an interesting new policy. The County should add to it that if as a result of this survey it is determined that sites to meet the emergency shelter need are not actually likely to be available for development as emergency shelter during the planning period, additional sites be rezoned for shelter by right.



## Nielsen, Michelle

---

**From:** Wayne Ventuleth <waynev49@gmail.com>  
**Sent:** Thursday, May 16, 2019 10:36 PM  
**To:** Planning Clerk  
**Subject:** Public Comment at May 16th meeting

To: Planning Clerk,

Please forward this email to members of the Planning Commission, and Mr Ford. Thanks

To: Planning Commission Members

I never had the opportunity to thank you for allowing me to speak (and go over my three minutes) at tonight's meeting. I was not very organized, and focused too much on the young college student that inspired me to attend tonight's meeting. If better organized, I would have liked to have said there are three things I believe you could do to help with the "luck of housing" in this county.

First, I would multiply by five the number of housing units found on the Housing Element H-S1. Reason, what exists in the document now most likely would not cover the need today. In the year 2027, the need will only be much greater (assuming we survive). This also makes a statement that building new homes (whatever they be) is important to the Planning Commission. I know it will never happen, but at least it will instill hope in those that are wishing for a home.

Second, I would look into significantly reducing the permitting fees charged on all new construction. I would even go as far as cutting them in half. This should inspire constructors to increase the construction of homes. It will cost the county money, as they receive approximately \$1.6M per year from permits and fees. Say they lose \$800K per year, they should be able to make that up in new tax revenue from the new homes within 3-5 years. After that, revenues go up.

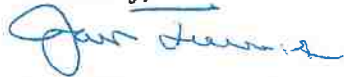
Finally, I would ask you to challenge the new Economics Director to find green businesses that are willing to start-up or move here and ask them to either invest in the housing market or be aware of the reduced fee structure Humboldt County has in place to encourage green growth. I would also tell them of our future wind energy source which they could utilize.

Remember, the Planning Commission is but one piece of the puzzle. Others have to likewise do their part to solve this serious housing issue.

Thanks for listening,  
Wayne Ventuleth

Thank you for the opportunity to comment on the County's proposed Housing Element Goals and Implementation Measures. We look forward to submitting additional comments once the County releases the full draft Housing Element.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jan L. Turner".

Jan L. Turner  
Attorney



## SUPPLEMENTAL INFORMATION

For Planning Commission Agenda of:  
June 6, 2019

<input type="checkbox"/>	Administrative Agenda Item	}
<input checked="" type="checkbox"/>	Continued Hearing Item	} [F-1]
<input type="checkbox"/>	New Hearing Item	}
<input type="checkbox"/>	Old Business Item	}
<input type="checkbox"/>	New Business Item	}

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

1. Email from the Humboldt County Housing Trust Fund Homelessness Solutions Committee, received June 5, 2019, requesting that the Planning Commission give more time for the public to review and provide input on the entire draft 2019 Housing Element prior to taking action.
2. Revised excerpts of Attachment 3, Draft 2019 Housing Element consisting of:
  - A. Updates to Table 8-2 as a result of the Corrected Annual Progress Report filed May 30, 2019 with State Housing and Community Development (HCD), and accepted by HCD on May 30th.
  - B. Revisions to H-IM56. Safe Parking Pilot Program, as per the May 16, 2019 Planning Commission hearing.
  - C. Suggested Modifications to the text of H-P9, H-IM2, and H-IM11.
  - D. Grammar corrections; corrections to the policies and implementation measures numbers that are cross referenced in the Element's text.
  - E. Corrections and clarifications made to:
    - H-P3. use of surplus county property
    - H-P47: Replacement Policy for Inventory Sites
    - H-S2: Achieving target densities in HOZs
    - H-IM19: Assisted Units
  - F. Corrected Numbering
    - H-IM66
    - H-IM67
    - H-IM68
3. To ensure the record is clear, inclusion of the comment letter from Legal Services of Northern California, dated May 13, 2019, transmitted to the Planning Commission May 16, 2019, and made available to the public at the May 13, 2019 Planning Commission hearing although not formally identified as a supplemental item.

**From:** [Beth Matsumoto](#)  
**To:** [Nielsen, Michelle](#)  
**Subject:** Public Participation Period - Housing Element  
**Date:** Wednesday, June 05, 2019 2:37:56 PM

---

Hi Michelle,

On behalf of Humboldt County's Housing Trust Fund and Homelessness Solutions Committee (HTFHSC), I am contacting you regarding the time frame allotted for public participation in drafting the Humboldt County Housing Element. We understand that at the next Planning Commission meeting, the commission will have an opportunity to complete its review and make a recommendation to the Board of Supervisors for approval. The HTFHSC is of the opinion that there was not enough time between the posting of the full draft of the Housing Element and the upcoming Planning Commission meeting to review the document and provide comments. Therefore, we ask the Planning Commission to consider giving the public more time to review the full document and provide meaningful public participation.

Thank you for ensuring that the Planning Commission receives this input.

Beth Matsumoto, Chair  
Housing Trust Fund and Homelessness Solutions Committee

CONFIDENTIALITY STATEMENT: This message, together with any attachments is intended only for the use of the individual or entity to which it is addressed. It may contain information that is confidential and prohibited from disclosure. If you are not the intended recipient, you are hereby notified that any review, dissemination or copying of this message or any attachment is strictly prohibited. If you have received this item in error, please notify the original sender and destroy this item, along with any attachments. Thank you.

# Chapter 8. Housing Element

...

## 8.3.1 Effectiveness of the Previous Housing Element

The information presented in this section is supplemented by a more detailed analysis in Section 8.12.20 – Detailed Analysis of the Effectiveness of the Previous Housing Element in Appendix G (Housing Element Appendix).

**Progress Toward Meeting Projected Housing Needs and Quantified Objectives:** The following table shows the projected regional housing needs assigned to the County by the state and compares the number of units permitted during the timeframe of the 2014 Element and the projected housing needs during that time period.

**Table 8-2. Comparison of Housing Units Constructed and Projected Housing Needs; Humboldt County Unincorporated Areas, 2014 – 2018**

Household Income Category	HOUSING UNITS Unincorporated Areas		
	Projected Housing Needs	Permitted Housing Construction*	Surplus (Deficit)
Extremely Low & Very Low	212	36 33	(176 179)
Other Low	135	61 44	(74 91)
Moderate	146	205 226	59 80
Above Moderate	366	203 201	(163 165)
<b>Total</b>	<b>859</b>	<b>505 504</b>	<b>(413) (435)</b>

\* Reported values are for building permits issued.  
Source: Humboldt County Planning and Building Department, 2019

The table shows the County permitted construction of ~~413-435~~ fewer units than the total projected housing need during the 2014-2018 time period, ~~and constructed 59-58%~~ of the projected need. Although there was surplus of ~~59-80~~ moderate income units constructed, there were fewer units built than the projected needs in every other income category, even for the highest income category where there is an abundance of property in the land inventory to accommodate the need. The slower pace of home building compared to the projections is understandable with the local economy still recovering from the Great Recession. Another contributing factor is the cost of new housing construction continues to be more than what most people can afford. Also, legalization of commercial cannabis cultivation during the planning period introduced volatility to the local land and labor markets, which may also have contributed to the gap between projected housing needs and new housing construction during the previous planning period.

...

### 8.3.4 New State Housing Element Laws

As mentioned earlier, significant new state legislation has led to several new policies and programs in this Housing Element as described in the following paragraphs.

1. Government Code Section 65650 et seq. Article 11, commencing at Section 65650, was added to the Government Code as a result of AB 2162 (2018). This legislation expanded allowances for the development of supportive housing as a means to address California's growing homelessness crisis. Supportive housing is statutorily defined an affordable rental with intensive services promoting housing stability works to reduce chronic homelessness. Supportive housing benefits communities by reducing local homelessness locally. This Housing Element includes policies and implementation measures for the County to adopt local regulations that are consistent with state law, and to actively work with developers and nonprofits to develop supportive housing.

In response to this statutory mandate, the Housing Element includes the following amendments:

- Goal H-G6: has been expanded to include of supportive housing.
- Policy P-36: mimics the statutory language regarding supportive housing and establishes as matter of policy that up to fifty (50) units of supportive housing is a by-right use in zoning districts that permit multifamily and mixed uses inclusive of nonresidential zones that permit multifamily.
- Implementation Measure H-~~IM49~~IM51 is the program that directs the County undertake the necessary amendments to the zoning regulations for supportive housing. The timeline for completion of the needed amendments to the zoning regulations in December 31, 2019.

2. Government Code Section 65583.2 et seq. This section spells out the content and analysis requirements of the land inventory, and establishes thresholds for suitability for regional housing needs. Several substantive amendments were made to this section of the housing element law.

Replacement Policy: Government Code Section 65583.2(g)(3) was added and requires nonvacant inventory sites, identified pursuant to Government Code Section 65583.2(b), that currently have residential uses, or had residential uses within the past five years, and are/were occupied by low or very low income households, are subject to a replacement policy. Development that would remove those units must replace all units with equivalent units affordable to the same or lower income level. Further, the replacement requirements must be consistent with those found in the density bonus regulations, Government Code Section 65915(c)(3). These provisions define replacement, and specify the terms of affordability. In short, parcels in the ~~Affordable Multifamily~~ Land Inventory are subject to no net-loss requirements. The Housing Element provides both a policy and program, H-P47 and H-~~IM49~~IM69, respectively, to implement this statutory requirement.

...

4. Government Code Section 8899.50 et seq. Chapter 15, commencing with Section 8899.50, added Affirmatively Furthering Fair Housing (AFFH) to State law. AFFH originates from the federal Fair Housing Act. While compliance with the State's AFFH will be a mandatory component of the next housing element, jurisdictions that are a grantee or subgrantee receiving funds from Community Development Block Grant (CDBG), Emergency Solutions Grants program, or HOME Investment Partnerships program are now subject to AFFH and have the duty to affirmatively further fair housing.

As the County is a grantee for these funding programs and will continue to pursue funding from these programs, the Housing Element includes measures to initiate implementation of AFFH, including an implementation measure for the County to participate in and complete a multijurisdictional Assessment of Fair Housing (AFH). ~~since~~ Because U.S. Census data is an important component of AFH, ~~and~~ the timeline to initiate the AFH will occur after completion of the 2020 Census.

Other measures to implement AFFH include amending the County's Reasonable Accommodation regulations to clarify the procedure and appeal process and identify the reviewing authority. This program is to be completed by December 31, 2019. An additional AFFH policy and program is for the tenant displacement caused by housing code enforcement actions. More specifically, that the fines and penalties are to include relocation costs, and that these funds are to be forwarded to tenants when the owner fails to do so in a timely manner. The timeline for completion of this amendment is also December 31, 2019.



## 8.4 Goals and Policies

### Goals

...

### Policies

...

**H-P3. Use of Surplus County-owned Property.** The County shall consider using surplus County-owned property for development or financing of housing for low income and special need populations. County-owned parcels ~~developed with affordable housing shall be in close proximity to commercial areas and connected to them by pedestrian facilities services~~ and public and shared transit shall be preferred for development of affordable housing.

...

**H-P9. Expedited Residential Subdivision Review in Housing Opportunity Zones.** The County shall streamline environmental review of residential subdivisions in Housing Opportunity Zones by establishing standardized ~~maximum~~ thresholds of significance. When funding is available and in partnership with the developer, the County may complete pre-development environmental studies for parcels eligible for subdivision into five or more parcels.

...

**H-P47. Replacement Policy for Nonvacant Sites Used for Affordable Housing Inventory Sites.** The County shall amend the Zoning Regulations to require development located on nonvacant inventory sites, identified pursuant to Government Code Section 65583.2(b)(3), that have residential uses or had residential uses within the past five years that have been vacated or demolished, that are or were subject to an affordability agreement or local law restricting rents or other forms of price controls, or occupied by low or very low income households, and will remove or convert housing affordable to low or very low income households to be replaced with equivalent units. Replacement housing units shall be subject to the requirements of Government Code Section 65915(c)(3).

## 8.5 Standards

...

**H-S2. Achieving the Target Densities in Housing Opportunity Zones.** Parcels in the residential land inventory in Housing Opportunity Zones for the current planning period shall be developed to meet or exceed the "mid-point" density. A lower density may be approved only if specific findings are made supported by substantial evidence that the proposed development ~~will not preclude future development at the "mid-point" density, or the "mid-point" density is not feasible~~ is consistent with the general plan; remaining sites identified in the Housing Element inventory are adequate to accommodate the County's regional housing needs pursuant to Government Code 65584 et seq.; and the

property contains insurmountable physical or environmental limitations and clustering of residential units has been maximized.

...

## 8.6 Implementation Measures

...

**H-IM1. Ten-Year Plan to End Homelessness.** ~~The County shall actively support the implementation measures outlined in the Ten-Year Plan to End Homelessness and plan updates. The County shall actively support the objectives, priorities, and strategies outlined in the Ten-Year Plan to End Homelessness and Plan updates. The Planning and Building Department shall collaborate with the Humboldt Housing and Homeless Coalition (HHHC) and the Department of Health and Human Services to facilitate implementation of the Ten-Year Plan's measures for increasing access to stable and affordable housing for people experiencing homeless or most at risk of homelessness.~~ Responsible Agency: Humboldt Housing and Homeless Coalition, Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing.

...

**H-IM2. ~~Assisted At Risk Units.~~** ~~The County shall seek to preserve all assisted multifamily housing units at risk of being converted to market rate rental housing through establishing an early warning system and providing financial assistance when funding is available. The County shall implement improvements to the Internet-Based Permit Tracking software and Geographic Information Systems to track all assisted housing units, and report, and flag for using as -the early warning system.~~ Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

...

**H-IM3. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks.** The County shall support continuation of existing and expansion of manufactured home and long-term occupancy special occupancy parks through actions such as legislative changes, zoning consistency determinations, analysis of legal-non-conforming status, Plan amendments or zone reclassifications. When funding is available and in partnership with the developer, the County may complete pre-development environmental studies for the expansion of existing manufactured home parks and long-term occupancy special occupancy parks on parcels eligible for the addition of five or more spaces. The County shall consider adoption of a Qualified (or "Q") combining zone for existing special occupancy parks to modify and restrict by-right uses to the existing special occupancy park use. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

...

**H-IM4. Safe Parking Pilot Program.** The County shall fund and implement a safe parking pilot program consisting of the following actions:

- Identify and develop sources of funding for program.
- Compile available data from other agencies and public sources to determine safe parking locations, size and number of spaces required, and the distribution of services and resources, and other best practices.
- Identify and engage local stakeholders, including service providers, to develop agreements on pilot program parameters, best practices, **schedule**, including incentives to improve property owner participation, **and** a public outreach campaign, **and metrics for program evaluation**.
- Adopt an enabling ordinance or resolution for the pilot program, including duration of the program, hours of operation, land use and operating conditions, and project milestones.
- Inventory potential public lots and private lots, and poll property owners.
- Request for Proposals to identify potential partners. Circulate a Request for Proposals (RFP) to seek interested service providers to operate the Safe Parking Pilot Program, then select service providers.
- Throughout the pilot program collect data from service providers, and at the close prepare a closeout **evaluation report**. **The closeout evaluation report shall be considered by the Board of Supervisors within ninety days.**
- **Should the pilot program be evaluated to be successful, the extension and/or expansion of the pilot program shall be considered.**

Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020.

...

**H-IM57. Expand Public Water and Sewer Capacity for Housing.** The County shall work with community service districts to identify and overcome constraints to providing service for housing, including but not limited to the Redway Community Services District ("RCSD") to resolve the existing stormwater inflow and infiltration issues associated with the County road that affect the RCSD wastewater collection system, and for the development a community groundwater well. The County shall also work with the McKinleyville Community Services District (MCSD) to identify capacity constraints and develop phasing plans to allow development within the limits of utility constraints and work to pursue funding mechanisms for the MCSD to design and implement capacity improvements.

Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

...

**H-IM68. Reasonable Accommodation.** The County shall amend Humboldt County Code Section 312-42 et seq. "Requests for Modifications or Exceptions for Residential Accessibility", consistent with the Americans with Disability Act of 1990 and Fair Housing standards. The amendments shall specify the Planning Director as the appropriate authority to review and decide requests for reasonable accommodation; that the decision on the request shall be rendered in writing within thirty (30) days; provide for an appeal to the Board of Supervisors, and remove reference to special permit procedures or requirements. Responsible Agency: Planning and Building Department. Timeframe: by December 31, 2019.

**H-IM79. Replacement Program.** The County shall amend the Zoning Regulations consistent with H-P47 and Government Code Section 65583.2(g)(3). Responsible Agency: Planning and Building Department. Timeframe: by December 31, 2019.

...

<end>

## SUPPLEMENTAL INFORMATION

For Planning Commission Agenda of:  
June 6, 2019

<input type="checkbox"/>	Administrative Agenda Item	}
<input checked="" type="checkbox"/>	Continued Hearing Item	} [F-1]
<input type="checkbox"/>	New Hearing Item	}
<input type="checkbox"/>	Old Business Item	}
<input type="checkbox"/>	New Business Item	}

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

1. The comment letter from Legal Services of Northern California, dated June 6, 2019, transmitted to the Planning Department is attached.

**LEGAL SERVICES**  
of  
NORTHERN CALIFORNIA

June 6, 2019

Michael Richardson  
Michelle Neilson  
Humboldt County Planning Department  
Planning Commissioners

[iongrangeplanning@co.humboldt.ca.us](mailto:iongrangeplanning@co.humboldt.ca.us)

Re: County's 2019 draft Housing Element

Dear Michael, Michelle and Planners:

I appreciate being asked to comment on the Housing Element. It appears that the Draft Housing Element was released to the public by posting to the County's website around Friday, May 31, 2019, or Saturday, June 1, 2019. This left only four working days for the public to review and comment on the document. It is unreasonable to expect the public to review hundreds of pages of analysis, as well as the factual allegations and legal requirements and adequately comment in this period of time. The County has failed to allow sufficient public participation, and should delay moving the Element forward until there is adequate time for review and comment.

Further, it appears the document before the Planning Commission, is not the most recent version, and may differ from what the County has sent to Housing and Community Development for review. (See the revised portion of the Policies sent out by Staff today: The implementation measures in this fragment of the document (H-IM56, HIM57) apparently have dates and responsible parties. However, the document provided to the public and the Planning Commission with the Planning Commission agenda lacks this information. Assessing the timeframes and responsible parties is an important part of reviewing the adequacy of the Element, and the Element cannot be properly assessed without this information.

It is unreasonable to expect the Planning Commission to review and make a recommendation on an incomplete version of the Housing Element. The Planning Commission should defer any recommendations on the Housing Element until it has a final draft and there has been sufficient time for all concerned to review it, evaluate the adequacy of the analysis and factual content and make needed changes.

Redwood Regional Office:  
123 Third Street  
Eureka, CA 95502  
P: 707.445.0866  
Toll Free: 800.972.0002  
F: 707.445.0935  
[www.lsn.net](http://www.lsn.net)

A Legal Services Corporation Program



I have also not had sufficient time to review the entire draft Housing Element. Today, I submit brief comments, but anticipate that I will have additional comments once I am able to fully review the draft Housing Element.

### **Subsidies should be used to incentivize affordable housing**

Staff has proposed that the Planning Commission consider changing H-P 40, H-P43, H-P44, and H-IM1 from providing financial incentives seeking subsidies for affordable housing and shelter, to subsidizing all housing within Housing Opportunity Zones.

During the last Housing element cycle, only 77 units of housing affordable to low and very low income residents were developed, out of a projected need (RHNA) of 347. At the same time, the County overproduced moderate income units, producing 226 with an expected RHNA of only 145. Subsidies and incentives should be used judiciously to assist developers in producing affordable housing, and shelter, rather than to subsidize housing that is already being over produced. These policies and implementation measures should continue to be linked to subsidizing affordable housing which many developers are unable to produce without incentives and assistance.

### **Humboldt County currently lacks any homeless shelter within its jurisdiction and needs to do more to insure the shelter needs are met**

The discussion of homeless shelter at page G-34 of the Element is substantially inaccurate, and obviously has not been updated for some time. There is currently no permanent homeless shelter in the County's jurisdiction. The Multiple Assistance Center has been converted to a detox and drug treatment facility (Waterfront Recovery). Arcata House Partnership, no longer provides emergency shelter. The shelter program discussed in the Element, no longer exists. (Arcata House does have some longer term housing programs and is also involved in providing an extreme weather shelter.) This section of the Element should be revised to contain current information.

We believe there is now no Emergency Shelter within the County jurisdiction. Both of these shelter programs discussed in the Element had to close due to a lack of funding. Seeking funding and providing assistance to create shelter for the homeless population should be a priority. The County should plan to do more to meet this critical need in our community.

Additionally, although the County has permitted homeless shelters by right in the R4 zone, there is little analysis in the draft Housing Element of whether any of the lots are available for, and suitable for, homeless shelter. There is no shelter site in Willow Creek, or the Eastern part of the county, which is a substantial distance from the county seat. At least one principally permitted shelter site should be permitted in Willow Creek. Further, a proposed zoning change in Willow Creek may eliminate homeless shelters as a permitted use. This should be evaluated, and remedied if necessary.

## **The Affordable Housing Land Inventory needs revision**

We have concerns about some of the lots included in the Affordable Housing Land Inventory, page G-113.

APN 01703214: Freeze Avenue, lacks sewer service. See page G-125. According to the site criteria in the Element, (Pg. G-110) because it is outside of any sewer services district, the development potential may only be counted as one unit for every two acres. [See also Gov. Code. 65583.2(5)(A): Sites in the inventory must have water and sewer.] As far as we know, HCS D has no plans to expand its area to include this parcel. Further, we believe HCS D's capacity to provide sewer service in this area may be limited. There is no reason to think it would expand its boundaries at this time. (See discussion below.) Until the County can assure that the parcel will have water and sewer service within the period of the Element, this lot should not be included in the Affordable Multifamily Inventory.

APN 01615201: This lot is currently being developed for 66 units of multifamily housing which the County is aware will not be affordable to low or very low-income residents. This lot should be removed from the affordable Multifamily Land inventory.

There are ten improved parcels in the Affordable Multifamily Land Inventory, some of them under 2 acres in size. On certain of them, such as APN 50823204, the improvement value exceeds that which would be allowed under the site criteria in the Element at Pg. G-110). The County has done insufficient analysis to meet the statutory requirements of Gov. Code 65583.2(g)(1). The County must include in its analysis:

...the city's or county's past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

APN01904109 has 3.67 developable acres according to the duplication of the Web GIS at pg. G-127, not the 5 acres reflected in the chart. Likewise, APN 50915128 has 2.25 developable acres, not 2.8.

Confusingly, there are sites analyzed in the text that do not appear in the chart, and sites in the chart which are not discussed in the text. The text lacks a discussion of APN40103155. Possibly this lot is included under the heading of 401-031-069 et seq. However, the discussion of that site indicates that development is in progress, and the developer plans to include only 46 affordable units on the site. APN 40103155 reflects a development potential of 80 units. This should be reduced to 46 to reflect the actual plan for the site.

The text also seems to lack a discussion of APN 50825155, and the suitability of this 57.4 acre site for development for affordable housing.



## **Sewer constraints and the Martin Slough Interceptor Project**

Sewer capacity is constrained due to wet water overflows and infiltration in several drainage basins served by Humboldt Community Services District (HCSD). The Martin Slough Interceptor Project, when completed, would allow for greater capacity at the plant. HCSD would then need to fund and complete connections to the improvements. The County projected that the project would be completed and sewer available to lots served by the project within past planning periods. Because many questioned this, the County included implementation measure H-IM16 in the 2014 Housing Element.

H-IM16. Facilitate and Monitor The Martin Slough Interceptor (MSI) Project, and Implement Alternatives if the Project is Delayed or Canceled. The County shall facilitate and monitor the MSI project, and implement the traffic mitigation measures required in the Environmental Impact Report for that project. The County shall formally request an update to the official project schedule on an annual basis beginning in December, 2014. If new sewer hookups provided by the Phase II MSI project are unavailable by December 31, 2015 to accommodate the residential inventory in the area, the County shall replace the loss of inventory on a one-for-one basis by rezoning qualified properties in other areas as needed to meet the proportional share of the RHNA for the MSI project area. Replacement of lots in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory. Rezoning shall be completed within one year of the date the County learns of the delay or cancellation. Responsible Agencies: Planning and Building Department, City of Eureka, Humboldt Community Services District. Timeframe: Facilitating and monitoring the MSI project – ongoing; Re-zoning shall be completed within one year of receipt of notification of project delay or cancellation.

The project apparently was not completed, and the County failed to rezone any impacted inventory as required. The county now seeks to include essentially the same implementation measure, now as H-IM7. This measure is identical, stating that rezoning will be done as of December 31, 2015.

As a condition of the EIR for the Martin Slough project, the County is barred from including in its inventory, or developing, any of the parcels to be served by the project, unless it implements traffic mitigation measures. To date, the Board of Supervisors has declined to do so.

The discussion of sewer capacity in the Element fails to adequately address the status of this project, and the required traffic mitigation measures, the impacted inventory any and remaining sewer capacity.

The Martin Slough Project discussed at Pg. G-170 indicates a projected completion date of 2014 without explanation for the delay or expected completion date.

Pg. G-172 indicates that wastewater capacity in the Myrtle town area is limited to 178 units. However, this is the same figure used in the prior Housing Element. It apparently has not been updated to reflect any capacity that has been used by development in the past planning cycle. The County in the present Element has included 131 units of development potential in the Affordable Multifamily Inventory in the Myrtle town area, without evaluation of the demands of the remainder of the inventory on the capacity to provide sewer. More analysis of the sewer capacity to support the inventory is needed.

Likewise, the County indicates that the sewage capacity is constrained in five other large areas around Eureka. It is unclear how the County came up with the blended capacity figures reflected at Pg. G-173. A chart at pg. G-104 of the 2014 Housing Element provides a detailed breakdown for each of these basins. The Leslie Street and Campton Road basins had 0 additional capacity, while the Hoover Street basin shows a capacity of -36. Presumably, due to development in the other basins during the last cycle, the capacity is further reduced. Any assessment of sewer capacity should not blend these basins together, but should consider the inventory served by these lift stations separately, to determine whether there is a need for rezoning.

H-IM7 is no longer an acceptable implementation measure. The County must do the evaluation within this Housing Element to determine whether there is sufficient sewer capacity to serve the Housing Inventory, and if not, determine whether rezoning is required to meet the RHNA.

I am unable to comment further now due to lack of sufficient time to review the Element before the Hearing. I will continue to review the Housing Element and will submit additional comments later.

Sincerely,



Jan L. Turner  
Attorney

### SUPPLEMENTAL INFORMATION #3

For Planning Commission Agenda of:  
May 16, 2019

<input type="checkbox"/>	Administrative Agenda Item	}	
<input checked="" type="checkbox"/>	Continued Hearing Item	}	<b>G-1</b>
<input type="checkbox"/>	New Hearing Item	}	
<input type="checkbox"/>	Old Business Item	}	
<input type="checkbox"/>	New Business Item	}	

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

1. A letter from Jan Turner, attorney for Legal Services of Northern California, received May 16, 2019.

**NOTE:** The purpose of Supplemental #3 is to memorialize and document for the record that the referenced letter was received by the Planning and Building Department on May 16, 2019 at 11:39 am, and thereby entered into the project's record. The referenced letter was transmitted to the Commissioners at 1:40 pm, on May 16, 2019, by the Planning Clerk, via email and prior to the May 16, 2019 Planning Commission hearing. Ms. Turner brought hardcopies of the referenced letter to the Planning Commission, and these copies were available to the public at the hearing.

Supplemental #3 will be made part of the June 6, 2019 Planning Commission staff report.

Prepared May 17, 2019, by Michelle Nielsen, Senior Planner



**LEGAL SERVICES**  
*of*  
**NORTHERN CALIFORNIA**

May 13, 2019

Michael Richardson  
Michelle Neilson  
Humboldt County Planning Department  
Planning Commissioners

[longrangeplanning@co.humboldt.ca.us](mailto:longrangeplanning@co.humboldt.ca.us)

Re: Draft Housing Element Goals and Policies

Dear Michael:

Thank you for asking for my comments on the Goals and Policies for 2019-2027 Housing Element. It is difficult to fully evaluate these policies, as the draft Housing Element has yet to be completed and made available for public review. The goals, policies, standards and implementation measures should be responsive to needs identified in the Element, including population trends, housing problems and needs for special groups, governmental and non-governmental constraints to the development of housing, and zoning shortfalls for housing that is affordable to lower income community members Government Code § 65583(c). Without the needs, resources, and constraints analysis it is difficult to assess whether the proposed programs address the County's housing needs and whether the programs are compliant with State Housing Element law. Many of the policies have been recycled from the prior Element. Thus, an assessment of how successful they have been to date is essential in evaluating them.

Hearings on the Housing Element, including the draft policies, should be scheduled to occur after the public has had a reasonable time for review of the draft Housing Element.

The County has put forward some interesting new policies and programs to address the severe local lack of affordable housing and shelter. I commend the County for coming up with new policies, as well as improving some old ones.

Although we do not yet have the complete Housing Element for review, I will none-the-less submit some suggestions for improvement on the draft goals, policies, standards and implementation measures. Please note, that we will submit further comments after the full draft Housing Element is released for public review.

**Our most important global comment is that the County needs to add quantified objectives, dates and responsible parties, as well as, where appropriate, the means by which the element will be made consistent with the general plan and community goals. Gov. Code §**

Redwood Regional Office:  
123 Third Street  
Eureka, CA 95502  
P: 707.445.0866  
Toll Free: 800.972.0002  
F: 707.445.0935  
[www.lsnr.net](http://www.lsnr.net)

A Legal Services Corporation Program 

**§65583(b)(1); 65583(c)(7). Where funding is required, identifying the funding source is also needed.**

Specific additional suggestions for improving the document follow:

*H-P6. Contributions to Infrastructure and Service Development. Market-rate housing pays its fair share of infrastructure and public service costs. Housing that has long-term affordability covenants and restrictions that require units to be available to, and occupied by, persons or families of low, very low or extremely low income at affordable housing costs for at least 20 years may be eligible for subsidies to pay for applicable infrastructure and public service costs. (Policy from Housing Element website.)*

The statement that such units may be eligible for subsidies is too vague to be meaningful. Will the County be offering any subsidies for such units? If so, the county should specify which subsidies will be made available and include this in an implementation program.

*H-P11. Support for Tenant's Rights. The County shall support residential tenants' and landlords' rights and responsibilities and the enforcement of state and federal tenant rights.*

The County has not stated how it will support tenant's rights. There is no implementation measure or action related to this policy. Without stating how the County will do this, this policy is unlikely to be effective.

*H-P24. Housing Rehabilitation. The County's code enforcement requirements and program shall develop maintenance provisions in county code to prioritize rehabilitation of sub-standard housing requiring maintenance of residential structures in a suitable condition for housing.*

This is a good policy which needs an implementation measure

*H-P26. Reduce Impacts of Displacement Caused by Enforcement Actions. The County shall consider relocation costs for occupants displaced through housing code enforcement action in charging penalties and fines.*

This is a good, new policy. Assuming that the intention is to provide relocation expenses for displaced tenants, it would be helpful to state that the County will advance relocation expenses to tenants displaced by code enforcement activities as set forth in Health and Safety Code §17975 et. seq., prior to, or at the time of displacing the tenant, when the owner fails to do so in a timely manner. The County should also include an implementation measure stating that the County will consider adopting a relocation ordinance by a certain date.

*H-S1. Housing Program Implementation. The County shall implement a Housing Program consistent with this Plan to facilitate the permitting and construction by the year 2027 of:  
1) 814 single family units; 151 of which are under the Alternative Owner Builder (AOB) program.*

- 2) 206 multifamily units
- 3) 113 second units

This standard is from the prior Housing Element. The county should develop new quantified goals based on the current community needs, maximum possible development, and current RHNA. The goals from the prior Element will not produce sufficient housing to meet the RHNA, which I believe is 839 for moderate and above moderate income, and 574 for low, very low and extremely low income.

*H-S8. Single Room Occupancy Units. The County shall allow conversion of hotels and motels, and discontinued hospitals, schools, and care facilities to single room occupancy units (SRO) under specified conditions in selected zones in areas with public water. Plan and zone density standards may be waived for SRO units consistent with public health and safety. Permit fees may be subsidized for conversions to SRO units and for reviews of the historic and legal non-conforming status, or Plan amendments or zone reclassifications for motel and hotel conversions that have already occurred.*

It would be helpful to state when the fees will be subsidized, and to include an implementation measure and funding source.

*HS9...*

This standard is missing.

### **Implementation Measures**

As was mentioned above, all of the implementation programs lack quantified objectives, responsible staff, compliance dates, and funding source. These must be identified in order for the Implementation Measures to be meaningful and compliant with state law.

*H-IM1. Pursue Funding for Housing and Emergency Shelter Programs. The County shall pursue funding for housing and shelter programs, and prioritize funding for development of housing affordable to very low-income households when competing for resources with other projects including:*

- *First-time Homebuyer Program*
- *Home Investment Partnership Program (HOME)*
- *State Community Development Block Grant (CDBG)*
- *Multifamily Housing Program (MHP)*
- *Permanent Local Housing Allocation (SB 2, 2017)*
- *Building Equity and Growth in Neighborhoods Program (BEGIN)*
- *United States Department of Agriculture (USDA) Housing Programs*
- *California Housing Finance Authority Loans (CHFA)*
- *Federal and State Low Income Housing Tax Credit (LIHTC)*

This policy is carried over from the prior element. I am pleased that the County will continue to seek funding for the Housing Trust Fund, and looking forward to an update on how this is going.

At one point I believe there was consideration of including 20% of any excess energy tax related to marijuana production for housing development. This has now been removed. The County might consider dedicating 20% of any new taxes on legalized Marijuana to affordable housing development and/or the Housing Trust Fund.

*H-IM4. Tsunami Hazard Areas, The County shall publish guidelines for housing development in identified tsunami hazard areas. The guidelines shall include development standards and mitigations for principally permitted and discretionary housing projects. The County shall work with Coastal Commission staff in the development of standards and mitigations to ensure consistency with Coastal Act requirements.*

The compliance date on this Implementation measure from the prior Element was January of 2018. A progress report and reasonable time for completion of the project should be included in this element.

*H-IM5. Initiate Annexation of Multifamily Housing Sites. The County shall work with the City of Arcata and the Local Agency Formation Commission to initiate annexation of the multifamily parcel APN 505-161-11 to provide sewer services to the property for development of multifamily housing.*

This policy is also from the prior Element. Unless Arcata is actually currently considering annexing this site, it should be removed from this Element. This parcel should not be included in the County's affordable housing inventory, as it appears sewer service will be unavailable to the site.

*H-IM7. Facilitate and Monitor The Martin Slough Interceptor (MSI) Project, and Implement Alternatives if the Project is Delayed or Canceled.*

*The County shall facilitate and monitor the MSI project, and implement the traffic mitigation measures required in the Environmental Impact Report for that project. The County shall continue to formally request an update to the official project schedule on an annual basis beginning in December, 2014. If new sewer hookups provided by the Phase III MSI project are unavailable by December 31, 2015 to accommodate the residential inventory in the area, the County shall replace the loss of inventory on a one-for-one basis by rezoning qualified properties in other areas as needed to meet the proportional share of the RHNA for the MSI project area. Replacement of lots in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory. Rezoning shall be completed within one year of the date the County learns of the delay or cancellation. Responsible Agencies: Planning and Building Department, City of Eureka, Humboldt Community Services District. Timeframe: Facilitating and monitoring the MSI project - ongoing; Re-zoning shall be completed within one year of receipt of notification of project delay or cancellation.*

This implementation measure is also from the prior Housing Element, and is out of date. Was the project Martin Slough Project completed, and are there sufficient sewer hookups now available to support the housing inventory in this area? As part of this Housing Element, the County needs to perform an assessment of whether there are sufficient sewer hookups reasonably accessible to developers to support the housing inventory in the areas covered by the project. If the project was not completed during the past planning cycle, rezoning is likely overdue under this policy. This cannot be kicked down the road any further. Any assessment and rezoning should occur as part of this housing element, and this implementation measure removed.

In addition, the County was to implement mitigation measures required by the draft EIR report. Did that occur? If the project is moving forward, or was completed, presumably the mitigation measures should be completed as well. If not, a short compliance date would appear to be indicated.

*H-IM10. Consideration of Policies from the "Idea Bank". The County shall consider implementing the policies and implementation measures labeled with a "→" in §8.12.20 of the Housing Element Appendix as stand-alone projects with separate environmental review.*

In order to comment on these policies, we would need to see them.

*H-IM11. Ten-Year Plan to End Homelessness. The County shall actively support the implementation measures outlined in the Ten-Year Plan to End Homelessness and plan updates.*

This policy should specify which implementation measures it plans to support, and specifically how it will support them, including staffing and compliance dates for the specific measures.

*H-IM13. Housing Accessibility for People with Disabilities. The County shall support housing access for persons with disabilities by fast-tracking reasonable accommodation requests consistent with the Americans With Disabilities Act, and prioritizing housing rehabilitation funds to assist qualifying residents in removal of architectural barriers.*

If the County lacks a reasonable accommodation ordinance, the element should include a program to implement one.

In addition, The County might include a program to put forward an ordinance requiring Universal Design Standards in new housing as is outlined on the California Department of Housing and Community Development website, <http://www.hcd.ca.gov/building-standards/state-housing-law/universal-design.shtml>

*H-IM14. Housing Trust Fund. The County shall support the Housing Trust Fund and Homelessness Solutions Committee, and its programs to develop shelter and conserve and develop housing affordable to low- and very low-income households. The County shall seek*



## **ATTACHMENT 6**

Written Public Comments Received as July 2, 2019

1. June 18, 2019 email and letter from Janelle.
2. June 30, 2019 letter from Cathy Harris.

**From:** [Nielsen, Michelle](#)  
**To:** [janelle](#)  
**Cc:** [Robert Ward \(rward@co.humboldt.ca.us\)](#); [Michael Richardson \(MRichardson@co.humboldt.ca.us\)](#)  
**Subject:** RE: Housing First in the Humboldt County 2019 Housing Element  
**Date:** Tuesday, June 18, 2019 11:32:00 AM

---

Hello Janelle, and thank you for your email and the accompanying attachments. I'm responding to you in the capacity as the lead planner on the County's 2019 Housing Element.

- I'll double check the date of the Resolution 16-30. Thank you for pointing that.
- Interesting comment for replacing the references to the Ten Year Plan to End Homelessness contained in H-S7 with Resolution 16-30. Perhaps we could marry them together into the standard. Please note that the Planning & Building Department's area of experience is zoning, land use regulation, and development of structures, and it is in these same areas where our regulatory authority resides. Moreover, the zoning and land use regulation of emergency shelters is very much prescribed by state law, and must be objective. In other words, by State law, our review of proposals for shelters is purposefully limited and narrow to remove discretion on the part of the County planner.
- We are continuing to engage and collaborate with DHHS. The Housing Element is looking to continue this partnership, and to create new ones with community organizations and developers.

Thanks again for your comments. Please let me know if you have further questions. Have a nice day, Michelle

---

**From:** janelle <njjr@sbcglobal.net>  
**Sent:** Tuesday, June 18, 2019 10:18 AM  
**To:** Beth Matsumoto <bmatsumoto@housinghumboldt.org>; LynnMartinez@Lsnc.net; Nielsen, Michelle <MNielsen@co.humboldt.ca.us>; Marc Delany <mldelany@gmail.com>; Fhyre Phoenix <fhyrephoenix@gmail.com>; Brett Watson <bwatson@cityofarcata.org>; Nezzie Wade <now1@suddenlink.net>; Patty Rae <patte\_ca@hotmail.com>; Andrew Rix <andyrix13@gmail.com>; John Calkins <jcalkins\_ccc@yahoo.com>; Hewitt, Sally <SHewitt@co.humboldt.ca.us>; Marc Delany <MLDelany@gmail.com>  
**Cc:** Ward, Robert <rward@co.humboldt.ca.us>  
**Subject:** Housing First in the Humboldt County 2019 Housing Element

Hello, Here are some suggestions for the County Housing Element update discussion. I will have hard copies at today's meeting. I also wanted to send you a copy of information I used: Sam Tsemberis' "Pathways Housing First, A person-centered approach" from the 2018 Housing First Partners Conference.

*janelle*

Jun 30, 2019

Dear Michelle,

Thank you for coming down to Redway to talk about the Housing Element in early June. I was there and appreciated your demystifying some of the information about the Planning Department, rules, limitations, powers, etc.

I am on the board of the **SoHum Housing Opportunities, (SHO)**. Our ultimate goal is to be able to end homelessness in Southern Humboldt. Pag Anderson, Yashi Hoffman, and Carol & David Ordonez, who are on this board all volunteered in the winter of 2017-2018 at a temporary extreme weather shelter and know the needs of the homeless firsthand. My husband and I started a non-profit in 2015, the **Eel River Clean-up Project, (ERCP)** that supports the work he has been doing as a volunteer since 2011. He and 2 to 6 volunteers, go to homeless camps, pass out trash bags and ask the campers to fill them with the trash in their camps and leave the filled bags at their trail head where our volunteers pick them up a few days later and transport the trash to the dump. Without their work SoHum would be totally covered in trash and our river would be polluted as well. Through this work, my husband has gotten to know the scope and depth of our homeless crisis here, and helps SHO as well. ERCP with SHO did the POINT IN TIME COUNT last January in SoHum. The official total given was 220 homeless down here but we believe it is more like 260 because not all homeless participated and there are even more from mid-summer through December. We have been consulting with Jim Glover, Sally Hewitt, Robert Ward of DHHS and others in the North and South County to achieve our goals.

So **SoHum Housing Opportunities**, is very motivated and able to do whatever we can do to provide housing for local longterm homeless people. We are actively looking for a property to build tiny a homes village with a central building that we can use for showers, washer and dryer, etc. We are basically looking at any and all possible solutions to this housing crisis. Our town is seriously overrun by permanent homeless and seasonal homeless workers.

We are mostly retired people who held responsible positions in our former occupations. I sincerely hope that you will recommend that we receive the funding and permissions we will need to go ahead with the projects we'd like to proceed with. We are the group in Southern Humboldt to get it done.

Thank you for your attention to this, Michelle and thanks for the important work you do at the Planning Department.

Sincerely,

Catherine Miller

*funding to provide an initial funding level of \$500,000. Sources of initial and long-term funding may include:*

- *State and Federal Grants*
- *Local Financial Institutions ▪ Local Jurisdictions*
- *Sale of Surplus County Property ▪ County General Fund*
- *Private Foundations and Individuals*

See above: The County might consider including 20% of revenue from taxes on legalized Marijuana for affordable housing development.

*H-IM15. Facilitate Development of Sites in the Affordable Housing Land Inventory.*

*The County shall allow the multifamily zoned sites in the Affordable Housing Residential Land Inventory to be developed with multifamily housing as a principally permitted use independent of existing uses or other allowed uses that may occur on the site. The County shall encourage flexible application development of the multifamily zoned areas on the properties to ensure above the minimum housing density for the parcel is achieved. Further, the County shall encourage lot line adjustments, land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Affordable Housing Residential Land Inventory. When eligible, the County shall seek funding through state, federal and local financing programs.*

The portion of this policy from the prior Element which was lined out was seen to have value during the last Housing Element cycle . I believe it allowed the property owner to move the multifamily development on a lot to different part of the lot, where only part of the lot was zoned multifamily. Should this portion of the implementation measure be retained? Again, we may have more comments on this specific program once we see the entire Housing Element including the land inventory.

*H-IM16. Housing Rehabilitation. The County shall conduct housing condition surveys and prioritize housing rehabilitation funding and assistance to sub-standard housing.*

This measure should state when or how often the surveys will occur, and should specify how the County will help with rehabilitation funding and assistance. Funding may need to be sought and a program established to help with this need. Staff, compliance dates and funding source should be identified.

*H-IM17. Retain Historic and Legal Nonconforming Housing. The County shall amend the Zoning Regulations to waive General Plan density standards for historic and legal nonconforming housing involved in new subdivisions, or planned development.*

This implementation measure was to be completed by August 31, 2018. What is the status? If it was not completed, it would seem a short compliance date would be warranted.

*H-IM19. At Risk Units. The County shall seek to preserve all assisted multifamily housing units at risk of being converted to market rate rental housing through establishing an early warning system and providing financial assistance when funding is available.*

This implementation measure was to be completed by December of 2016. Was the early warning system established? Does the county have a funding source for preserving at risk units? This implementation measure is too vague to be meaningful. It should specifically state what actions the County will take, who at the County is responsible and dates for the actions.

*H-IM21. Use of Surplus County-owned Property. The County shall evaluate the use of surplus County-owned property, including properties within the boundaries of incorporated cities, for development or financing of housing for low income, very low income, extremely low income, and special need populations. For properties located within incorporated cities, the County shall coordinate with the city.*

This seems like a good general policy. Does the County actually have any surplus county owned property at this time? If so, it would be helpful if the County identified specific parcels currently available, and how they might be used within the period of the element, in addition to continually evaluation surplus properties. The County should also specifically state what actions it will take to evaluate the use of surplus land and who will be responsible for this.

*H-IM23. Post Information Regarding Fair Housing and Employment. The County shall continue to support the State Fair Employment and Housing Commission enforcement program of the State Fair Employment and Housing Commission. The Planning Division shall disseminate information about fair housing rights and procedures for filing fair housing complaints to public libraries and the Humboldt County Housing Authority.*

This measure is unlikely to significantly promote fair housing goals.

I am not acquainted with the State Fair Employment and Housing Commission. Does this measure intend to refer to the California Department of Fair Housing and Employment?

The wording on this policy is confusing. Is the intention that the county disseminate fair housing information to the Humboldt County Housing Authority, a provider of subsidized housing? (Some people mistakenly believe that the Housing Authority investigates fair housing complaints, which is not the case.)

There is no local agency that performs fair housing investigations. Encouraging the establishment of, seeking funding for, or funding such an agency would be a much more powerful implementation measure.

***H-IM31. Develop Inventories of Parcels Suitable for Shelter and Housing. The County shall develop and maintain an online inventory of parcels suitable for the shelter and residential development for the following categories:***

***A. Where multifamily housing development projects may be eligible for streamlined, ministerial approval process pursuant to Government Code Sections 65913.4(b) and (c). B. Sites for supportive housing.***

***C. Suitable sites for use for managed low income, very low income, extremely low income, special occupancy parks.***

***D. County-owned properties suitable for Emergency Shelters.***

If possible, the county needs to increase the inventory of lots suitable for Recreational Vehicle and Mobilehome parks near urban areas. It would be helpful to include this inventory in this list as number D. In addition, the Element might include an implementation measure to seek to identify additional parcels.

***H-IM52. Transitional Housing. The County shall amend the Zoning Regulations to be consistent with Government Code Section 65582(j) and 65582(c)(3).***

I thought this had already been done during the last Housing Element cycle. If not, it should be done immediately

***H-IM53. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks. The County shall support continuation of existing and expansion of manufactured home and long-term occupancy special occupancy parks through actions such as legislative changes, zoning consistency determinations, analysis of legal-non-conforming status, Plan amendments or zone reclassifications.***

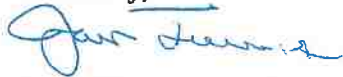
This policy is too vague. The county should identify specific changes that would support continuation and expansion of Special Occupancy Parks, and create a specific implementation measure to make those changes. One specific step the County should take to preserving current parks is to change the zoning to Mobile Home only districts for sites where there are current parks.

***H-IM54. Property Owner Outreach Program. The County shall conduct a property owner outreach program to contact and survey the owners of property mapped and zoned for emergency shelters. To encourage property owner and service provider participation in the development of the emergency shelters, the outreach program shall include technical assistance from the Planning and Building Department for the preparation of emergency shelter entitlement applications and grant applications, and providing information about available incentives.***

This is an interesting new policy. The County should add to it that if as a result of this survey it is determined that sites to meet the emergency shelter need are not actually likely to be available for development as emergency shelter during the planning period, additional sites be rezoned for shelter by right.

Thank you for the opportunity to comment on the County's proposed Housing Element Goals and Implementation Measures. We look forward to submitting additional comments once the County releases the full draft Housing Element.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jan L. Turner".

Jan L. Turner  
Attorney

**SUPPLEMENTAL INFORMATION No. 1**

For Planning Commission Agenda of:  
July 11, 2019

<input type="checkbox"/>	Administrative Agenda Item	}
<input checked="" type="checkbox"/>	Continued Hearing Item	} [G-2]
<input type="checkbox"/>	New Hearing Item	}
<input type="checkbox"/>	Old Business Item	}
<input type="checkbox"/>	New Business Item	}

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

1. Comment letter from Peg Anderson, SoHum Housing, received via email July 6, 2019.
2. Excerpted slides from Sam Tsemberis' "Pathways Housing First, A person-center approach" from the 2018 Housing First Partners Conference.  
The slide deck is mentioned in Janelle's email dated June 18, 2019, included as Attachment 6 of the July 11, 2019 Planning Commission staff report. The original slide deck was over 100 slides in length. The excerpted slides were selected by Janelle.



July 5<sup>th</sup> 2019

To the Planning Commission:

This letter is to commend you on your proposal for a new housing element for Humboldt County.  
Not

only does your plan recognize the severity of our housing crisis but acknowledges the plight of those

with no option for safe shelter at the present.

As a homeless advocate in Southern Humboldt, I see several items that could help our area:

H-IM56-Safe Parking Program. There are several unused church parking lots that could be used.

H-IM57-Temporary Shelter Options. This would so important for our most vulnerable on the street; women, children ,the elderly and the disabled, for more immediate respite.

H-IM58- Alternative Lodge Park. This would enable our community ,to build a village of small units {detached bedroom units} with common use facilities.

The effects of implementing these projects would be very positive for the general community:

Vagrancy , theft and panhandling would lessen in the shopping areas.

Having bathing and toilet facilities would increase the health and wellness of the street population and protect our river and watershed.

Litter and garbage would hopefully lessen with regulated and organized camps.

Our fire danger is extreme in Southern Humboldt. We must reduce the need for cooking and warming fires.

Thank you for this visionary proposal,  
Peg Anderson  
SoHum Housing Opportunities  
Garberville, Ca.

# Pathways Housing First: A person-centered approach

Sam Tsemberis, PhD  
Pathways Housing First Institute  
Department of Psychiatry, NYPH  
Columbia University Medical Center  
[sam@pathwayshousingfirst.org](mailto:sam@pathwayshousingfirst.org)

Lindsay Casale  
Matt Kaegel  
Pathways to Housing Vermont

## I) Housing First: Distinguishing between HF models

### ➤ **PATHWAYS SCATTER SITE MODEL**

- Roots in psych rehab
- Consumer movement
- Social justice
- Services separate philosophically and physically
- Tenant based rents
- Location choices
- Point of Entry is case management

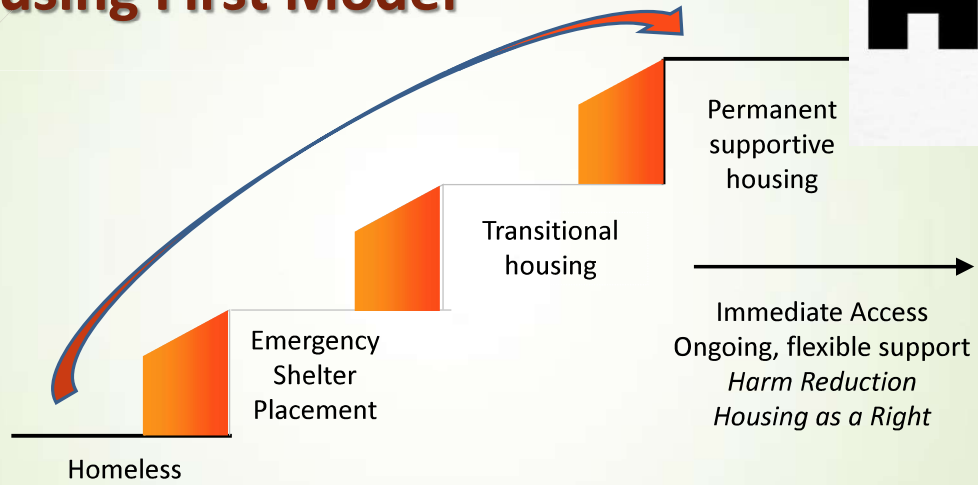
### **IN COMMON**

Immediate access  
Harm reduction  
House most vulnerable  
Separation H&S

### ➤ **SINGLE SITE MODELS**

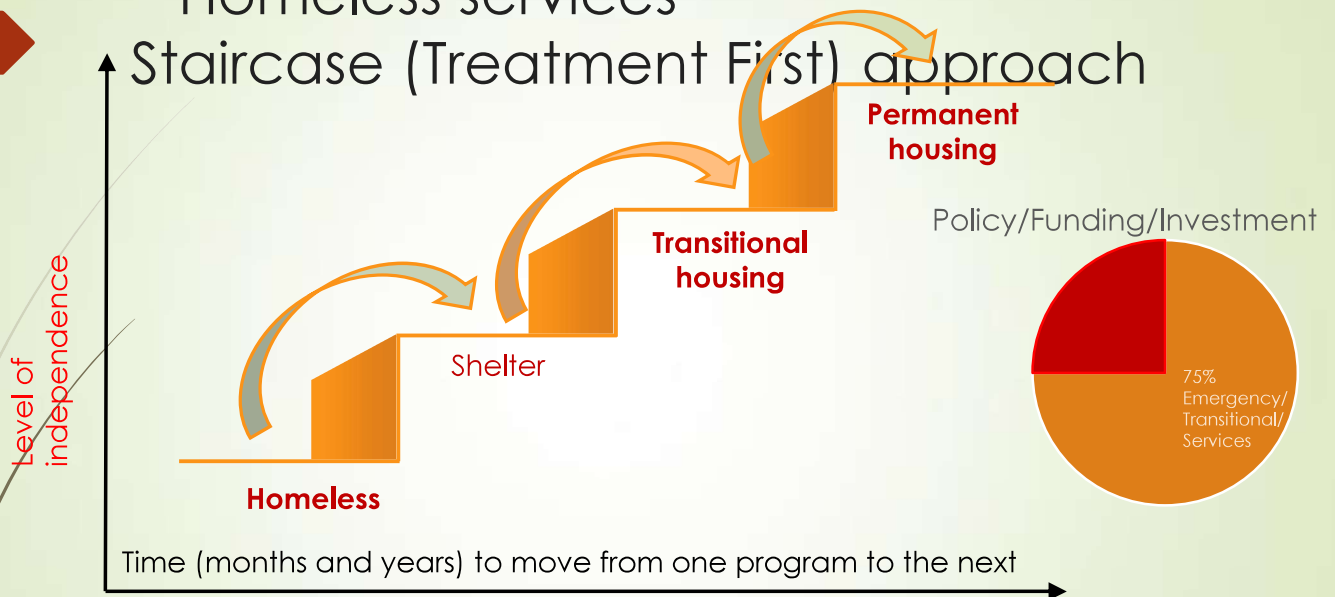
- Roots in housing development
- Advocacy for ending homelessness
- Services on site but separate domains
- Project based rents
- Point of Entry is housing

# Pathways' Housing First Model



\*Immediate Access to A Place of Your Own Support and treatment follows

# Homeless services Staircase (Treatment First) approach



Homeless Services System is Built Upon :

- 1) assumptions about mental illness, addiction and functional ability, and
- 2) Social prejudice and bias concerning the motivation of the poor ("economic hazard ratios" and "brought it upon themselves" )



### III. PRINCIPLES AND MAJOR COMPONENTS

#### **FIVE PROGRAM PRINCIPLES:**

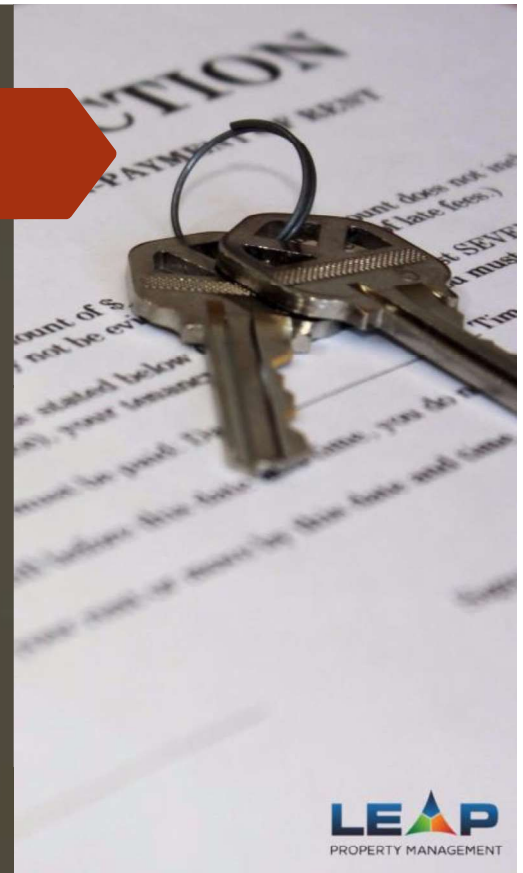
1. Consumer choice
2. Separation of housing and services
3. Services array to match needs
4. Recovery focused practice
5. Program operations

#### Working with Community Landlords

- 1) Common Goal: Landlord, participant, and program all want decent, well-managed, affordable housing
  - 2) Benefits for landlords: guaranteed rent, no rent loss for vacancies
  - 3) Support staff responsive to landlords
  - 4) Master leasing allows sharing liability and creative solutions to housing barriers
- 

## P 2: Separation of Housing and Services

- Also refers to continuity and coordination of support through disruptions in housing



## Housing First and Harm Reduction

Meet people where they are...

but don't leave them there.



## V. Research, Fidelity and Systems Change

- ▶ How do we know this program is effective?
- ▶ What is an evidence based model?
- ▶ Why do we measure program fidelity?
- ▶ How has Housing First created systems change?

## Research evidence

- ▶ See [www.payhwayshousingfirst.org](http://www.payhwayshousingfirst.org)
- ▶ 1999 psych services concurrent longitudinal 5 year outcomes (Tsemberis)
- ▶ 2004 RCT N=225 in NYC (Tsemberis)
- ▶ 2006 long stay shelter users (Stefancic)
- ▶ 2006 HUD Study (5 cities) (Pearson)
- ▶ Denver Cost Study (Parvensky)
- ▶ 2008 Mixed methods RCT (Padgett)
- ▶ 2012 Chronic Inebriates (HUD) DESC, Pathways DC, UW cost study
- ▶ 2014 Canadian RCT (over 100 papers)
- ▶ EU Studies (Portugal, France RCT\*)

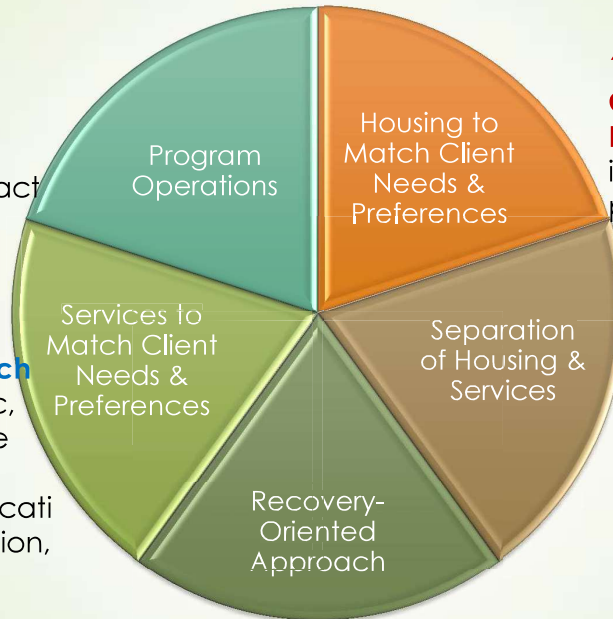
# Housing First Fidelity: 5 Domains

## 5. Program Operations

**Operations:** team structure, staff communication & organization, contact with participants

## 4. Services to Match Needs

**Needs:** psychiatric, nursing, substance use, employment/education, social integration, etc.



## 1. Housing to Match Client Needs & Preferences

**Preferences:** choice, integrated, affordable, permanent

## 2. Separation of Housing & Services

**no housing readiness, standard rights & rules of tenancy**

## 3. Recovery-Oriented Approach

**Approach:** choice, harm reduction, self-determination, recovery

## 2 Ways of Conducting Fidelity Assessments

### External review by HF Experts

- Team of experts visits your program
- Conducts interviews reviews practices
- Provides feedback in an interactive process

### Internal review or Self-Assessment

- Each team members rates HF practice
- Dialogue with entire team to develop a team consensus

**HOUSING FIRST FIDELITY SELF-ASSESSMENT**

Please select the answer choice that best describes the **housing process and structure** that this program offers its participants (Questions 1-7).

1. How does the program determine the type of housing in which a participant will live?

Program assigns participant to the first available housing unit	Program conducts a clinical assessment and determines the most appropriate housing based on participant's clinical need / functioning	Program assigns housing based on a clinical assessment, but with input from the participant regarding their preference	Participant chooses the type of housing they want to live in OR. All participants have the option of a scatter-site apartment
1	2	3	4

2. How does the program determine the neighborhood in which a participant will live?

Program automatically assigns participant to the neighborhood with	Program conducts a clinical assessment and determines the most appropriate	Program assigns housing based on a clinical assessment, but with input from	Participant chooses the neighborhood they want to live in, given
--	--	---	--

4. To what extent does this program have ready access to a affordable housing through the use of housing subsidies?

Program does not have access to housing subsidies or subsidized housing units, and does not provide support for participants to obtain them	Program does not have access to housing subsidies or subsidized housing units, but provides advocacy and support for participants to obtain housing subsidies or subsidized housing units	Program has direct access to housing subsidies and/or subsidized housing units, but there is a waiting period for participants	Program has ready direct access to housing subsidies and/or provides subsidized housing units for all participants
1	2	3	4

5. What percent of participants pay 30% or less of their income towards their rent (excluding costs for other services such as food, housekeeping, and nursing) in permanent supported housing?

0-14%	15-29%	31-45%	46-60%	60-84%	85-100%
1	1	1	2	3	4

6. On average, how long does it take participants to move from enrollment into permanent housing?

Within 6 months	Within 6 months	Within 3 months	Within 2 months	Within 1 month	Within 2 weeks
1	2	3	4	4	4

7. What percent of participants live in the following housing types? (Fill in % for each)

a. Emergency shelter, short-term, or transitional housing	b. Hotel	c. Congregate housing/ Group Home	d. Social Housing; no support services	e. Social housing; with support services on-site	f. Social housing; with support services off-site	g. Supportive housing (specialized housing for persons with psychiatric disabilities with support on-site)	h. Independent apartments rented from community landlords	i. Other housing type fill in: _____
___%	___%	___%	___%	___%	___%	___%	___%	___%

**Pathways Housing First Fidelity Assessment Tool**

**Key Point**

**Fidelity is fundamental.**

**Higher fidelity to Housing First is associated with recovery-oriented practice and improved quality of life outcomes.**



## Fidelity & Outcomes

Higher program fidelity is associated with:

- Increased housing stability
- Increased quality of life
- Decreased drug/alcohol use
- Reduced use of acute care or emergency services (*Goering et. al in Psych Services, 2015*)

## 10-year outcomes for Ireland and Finland 2008-2018

### FINLAND

- Adopted HF as National policy
- Converted shelters to permanent housing (national lottery)
- Invested in developing affordable housing (17,000 units)
- Rent subsidies for elderly, disabilities, single parents, students, widowed, etc.
- Shelter beds from 2100 to 50
- HOMELESS (RS) COUNT FROM 3100 TO ZERO
- Ref: **Y-Foundation**

### IRELAND

- Addresses homelessness as an emergency or emergency accommodation
- Increased the investment in shelters and emergency accommodation
- Promised development of social housing
- Went from a low of 600 shelter beds to 2100
- HOMELESS (RS) COUNT FROM 1200 TO 5400



## Lessons Learned from Finland

- National Housing First policy with sufficient funding
- Began to eliminate investment in transitional and shelter programs
- Converted existing building to PSH
- Acquired, built and rented a total of 17,000 mixed income units
- A financially sustainable non-profit landlord
- Services provided by referral agencies
- Rent supplements as prevention to 7 high risk groups currently housed
- Unified social and economic policy vision, social values of inclusion and assistance for those less fortunate



## References

- Goering, P., et. al, (2014). Further Validation of the Pathways Housing First Fidelity Scale. *Psychiatric Services, Psychiatric Services*, 09/2015.
- Stefancic, A., Tsemberis, S., Messeri, P., Drake, R., and Goering, P. (2013). The pathways housing first fidelity scale for programs serving individuals with psychiatric disabilities. *American Journal of Psychiatric Rehabilitation*, 16, 240-261.
- Tsemberis, S. (2015). *Housing First: The pathways model to end homelessness for people with mental illness and addiction*. Minneapolis, MN: Hazelden.

## SUPPLEMENTAL INFORMATION No. 2

For Planning Commission Agenda of:  
July 11, 2019

<input type="checkbox"/>	Administrative Agenda Item	}
<input checked="" type="checkbox"/>	Continued Hearing Item	} [G-2]
<input type="checkbox"/>	New Hearing Item	}
<input type="checkbox"/>	Old Business Item	}
<input type="checkbox"/>	New Business Item	}

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

1. Civil Grand Jury report, "Like Home? There's No Place". Findings and recommendations begin on page 25.

Also available here: <https://humboldt.gov/Archive.aspx?ADID=1368>, released July 2019

# LIKE, HOME? THERE'S NO PLACE...

## SUMMARY

In 2016, upon the recommendation of consulting group Focus Strategies, the City of Eureka and Humboldt County jointly resolved to adopt a Housing First approach to tackle homelessness. The underlying principle of Housing First is to place a homeless person into permanent housing as quickly as possible, without preconditions such as sobriety or participation in mental health programs. Once the person is housed, they receive services, such as mental health or substance abuse treatment, to help them remain housed. The system prioritizes serving people who have been homeless for extended periods and have complex disabilities.

The Housing First model is a proven method and can, in the long run, reduce our homeless numbers significantly. However, following the Housing First strategy requires an adequate stock of affordable housing, which Humboldt severely lacks. The recommendations from Focus Strategies rely on the existence of interim housing where people could stay until permanent housing is available, but that is in short supply as well. Emergency shelters exist, but there are far more homeless than available beds and many homeless have constraints preventing them from using shelters. At the rate affordable housing is currently being created, it will be many years until we have enough. Until then, our current and future unsheltered homeless will need somewhere legal to stay, both day and night.

Some advocate short-term solutions that can be rapidly implemented, such as safe parking programs, sanctioned camping areas, and tent cities. Others, including a number of elected officials, are resistant because Focus Strategies recommended against short-term solutions, seen as diverting resources from creating the housing sorely needed to ultimately address homelessness. But does strict adherence to the Focus Strategies recommendation make sense when the housing shortage is so extreme our poorest residents are priced out of the market? Or when hundreds of people are living in their cars, including families with children? While short-term solutions have drawbacks, there are segments of our homeless population that would be best served by implementing one or more of these short-term strategies, closely managed to ensure the well-being of guests and assuage public concerns.

Humboldt County is very fortunate to have several excellent nonprofit service providers offering emergency and short-term shelter for the homeless. Some have existing infrastructure that could be leveraged to serve more homeless if they were given financial or other support. Local government assisting these entities would add shelter beds faster and more affordably than creating new shelter space.

While creating more usable shelter is necessary, speeding up the rate at which affordable housing is generated will go a long way to address our homeless crisis. Local jurisdictions working on their Housing Elements are including creative and forward-thinking solutions to encourage production of affordable housing. Local government should incentivize implementing these solutions.

## GLOSSARY

**Chronically homeless person:** As defined by HUD, an individual with a disabling condition who is either continually homeless for more than a year or has four instances of homelessness totaling at least 12 months in the past three years

**Disabling condition:** As defined by HUD, a diagnosable substance abuse disorder, a serious mental illness, developmental disability, or chronic physical illness or disability, including the co-occurrence of two or more of these conditions

**HUD:** The United States Department of Housing and Urban Development

**Income Levels:** HUD calculates an area median family income (MFI) for each metropolitan area and nonmetropolitan county in the U.S., then uses this number to set income limits for HUD's assisted housing programs. The income categories are based on percentages of the area's MFI, subject to variations for household size and other factors:

**Extremely low income:** up to 30% of area MFI, or U.S. Department of Health and Human Services federal poverty guidelines, whichever is greater

**Very low income:** 30% to 50% of area MFI

**Low income:** 50% to 80% of area MFI

**Moderate income:** 80% to 120% of MFI

**Above moderate income:** greater than 120% of MFI

The state creates income levels, based on HUD levels, which are used to assess affordability and eligibility for certain state programs.

## BACKGROUND

A *New York Times* article on Humboldt County's opioid problems brought nationwide attention to our visible homeless crisis:

The [opioid] problem is exacerbated here in Eureka, the county seat, by a sizable homeless population that is growing amid an extreme lack of affordable housing and a changing, weakened economy that relies heavily on tourism....Now those problems are spilling into public view, sparking grievances and anger among the town's residents.

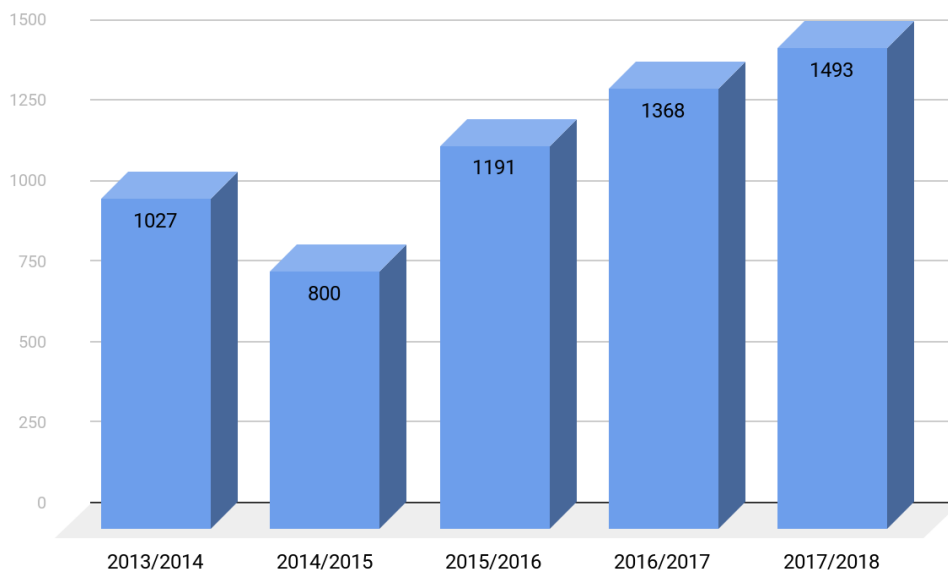
### Humboldt's Homeless Population

The number of homeless in Humboldt County is a matter of debate. The Department of Housing and Urban Development (HUD) requires biennial homeless counts for federal homeless fund eligibility. These Point in Time (PIT) counts are widely considered to be low; in addition, the counts exclude people living in motels, jails, or with friends or relatives. In the 2019 PIT count, volunteers reported 653 unsheltered homeless in the greater Eureka area with a total of 1,473 unsheltered homeless countywide.

In a 2018-2019 survey spanning four months, the Eureka Police Department (EPD) counted 190 homeless within Eureka city limits. Members of the department estimate the actual number may be 25-33% higher. One reason EPD's count is lower than the 2019 PIT count for Eureka is the PIT count for Eureka included nearby communities such as Myrtle town and Fields Landing. The EPD contends the 2019 PIT count methodology is inaccurate and encourages overestimating homeless numbers because federal funding depends on it.

The Humboldt County Office of Education uses different criteria for evaluating homelessness. In the 2017-2018 school year, 1,493 of the County's K-12 students were identified as homeless, comprising over 8% of the student population. This number jumps to 1,571 when preschoolers are included. The highest concentration is in Eureka, where an estimated 10-12% of the student population is homeless. In the last five years the number of homeless K-12 students in the County has steadily increased (Figure 1). Although it appears there was a drop in the number of homeless students in the 2014-2015 school year, the count was low because some districts' numbers were not officially reported.

**Figure 1. Numbers of homeless Kindergarten through 12th grade students estimated by the Humboldt County Office of Education to reside in Humboldt County, 2013 to 2018.**



Homeless percentages are similar or even higher for college students. Approximately 11% of College of the Redwoods students lacked housing and 19% of Humboldt State University (HSU) students reported being homeless at some point during the year.

Sources at the Humboldt County Department of Health and Human Services (DHHS) and EPD estimate as many as 80% of Humboldt's homeless are locals. Nearly one quarter of Eureka's homeless were born and reared here; another 38% have lived here for more than five years. The homeless include youth emerging from the foster care system, many of whom are dealing with trauma. Although some residents believe people arriving here to trim cannabis comprise a large

segment of the homeless population, only 5% of those surveyed by EPD said cannabis was their reason for coming here.

For people considered very low income—such as those relying on social security or disability payments—a major cause of homelessness is the extreme shortage of affordable housing. In California, for every 100 of the lowest-earning renter households, only 22 affordable rental units are available. Many of Humboldt’s homeless are employed but simply cannot find affordable housing. In the 2018-2019 EPD survey of 190 homeless, poverty, which includes low wages and lack of affordable housing, was the most cited reason for homelessness. Of the respondents, 39% reported poverty was a factor. Similarly, low income and lack of affordable housing were identified as the two greatest barriers to re-enter housing.

Seniors are a fast-growing segment of the population due in large part to job loss, fixed incomes, and lack of affordable senior housing. Some seniors first became homeless because the death of a spouse or a parent for whom they were caring made housing unaffordable due to a change in economic status. Without housing, the elderly are unable to access services such as Meals-on-Wheels, Visiting Nurses, and other programs. People in the 50-64 year age group are particularly hard hit because they often fall through the cracks of governmental safety nets; Social Security benefits are unavailable until age 62 and benefits for Medicare start at age 65. Those working with the homeless in Humboldt report escalating numbers of seniors becoming homeless for the first time; many are in their 70s and 80s. In Eureka the homeless surveyed by EPD ranged in age from 22 to 76.

### **Focus Strategies and Housing First**

The City of Eureka enlisted the consulting firm Focus Strategies to analyze homelessness in the city and recommend strategies to address it. The *City of Eureka Homelessness Policy Paper* was completed in August 2014. The following year Eureka and the County jointly hired Focus Strategies to expand on its recommendations and develop an implementation plan. This resulted in the *Humboldt County and City of Eureka Joint Homeless Strategy and Implementation Plan (Homeless Strategy and Implementation Plan)* presented to the Board of Supervisors (BOS) and Eureka City Council (ECC) on January 26, 2016. In March 2016 the BOS and the ECC passed a joint resolution to collaborate on homeless issues and adopt the Housing First model recommended by Focus Strategies; this was a requirement for federal funding from HUD.

The Housing First model prioritizes placement into permanent, affordable housing as rapidly as possible with no preconditions such as sobriety or participation in mental health programs. The intent is to give people stability by housing them and *then* provide such services as mental health or substance abuse treatment to help them remain housed. The *Homeless Strategy and Implementation Plan* discouraged pursuing approaches aimed at managing existing problems, such as increasing the frequency of police sweeps, creating a legalized camping area, safe zone or tent city, and establishing more public facilities such as bathrooms and storage.

### **Shelter Crisis Declarations**

On January 19, 2016, one week before Focus Strategies presented its *Homeless Strategy and Implementation Plan* to the ECC and the BOS, the ECC declared a “shelter crisis.” Under state

law, a shelter crisis exists when a significant number of people within the jurisdiction of a city, county or other governing body are unable to obtain shelter, resulting in a threat to their health and safety. Declaring a shelter crisis enabled Eureka to designate public facilities for emergency shelter with some immunity from liability for negligence. Eureka also could suspend or temporarily replace certain housing, health, and safety standards. The shelter crisis declaration was motivated by the impending evacuation of the homeless encampment from Palco Marsh to make way for the Waterfront Trail. Although the evacuation was arguably necessary, the *Homeless Strategy and Implementation Plan* discouraged such actions, quoting the United States Interagency Council on Homelessness:

‘The forced dispersal of people from encampment settings is not an appropriate solution or strategy, accomplishes nothing toward the goal of linking people to permanent housing opportunities, and can make it more difficult to provide such lasting solutions to people who have been sleeping and living in the encampment.’

Eureka’s shelter crisis declaration initially identified no city property available for any homeless use, including shelters, sanctioned campgrounds, parking areas, tiny homes, etc. The city later designated rotating lots where overnight camping would be allowed after the May 2, 2016, Palco Marsh evacuation. Within months Eureka terminated the overnight camping program, citing increased violent crime, theft, complaints from nearby businesses, and complaints by the homeless and their advocates about the poor living conditions.

Under pressure for several years to declare a shelter crisis for Humboldt County, the BOS took action at its January 9, 2018, meeting. It appointed an ad hoc committee to consider whether to declare a shelter crisis and form a homelessness task force. At the February 6, 2018, BOS meeting, the ad hoc committee returned with draft resolutions to declare a shelter crisis and form a “Citizens Advisory Committee on Affordable Housing Trust Fund Expenditures.” Homeless advocates were quick to point out the draft resolution focused on affordable housing and not homelessness. The ad hoc committee changed the committee name to “Housing Trust Fund and Homelessness Solutions Committee,” included a homeless representative on the Committee, and indicated the committee would:

...set criteria for (1) the receipt of funds into the Housing Trust Fund; and (2) the expenditure of funds derived from the Housing Trust Fund; and (3) to make recommendations for expenditures from the Affordable Housing Trust Fund; and (4) make recommendations on homelessness solutions.

The amended resolutions to declare a shelter crisis and form an 11-member Housing Trust Fund and Homelessness Solutions Committee were approved unanimously by the BOS on February 27, 2018. The shelter crisis declaration did not specify any County property for use and the BOS has yet to do so.

Considering the shelter crisis declarations and stated commitment to the Housing First model by the City of Eureka and Humboldt County, the Humboldt County Civil Grand Jury (Grand Jury) decided to investigate how local government might supplement its Housing First efforts with short term solutions for sheltering the homeless.



## **METHODOLOGY**

In preparation for this report, the Grand Jury:

- Attended or reviewed videos of meetings of the Board of Supervisors, Eureka City Council, Humboldt County Planning Commission, and Housing Trust Fund and Homelessness Solutions Committee
- Reviewed Board of Supervisors and Eureka City Council meeting minutes, agendas, and attachments thereto
- Attended City of Eureka and County public forums regarding housing and homelessness
- Attended community events regarding homelessness sponsored by non-governmental entities
- Reviewed online and printed articles relating to homelessness and housing
- Reviewed government reports relating to homelessness and housing
- Conducted over three dozen interviews, including with members of the Board of Supervisors and Eureka City Council, County employees at the Department of Health and Human Services and the Planning Department, employees of the City of Eureka, members of the Humboldt Housing and Homeless Coalition, members of the Housing Trust Fund and Homelessness Solutions Committee, members of law enforcement for the City of Eureka and County, service providers for the homeless, a business owner, a property manager, a clergy member, former and current Humboldt County Office of Education personnel, and people who are currently or formerly homeless
- Toured facilities of several homeless service providers
- Reviewed Resolution Nos. 18-14 and 18-73 of the Humboldt County Board of Supervisors regarding the Housing Trust Fund and Homelessness Solutions Committee
- Analyzed Department of Housing and Urban Development Point in Time count data

## **DISCUSSION**

### **Affordable Housing Shortage**

To succeed, Housing First requires a sufficient stock of affordable housing. While the County has money to help many people pay rent and deposits, there is not enough affordable housing to accommodate everyone in need. Rents in Humboldt are disproportionately high compared to incomes, and the average rent is affordable only to those at or above the top of the moderate income range. The Housing Choice Voucher Program (formerly Section 8 program) in California is a HUD-funded program to assist low-income families pay rent and find housing. In Humboldt, the waiting list for those receiving Housing Choice vouchers is years long. A shortage in moderate income housing is increasing competition for housing in the low income range, allowing landlords to be more selective about tenants.

The Housing Element component of the County's General Plan identifies existing and projected housing needs and includes goals and implementation measures for unincorporated areas. State law requires the Housing Element be updated periodically and the County's new Housing Element is due in August 2019. The Regional Housing Need Allocation (RHNA) identifies the number of units by income category and region the County must accommodate in the Housing Element. There is no obligation to develop properties, but the County is required to have enough

land zoned to meet projected housing needs. Except for moderate income housing, the County fell short of meeting its 2014 RHNA goals for unincorporated areas (Table 1). Cities within Humboldt County are also failing to meet their RHNA housing goals.

**Table 1. Regional Housing Need Allocation (RHNA) for Unincorporated Portions of Humboldt County and Number of Building Permits Issued from 2014 through 2018.**

Income Level of Recipients	RHNA Set in 2014	Permits Issued	Unmet RHNA
Very Low	212	36	176
Low	135	61	74
Moderate	146	205	0
Above Moderate	366	203	163

To meet anticipated housing demands through 2027, an additional 3,390 housing units must be generated (Table 2). Meeting the anticipated low income and very low income housing needs through 2027 alone requires building an average of 170 units annually.

**Table 2. Final 2019 Regional Housing Need Allocation (RHNA) Levels Targeted for Various Income Categories for Communities in Humboldt County.**

Jurisdiction	Very Low Income Allocation	Low Income Allocation	Moderate Income Allocation	Above Moderate Allocation	Proposed Total RHNA Allocation
Arcata	142	95	111	262	<b>610</b>
Blue Lake	7	4	5	7	<b>23</b>
Eureka	231	147	172	402	<b>952</b>
Ferndale	9	5	6	13	<b>33</b>
Fortuna	73	46	51	120	<b>290</b>
Rio Dell	12	8	9	22	<b>51</b>
Trinidad	4	4	3	7	<b>18</b>
Unincorporated Areas	351	223	256	583	<b>1413</b>
<b>RHNA Targets</b>	<b>829</b>	<b>532</b>	<b>613</b>	<b>1416</b>	<b>3390</b>

Since Housing First was adopted in 2016 several housing projects for low income and at-risk populations have been completed or are underway (Table 3). Because low income housing is not

profitable, government funds and subsidies are usually necessary to entice developers to build such projects.

**Table 3. Projects for Department of Health and Human Services (DHHS) Clients, Veterans, Seniors, and Low Income Recipients since Housing First was Adopted in 2016.**

<b>Project</b>	<b>Target Population</b>	<b>Status</b>
The Lodge at Eureka	50 units low income senior housing 15 units permanent supportive housing	Completed February 2017
108 4th St.	25 units for chronically homeless veterans 25 units permanent supportive housing	Construction begun
Danco Rio Dell Rigby project	26 units for DHHS clients enrolled in Partnership Health Plan	Construction to start in late spring or early summer
Danco Samoa project	80 family units (20 for difficult to house families)	Planning stage
Danco 7th & Myrtle	36 units of senior affordable housing	Planning/financing stage
Mycroft House	10 family units for Arcata House Partnership clients	Construction begun
Blue Victorian	7 single occupancy units	Planning stages
Arcata Mobile Home Park	5 units of permanent supportive housing	Granted funding in April 2019

While the County and cities are making progress in generating new housing, the rate at which housing is created would need to increase substantially to meet RHNA goals. In short, there is not enough affordable housing for the people that live here and it can't be created quickly enough to meet demand. Until enough affordable housing exists, our current and future homeless will need somewhere legal to stay.

### **Existing Shelters**

In Humboldt, the following organizations provide year-round emergency shelter beds.

**Table 4. Year-round Emergency Shelters in Humboldt County.**

<b>Provider</b>	<b>Units/Beds</b>	<b>Details</b>
Betty’s House Family Shelter	32 beds for up to 8 families	Maximum stay six months; referrals from CalWORKS and Child Welfare Services; prioritizes single fathers, two parent families, and families with teenagers
Betty’s House Medical Respite	10 adult beds	Maximum stay 21 days; guests referred through St. Joseph Hospital
Betty Chinn’s Blue Angel Village	40 adult beds	Accepts dogs; guests can stay up to 90 days; units are converted shipping containers with shared restrooms; guests cannot be actively using drugs or alcohol
Arcata House Partnership	16 beds for men 4 beds for women 33 beds for families	Guests can stay up to 90 days; 70+ long waiting list
Eureka Rescue Mission	120 adult-only beds 5 units for women with children (25 beds)	Expansion of the men’s shelter is underway
Redwood Community Action Agency (RCAA) Youth Service Bureau (YSB)	5 youth beds (ages 12-18)	Youths can stay up to three weeks
North Coast Veterans Resource Center	15 beds for veterans	Veterans can get treatment for mental health and substance abuse issues

**Day Centers**

Day centers provide a safe, legal place for homeless people to be and to connect with essential services. They often allow pets and provide lockers, showers, restrooms, food, water, phone charging stations, and mail service. Navigation centers are comparable to day centers, but often include overnight shelter as well. There are two Eureka sites where homeless can go during the day, but storage for possessions is limited at both and neither accepts pets. Betty’s Day Center offers services for the homeless such as vocational training, access to phones and computers, parenting classes, daycare, and afterschool programs. The day use area in Eureka Rescue

Mission (the Mission) is available only for male visitors. At the Mission guests can use showers, have clothes laundered, and store limited amounts of possessions while there. Throughout the County, libraries have become de facto day centers for the homeless who have nowhere else to go.

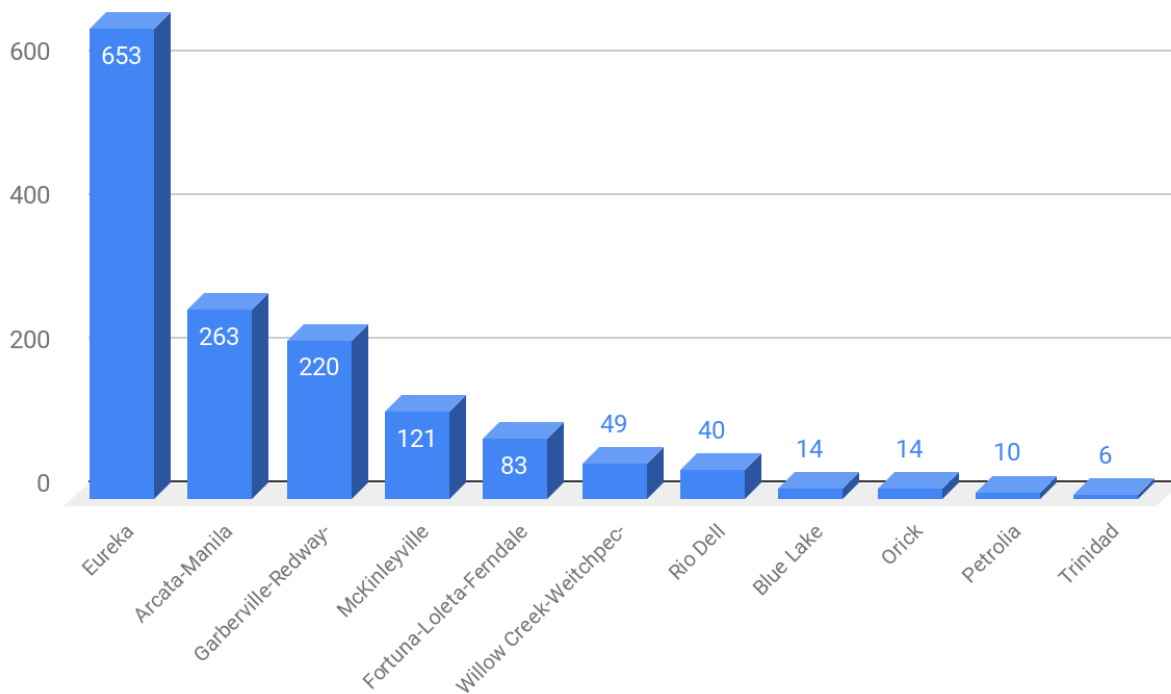
In 2017, the City of Eureka and Betty Kwan Chinn Homeless Foundation explored opening a pilot day use center at the former Runeberg Hall. The program would have provided lunch, indoor space for dogs and belongings, and an entry point for homeless services. After neighborhood outcry, the City decided to abandon the pilot project.

The draft Housing Element proposed by the Humboldt County Planning and Building Department applies to unincorporated areas of Humboldt County. In the draft, emergency shelters, day centers, and navigation centers would be principally permitted uses on sites mapped for emergency shelters.

### Humboldt’s Unsheltered Homeless

The County’s estimated 1,473 unsheltered homeless are concentrated in Eureka but there are significant pockets of homeless in several areas (Figure 2):

**Figure 2. Comparisons of estimated numbers of homeless persons in select Humboldt County communities.**



Given the number of people without shelter, it would seem that demand for shelter far exceeds supply. However, the Mission is rarely at capacity and there is little need to use St. Vincent de Paul for overflow. There are several explanations for this apparent discrepancy.

Misperceptions prevent some homeless from staying at the Mission. Contrary to popular belief, attending a religious service is no longer mandatory. Those who do not wish to attend can stay in the Mission's day use area during services. Also, the shelter's website currently states guests must be sober and a breathalyzer will be used. However, the Mission is flexible about this policy if a guest is not disruptive.

Some homeless with mental illnesses prefer to not use shelters; others have ongoing substance abuse problems. Both issues are endemic in Humboldt's homeless population. In the 2017 PIT count, 72% of unsheltered adults in Humboldt reported a serious mental illness and 84% reported a substance use disorder. Similarly, in Eureka, 57% of the homeless adults the EPD surveyed reported a mental health disorder and 70% acknowledged substance abuse issues. People unable to live in close quarters with others also often elect to stay outdoors. Others avoid shelters because of harsh experiences they've had or heard about.

The population needing shelter in Humboldt is not aligned with shelter availability. Over half the County's homeless live outside of Eureka yet only the Mission has open beds. Approximately 30% of the County's unsheltered homeless are female and over one third of the homeless families identified in the 2017 PIT count were unsheltered. Despite these significant populations, women and families have limited options, in part because the Mission does not accept 12-17 year old boys. The Mission also cannot accept unaccompanied youth, thus the five beds at Youth Services Bureau (YSB) are their only emergency shelter option.

Even when appropriate shelter beds are available and nearby, many homeless still cannot use them. The most common limitations are the "three Ps": pets, partners, and possessions. Many homeless have dogs for companionship, warmth, and protection. They see pets as family and separation is simply not an option. Only Blue Angel Village permits dogs. Opposite sex couples without children, another common demographic, also have very little shelter where they can stay together. Further, the Mission has limited space for bulky items and shopping carts, so personal possessions must be left outside, making them subject to the elements, theft or confiscation by law enforcement.

### **Short-Term Solutions**

To address the immediate needs of Humboldt's unsheltered homeless, local service providers and advocates have proposed alternatives to conventional shelters. These include safe parking programs, sanctioned camping areas, and tiny home villages. The goal is to quickly help people stay in a safer, more sanitary environment without the risk of being arrested or cited. Focus Strategies recommended against solutions such as sanctioned camps because they divert resources from creating affordable housing and implementing Housing First. That said, cities and counties have found it necessary to create temporary shelter despite their commitment to Housing First. For example, Las Vegas and Los Angeles, both of which embraced Housing First, also implemented temporary solutions such as giant tents and sanctioned camping.

## Benefits of Short-Term Solutions

Sanctioned camping areas and similar programs can give the homeless some level of stability by providing a place to keep their possessions safe and dry while they get their lives together. It is easier to provide much-needed mental health and other services when the homeless live in concentrated areas and are not scattered throughout the County. When the Palco Marsh encampment existed, the County Department of Health and Human Services (DHHS) was able to provide service fairs on a regular basis in the year leading up to the forced dispersal. After Palco Marsh was evacuated, the homeless in Eureka scattered to various locations throughout the County, making many people more difficult to locate and assist.

Short-term shelter alternatives can provide safety if participants are screened and supervision exists. These alternatives are quicker and cheaper to implement than constructing new shelters, though ongoing costs can be comparable. Well-run programs usually include sanitation facilities and dumpsters, which reduce the impact of homelessness on the environment and help combat the spread of disease. In a recent hepatitis A outbreak in San Diego, 20 people died and nearly 600 people were infected. The majority of those contracting the disease were homeless and/or illicit drug users. The spread of the disease among the homeless was linked to poor sanitation, a lack of hygiene facilities, and not being vaccinated. Public health officials in Seattle reported outbreaks of other diseases among the city's large unsheltered homeless population, mostly due to poor hygiene and sanitation. In 2018, a flea-borne typhus outbreak struck the homeless in downtown Los Angeles. As *Kaiser Health News* reported, “[i]nfectious diseases — some that ravaged populations in the Middle Ages — are resurging in California and around the country, and are hitting homeless populations especially hard.”

Advocates for short-term solutions claim that providing shelter reduces other expenses for services relating to the unsheltered homeless, such as emergency room costs. Also, providing shelter is more cost-effective than citing the homeless for so-called quality of life offenses: sleeping on public property, public consumption of alcohol, obstructing sidewalks, and public urination. Because of ordinances relating to their homelessness, people who are homeless spend proportionately more time in jail than the general population. One source at EPD estimated a quarter of the department's time is spent on issues stemming from homelessness. From November 15, 2017 to March 4, 2019, EPD fielded 7,747 transient-related calls for service, taking an average of 22 minutes each; this resulted in use of over 2,840 officer-hours for just this issue.

## Drawbacks of Short-term Solutions

Short-term shelter solutions have drawbacks as well. The ultimate solution to homelessness is access to stable, affordable housing with the necessary services. Short-term solutions may address an immediate need, but alone have little impact on reducing homelessness. For temporary shelters to be effective, guests eventually must be able to find a permanent home. As long as Humboldt's affordable housing crisis exists, solutions intended to be short-term could become long-term. Once a temporary solution is established, it may not draw the intended population, and forcing people to leave can be difficult.

Operational and long-term costs for short-term solutions may be substantial. To be successful, short-term solutions must be well managed; ongoing expenses include sanitation, garbage collection, and security. Some shelter structures, such as sheds, wagons, and the like, do not hold up well over time and may require significant repairs. Temporary solutions may not be ADA-compliant, ruling out federal and possibly other funding. Further, conditions may be unsafe or unsanitary. Solutions such as plastic sheds are considered substandard housing and may lack electricity, heat, or sufficient ventilation. Criminal activity is often cited as a major issue in sanctioned camping areas. According to the EPD, the rotating sanctioned sleeping areas created after the dispersal from Palco Marsh were highly compressed and became magnets for crime.

### NIMBYism and Finding Locations

NIMBYism is an acronym for those not wanting an impact they consider unpleasant near their property (Not-In-My-Back-Yard-ism). Finding a location for short-term shelter alternatives such as sanctioned camps or safe parking programs may be the biggest obstacle to implementation. From the homeless user's perspective, a location must be close to social services, mental health services, public transportation, food kitchens, medical facilities, shopping, and employment opportunities. On the other hand, the community wants shelters and camps to be invisible and far away from residences, schools, and businesses. Nearly every interviewee with whom we spoke about short-term solutions mentioned NIMBYism as a barrier. To address NIMBYism experts recommend:

- Having a strategy, including a media strategy, and being well-prepared
- Identifying and mobilizing advocates for the project before beginning
- Educating the community, seeking its input, and correcting misinformation
- Meeting prospective opponents one-on-one or in small groups or canvassing door-to-door
- Avoiding mass meetings, which can anger participants and turn confrontational
- Addressing legitimate community concerns
- Explaining how property will be managed and holding open houses to showcase previous projects
- Having municipalities monitor projects from approval to post-occupancy

Shelters such as the Blue Angel Village and the Mission make efforts to be good neighbors and keep their surrounding area clean. While some neighbors were initially apprehensive about placing the Blue Angel Village in its present location, the impact on the immediate community has been minimal.

Searches by Eureka and the County revealed no buildings or land suitable for short-term sheltering purposes. None of the County's properties were deemed appropriate. Many lacked infrastructure or were too far from services; others were not ADA-compliant. Some industrial areas which might accept homeless shelters were in zones requiring Coastal Commission permission.



### Sanctioned camping areas

Sanctioned camping areas for the homeless are appearing throughout the U.S., in cities such as San Jose, Seattle, San Diego, Tulsa, Nashville, San Antonio, Austin, Santa Cruz, Modesto, and Portland. These areas generally provide toilets, handwashing stations, and dumpsters. Some also offer showers and storage. On-site staff screen and register campers and provide security. Unlike most shelters, campers can stay with partners and pets.

While living conditions are not ideal, cities often consider these sanctioned camping areas to be a stop-gap measure until better options are available. As one homeless advocate stated, “If you don’t have enough shelter or housing, and you make being homeless illegal, you’re essentially dooming people to suffer, if not die.” Detractors of sanctioned camps note the camps may end up becoming permanent, and it can be difficult to get some people to move on. Crime and unsanitary conditions are not uncommon in unsupervised camps. This was Eureka’s experience with offering rotating sleeping sites after the Palco Marsh encampment was dispersed, and the program was discontinued within months. Numerous interviewees emphasized that this solution requires management to succeed.

### Safe Parking Programs

Safe parking programs aim to provide a secure, reliable, and legal place for people to sleep in their cars at night. Many programs coordinate with service providers to assist clients in finding permanent housing and other services. The programs use church, nonprofit, city, county, or private lots, and provide portable restrooms and trash facilities. The lots typically open by 7:00 p.m. and require guests to leave by 7:00 a.m. Participants must have a current vehicle registration, evidence of ownership, car insurance, and a valid driver's license. The entity managing the lot, usually a nonprofit, reviews applications and screens guests, assigns spaces, and often monitors the site at night. In some programs, users take turns supervising the lots.

Communities such as Santa Barbara, Sonoma, San Diego, and Los Angeles have implemented safe parking programs. Locally, the City of Arcata is developing a safe parking program targeting homeless families with children. At a program in San Diego, about 35 to 40 percent of residents transitioned to housing within three to eight months of arrival. Many homeless service providers with whom the Grand Jury spoke believed safe parking programs would benefit the County because they can be quickly implemented and address an existing and significant unmet need. Hundreds of people currently are living in cars throughout the County. Families often choose to live in cars over shelters to stay together and for privacy and safety. A safe parking program would better suit that demographic than more family-friendly shelter space they might not use.

The draft Housing Element includes provisions pertaining to safe parking programs. One policy requires amending zoning regulations to allow safe parking as a form of emergency shelter. A Safe Parking Pilot Program to be funded by the County is one of the implementation measures in the draft.

## Micro or Tiny Home Villages

“Tiny home” frequently refers to small self-contained housing with a kitchen and bath. In the context of homelessness solutions “tiny homes” often means a cluster of detached bedrooms with shared kitchen and sanitation facilities. Seattle, San Jose, Reno, Chico, Portland, Eugene, Denver, and other cities are tackling homelessness with villages of detached bedroom tiny homes. Some are self-managed, with community members sharing in chores and security. Often tenants are charged a small amount for rent to cover operational expenses. Construction costs for the detached bedroom tiny homes range from \$2,000-\$3,500.

Proponents argue these structures are weatherproof, lockable, stronger, and more permanent than tents. Guests can keep their belongings dry and leave them without fear of theft. Minimal rents let residents save money to transition to permanent housing. Tiny home villages commonly accept couples and pets, serving demographics with extremely limited shelter options in our County. Detractors claim tiny homes are a lower standard of housing. One critic referred to the trend as an “alarming shift in urban planning that could pave the way for the creation of shantytowns.”

## **Removing Barriers to Using Existing Shelters**

### Pets

Over half the 112 homeless people the EPD surveyed prior to the Palco Marsh evacuation owned dogs. Yet dog owners have no overnight shelter option in the County. This is not surprising, since shelters are often crowded and introducing a pet can be challenging. Pets present potential sanitation and noise issues and other guests may be afraid of animals or allergic to them.

Recognizing the number of homeless who are unsheltered because of loyalty to their pets, shelters increasingly are trying to accommodate them. At shelters accepting pets, animals may reside in a crate alongside their human partner or in kennels in designated locations such as basements and covered outdoor areas. Some offer play areas for owners and their pets. Shelters accepting dogs may require owners to sign an agreement taking responsibility for their dog; they often expect that dogs have all appropriate vaccinations, as well as have behaviors compatible with shelter requirements and comfort of other guests. At one Sacramento shelter, new animals receive flea treatments, shots, and muzzles if needed. Other shelters have paired with local animal-advocacy groups and veterinary clinics to provide spay-neuter and veterinary services for dogs staying at the shelter. One Nevada-based nonprofit offers free kennels to homeless shelters that will accept pets. The California Legislature presently is considering a bill providing \$5,000,000 in grants to homeless shelters to provide shelter, care, and veterinary services to guests’ pets.

### Partners

In the EPD 2018-2019 Homeless Survey, 31 of 189 respondents reported being married or in a long term relationship. Local shelters give childless opposite sex couples no option but to split up, assuming space is even available for both. Naturally, many homeless couples opt to stay in tents or cars so they can be together with some semblance of privacy.

## Possessions

A secure location to store belongings lets homeless people pursue work, seek services, use overnight shelter, and avoid violating ordinances relating to possessions. They need not worry about items getting stolen, ruined by the elements, or confiscated by the police if deemed abandoned or unsanitary. Due to overwhelming demand at Dignity, a successful storage provider in San Diego, the City Council approved an additional storage center last year. When guests enter Dignity's facility, items are screened and placed in tubs which are stored by staff. To limit impact on neighbors, clients must have a referral, cannot line up around the facility, and may not use alcohol or drugs on site. Security guards patrol the vicinity and discourage loitering. Police presence was increased as were the number of cleanups in the area by San Diego's Environmental Services Department.

Denver's experience with storage units demonstrates the importance of controlling access. In a 2017 pilot program the city provided ten 4 foot by 6 foot cabinets for homeless to store their possessions. Within a year Denver terminated the program because people were living in the cabinets. There were also unsubstantiated allegations of narcotics sales and prostitution.

## **Expanding Existing Models**

One option to address the immediate need for shelter is to expand existing programs which are proven and have infrastructure in place. Many interviewees spoke highly of the Mission, Betty Kwan Chinn's Blue Angel Village and family shelter, Arcata House Partnership (AHP), and the Youth Services Bureau (YSB). As of October 2018, a little more than two years after opening, Blue Angel Village had taken in 510 clients. Of these, 242 people found jobs and 229 located permanent housing. Last year AHP assisted 30 people in its family shelter and 22 people in its adult shelter to move to permanent housing. Also, the YSB's success rate in finding permanent housing for homeless youth is about 80% due to aftercare and case management.

## Eureka Rescue Mission (The Mission)

The Mission's annual costs of about \$1,250,000 are covered through donations and proceeds from its thrift store. The Mission does not seek funds from the County or the City of Eureka, although both have provided goods for the Mission to use. The Mission's water and sewage bills from the City of Eureka are substantial because of the shelter's public showers and laundry services, and the Mission could use assistance with these costs. With additional funding, the organization could expand its thrift store and replace more cots with beds. The Mission is currently remodeling the men's shelter but needs money for the next phase of work on the far smaller women and children's shelter, which is not ADA compliant.

Because dog ownership prevents a large segment of Eureka's homeless population from using the Mission, the shelter has considered accepting dogs. However, liability and insurance concerns must be addressed for the Mission to change its no-pet policy and funds would be needed for kennels. The Mission's limited space for belongings deters some who would otherwise use the shelter, so providing a storage option at a nearby location could increase shelter usage.

### Arcata House Partnership (AHP)

Like many agencies serving the homeless, AHP has difficulty finding staff willing to work with this population for very low pay. It's not unusual for shelter employees themselves to qualify for programs such as CalFresh and MediCal. While AHP operates an extreme weather shelter accommodating 18 people, on some nights of extreme weather, AHP has been unable to open the shelter due to lack of staff. There is no ongoing funding source for shelter and extreme weather shelter staff. More staff to attend to clients would increase guest turnover and the number of people AHP can assist.

AHP's overhead includes \$297,000 for the adult shelter and \$10,000 for the extreme weather shelter. The shelters are funded largely by grants, donations, and fundraisers. Other than providing \$100,000 on one occasion when AHP's government support was cut, the County provides no regular financial support for AHP's shelters. In April 2019, AHP was awarded \$477,400 for purchase and renovation of an adjacent building for a 15-bed women's emergency shelter and \$192,500 to maintain current emergency shelter staff and hire additional staff.

### Betty Kwan Chinn Homeless Foundation

The County provides some funding for the day center program and shelter services for families referred to the Betty Kwan Chinn Homeless Foundation by the Department of Health and Human Services (DHHS). Eureka's annual contribution of \$75,000 from the Housing Successor Fund covers approximately half the Blue Angel Village's operational costs and donations pay the remainder. The budget is tight, and the organization currently needs money to provide a central heating system.

In 2017 PG&E donated 11 large construction office trailers to the Betty Kwan Chinn Homeless Foundation to use as transitional housing. The planned Betty Kwan Chinn's Community Housing project would allow tenants to stay up to two years and establish a positive rental history. After a search of county-owned vacant parcels revealed no suitable property for the trailers, the BOS instead committed \$100,000 to Eureka for water and sewage connections for the ultimate location. The location for the trailers in Eureka is in limbo due to neighbors' objections and Coastal Commission concerns. Meanwhile, the trailers have been at the foot of Hilfiker Street for many months and face deterioration from exposure to the elements.

### Redwood Community Action Agency/Youth Services Bureau (RCAA/YSB)

The RCAA's personnel costs are significant and more staff is needed. There is a demand for more youth shelter and transitional housing; locating suitable buildings and sites is difficult. A licensed group home also is needed to serve YSB clients. RCAA recently was awarded \$106,852 for expansion of the Community Housing Program to provide five new beds, heating in existing shelters, transportation resources, and assistance in acquiring permanent housing.

### **Repurpose Existing Structures for Shelter**

County leadership and employees have repeatedly voiced the concern that ADA compliance prevents most county facilities from being designated for use as shelter crisis sites. Searches in 2017 for suitable county and private properties for a 24/7 winter shelter proved fruitless. With

the Mission rarely at capacity, another shelter in Eureka may not draw many clients unless it is low barrier. However, sizeable homeless populations in the McKinleyville, Garberville-Redway, and Fortuna areas have no shelter options and Arcata’s only shelter has a long waiting list.

**Funding**

A variety of funding sources is available to address homelessness in Humboldt County (Table 5).

**Table 5. Select federal and state funds available to address homelessness.**

<b>Program</b>	<b>Details</b>	<b>Grant Amount</b>
HUD Continuum of Care (CoC) Program	Awards funding annually based on a competitive process; awards for organizations operating housing and services for homeless persons and to organizations that represent a Continuum of Care	\$861,315 (mostly for permanent supportive housing)
HUD Emergency Solutions Grant	Funds may be used for outreach, emergency shelters, homelessness prevention, rapid re-housing assistance, the Homeless Management Information System (HMIS) and administrative activities	Approximately \$130,000
Homeless Emergency Aid Program (HEAP)	Flexible grants to address immediate homelessness needs; grants can be used for emergency shelters, rehabilitating structures, emergency housing vouchers, camping and parking spaces, providing temporary shelter, rental assistance and more	\$2,565,245.24 awarded to county and allocated in April 2019
The California Emergency Solutions and Housing Program (CESH)	Five-year grants for five primary activities: housing relocation and stabilization services (includes rental assistance), operating subsidies for permanent housing, flexible housing subsidy funds, operating support for emergency housing interventions, and systems support for homelessness services and housing delivery systems	\$931,026 for housing subsidy funds, support for emergency housing interventions, and administration
Homeless Mentally Ill Outreach and Treatment (HMIOT)	One-time funding for county activities targeting individuals with serious mental illness who are homeless or at risk of homelessness	\$200,000 in 2018
No Place Like Home Program (NPLH)	Loans to counties for development of permanent supportive housing for persons needing mental health services who are homeless, chronically homeless, or at risk of chronic homelessness	County will receive over \$1,000,000 in 2019
Mental Health Services Act	Funding, personnel and other resources to support county mental health programs	Estimated \$9,000,000 for

(MHSA)		2018-19
California Work Opportunity and Responsibility to Kids (CalWORKs)	Temporary financial assistance and employment focused services to low-income families with minor children	varies

The HUD funds require a Continuum of Care (CoC) which provides and coordinates outreach, emergency shelter, transitional housing, and permanent supportive housing services. Humboldt Housing and Homeless Coalition (HHHC), the County’s CoC, evaluates proposed plans to determine the community’s current needs and generally determines where the CoC money goes. The County administers the funds and conducts the HHHC meetings.

In recent years, consistent with the Housing First model, HUD’s homelessness programs have concentrated on permanent supportive housing for the chronically homeless with a disabling condition. Across the U.S., HUD’s focus affects about 35% of those experiencing homelessness. The emphasis on permanent supportive housing has been at the expense of emergency and transitional shelter, which serves the remaining 65%.

In Humboldt, 41% of the homeless population is chronically homeless. The County’s chronic homeless rate is among the highest in the country; in 2017 it was seven times the national average. Given the number of chronically homeless, DHHS targets those with serious mental illness, with the goal of moving them into permanent supportive housing. DHHS also provides various types of housing assistance to certain subgroups of the homeless population, such as families in CalWorks, HIV/AIDS patients, people applying for SSI who are too disabled to work, homeless seniors with mental illness, and others.

Much of the funding DHHS uses for homeless clients is available because the clients suffer from mental illness. Although there is much information that a large percentage of homeless already suffer from mental health issues, there is ample evidence that homelessness not only exacerbates mental health issues but in many cases causes them as well. More than one interviewee said if preventive measures are not put in place, the unserved segments of the homeless population would soon fall into the groups DHHS currently serves.

### **Housing Trust Fund and Homelessness Solutions Committee**

Formed by the BOS, the Housing Trust Fund and Homelessness Solutions Committee (HTFHSC) began meeting in June 2018; as of May 2019 it had yet to make any project recommendations. Progress is hampered by a split in the group about whether short-term solutions should be considered, versus strict adherence to traditional bricks and mortar structures to implement Housing First principles. The draft *Housing Trust Fund and Homelessness Solutions Committee Policies & Procedures Manual* proposes funding for both, but must be approved by the BOS. Interviews with BOS and HTFHSC members portrayed conflicting views about the committee’s role and the type of solutions it can recommend for funding. The resolution forming the HTFHSC states criteria for receipt and use of fund monies “shall ensure

that housing fund monies are used to assist the county in meeting its affordable housing goals with an emphasis on ‘bricks and mortar’ projects.”

The trust fund presently has no funds and no ongoing funding source. Sale of a county property will seed the fund but expected proceeds are well under \$400,000. Significantly more would be needed to help finance any affordable housing projects. The draft Housing Element references trust fund sources and requires the County to support the HTFHSC and its programs “to develop shelter and conserve and develop housing affordable to low- and very low-income households” and to “seek funding to provide an initial funding level of \$500,000.” State and federal grants, local financial institutions, local jurisdictions, sale of surplus county property, the General Fund, private foundations, and individuals were identified as possible funding sources. However, state and federal funding sources for the trust fund appear limited.

### **Generate Affordable Housing More Quickly**

Another means of addressing homelessness more quickly is to encourage the creation of affordable housing by individual property owners.

#### Accessory Dwelling Units & Tiny Houses

An Accessory Dwelling Unit (ADU) is an attached or detached residence on the same lot as a single family residence. These ADUs are independent dwellings with sleeping, cooking, and sanitation facilities. Since 2014, when the Housing Element was last updated, California housing laws were changed to make it easier for people to build ADUs. Now ADUs are principally permitted in areas zoned for single-family or multi-family homes. Typically, if a use is principally permitted it does not require a permit from the planning department, though construction of structures still requires a building permit. A provision in the draft Housing Element reflects this change.

To encourage homeowners to build ADUs and rent them to formerly homeless tenants, Los Angeles County loans homeowners up to \$75,000 to build an ADU in their yard or \$50,000 to revamp an existing structure to host a homeless person or family. The loan principal is reduced each year a formerly homeless person rents the unit and the loan is forgiven after ten years. At that point, the homeowners can do what they want with the unit. In response to Portland’s homeless crisis, Multnomah County launched a homeless ADU pilot program in 2018. In a similar vein, last year the County of Santa Cruz launched two pilot programs to offer loans to property owners who agree to charge affordable rents.

Counties such as San Diego, Sonoma, Santa Cruz, and Marin are waiving certain permit fees to encourage ADU construction. The city of Encinitas provides free, permit-ready building plans for ADUs. Using pre-approved design plans could save residents \$8,000 to \$14,000 in design fees, and combined with ADU fee waivers of \$2,000 to \$4,000, homeowners have upfront savings of \$10,000 to \$18,000. The cost to the city was \$32,000 for eight complete building plans. The Palo Alto City Council recently decided to provide ADU templates for approvable projects and create a program to link homeowners with architects specializing in ADUs.

The Humboldt County Planning Department currently offers free pre-approved plans for residences. The County’s draft Housing Element encourages a greater variety of housing types

and accessory dwelling units in different configurations, such as non-moveable tiny houses and garage conversions. The draft Housing Element also mentions a pilot program to provide financial assistance to income eligible homeowners to build ADUs, relax development standards for ADUs, and work with the California Coastal Commission to waive permit requirements for ADUs in specific areas.

Some municipalities are changing regulations to allow tiny houses on wheels as secondary units on residential properties. Because they are considered akin to RVs, tiny houses for permanent living can generally be located only in mobile home or special occupancy parks. Provisions in the draft Housing Element allow for moveable tiny houses outside of parks in unincorporated areas of the County. Like standard homes, the tiny houses would be subject to zoning, building, and health and safety regulations.

The draft Housing Element includes a provision for amending zoning regulations to allow a grouping of three or more tiny houses to be treated as a multifamily dwelling, and thus legally permitted in zones allowing multifamily residences. Detached bedrooms with shared sanitation and cooking facilities would also constitute a tiny house village legally permitted in all zones that allow multifamily dwellings. Local cities also must update their Housing Elements and some are contemplating changes similar to those the County may adopt.

#### Rehabilitation of Existing Properties

In the *Homeless Strategy and Implementation Plan* Focus Strategies advised:

Acquisition and rehabilitation of existing motels and other rental properties for conversion to affordable housing is another option to consider, particularly those that have not been kept in good condition and are considered nuisances by neighbors.

The conversion and use of motels and hotels into single room occupancy (SRO) units is promoted in the draft Housing Element. One provision allows waiving plan and zone density standards for SRO units consistent with public health and safety, and subsidizing permit fees for hotel and motel conversions. The draft Housing Element also includes provisions requiring the County to evaluate SRO zoning, review land use regulations for SROs in similar jurisdictions, and possibly recommend amendments to the County's SRO regulations.

#### **Focus Strategies Recommendations**

Four key strategies for reducing homelessness were offered in the *Homeless Strategy and Implementation Plan*.

##### 1. Adopt a Housing First Approach Countywide

In 2016 the City of Eureka and the County entered into a joint resolution to adopt a Housing First approach to homelessness. Although the importance of Eureka and the County working together is emphasized in the *Homeless Strategy and Implementation Plan*, several interviewees reported there currently is no real cooperation between Eureka and the County. For a while, an inter-government Leadership Group met monthly but the group has not convened since last year, in part because key members are too busy to attend.



Employees and leadership of the City of Eureka repeatedly expressed frustration with the County's level of assistance and involvement with respect to homelessness. The County receives all funding for homelessness and Eureka must accept what the County gives it, creating tension between the two. As the county seat, Eureka bears the brunt of the homeless population but lacks independent funding and resources. The City of Eureka has no department dedicated to dealing with homeless issues, other than staff on the EPD's Community Safety Enhancement Team (CSET).

## 2. Strengthen and Re-Orient MIST to Focus on Housing Solutions

The DHHS has a Mobile Intervention and Services Team (MIST) which does ride-alongs with EPD aimed at connecting chronically homeless people with services for substance abuse, mental illness, and housing. The team prioritizes individuals who have frequent contact with police and emergency services. Since June 2015 the County has provided Measure Z funding to pay for an EPD police officer working with the MIST team and part-time EPD staff to address homelessness efforts in the city. In EPD's recent survey of 190 homeless people in Eureka, 16% of the respondents reported using MIST program services. MIST personnel receive specialized training in dealing with this population, especially with respect to mental health issues. MIST services have expanded and the team now works with the Arcata Police Department and the Humboldt County Sheriff's Office.

## 3. Create Direct and Low Barrier Pathways to Housing

### a. Housing Market Analysis

Based on its analysis of Humboldt's rental market, Focus Strategies estimated 259 units which could house homeless are available annually – most are market rate rentals. The firm concluded the County had adequate stock to house about two-thirds of the County's 844 unsheltered homeless within one year, assuming shared living situations. A three-year scenario would avoid families doubling up and give roommates private bedrooms. Critics of the *Homeless Strategy and Implementation Plan* noted Focus Strategies did not survey landlords to see how many of the identified rental units were low-income or whether they would rent to formerly homeless tenants who might have mental illness or addiction issues. Further, shared housing may not work when mental illness or substance abuse is present.

Focus Strategies recommended rental subsidies with supportive services available to help transition homeless people into rental properties. Rental subsidies are available, but largely useless given the lack of affordable housing. Vacancy rates have decreased since Focus Strategies presented the *Homeless Strategy and Implementation Plan*, so affordable units are even harder to find.

### b. Housing Interventions Needed

Focus Strategies recommended adopting four approaches to attack homelessness: rapid rehousing, shelter diversion, interim housing, and permanent supportive housing. Rapid rehousing programs help individuals and families quickly return to permanent housing by

providing them case management to help locate rentals, financial assistance, and help with landlord negotiations. The approach is generally found to be successful in helping individuals and families exit homelessness. Shelter diversion programs are designed to target people most likely to enter homelessness and provide assistance either to preserve their existing housing situation or to help them move directly to more stable housing without an intervening shelter stay. Both shelter diversion and rapid rehousing are taking place now, through efforts of both the County and nonprofit service providers.

Emergency shelter and interim housing are short-term places for homeless people to stay, have basic needs met, and receive support to obtain housing. According to Focus Strategies:

Interim housing should provide a level of support similar to emergency shelters, with a focus on meeting basic daily needs (food, clothing) and assisting residents to find and secure housing as quickly as possible...Lengths of stay in Interim Housing are usually no more than 120 days.

The Multiple Assistance Center (MAC) once served this role but was converted to an addiction treatment center after Focus Strategies presented its 2016 report. Unfortunately, the consulting firm's recommendation relied heavily upon utilizing the MAC for interim housing. Arcata House Partnership's emergency shelters, the Blue Angel Village, and Betty's House Family Shelter and Respite are akin to interim housing but are usually full.

Residents in permanent supportive housing receive long-term rental subsidies or permanent affordable units, coupled with intensive on-site support services. This more intensive and expensive intervention is intended for individuals with severe mental illness and/or substance abuse issues, and long histories of homelessness. Since Housing First was adopted, The Lodge in Eureka was completed, providing 15 units of permanent supportive housing. Several projects underway will add more permanent supportive housing (Table 3).

#### c. Landlord Outreach and Engagement/Housing Search

While the County has hundreds of thousands of dollars available to help homeless individuals with rent and security deposits, there are virtually no properties available for people to use. To find properties, Focus Strategies recommended landlord marketing campaigns, landlord incentive funds to pay for damages, tenant training programs, and trained Housing Specialists. The County has successfully placed homeless clients in existing housing and DHHS's Housing Support Services Team actively seeks property managers and landlords who will accept homeless tenants with financial assistance.

#### d. Intensive Services to Support Housing Stability

The *Homeless Strategy and Implementation Plan* emphasizes that simply placing formerly homeless in housing is not enough; services are necessary to keep the chronically homeless housed. These services are available and proven to be quite successful when people take advantage of them. However, the formerly homeless cannot be forced to accept mental health, substance abuse or other assistance, and some people who were housed have returned to the

street. Again, these efforts are frustrated by the lack of affordable housing as supportive services are available *if* people are housed.

#### 4. Use Data Systems to Track Progress

Focus Strategies recommended use of the countywide Homeless Management Information System (HMIS) to track the successes and shortcomings of these programs. The County is using the HMIS system and administers the database on behalf of the HHC. Usage by other agencies working with the homeless is sporadic and needs improvement for the HMIS to provide meaningful data.

## **FINDINGS**

- F1. Existing shelters have restrictions that prevent use by significant segments of the homeless population.
- F2. The Housing First emphasis on creating affordable permanent housing does not address the problem of an immediate need for shelter while waiting for permanent housing to become available.
- F3. The number of individuals and families who are currently homeless far exceeds the number of available permanent affordable housing units.
- F4. The production rate of affordable housing units is insufficient to meet the needs of the County's residents and homeless.
- F5. The County and City of Eureka's failure to hold regular meetings of their inter-government Leadership Group has resulted in a lack of collaboration between them regarding homelessness.
- F6. The Housing Trust Fund and Homelessness Solutions Committee is hampered by the dual objectives of addressing the shortage of permanent affordable housing and short term sheltering needs.
- F7. The Housing Trust Fund and Homelessness Solutions Committee lacks sufficient funds to accomplish its goals and there is no ongoing funding source.
- F8. Existing day centers are insufficient to meet the needs of the Humboldt County homeless population.
- F9. Safe parking programs would address an immediate need for the hundreds of people living in their vehicles in Humboldt County.
- F10. The Grand Jury commends the City of Arcata for evaluating a safe parking program for families.

- F11. The Grand Jury commends the work of the County and City of Eureka planning departments in drafting Housing Elements that are creative, forward-thinking, and reflective of the community's values and input.
- F12. The Grand Jury commends the work of our many excellent and dedicated nonprofit homeless service agencies in the face of the County's challenging homeless problem.

## **RECOMMENDATIONS**

- R1. The Humboldt County Civil Grand Jury recommends the Board of Supervisors approve revisions to the Housing Element that provide for shelter solutions and affordable housing. (F1, F3, F4)
- R2. The Humboldt County Civil Grand Jury recommends the Board of Supervisors direct DHHS or the Housing Trust Fund and Homelessness Solutions Committee to work with existing shelters to reduce barriers, such as accommodating significant others, pets, and personal storage. This should be completed by September 4, 2019. (F1)
- R3. The Humboldt County Civil Grand Jury recommends the Board of Supervisors provide an ongoing funding source for the Housing Trust Fund and Homelessness Solutions Committee. This should be completed by November 1, 2019. (F7)
- R4. The Humboldt County Civil Grand Jury recommends the Board of Supervisors expand the role of the Housing Trust Fund and Homelessness Solutions Committee to more fully include recommending non brick and mortar projects for immediate sheltering needs. This should be completed by September 4, 2019. (F2, F6, F7)
- R5. The Humboldt County Civil Grand Jury recommends the Board of Supervisors update the resolution creating the Humboldt Trust Fund and Homelessness Solutions Committee to clarify its responsibilities are to address both affordable housing and immediate sheltering projects. This should be completed by September 4, 2019. (F6)
- R6. The Humboldt County Civil Grand Jury recommends the Board of Supervisors and Eureka City Council work together to identify locations for a homeless day center program. This should be completed by November 1, 2019. (F8)
- R7. The Humboldt County Civil Grand Jury recommends the Board of Supervisors and Eureka City Council work together to identify locations for and implement supervised safe parking programs. This should be completed by December 1, 2019. (F9)
- R8. The Humboldt County Civil Grand Jury recommends the Board of Supervisors and Eureka City Council Leadership Group resume meeting at least monthly to address homelessness and other shared issues. This should be completed by October 1, 2019. (F5)
- R9. The Humboldt County Civil Grand Jury recommends the Board of Supervisors direct the Department of Health and Human Services to allocate a portion of flexible funds for homeless solutions to the Housing Trust Fund and Homelessness Solutions Committee to

provide shelter services for homeless populations not presently being served. This should be completed by December 2, 2019. (F7)

R10. The Humboldt County Civil Grand Jury recommends the Board of Supervisors and Eureka City Council direct staff to develop plans to provide financial incentives to build Accessory Dwelling Units (ADUs) for homeless or very low income residents. This should be completed by September 4, 2019. (F3, F4)

## **REQUEST FOR RESPONSES**

Pursuant to Penal Code section 933.05, the Grand Jury requests responses as follows:

Board of Supervisors (F1, F2, F3, F4, F5, F6, F7, F8, F9), (R1, R2, R3, R4, R5, R6, R7, R8, R9, R10)

Eureka City Council (F3, F4, F5, F8, F9), (R6, R7, R8, R10)

## **BIBLIOGRAPHY**

Affordability and Choice Today. "Housing in My Backyard: A Municipal Guide for Responding to NIMBY." <https://www.homelesshub.ca/sites/default/files/attachments/3ta2vn51.ppt> (accessed May 31, 2019).

Ahumada, Rosalio. "Tents are up at new Modesto homeless camp under bridge. People could move in soon." The Modesto Bee. <https://www.modbee.com/news/local/article226465300.html> (accessed May 30, 2019).

Arcata House Partnership. Home Page. <http://www.arcatahouse.org/> (accessed June 3, 2019).

Arcata House Partnership. "2018 Annual Report - 26 Years of Service to the Community."

Beekman, Daniel. "Seattle may try San Francisco's 'radical hospitality' for homeless." The Seattle Times. <https://www.seattletimes.com/seattle-news/homeless/seattle-may-try-san-franciscos-radical-hospitality-for-homeless/> (accessed May 30, 2019).

Betty Kwan Chinn Homeless Foundation. "Budget for Fiscal Year 2018-19."

Bissell Centre. "Homelessness Hurts: How being homeless can affect mental health." <https://bissellcentre.org/blog/2016/10/27/homelessness-hurts-how-being-homeless-can-affect-mental-health/> (accessed May 30, 2019).

Blakely, Carey. "Encinitas releases free, permit-ready plans for granny flats." The Coast News. <https://www.thecoastnews.com/encinitas-releases-free-permit-ready-plans-for-granny-flats/> (accessed May 30, 2019).

Brown, Bayley. "Betty Chinn Speaks on the Blue Angel Container Village's Upcoming Move Out of Old Town." KHUM. <http://khum.com/2016/sep/29/betty-chinn-speaks-blue-angel-container-village/> (accessed May 30, 2019).

Bryen, Whitney. “Shelters statewide aim to eliminate barriers to safety with on-site pet programs.” The Oklahoman. <https://newsok.com/article/5581865/shelters-statewide-aim-to-eliminate-barriers-to-safety-with-on-site-pet-programs> (accessed May 30, 2019).

Burns, Ryan. “After Years of Public Pleas to Declare a Shelter Crisis, Supes Form Committee to Consider It.” Lost Coast Outpost. <https://lostcoastoutpost.com/2018/jan/9/homelessness-after-years-public-pleas-declare-shel/> (accessed May 30, 2019).

Burns, Ryan. “Supervisors Move to Create a Standing Committee to Address Homelessness; Will Consider Declaring a Shelter Crisis Later This Month.” Lost Coast Outpost. <https://lostcoastoutpost.com/2018/feb/6/supervisors-move-create-standing-committee-address/> (accessed May 30, 2019).

California Department of Finance. “Population Growth Trends 2014-2018.” <https://humboldt.gov/DocumentCenter/View/71043/Humboldt-Housing-Statistics> (accessed June 1, 2019).

California Department of Housing and Community Development. “No Place Like Home Program.” <http://www.hcd.ca.gov/grants-funding/active-funding/nplh.shtml> (accessed June 1, 2019).

California Government Code § 8698 et seq.

California Health and Human Services Agency. “Application for One Time Funding — Homeless Mentally Ill Outreach and Treatment Program.” [http://www.counties.org/sites/main/files/file-attachments/application\\_for\\_one\\_time\\_funding\\_homeless\\_mentally\\_ill\\_outreach\\_and\\_trea..\\_1.pdf](http://www.counties.org/sites/main/files/file-attachments/application_for_one_time_funding_homeless_mentally_ill_outreach_and_trea.._1.pdf) (accessed June 1, 2019).

Castillo, Elizabeth. “To help people off the streets and into shelters, welcome their pets?” Times-Standard. <https://www.times-standard.com/2019/03/05/to-help-people-off-the-streets-and-into-shelters-welcome-their-pets-2/> (accessed May 30, 2019).

Center for Urban Research and Learning; George, Christine; Krogh, Marilyn; Watson, Dennis; and Wittner, Judith. “Homeless over 50: The Graying of Chicago's Homeless Population” (2008). [https://ecommons.luc.edu/curl\\_pubs/21](https://ecommons.luc.edu/curl_pubs/21).

City of Arcata. April 19, 2018. “City of Arcata Awarded \$400K in County Homeless Emergency Aid Program Funding.”

City of Eureka Planning and Zoning Division. “Housing Program Activity Report Fiscal Year 2018-2019.” February 28, 2019.

Cohen, Rick. “Stories of those Homeless Who Don't Fit the “Housing First” Model.” Nonprofit Quarterly. <https://nonprofitquarterly.org/2015/10/28/what-is-homelessness-those-who-dont-fit-the-housing-first-model/> (accessed May 30, 2019).

Coleman, Rebecca, “Are Tiny Houses Useful and Feasible to Help Address Homelessness in Alameda County?” Master's thesis, University of California, Berkeley. Spring 2018.

Conaughton, Gig. “County Supervisors Attack Housing Crisis, Waive Fees to Build Granny Flats.” County News Center. <https://www.countynewscenter.com/granny-flats/> (accessed May 30, 2019).

Conaughton, Gig. “Supervisors Waive Granny Flat Fees.” Ramona Sentinel. <https://www.sandiegouniontribune.com/ramona-sentinel/news/local-news/sd-cm-ram-granny-flat-fees-waived-20190118-story.html> (accessed May 30, 2019).

County of Sonoma. "Rebuilding and Accessory Units." <https://sonomacounty.ca.gov/Rebuild/Permits/Rebuilding-and-Accessory-Units/> (accessed May 30, 2019).

Cresswell, Hunter. "MAC turned Waterfront Recovery Services to open in October." Times-Standard. <https://www.times-standard.com/2017/09/28/mac-turned-waterfront-recovery-services-to-open-in-october/> (accessed May 30, 2019).

Danco. "Under Development." <https://www.danco-group.com/projects/under-development> (accessed May 30, 2019).

Darden, Hannah. "Many Sacramento homeless shelters turn away pets. This one welcomes 4-legged friends." The Sacramento Bee. <https://www.sacbee.com/news/local/article223222740.html> (accessed May 30, 2019).

Del Real, Jose A. "Needle by Needle, a Heroin Crisis Grips California's Rural North." The New York Times. <https://www.nytimes.com/2018/05/08/us/california-heroin-opioid.html> (accessed May 30, 2019).

Downtown Streets Team. "Causes, Myths, and Misconceptions, Getting to the Bottom of It." <https://www.streetsteam.org/causesMythsMisconceptions> (accessed May 30, 2019).

Duran, Leo. "LA's Midnight Mission Is Building A Park For Homeless People's Pets In Santa Ana." LAist. [https://laist.com/2018/08/23/many\\_homeless\\_people\\_stay\\_on\\_the\\_streets\\_to\\_stay\\_with\\_their\\_pet\\_but\\_so\\_me\\_shelters\\_are\\_trying\\_to\\_help.php](https://laist.com/2018/08/23/many_homeless_people_stay_on_the_streets_to_stay_with_their_pet_but_so_me_shelters_are_trying_to_help.php) (accessed May 30, 2019).

Durham, Jack. "McKMAC goes into detail on housing." Mad River Union. <https://madriverunion.com/mckmac-goes-into-detail-on-housing/> (accessed May 30, 2019).

Durham, Jack. "McKMAC tackling housing needs, park and infrastructure improvements and changes in land-use zoning." Mad River Union. <https://madriverunion.com/mckmac-tackling-housing-needs-park-and-infrastructure-improvements-and-changes-in-land-use-zoning/> (accessed May 30, 2019).

Egger, Janelle. "My Word: Moving forward with 'Housing First' policy." Times-Standard. <https://www.times-standard.com/2018/11/11/my-word-moving-forward-with-housing-first-policy/?obref=obinsite> (accessed May 30, 2019).

Eldridge, Keith. "Conestoga Huts for the homeless a solution for the Northwest?." KOMO News. <https://komonews.com/news/local/huts-for-the-homeless-catching-on-in-the-northwest> (accessed May 30, 2019).

Eureka Police Department. Application for Measure Z Funding for FY 2019-2020. <https://humboldt.gov/DocumentCenter/View/71462/10-City-of-Eureka-Police> (last accessed June 3, 2019).

Eureka Police Department. "Unsheltered Homeless Survey." <https://new.ci.eureka.ca.gov/civicax/filebank/blobdload.aspx?BlobID=15676> (accessed May 31, 2019).

Eureka Rescue Mission. Home Page. <http://www.eurekarescuemission.org> (accessed June 3, 2019).

Eureka Rescue Mission. "Programs, Services and Information Brochure."

Focus Strategies. "City of Eureka Homelessness Policy Paper." August 12, 2014. [http://www.eureka2040gpu.com/Links/pdfs/Homelessness\\_Policy\\_Paper.pdf](http://www.eureka2040gpu.com/Links/pdfs/Homelessness_Policy_Paper.pdf) (accessed May 31, 2019).

Focus Strategies. “Homeless Strategy and Implementation Plan - Phase 1.” January 2016. [https://p.northcoastjournal.com/media/pdf/presentation\\_from\\_focus\\_strategies.pdf](https://p.northcoastjournal.com/media/pdf/presentation_from_focus_strategies.pdf) (accessed May 30, 2019).

Fox, Andrea. “Tiny Houses as Solves for Cities.” EfficientGov. <https://efficientgov.com/blog/2016/03/28/tiny-houses-solves-cities/> (accessed May 30, 2019).

French, Michael. “Wrapping up ‘A Place for You’ ADU Pilot.” Enhabit. <https://enhabit.org/adus/wrapping-up-a-place-for-you-adu-pilot/> (accessed May 30, 2019).

Friend, Zach. “Board Eliminates Most County Fees on ADUs.” Times Publishing Group. <http://www.tpgonlinedaily.com/board-eliminates-most-county-fees-on-adus/> (accessed May 30, 2019).

Graves, Christine. “This program helps pets when owners are homeless.” Cincinnati.com. <https://www.cincinnati.com/story/news/2016/12/27/program-helps-pets-when-owners-homeless/95338772/> (accessed May 30, 2019).

Greenon, Thadeus. “Eureka Council to Mull Rotating Free Camping Zone.” North Coast Journal. <https://www.northcoastjournal.com/NewsBlog/archives/2016/06/04/eureka-council-to-mull-rotating-free-camping-zone> (accessed May 30, 2019).

Greenon, Thadeus. “Prove Them Wrong.” North Coast Journal. <https://www.northcoastjournal.com/humboldt/prove-them-wrong/Content?oid=4021437> (accessed May 30, 2019).

Greenon, Thadeus. “We All Need a Hero.” North Coast Journal. <https://www.northcoastjournal.com/humboldt/we-all-need-a-hero/Content?oid=11412114> (accessed May 30, 2019).

HUD User. “About Income Limits: An Interview with Peter Kahn.” PD&R Edge. [https://www.huduser.gov/portal/pdredge/pdr\\_edge\\_trending\\_032315.html](https://www.huduser.gov/portal/pdredge/pdr_edge_trending_032315.html) (accessed May 31, 2019).

Hager, Robert. “A Homeless Survival Guide.” North Coast Journal. <https://www.northcoastjournal.com/humboldt/a-homeless-survival-guide/Content?oid=6619519> (accessed May 30, 2019).

Hobbes, Michael. “Why America Can’t Solve Homelessness.” Huffpost. [https://www.huffpost.com/entry/homeless-utah-end-america-salt-lake-city\\_n\\_5cd1cac0e4b04e275d511aba](https://www.huffpost.com/entry/homeless-utah-end-america-salt-lake-city_n_5cd1cac0e4b04e275d511aba) (accessed May 30, 2019).

Holland, Gale. “L.A. County wants to help build guest houses in backyards — for homeless people.” Los Angeles Times. <https://www.latimes.com/local/lanow/la-me-ln-homeless-tiny-house-20180411-story.html> (accessed May 30, 2019).

Hoover, Kevin. “Extreme Weather Shelter Friday night in Arcata.” Mad River Union. <http://www.madriverunion.com/extreme-weather-shelter-friday-night-in-arcata/> (accessed May 30, 2019).

Housing Trust Fund and Homelessness Solutions Committee. “Funding for the Housing Trust Fund Ad Hoc Committee Report.” <https://humboldt.gov/DocumentCenter/View/71426/20190305-Agenda-Item--Funding-for-the-Housing-Trust-Fund---Ad-Hoc-Committee-Report-352019> (accessed June 3, 2019)

Housing Trust Fund and Homelessness Solutions Committee. Letter regarding funding and attached draft Resolution, Bylaws and Policies & Procedures Manual. Sent to Humboldt County Board of Supervisors on March 7, 2019.



Houston, Will. “County approves pot tracking project, homeless housing pact.” Times-Standard. <https://www.times-standard.com/2016/03/01/county-approves-pot-tracking-project-homeless-housing-pact/> (accessed May 30, 2019).

Houston, Will. “Humboldt County advances shelter crisis, homeless housing committee plans.” Times-Standard. <https://www.times-standard.com/2018/02/06/humboldt-county-advances-shelter-crisis-homeless-housing-committee-plans/> (accessed May 30, 2019).

Houston, Will. “Humboldt County to consider declaring shelter crisis, forming homeless housing task force.” Times-Standard. <https://www.times-standard.com/2018/01/09/humboldt-county-to-consider-declaring-shelter-crisis-forming-homeless-housing-task-force/> (accessed May 30, 2019).

Human Rights Commission, April 14, 2016. “Support Document for Human Rights Commission Open Letter to Board of Supervisors on the Shelter Crisis Declaration in Humboldt County.” <https://lostcoastoutpost.com/media/uploads/post/15493/shelter.pdf>

Humboldt County Association of Governments. 2019 Humboldt County Regional Housing Needs Assessment Plan. Adopted March 21, 2019. [http://www.hcaog.net/sites/default/files/7a\\_final\\_rhna\\_plan\\_1.pdf](http://www.hcaog.net/sites/default/files/7a_final_rhna_plan_1.pdf)

Humboldt County Association of Governments. “RHNA Process Overview.” Presentation for Redwood Region Housing Forum. 2018. <http://rredc.com/wp-content/uploads/2018/09/HCAOG-Regional-Housing-Needs-Allocation-Presentation-2018-Redwood-Region-Housing-Forum.pdf>

Humboldt County Board of Supervisors. “Resolution Establishing a Housing Trust Fund and Homelessness Solutions Committee ” February 27, 2018. <https://humboldt.gov/DocumentCenter/View/63201/Resolution-18-14> (accessed June 1, 2019).

Humboldt County Chief Administrative Officer. Undated response to March 7, 2019 letter from Housing Trust Fund and Homelessness Solutions Committee.

Humboldt County Department of Health and Human Services, DHHS Connect, Spring 2019. <https://humboldt.gov/DocumentCenter/View/72297/DHHS-Connect-Spring-2019> (accessed May 30, 2019).

Humboldt County Department of Health and Human Services, Eureka Police Department. “Vacation of the Devil’s Play Ground.” [https://ccj.asu.edu/sites/default/files/vacation\\_of\\_the\\_devils\\_playground\\_eureka\\_california\\_goldstein\\_ward\\_finalist.pdf](https://ccj.asu.edu/sites/default/files/vacation_of_the_devils_playground_eureka_california_goldstein_ward_finalist.pdf) (accessed May 31, 2019).

Humboldt County Department of Health and Human Services. Application for Measure Z Funding for FY 2019-2020. <https://humboldt.gov/DocumentCenter/View/71477/24-Humboldt-County-DHHS-MIST> (last accessed June 3, 2019).

Humboldt County Department of Health and Human Services. Memorandum to Board of Supervisors regarding “Recommended Allocations of Funding Made Available through the California Business, Consumer Services and Housing Agency’s Homeless Emergency Aid Program.” April 16, 2019.

Humboldt County Department of Health and Human Services. November 2, 2016. “Housing campaign exceeds goal.” <https://humboldt.gov/DocumentCenter/View/56698/20161102-30-60-Update-DHHS-Eureka?bidId=> (accessed May 31, 2019).

Humboldt County Department of Health and Human Services. “Staff Report and Draft Resolution Authorizing the Humboldt County Department of Health and Human Services to Apply for and Accept Funding Made Available through the California Department of Health Care Services’ Homeless Mentally Ill Outreach and Treatment Program.”

<https://humboldt.legistar.com/View.ashx?M=F&ID=6571813&GUID=EB6C709F-D438-4E68-AA61-B06B9BBE763B> (accessed May 31, 2019).

Humboldt County Department of Health and Human Services. “2019 Point in Time (PIT) Count Data.” Handout at April 10, 2019 Eureka Housing Workshop.

Humboldt County Department of Health and Human Services. “Challenges and Barriers.” Handout at April 10, 2019 Eureka Housing Workshop.

Humboldt County Department of Health and Human Services. “Community Priorities.” Handout at April 10, 2019 Eureka Housing Workshop.

Humboldt County Department of Health and Human Services. “Federal and state government funding for the Affordable Housing Trust Fund.” <https://humboldt.gov/DocumentCenter/View/72537/20190521-Agenda-Item---State-and-Federal-Funding-for-HTF-Report> (accessed June 1, 2019).

Humboldt County Department of Health and Human Services. “Humboldt Community Resource List.” April 2019 (7th edition). <https://humboldt.gov/DocumentCenter/View/54880> (accessed May 31, 2019)

Humboldt County Department of Health and Human Services. “Transportation Assistance Program.” <https://humboldt.gov/530/Transportation-Assistance-Program> (accessed May 30, 2019).

Humboldt County Planning and Building Department, “Accessory Dwelling Unit Fact Sheet.” <https://humboldt.gov/DocumentCenter/View/71390/ADU-Fact-Sheet> (accessed May 31, 2019).

Humboldt County Planning and Building Department, “Planning Commission Housing Element Workshop.” Presentation to Humboldt County Planning Commission. May 2, 2019.

Humboldt County Planning and Building Department, “Tiny House Fact Sheet.” <https://humboldt.gov/DocumentCenter/View/71390/ADU-Fact-Sheet> (accessed May 31, 2019).

Humboldt County Planning and Building Department. “2019 Housing Element Update.” Presentation for Eureka Community Workshop. April 23, 2019. <https://humboldt.gov/DocumentCenter/View/72380/Presentation-in-Eureka-on-April-23rd-2019>

Humboldt County Planning and Building Department. “2019 Housing Element Update.” Presentation to the Housing Trust Fund and Homeless Solutions Committee. March 19, 2019. <https://humboldt.gov/DocumentCenter/View/71743/Presentation-to-Housing-Trust-Fund-and-Homeless-Solutions-Committee-3192019>

Humboldt County Planning and Building Department. “2014 Housing Element.” <https://humboldt.gov/2449/2014-Housing-Element> (accessed June 3, 2019).

Humboldt County Planning and Building Department. “Draft 2019 Housing Element Policy and Program Report.” <https://humboldt.gov/DocumentCenter/View/72303/2019-HE-Policy-and-Program-Report-Workshop-Draft> (accessed June 3, 2019).

Humboldt County Planning and Building Department. “Frequently Asked Questions.” <https://humboldt.gov/FAQ/Topic?topic=22&mobile=ON> (accessed June 1, 2019).

Humboldt County, “Housing Trust Fund and Homelessness Solutions Committee.” <https://humboldt.gov.org/2358/Housing-Trust-Fund-and-Homelessness-Solu> (accessed May 30, 2019).

Humboldt County. “Memorandum of Understanding Between County of Humboldt and City of Eureka Measure Z Funding for Fiscal Year 2017-18.” <https://humboldt.gov.org/DocumentCenter/View/62821/Contract---City-of-Eureka>; (accessed June 1, 2019).

Humboldt Housing & Homeless Coalition. “About the HHHC.” <http://www.humboldthousing.org/about-the-hhhc/continuum-of-care.html> (accessed January 20, 2019).

Humboldt State University. “Building a Bridge Between Landlords and Student Tenants.” Humboldt State now. <http://now.humboldt.edu/news/building-a-bridge-between-landlords-and-student-tenants/> (accessed May 30, 2019).

Humboldt State University. “Housing Liaison Aims to Help Students Avoid Homelessness.” Humboldt State now. <http://now.humboldt.edu/news/housing-liaison-aims-to-help-students-avoid-homelessness/> (accessed May 30, 2019).

Humboldt State University. “OLLI Brown Bag Lunch: The Housing Challenge - Issues & Needs.” [https://archive.org/details/olli\\_housing\\_challenge\\_4-29-19](https://archive.org/details/olli_housing_challenge_4-29-19) (accessed June 3, 2019)

KIEM-TV. “City of Arcata attempts to reduce homelessness within city limits.” Redwood News. <https://kiem-tv.com/2018/11/05/city-of-arcata-attempts-to-reduce-homelessness-within-city-limits/> (accessed May 30, 2019).

Kandil, Caitlin Yoshiko. “For Many Homeless Families, a Tough Choice: Separation, or a Shelter Bed?” California Health Report. <http://www.calhealthreport.org/2018/05/09/many-homeless-families-tough-choice-separation-shelter-bed/> (accessed May 30, 2019).

Karol, Gabrielle. “Delayed a year, Portland backyard tiny homes now ready.” KOIN. <https://www.koin.com/news/local/multnomah-county/delayed-a-year-portland-backyard-tiny-homes-now-ready/1138895249> (accessed May 30, 2019).

Kemp, Kym. “Dear Eureka City Council, Don’t Put a Day Use Center at Runeberg Hall, Urges Letter Writer.” Redheaded Blackbelt. <https://kymkemp.com/2017/09/20/dear-eureka-city-council-dont-put-a-day-use-center-at-runeberg-hall-urges-letter-writer> (accessed June 1, 2019).

Kenney, Andrew. “Denver removes storage lockers for homeless because people were living in them.” The Denver Post. <https://www.denverpost.com/2018/09/26/denver-removes-storage-lockers-for-homeless/> (accessed May 30, 2019).

Kukura, Joe. “SF Considers Tiny Houses, City-Sanctioned Camps For the Homeless.” SFiST. <https://sfist.com/2019/03/01/sf-tiny-houses-sanctioned-homeless-camps/> (accessed May 30, 2019).

Lee, Sharon. “At \$2,200 each, tiny houses can shelter the homeless.” The Seattle Times. <https://www.seattletimes.com/opinion/tiny-houses-have-a-big-impact/> (accessed May 30, 2019).

Lewis, Paul. “Tiny houses: salvation for the homeless or a dead end?” The Guardian. <https://www.theguardian.com/us-news/2017/mar/23/tiny-houses-solution-homelessness-seattle> (accessed May 30, 2019).

Matthew, Zoie. “Here’s What’s Being Done to End L.A.’s Homelessness Crisis.” Los Angeles Magazine. <https://www.lamag.com/citythinkblog/la-homelessness-crisis/> (accessed May 30, 2019).

McCallum, Kevin. “Huts for the homeless finding their place in Santa Rosa.” The Press Democrat. <https://www.pressdemocrat.com/news/7319995-181/huts-for-the-homeless-finding> (accessed May 30, 2019).

McGeary, Stephanie. “City of Arcata Receives \$400K Grant to Build Housing Units for the Homeless in Mobile Home Park.” Lost Coast Outpost. <https://lostcoastoutpost.com/2019/apr/26/city-arcata-receives-400k-grant-build-homeless-hou/> (accessed May 30, 2019).

McGeary, Stephanie. “Desperate to Meet State Requirements, the City of Eureka is Developing a Plan to Create More Housing Quick.” Lost Coast Outpost. <https://lostcoastoutpost.com/2019/apr/12/eureka-housing/> (accessed May 30, 2019).

McGeary, Stephanie. “New Betty Chinn Transitional Housing on the Eureka City Council Agenda Tomorrow; Trailer Village Could Open Near Hikshari Trail.” Lost Coast Outpost. <https://lostcoastoutpost.com/2018/may/14/new-betty-chinn-transitional-housing-agenda-tomorr/> (accessed May 30, 2019).

McGeary, Stephanie. “Remember Those Trailers PG&E Donated to Eureka for Transitional Housing? After a False Start, the City’s Gearing Up Again to Get Them Occupied.” Lost Coast Outpost. <https://lostcoastoutpost.com/2019/jan/15/betty-chinn-trailers/> (accessed May 30, 2019).

Mintz, Daniel. “Humboldt County lagging in low-income housing.” Mad River Union. <https://madriverunion.com/humboldt-county-lagging-in-low-income-housing/> (accessed May 30, 2019).

Mintz, Daniel. “Supes form shelter crisis committee.” Mad River Union. <https://madriverunion.com/supes-form-shelter-crisis-committee/> (accessed May 30, 2019).

Mintz, Daniel. “Split on homeless strategy.” Mad River Union. <http://www.madriverunion.com/split-on-homeless-strategy/> (accessed May 30, 2019).

Monahan, Rachel. “Multnomah County Hopes to Build Granny Flats to House Hundreds of Homeless Families in Portland Backyards.” Willamette Week. <https://www.wweek.com/news/city/2017/03/14/multnomah-county-hopes-to-build-granny-flats-to-house-hundreds-of-homeless-families-in-portland-backyards/> (accessed May 30, 2019).

Mukherjee, Shomik. “Advocates call for fixing Eureka’s homelessness policies.” Times-Standard. <https://www.times-standard.com/2018/11/13/advocates-call-for-fixing-eurekas-homelessness-policies/> (accessed May 30, 2019).

Mukherjee, Shomik. “Betty Kwan Chinn Day Center unveils new ‘blue angel’ truck from donation money.” Times-Standard. <https://www.times-standard.com/2019/05/20/betty-kwan-chinn-day-center-unveils-new-blue-angel-truck-from-donation-money/> (accessed May 30, 2019).

Multnomah County. September 13, 2018. “‘The only thing we lacked was a home’: A Place For You pilot project houses four families.” <https://multco.us/multnomah-county/news/only-thing-we-lacked-was-home-place-you-pilot-project-houses-four-families> (accessed May 30, 2019).

Nagourney, Adam. “Old and on the Street: The Graying of America’s Homeless.” The New York Times. <https://www.nytimes.com/2016/05/31/us/americas-aging-homeless-old-and-on-the-street.html> (accessed May 30, 2019).

National Alliance to End Homelessness. “Fact Sheet: Housing First.” April 2016.

National Coalition for the Homeless. "Current State of Homelessness." April 2018. <https://nationalhomeless.org/wp-content/uploads/2018/04/State-of-things-2018-for-web.pdf> (accessed May 30, 2019)

National Coalition for the Homeless. "Elder Homelessness." <https://nationalhomeless.org/issues/elderly/> (accessed May 30, 2019)

National Health Care for the Homeless Council. "Aging and Housing Instability: Homelessness among Older and Elderly Adults." In Focus. September 2013.

National Low Income Housing Coalition, "The Gap: A Shortage of Affordable Homes." March 2019. [https://reports.nlihc.org/sites/default/files/gap/Gap-Report\\_2019.pdf](https://reports.nlihc.org/sites/default/files/gap/Gap-Report_2019.pdf) (accessed May 30, 2019).

National Public Radio. "Why Some Homeless Choose the Streets Over Shelters." <https://www.npr.org/2012/12/06/166666265/why-some-homeless-choose-the-streets-over-shelters> (accessed June 1, 2019).

North Coast Veterans Resource Center. Home page. <http://www.vetsresource.org/vrc-north-coast.html> (accessed April 10, 2019)

North Coast Veterans Resource Center. Services and Programs Brochure.

Noto, Frank. "Overcoming Nimby Opposition." GCA Strategies. <https://gcastrategies.com/overcoming-nimby-opposition/> (accessed May 30, 2019).

Peters, Adele. "Can Tiny Houses In People's Backyards Help Alleviate The Homelessness Crisis?" Fast Company. <https://www.fastcompany.com/40401771/can-tiny-houses-in-peoples-backyards-help-alleviate-the-homelessness-crisis> (accessed May 30, 2019).

Pets of the Homeless. "Our Programs." <https://www.petsofthehomeless.org/about-us/our-programs/> (accessed May 30, 2019).

Pollard, Amy. "Living Behind the Wheel." Slate. <https://slate.com/business/2018/08/vehicular-homelessness-is-on-the-rise-should-cities-help-people-sleep-in-their-cars.html> (accessed May 30, 2019).

Rideaux, Ian. "California School District's Homeless Youth Project: \$225,000 Federal Funding Over 3 Years, Training & Technical Assistance For Staff, Over 500 Homeless Students, Number Likely 3 Times Higher." Changing The Narratives. <http://changingthenarratives.com/home/blog/california-school-districts-homeless-youth-project-225000-federal-funding-over-3-years-training-amp-technical-assistance-for-staff-over-500-homeless-students-number-likely-3-times-higher> (accessed May 30, 2019).

Roadrunner Publications. "County Supervisors attack housing crisis, waive fees to build granny flats." Valley Road Runner. <https://www.valleycenter.com/articles/county-supervisors-attack-housing-crisis-waive-fees-to-build-granny-flats/> (accessed May 30, 2019).

Rodgers, Jakob. "Sanctioned homeless camps are controversial stopgap solution." Colorado Politics. [https://www.coloradopolitics.com/news/sanctioned-homeless-camps-are-controversial-stopgap-solution/article\\_7631d310-7157-529f-8373-c7c6f1b65211.html](https://www.coloradopolitics.com/news/sanctioned-homeless-camps-are-controversial-stopgap-solution/article_7631d310-7157-529f-8373-c7c6f1b65211.html) (accessed May 30, 2019).

Rodriguez, Lorna. "Eureka spends \$13K fighting camping violation case: City says defendant refused to enter plea agreement." Times-Standard. <https://www.times-standard.com/2013/12/22/eureka-spends-13k-fighting-camping-violation-case-city-says-defendant-refused-to-enter-plea-agreement/> (accessed May 30, 2019).

Rosales, Christina. “Kennel at The Bridge shelter welcomes Dallas’ homeless who refuse to part with dogs.” Dallas News. <https://www.dallasnews.com/news/news/2012/03/25/kennel-at-the-bridge-shelter-welcomes-dallas-homeless-who-refuse-to-part-with-dogs> (accessed May 30, 2019).

San Diego County Health and Human Services Agency. “Hepatitis A Outbreak in San Diego County is Officially Over.” [https://www.sandiegocounty.gov/content/sdc/hhsa/programs/phs/community\\_epidemiology/dc/Hepatitis\\_A.html](https://www.sandiegocounty.gov/content/sdc/hhsa/programs/phs/community_epidemiology/dc/Hepatitis_A.html) (accessed May 30, 2019).

Schneider, Ruth. “Millions in homeless housing funding headed to county.” Times-Standard. <https://www.times-standard.com/2018/10/25/millions-in-homeless-housing-funding-headed-to-county/> (accessed May 30, 2019).

Serlin, Christine. “5 Ways to Overcome NIMBYism.” Affordable Housing Finance. [https://www.housingfinance.com/management-operations/5-ways-to-overcome-nimbyism\\_o](https://www.housingfinance.com/management-operations/5-ways-to-overcome-nimbyism_o); (accessed May 30, 2019).

Setters, Andrew. “New kennel allows homeless families to keep their pets.” WLWT5. <https://www.wlwt.com/article/new-kennel-allows-homeless-families-to-keep-their-pets/3547592> (accessed May 30, 2019).

Shay, Klyssa. “Why Don't Homeless People Use Shelters?” Soapboxie. [https://soapboxie.com/social-issues/why\\_homeless\\_people\\_avoid\\_shelters](https://soapboxie.com/social-issues/why_homeless_people_avoid_shelters) (accessed May 30, 2019).

SHC Perspectives. “The Pitfalls of HUD’s Point-in-Time Count.” SchoolHouse Connection. <https://www.schoolhouseconnection.org/the-pitfalls-of-huds-point-in-time-count/> (accessed May 30, 2019).

Sims, Hank. “City Puts Brakes on Homeless Day Center at Runeberg Hall, Solicits Other Locations for Project.” Lost Coast Outpost. <https://lostcoastoutpost.com/2017/sep/25/city-puts-brakes-homeless-day-center-runeberg-hall/> (accessed May 30, 2019).

Sims, Hank. “DHHS Hires New Social Worker to Focus on Eureka’s Homeless, Liaise With Old Town Beat Cops.” Lost Coast Outpost. <https://lostcoastoutpost.com/2017/apr/6/mist-epd-homeless-outreach/> (accessed May 30, 2019).

Smith, Dakota and Emily Alpert Reyes. “Garcetti heralds L.A.'s progress, touts plan for homeless shelters.” The San Diego Union-Tribune. <http://www.sandiegouniontribune.com/news/california/la-me-ln-garcetti-state-of-city-20180416-story.html> (accessed May 30, 2019).

Social Security Administration. “Applying for Medicare Only.” <https://www.ssa.gov/planners/retire/justmedicare.html> (accessed May 30, 2019).

Social Security Administration. “When to Start Receiving Retirement Benefits.” <https://www.ssa.gov/pubs/EN-05-10147.pdf> (accessed May 31, 2019).

Stansberry, Linda. “After Bitter Debate, Eureka Declares Shelter Crisis.” North Coast Journal. <https://www.northcoastjournal.com/NewsBlog/archives/2016/01/21/after-bitter-debate-eureka-declares-shelter-crisis> (accessed May 30, 2019).

Stansberry, Linda. “An AHHA Moment.” North Coast Journal. <https://www.northcoastjournal.com/humboldt/an-ahha-moment/Content?oid=3621818> (accessed May 30, 2019)

Stansberry, Linda. "Crisis Delayed." North Coast Journal. <https://www.northcoastjournal.com/NewsBlog/archives/2018/02/07/crisis-delayed> (accessed May 30, 2019).

Stansberry, Linda. "Eureka's Temporary Homeless Sleeping Areas Here to Stay." North Coast Journal. <https://www.northcoastjournal.com/NewsBlog/archives/2016/10/23/eurekas-temporary-homeless-sleeping-areas-here-to-stay> (accessed May 30, 2019).

Stansberry, Linda. "Putting Heads Together for Housing First." North Coast Journal. <https://www.northcoastjournal.com/humboldt/putting-heads-together-for-housing-first/Content?oid=3952900> (accessed May 30, 2019).

Stansberry, Linda. "Second Street Sanctuary." North Coast Journal. <https://www.northcoastjournal.com/humboldt/second-street-sanctuary/Content?oid=4132519> (accessed May 30, 2019).

Stansberry, Linda. "The Big Tent Approach." North Coast Journal. <https://www.northcoastjournal.com/humboldt/the-big-tent-approach/Content?oid=7085240> (accessed May 30, 2019).

Stansberry, Linda. "The Impossible Possible." North Coast Journal. <https://www.northcoastjournal.com/humboldt/the-impossible-possible/Content?oid=6788369> (accessed May 30, 2019).

Tarr, Peter. "Homelessness and Mental Illness: A Challenge to Our Society." Brain & Behavior Research Foundation. <https://www.bbrfoundation.org/blog/homelessness-and-mental-illness-challenge-our-society/> (accessed May 30, 2019).

The Betty Kwan Chinn Foundation. Home Page. <https://www.bettychinn.org/> (accessed June 3, 2019).

The Times-Standard. "A progress report on homelessness." Times-Standard.com. <https://www.times-standard.com/2018/07/07/a-progress-report-on-homelessness/> (accessed May 30, 2019).

The Times-Standard. "Homeless outreach team puts 'more feet on the ground.'" Times-Standard.com. <https://www.times-standard.com/2017/09/26/homeless-outreach-team-puts-more-feet-on-the-ground/> (accessed May 30, 2019).

The Times-Standard. "Number of homeless in Humboldt County jumps by hundreds, according to 2019 PIT count numbers." Times-Standard. <https://www.times-standard.com/2019/02/20/number-of-homeless-in-humboldt-county-jumps-by-hundreds-according-to-2019-pit-count-numbers/> (accessed May 30, 2019).

Think Dignity. "Transitional Storage Center (TSC)." <https://www.thinkdignity.org/transitional-storage-center-tsc> (accessed May 30, 2019).

Thomas, Garvin. "South Bay Homeless Shelter Goes Pet-Friendly With Help Of Corporate Neighbor." NBC Bay Area. <https://www.nbcbayarea.com/news/local/South-Bay-Homeless-Shelter-Goes-Pet-Friendly-With-Help-Of-Neighbor-372193962.html> (accessed May 30, 2019).

Ting, Farrah McDaid, Chris Lee and Roshena Duree. "Direct Funding to Counties for Homeless Mentally Ill Outreach and Treatment Program Now Available." California State Association of Counties. <http://www.counties.org/post/direct-funding-counties-homeless-mentally-ill-outreach-and-treatment-program-now-available> (accessed May 30, 2019).

U.S. Department of Housing and Urban Development. “Defining Chronic Homelessness: A Technical Guide For HUD Programs.” September 2007.

<https://www.hudexchange.info/resources/documents/DefiningChronicHomeless.pdf>

U.S. Department of Housing and Urban Development. “HUD 2017 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations.”

[https://files.hudexchange.info/reports/published/CoC\\_PopSub\\_CoC\\_CA-522-2017\\_CA\\_2017.pdf](https://files.hudexchange.info/reports/published/CoC_PopSub_CoC_CA-522-2017_CA_2017.pdf) (accessed June 3, 2019)

U.S. Department of Housing and Urban Development. “HUD 2018 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations.”

[https://files.hudexchange.info/reports/published/CoC\\_PopSub\\_CoC\\_CA-522-2018\\_CA\\_2018.pdf](https://files.hudexchange.info/reports/published/CoC_PopSub_CoC_CA-522-2018_CA_2018.pdf) (accessed June 3, 2019)

U.S. Department of Housing and Urban Development. “HUD 2018 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report.”

<https://www.hudexchange.info/programs/coc/coc-housing-inventory-count-reports/> (accessed June 3, 2019)

United States Interagency Council on Homelessness. May 2018. “Caution is Needed When Considering ‘Sanctioned Encampments’ or ‘Safe Zones.’”

[https://www.usich.gov/resources/uploads/asset\\_library/Caution\\_Sanctioned\\_Encampments\\_Safe\\_Zones\\_052318.pdf](https://www.usich.gov/resources/uploads/asset_library/Caution_Sanctioned_Encampments_Safe_Zones_052318.pdf) (accessed May 30, 2019).

United States Interagency Council on Homelessness. “Ending Homelessness for People Living in Encampments: Advancing the Dialogue.” August 13, 2015.

Wallin, Tony. “Extreme Weather Shelters.” The Lumberjack.

<https://thelumberjack.org/2019/01/19/extreme-weather-shelters/> (accessed May 30, 2019).

Wang, Evelyn. “How Homelessness Can Compromise Mental Health.” San Francisco Public Press.

<https://sfpublicpress.org/news/2014-11/how-homelessness-can-compromise-mental-health> (accessed May 30, 2019).

Waraich, Sonia. “Update of 53-year-old Eureka zoning code moves forward.” Times-Standard.

<https://www.times-standard.com/2019/04/23/update-of-53-year-old-eureka-zoning-code-moves-forward/> (accessed May 30, 2019).

Warth, Gary. “Homeless women see hope moving into city-sanctioned campsite.” The San Diego Union-Tribune.

<https://www.sandiegouniontribune.com/news/homelessness/sd-me-homeless-move-20171006-story.html> (accessed May 30, 2019).

Warth, Gary. “San Diego City Council Approves Scaled-down Homeless Storage Center.” The San Diego Union-Tribune.

<https://www.sandiegouniontribune.com/news/homelessness/sd-me-homeless-storage-20180320-story.html> (accessed May 30, 2019).

Warth, Gary. “Storage center for homeless opens in Sherman Heights.” The San Diego Union-Tribune.

<https://www.sandiegouniontribune.com/news/homelessness/sd-me-storage-preview-20180611-story.html> (accessed May 30, 2019).

York, Jessica A. “Move-in day at Santa Cruz’s sanctioned homeless camp.” Santa Cruz Sentinel.

<http://www.santacruzsentinel.com/social-affairs/20180228/move-in-day-at-santa-cruz-s-sanctioned-homeless-camp> (accessed May 30, 2019).



Reports issued by the Grand Jury do not identify individuals interviewed. Penal Code section 929 requires that reports of the Grand Jury not contain the name of any person or facts leading to the identity of any person who provides information to the Grand Jury.

### SUPPLEMENTAL INFORMATION No. 3

For Planning Commission Agenda of:  
July 11, 2019

<input type="checkbox"/>	Administrative Agenda Item	}
<input checked="" type="checkbox"/>	Continued Hearing Item	} [G-2]
<input type="checkbox"/>	New Hearing Item	}
<input type="checkbox"/>	Old Business Item	}
<input type="checkbox"/>	New Business Item	}

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

1. Comment from Nancy Johnson, received via email July 8, 2019.
2. Comment letter from George Clark, received via email July 8, 2019.
3. Comment letter from Linda Lee, received via email July 9, 2019.

By email, received July 8 2019 (in subject line):

I want to express my support for this 2019 Housing Element Draft Report, in particular items H-1M57,58 on page 16. Thank you for your work on these important issues, Nancy Johnson, Redway, CA.

July 8, 2019

Michelle Nielsen

George Clark

Senior Planner  
Drive  
Humboldt County, California  
95503

1019 Vista  
Eureka, Ca

(707)443-3555

**RE: PUBLIC COMMENT  
HUMBOLDT COUNTY HOUSING ELEMENT 2019**

Dear Ms. Nielsen:

Please include my comments below as part of the public comment portion of the 2019 Housing Element.

It is encouraging to see more proposals for addressing our region's continuing long-term and short-term crises of affordable and accessible housing, however, there is little explicit language that would effectively alter the results of previous Housing Elements that also addressed the housing crises and that consistently fail to produce building permits above a small fraction of the Regional Housing Needs Assessments for low and very low income housing. The past and presently proposed policies allow permits to be issued for "moderate and above" priced housing to exceed RHNA distributions, sometimes as high as 200% over the assessed need, (2009).

Permit approval for the low and very low income housing, shelters, tiny houses, safe parking and SRO's listed in the 2019 Housing Element remains predicated on infrastructure resources that have also become a crisis due to unfunded liabilities from decades of unbalanced permitting allowing construction of moderate and above priced homes (sprawl) that are near or beyond inventory requirements, making expanded or new infrastructure facilities serving affordable and accessible housing problematic.

Subsidized, SRO housing is the most efficient of all proposals in meeting the largest category of housing accessibility needed by indigent residents; yet, it is relegated to "review" status under the Implementation section of the 2019 Housing Element.

In consideration of this history:

**Why is there no language in the 2019 Housing Element that is needed to restrict "moderate and above" housing permits to its reported inventory needs assessment, or, a policy that effectively limits permitting sufficient to mitigate further infrastructure liabilities miles from downtown, to create a more balanced housing inventory and motivate development of low and very low income housing?**

**Why are "moderate and above" subdivisions being permitted that exacerbate crises in housing and in the economy, community, and unfunded infrastructure when this market repeatedly collapses leaving more local families destitute and in need of accessible and affordable housing alternatives that are unavailable? For example, the large "McKay" subdivision bordering Eureka has already cleared hundreds of trees in anticipation of expected permitting.**

**The Policy section of the 2019 Housing Element denotes action, for example, "implementing, regulating or legislating", however, it would be more accurate to title this section with one of the verbs it uses in addressing low and very low income housing, shelters, tiny houses, safe parking and SRO's, in effect, "Improvements, Considerations, Recommendations, Encouragements, Proposals, or Supports". Vague and ambiguous language has been ineffective in past Housing Elements and will, most likely, remain ineffective in the future.**

**H-IM14: "Housing Trust Fund" lists grants, banks, cities, surplus property, General Fund and donations as the sole sources of funding. This should be expanded to include:**

**A) "Vacancy taxes" that are growing in popularity throughout the state in regions proactively responding to numerous foreclosures in the aftermath of systemic collapses of moderate and above housing ("bubbles"). Increasing numbers of foreclosures are purchased by local and national investors in homes, apartments and commercial buildings that are too often used as "tax-sinks", i.e., exploiting the tax codes to offset tax liabilities incurred from other profitable businesses by maintaining losses from multiple "strategic vacancies".**

**B) In-lieu fees applied to all "moderate and above" home construction.**

**C) Nominal fees applied to all rental properties excluding low and very low income housing, tiny houses and SRO's.**

**D) Nominal fees applied to all residential and commercial construction permits, excluding low and very low income housing, shelters, tiny houses, safe parking and SRO's.**

**E) Ordinances applying penalties and fines for vacant buildings, homes and lots commensurate with their public costs in lost housing opportunities, vandalism,**

arson and lower property values. To be effective, fines should increase incrementally, culminating with property seizure for chronic offenders through eminent domain to be either converted to affordable, accessible housing or sold to finance housing.

**H-IM16-56:** Refers to multiple surveys and inventories to be maintained by Humboldt County, for example, housing rehabilitation priorities; historic housing; assisted living; housing at risk of conversion; suitable parcels and locations for low and very low income housing, tiny houses, SRO's and shelters; owners of potential properties for safe parking; regional expenditures for tiny houses; farm-worker's housing needs and Marijuana worker's housing needs.

Humboldt County and its cities have unknown numbers of vacant or blighted homes, buildings and lots. Failure to maintain an inventory of these properties and to impose effective penalties, fines or taxes has enabled them to continue, in some cases, for decades. For example, the former "Downtowner Motel" next to the historic Eureka Inn remained blighted for 15 years.

Thank you for your consideration,

George Clark  
Eureka

Linda Lee  
July 9, 2019  
lindaandvaden@gmail.com

Thank you for the opportunity to comment. I am happy with the progress the commission has made since the beginning of this process.

Up till now, "Housing First" has really meant housing last, as desperate folks wait years to move into an apartment that many of them don't even want or need.

I hope that our community will quickly begin to implement the recommendations of the Grand Jury that recognize the need for practical, low-impact and immediate solutions such as safe parking, and tent and tiny house villages. These low cost alternatives are integral to the eradication of homelessness.

What's called for now is will-power and action. Countywide, every civic meeting should have this item on the monthly agenda, task forces assembled, and progress reported.

Government-owned properties should be designated for these endeavors immediately, and construction begun. Zoning and codes need to be amended to reflect the realities and needs of today. The town of Manila could accommodate some form of housing in a corner of it's 11 acre property on the bay, which would require zoning and coastal commission adjustments. I hope that projects like these will be open to possibility within the new housing element.

I believe that less than a quarter of our homeless population is severely mentally ill or drug dependent, but I know that every day on the street makes this more likely, as folks seek relief from a seemingly unending situation.

It's hard for us to imagine a life where the very basics of self care are denied us. A dry place to sleep, access to fresh water, somewhere to relieve ourselves, or to get clean.

The homeless population is, in general, very resilient and resourceful, while forced to live like this. I have every confidence that sanctioned, well-organized camps will be successful both for the residents and surrounding neighborhoods.

People all over the world live in tent towns, from military personnel to displaced immigrants and war refugees. (I enjoyed the story of your own commissioner recalling his fishing days living in a tent.) We just need to open our minds to the realities of today.

I look forward to the exciting days ahead, as we finally begin to boldly shape our future as a thriving community.

Sincerely,  
Linda Lee  
Manila

**SUPPLEMENTAL INFORMATION No. 4**

For Planning Commission Agenda of:  
July 11, 2019

<input type="checkbox"/>	Administrative Agenda Item	}
<input checked="" type="checkbox"/>	Continued Hearing Item	} [G-2]
<input type="checkbox"/>	New Hearing Item	}
<input type="checkbox"/>	Old Business Item	}
<input type="checkbox"/>	New Business Item	}

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

1. Revised language for H-IM7 "Implement the Martin Slough Interceptor (MSI) Project, and Initiate Specific Actions if the Project is Canceled" to replace the language for this measure contained in Attachment 3, page 8-22.
2. Comment letter and materials from Sandra Warshaw, received via email July 9, 2019.
3. Comment letter from Janelle Egger, received via email July 10, 2019



1. It is recommended by staff, that the Planning Commission recommend adoption of the following revised language for H-IM7 "Implement the Martin Slough Interceptor (MSI) Project, and Initiate Specific Actions if the Project is Canceled" to replace the language for this measure contained in Attachment 3, page 8-22:

**H-IM7. Implement the Martin Slough Interceptor (MSI) Project, and Initiate Specific Actions if the Project is Canceled.** The County is in the process of ~~developing and implementing adopting~~ a traffic impact fee in conjunction with the City of Eureka that is consistent with the requirements of the certified Environmental Impact Report ("EIR") for the MSI project. If the County and City ~~hasve~~ not ~~implemented adopted~~ the measure by ~~July 1December 31, 202019~~, the Planning and Building Department shall bring forward a program to either amend the project EIR or take other actions to ~~meet~~ address the requirements of the traffic impact mitigation measures for consideration by the Board of Supervisors and City Council. If the traffic mitigation has not been ~~completed~~ addressed in a manner that will permit sewer service connection of development of the land inventory at densities consistent with multi-family housing by December 31, 202019 the County shall replace the loss of inventory in the area served by the Martin Slough Interceptor on a one-for-one basis by rezoning qualified properties in other areas as needed to meet the RHNA for lower-income households. Replacement of lots in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory. Rezoning shall be completed by December 31, 2022. Responsible Agency: Planning and Building Department. Timeframe: By July December 31, 2022.

Sandra Warshaw  
July 9, 2019

Recommended segment for housing element.

*(Others segments included in second email as potential additions)*

The County will generate community-wide urgency to respond to the shelter crisis documented by the Coroner's report of 26 homeless deaths from July 1 to April 30, 2019.

The response will be based on the standard established by the Department of Housing and Community Development (HCD) which recognizes the urgent need for people without homes "to find shelter immediately to avoid health hazards associated with lack of protection from the weather, access to sanitary facilities, and places to sleep and eat."

<http://www.hcd.ca.gov/docs/IB2018-01.pdf>

+++++

#### BACKGROUND

Dear Mary,

While I previously focused on tiny house villages for the homeless, it grew from my overwhelming concern for fellow citizens still without shelter because of gaps in current programs.

Why write now? Have only recently had a chance to talk with people outside (after not being able to do so for health reasons). So many stories that would break your heart and inspire you because of the strength it takes to endure the harsh conditions outside.

Their lives are irrefutable evidence of the importance of the housing element as a document that can be a powerful resource for improving the lives of the unsheltered. Share the following as one example.

Met one man pushing a cart accompanied by his girl friend's dog who showed me how his left arm was no longer functional because injured in an industrial accident. And he had lost a finger due to a splinter because he delayed medical care until it had to be amputated. But he told me he urgently wanted a job. Plus he needed a safe place where he could get his life together. And when asked what I should suggest to those in power to make a difference, he actually volunteered that he'd like to see a number of tiny house villages.

And the list goes on...regarding the harsh life he and others endure. Suicide is often mentioned as an option considered as best solution. One told me he tried twice. Stealing. Violence. Not to mention the demonization and scapegoating and criminalization of homelessness

So, please know I DEEPLY admire the work of the current housing element. It's a very very very impressive document.

And it includes many of the elements needed for long-term solutions...but it does not yet provide the urgency required to address the immediate shelter needs of those suffering from the current shelter crisis.

And then to actually receive the coroner's report...which documents the 26 recent deaths of homeless within 10 months...(attached)

So, have felt it's impossible to be silent because I have sensed that you and other staff deeply care about the plight of our homeless and may even welcome language that may hopefully be helpful in modelling our approach on other communities with housing crisis declarations...to intensify our focus and ingenuity to bring to fruition projects ready-to-go that can begin to provide the kinds of welcoming programs the people I meet tell me they want and need.

(Have attached photo of one of AHHA's tiny homes.)

Again...important to note...not a member of AHHA...so not speaking for them...but for urgency for solutions they've been developing and their advocacy for filling gap in program (among other issues)

# AHHA Tiny Home at Arts Alive

---

Eureka, CA  
September 1, 2018



**County of Humboldt Log of Deaths Investigated by Coroner 01/01/2019 through 04/30/2019**

Date	Name	AGE	Sex	Manner	REMARKS/CAUSE of DEATH	TRANSIENT
1/1/2019	LEFFLER, William	32	M	ACC OD	ETHANOL AND HEROIN INTOXICATION	Y
1/22/2019	KANGAS, Aaron	56	M	MVA	MASSIVE EXTENSIVE BLUNT FORCE TRAUMA due to PEDESTRIAN VERSUS MOTOR VEHICLE COLLISION	Y
2/2/2019	METREVELL, Laurie	53	F	ACCID OD	Combined methamphetamine & morphine toxicity	Y
2/5/2019	FRISBEE, Carl	52	M	ACCID OD	Heroin Toxicity	Y
2/13/2019	WAGNER, Frank	62	M	NAT	Acute Myocardial Infarction due to Coronary Artery Thrombus due to Atherosclerotic Cardiovascular Disease	Y
2/15/2019	ALLEN, James	44	M	SUI	Combined toxicity of 3 prescription drugs + Methamphetamine + Ethanol	Y
2/19/2019	LUCE, Dennie	56	M	NAT	COPD WITH ACUTE EXACERBATIONS AND HYPOXIC RESPIRATORY FAILURE	Y
2/24/2019	WILLETT, Michael	51	M	ACC OD	Combined drug toxicity	Y
3/3/2019	FORSYTHE, Ron	58	M	NAT	Complications of Alcoholism	Y
3/18/2019	WILSON, John	53	M	ACC OD	Acute Heroin Overdose	Y

**County of Humboldt Log of Deaths Investigated by Coroner 06/01/2018 through 12/31/2019**

6/22/2018	GOODWIN, Demetrious	44	M	NAT/Alcohol	COMPLICATIONS OF LIVER CIRRHOSIS/ ALCOHOLISM	Y
7/11/2018	ELLIS, Mark	47	M	ACC OD	COMBINED MORPHINE, METHAMPHETAMINE AND ETHANOL INTOXICATION	Y
7/13/2018	WOODEN, David James	66	M	NAT	VENTRICULAR FIBRILLATION due to PROBABLE MYOCARDIAL INFARCTION	Y
8/4/2018	SEVERNS, Raymond	29	M	TC	EXTENSIVE BLUNT FORCE TRAUMA OF HEAD, NECK, AND TRUNK; PEDESTRIAN VS. MOTOR VEHICLE	Y
8/5/2018	MARTIN, James	48	M	NAT	UPPER GASTRAL INTESTINAL BLEED WITH HYPOVOLEMIA; METHAMPHETAMINE INTOXICATION	Y
8/7/2018	MAYS-REVELES, Debra	60	F	NAT	ACUTE CORONARY ARTERY THROMBOSIS; ARTERIOSCLEROTIC CARDIOVASCULAR DISEASE	Y
8/27/2018	WALKER, Cody	32	M	NAT	PULMONARY EMBOLISM	Y
9/16/2018	CHRISTIE, Daniel	43	M	ACC OD	CARBON MONOXIDE POISONING; METHAMPHETAMINE AND ETHANOL INTOXICATION	Y
9/24/2018	PALUMBO, Alfred	63	M	NAT	ACUTE MYOCARDIAL INFARCTION; CORONARY ARTERY THROMBOSIS	Y
11/2/2018	GREER, Steven	50	M	MVA	BLUNT FORCE TRAUMA OF HEAD, CHEST, AND EXTREMITIES MVA	Y
11/21/2018	ELIASON, Corinne	36	F	NAT	UPPER GASTRAL INTESTINAL BLEED; GASTRIC ULCER	Y
11/22/2018	SILVEIRA, Chris	46	M	NAT	PERICARDIAL TAMPONADE; DISSECTING AORTA ANEURYSM	Y
11/25/2018	BENTJEN, Gary	59	M	NAT	SUDDEN DEATH due to CHRONIC RENAL FAILURE, UNKNOWN CAUSE	Y
12/3/2018	JEALOUS OF HIM, Debra	56	F	NAT	UPPER GASTRIC INTESTINAL BLEED, ACUTE ON CHRONIC	Y
12/11/2018	NORTON, Paul	58	M	NAT	ACUTE MYOCARDIAL INFARCTION due to HYPERTENSIVE AND ATHEROSCLEROTIC HEART DISEASE	Y
12/14/2018	POHL, Michael K.	29	M	ACC	MULTIPLE CRUSH-TYPE BLUNT IMPACT INJURIES due to RUN OVER BY MOTOR VEHICLE	Y

Dear Planning Commission,

I write in regards to the County's 2019 Housing Element. It was a pleasure to see the County's continued commitment to the Housing First approach in this policy:

H-P46. Housing First. The County shall continue to support the Housing First approach for reducing homelessness as adopted by Board of Supervisors Resolution 16-30 on March 31, 2016.

Resolution 16-30 also adopted the *Homeless Strategy and Implementation Plan phase 1* and "FURTHER RESOLVED that the County, Department of Health and Human Services and the City shall work collaboratively with the community to create a sustainable strategy and human infrastructure to implement the Housing First Approach."

The draft 2019 Housing Element refers to the "County's adopted Ten-Year Plan to End Homelessness." While the 2014 Housing Element indicates a Ten-Year Plan to End Homelessness was adopted in 2009, a County website search did not find the 2009 or a more recent Ten-Year Plan. The website search found the Grand Jury Report, *Homelessness in Humboldt County*, which states the development of the Ten Year Plan to End Homelessness is an accomplishment of the Humboldt County Housing and Homeless Coalition (HHHC). The HHHC is not a Humboldt County commission, committee, or board. It is a very hard working, useful community organization.

With this information in mind I request the following two changes:

I ask that Standard H-S7 be amended to reflect that the Board adopted plan is the *Homeless Strategy and Implementation Plan phase 1* and amended to include Board adopted language:

**H-S7. Ten-Year Plan to END Homelessness Resolution 16-30, the Joint Resolution of the City Council of the City of Eureka and the County of Humboldt to Collaborate on Reducing Homelessness.** The County's adopted ~~Ten-Year Plan to End Homelessness~~ Resolution 16-30 will ~~shall~~ guide the County's efforts to address the housing and service needs of the homeless, and "at risk of homelessness" populations. County staff shall continue to work collaboratively with the community to create a sustainable strategy and human infrastructure to implement the Housing First Approach.

Next, to (A) reflect the need for update of the Board adopted plan and (B) continue implementation of the Housing First approach, I ask that Implementation Measure H-IM11 be amended per this proposed H-IM11. To see as edits to the staff proposed language, see Edits to H-IM11 attached to this letter.

**H-IM11. The Homeless Strategy and Implementation Plan phase 1.**

- A. The Planning and Building Department shall collaborate with the Humboldt Housing and Homeless Coalition (HHHC) and the Department of Health and Human Services to facilitate a review of the HHHC Ten-Year Plan to End Homelessness and to complete an update of the Board adopted *Homeless Strategy and Implementation Plan phase 1*. The process shall invite and include input from other relevant local groups and members of the community. The process may include, but is not limited to:
  - a.) Review current practices and assess conformity to Housing First approach.
  - b.) As separation of housing and services is a key component of the Housing First approach, consider focusing Housing Trust Fund Homelessness Solutions Committee

on housing development/management and focusing Humboldt Housing & Homeless Coalition on supportive services.

c.) Consider master leasing for scattered site rental housing with offsite supportive services.

d.) Review of the collaboration between on-site supportive services in existing facilities and the County, Eureka, other community supportive services to identify possible service overlap or weaknesses, and the potential for increased collaboration.

Responsible Agency: Humboldt Housing and Homeless Coalition, Planning and Building Department and Department of Health and Human Services. Timeframe: by June 1, 2020

- B. The County shall actively support the implementation of the Housing First Approach guided by the Homeless Strategy and Implementation Plan and future updates. The Planning and Building Department shall collaborate with the Department of Health and Human Services, the Humboldt Housing and Homeless Coalition (HHHC), and the community to facilitate implementation of the strategies specified in the plan for increasing short term and long term access to stable and affordable housing for people experiencing homeless or most at risk of homelessness. Responsible Agency: Humboldt Housing and Homeless Coalition, Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing.

In 2018 the Board of Supervisors passed Resolution 18-15, a Resolution of the County of Humboldt Declaring the Existence of a Shelter Crisis in Accordance with Government Code Sections 8698-8698. In the Resolution the Board declared “that a shelter crisis exists in the unincorporated areas of Humboldt County, and shall continue until terminated by the Board.” It was adopted on February 27, 2018.

I suggest and request that a Policy be added to address the immediate need for places to live, for example:

**H-\_\_.** **Use of Shelter Crisis Declaration.** In Resolution 18-15 the Board of Supervisors declared pursuant to Government Code section 8698 through 8698.2 that a shelter crisis exists in the unincorporated areas of Humboldt County, and shall continue until terminated by the Board. The County shall use the temporary immunity from liability for ordinary negligence and the temporary suspension of standards of housing, health, or safety while ensuring minimal public health and safety under the Government Code to provide emergency housing alternatives. Housing alternatives shall operate under the Housing First approach adopted by Board of Supervisors Resolution 16-30.

In conclusion I wish to express my appreciation to staff, the Planning Commission and other members of the community for their on this Housing Element.

Sincerely,

Janelle Egger  
Fortuna resident

**Edits to H-IM11.**

To (A) reflect the need for update of the Board adopted plan and (B) continue implementation of the Housing First approach, I ask that Implementation Measure H-IM11 be amended as follows.

Blue font indicates jae edits to DRAFT 2019 Housing Element

**H-IM11. ~~The Ten-Year Plan to End Homelessness and the Homeless Strategy and Implementation Plan~~ phase 1.**

~~A. The County shall actively support the implementation measures outlined in the Ten-Year Plan to End Homelessness and plan updates. The County shall actively support the implementation of the Ten-Year Plan to End Homelessness and the Homeless Strategy and Implementation Plan, and adopted updates to those plans. The Planning and Building Department shall collaborate with the Humboldt Housing and Homeless Coalition (HHHC) and the Department of Health and Human Services to facilitate a review of the HHHC Ten-Year Plan to End Homelessness and an update of the Board adopted Homeless Strategy and Implementation Plan phase 1. The process shall invite and include other relevant local agencies and the community. The process may include: implementation of the strategies specified in both plans for increasing access to stable and affordable housing for people experiencing homeless or most at risk of~~

- a.) Review current practices and assess conformity to Housing First approach.
- b.) As separation of housing and services is a key component of the Housing First approach, consider focusing Housing Trust Fund Homelessness Solutions Committee on housing development/management and focusing Humboldt Housing & Homeless Coalition on supportive services.
- c.) Consider master leasing for scattered site rental housing with offsite supportive services.
- d.) Review of the collaboration between on-site supportive services in existing facilities and the County, Eureka, other community supportive services to identify possible service overlap or weaknesses, and the potential for increased collaboration.
- e.) Establish timeframe for future review and update.

Responsible Agency: Humboldt Housing and Homeless Coalition, Planning and Building Department and Department of Health and Human Services. Timeframe: by June 1, 2020

B. The County shall actively support the implementation of the Housing First Approach guided by the Homeless Strategy and Implementation Plan and future updates. The Planning and Building Department shall collaborate with the Department of Health and Human Services, the Humboldt Housing and Homeless Coalition (HHHC), and the community to facilitate implementation of strategies specified in the plan for increasing short term and long term access to stable and affordable housing for people experiencing homeless or most at risk of homelessness. Responsible Agency: Humboldt Housing and Homeless Coalition, Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing.



**SUPPLEMENTAL INFORMATION No. 5**

For Planning Commission Agenda of:  
July 11, 2019

<input type="checkbox"/>	Administrative Agenda Item	}
<input checked="" type="checkbox"/>	Continued Hearing Item	} [G-2]
<input type="checkbox"/>	New Hearing Item	}
<input type="checkbox"/>	Old Business Item	}
<input type="checkbox"/>	New Business Item	}

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

1. Comment letter from Legal Services of Northern California, dated July 10, 2019 and received via email July 10, 2019, after close of business.

**LEGAL SERVICES**  
*of*  
**NORTHERN CALIFORNIA**

July 10, 2019

Michael Richardson  
Michelle Neilson  
Humboldt County Planning Department  
Humboldt County Planning Commissioners

Sent via email to: [longrangeplanning@co.humboldt.ca.us](mailto:longrangeplanning@co.humboldt.ca.us); [mrrichardson@co.humboldt.ca.us](mailto:mrrichardson@co.humboldt.ca.us); [mnnielson@co.humboldt.ca.us](mailto:mnnielson@co.humboldt.ca.us)

**Re: Comments for July 11, 2019 Planning Commission Hearing on Housing Elements**

Dear Michael, Michelle and Planning Commissioners:

Thank you for considering our comments on the draft Humboldt County Housing Element. I am sorry I will not be able to be at your meeting on July 11, 2019.

The County has made numerous revisions and corrections to the Draft Housing Element in response to our concerns. Some of these changes have been confirmed by e-mail and may not appear in the draft. I am attaching e-mailed versions of the some of the changes since my letter of June 24, 2019, in hopes that these actually are the versions you are considering at this time. These emails are Attachment 1.

We appreciate the County's willingness to meet with us and provide continued updates on the draft Housing Element. However, because the County continues to change the document, and has sent us e-mails or given us verbal assurance of changes which do not seem to appear in the draft being presented to the Planning Commission on July 11, 2019, we are unsure what HCD is reviewing, and what the Commission is approving. We are concerned that the process of making changes to the draft Housing Element while it is currently being reviewed by HCD is problematic for ensuring public participation in the development of the Housing Element as required by Government Code section 65583(c)(8). Upon making all changes to the draft Housing Element, the County should publicize the draft and give the public time to review and comment.. We also note that while we have attempted to review the draft Housing Element and all updates, it is possible that we may have missed some issues based on the County's process of continually updating the draft.

We are pleased by many of the revisions and the programs in the current draft. The draft now commits to changing shelter zoning to create a zone where shelters are permitted by right throughout the County as is required by 65583(a)(4)(A). The draft also provides for tenant

Redwood Regional Office:  
123 Third Street  
Eureka, CA 95502  
P: 707.445.0866  
Toll Free: 800.972.0002  
F: 707.445.0935  
[www.lsnr.net](http://www.lsnr.net)

A Legal Services Corporation Program 

relocation assistance, and a Q zone to protect existing mobilehome and Special Occupancy parks, and important zoning changes and amendments.

We continue to have some reservations about the Multifamily Affordable Land Inventory. The County's decision a few years ago to rezone only lots where the owner requested rezone resulted in an inventory which includes marginal lots. We believe better lots are available for rezone to create a multifamily inventory more likely to result in development of subsidized housing.

- **Parcels in Humboldt Community Services District Are Not Actually Available**

"Parcels included in the inventory must have sufficient water, sewer, and dry utilities supply available and accessible to support housing development or be included in an existing general plan program or other mandatory program or plan . . . to secure sufficient water, sewer, and dry utilities supply to support housing development." Government Code § 65583.2(b)(5).

We remain concerned that multifamily lots in Humboldt Community Services District (HCSD) are not actually available for development during the planning period due to the County's failure to comply with its obligations under the Environmental Impact Report (EIR) for the Martin Slough Interceptor project. We understand there may be resistance to funding the traffic mitigation measures, and the issue has languished for several years without adoption of the measures.

The Martin Slough Projected expanded the sewer capacity at the Eureka sewage treatment plant which serves HCSD. HCSD had no sewer capacity, or even a negative number in parts of its coverage area, before the project. I have attached a chart from page G-104 of the 2014 Housing Element which outlines some of the constraints. See Attachment 2 to this letter.

The Environmental Impact Report for the Martin Slough Interceptor Project required the City of Eureka to limit connections to the increased capacity created either directly or indirect by the project until both the City of Eureka, and the County of Humboldt had adopted and funded traffic mitigation measures. This has not yet occurred. (Portions of the EIR are attached as Attachment 3.)

Thus, although there is the capacity at the Eureka sewage plant to permit sewer hookups in the impacted area, they not currently allowed under the EIR for the project. I have included map, G-152, which outlines in red some of the lots in the Multifamily Inventory which may be subject to these constraints, and implementation measures from the EIR. See Attachment 4 to this letter.

After meeting with me, and County Counsel, staff revised H-IM7 in response to this concern on the afternoon of July 3, 2019 as follows:

**H-IM7. Implement the Martin Slough Interceptor (MSI) Project, and Initiate Specific Actions if the Project is Canceled.** The County is in the process of developing and implementing a traffic impact fee consistent with the requirements of the certified Environmental Impact Report ("EIR") for the MSI project. If the County has not implemented the measure by July 1, 2020, the Planning and Building Department shall bring forward a program to either

amend the project EIR or take other actions to meet the requirements of the traffic impact mitigation measures for consideration by the Board of Supervisors. If the traffic mitigation has not been completed by December 31, 2021 the County shall replace the loss of inventory in the area served by the Martin Slough Interceptor on a one-for-one basis by rezoning qualified properties in other areas as needed to meet the RHNA for lower-income households. Replacement of lots in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory. Rezoning shall be completed by December 31, 2022. Responsible Agency: Planning and Building Department. Timeframe: By July 1, 2022.

This measure seems to adequately address the problem. However, on July 5, 2019, staff sent a different revised measure to the Planning Commission, which reads as follows.

**H-IM7. Implement the Martin Slough Interceptor (MSI) Project, and Initiate Specific Actions if the Project is Canceled.** The County shall facilitate and monitor the MSI project, and implement the traffic mitigation measures required in the Environmental Impact Report for that project. If the County has not implemented the traffic mitigation measure in the EIR for the MSI project by July 1, 2020, the Planning and Building Department shall bring forward a program for consideration by the Board of Supervisors to either amend the project EIR or take other actions to meet the requirements of the traffic impact mitigation measure by December 31, 2021. If the EIR has not been revised or the requirements of the traffic mitigation have not been satisfied by December 31, 2021, and substantial evidence suggests that as a result new sewer connections for residential development served by the MSI project will not be allowed, the County shall replace the properties in the Affordable Housing Land Inventory in the area served by the MSI project on a one-for-one basis by rezoning qualified properties in other areas as needed to meet the RHNA for lower-income households. Replacement of properties in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory. Rezoning shall be completed by December 31, 2022. Responsible Agencies: Planning and Building Department, City of Eureka, Humboldt Community Services District. Timeframe: Ongoing.

This implementation measure creates a new burden for third parties to prove the lots will not be able to obtain sewer connections if the County fails to meet its obligations under the EIR. It seems to require that third parties prove that no providers will violate the EIR by giving improper sewer hookups before the County will do the rezoning. The Housing Element should instead assume compliance with the law.

Access to public sewer is a condition of including lots in the affordable multifamily inventory. (See Affordable Housing Land Inventory requirements, G-113.) Adding this phrase to the implementation measure creates a vague and difficult standard that invites future litigation. This County should have a straight forward measure that gives it the County and City a reasonable time to comply with the EIR requirements for granting hookups in this area, or deal with the problem in another way, such as modifying the EIR or funding the traffic mitigation in a different way. If the County fails to do so, they should replace the multifamily lots in the inventory with lots that have sewer available to them.

- **The County Must Clarify Whether Sites Listed as “Vacant” are Truly Vacant**

It is not clear to us whether the 9 sites listed in Table Z13 as “vacant” are indeed vacant or whether these sites include improvements (existing uses) under \$25,000. This confusion stems from comments in the draft Housing Element that the County considers parcels with improvements valued at \$25,000 or less as “essentially vacant.” See page G-114: “The Element assumes all lots with an improvement value of less than \$25,001 are essentially vacant, and are included in the residential land inventory for the current planning period. All properties with an improvement value greater than \$25,000 in the land inventory for the current planning period are described later in this section to demonstrate the feasibility of development of those sites.”

Government Code section 65583.2(b)(3) requires that a jurisdiction include a description of **any** existing use on parcels included in the land inventory. To the extent that any parcels included in the land inventory have existing uses, even if the improvement value is less than \$25,000, that existing use must be identified. Further, the jurisdiction must also discuss how the existing use may impede development of the site and why the site will still be available for development during the planning period despite the existing use. (Gov. Code § 65583.2(g)(2).)

The draft Housing Element should be updated to clarify whether any of the parcels relied on for the lower income RNHA and identified as vacant have existing uses valued at less than \$25,000. If any of these sites do have existing uses, no matter the value of these uses, the County must provide the analysis required by Government Code section 65583.2(g)(2) to include these sites.

- **Other Sites Should be Removed from the Land Inventory Unless the County can Provide the Required Analysis to Justify Their Inclusion**

We have reservations about inclusion of some specific lots included in the Affordable Multifamily Inventory, which are related to our concern that many lots may be unattractive, unavailable currently available, or not economically viable for development of affordable housing.

**APN 01615201:** This parcel is already being developed. The developer has informed Planning staff that it does not plan to charge rents which will be affordable to low or very low income renters. The fact that the builder plans to rent to seniors is irrelevant to whether the rents will be affordable. This lot, which is already being developed for higher rent housing, is no longer available for development for affordable housing, and should be removed from the Affordable Multifamily Land Inventory.

**APN 01703214:** This is a 34 acre parcel. In Table Z13 (on page G-115) the County states that it has 4 developable acres, with a development potential of 46 units. This results in a density of approximately 11 units per developable acre, below the 15 unit per developable acres required for inclusion in the Affordable Multifamily Inventory. (See page G-113, requirements for inclusion in the Affordable Multifamily inventory). The fact that the Board of Supervisors restricted the maximum development potential to only 46 units at the time of rezoning removes it from eligibility for inclusion in the affordable multifamily inventory

In the site specific analysis of the parcel on page G-127 the County reduces the developed acres to 2.875. We believe that this reduction is based on our concerns about the density. However, the County cannot simply reduce the developable acres to get to the correct density for the parcel to be included in the lower income RHNA. Rather, the County must show the parcel meets the correct density based on the actual developable acres. Again, this site should be removed from the list of sites for lower income RHNA because it does not have a minimum density of 15 units per acre.

In addition, the development potential on that lot should be considered as 1 unit for every 2 acres because the parcel is outside any water and sewer district, (See vacant parcel assumptions, P. G-110, and Gov. Code. 65583.2(5)(A) [Inventory must have water and sewer.]).

The County contends that this parcel qualifies for inclusion in the Affordable Multifamily Inventory despite the current lack of sewer capacity because the City of Eureka has identified it is an area that could feasibly be connected to water and sewer services. (See County's response letter to Jan Turner of June 28, 2019.) If there is no current sewer service, Gov. Code § 55583.2(5)(A) requires a mandatory program or plan by a public or private agency to secure water and sewer service to the parcel. An acknowledgment by the City of Eureka in a planning document that annexation is feasible is different from a mandatory plan by a government or private agency to connect the lot to sewer services.

While the lot could be annexed to the sewer district, this increases the cost and time required for development. This would be borne by the developer. We understand that the developer will have to pay for the annexation and related environmental studies, and a lift station. While it is difficult to project how high these will be, these are costs the project would not have if it were in the sewer district, and had an existing sewer line and lift station. (We also believe the lot may also be in the area impacted by the Martin Slough EIR, discussed above.)

The County has also not provided sufficient analysis to include a 34 acre parcel. Government Code section 65583.2(c)(2) states: "A site larger than 10 acres shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department that the site can be developed as lower income housing. For purposes of this subparagraph, "site" means that portion of a parcel or parcels designated to accommodate lower income housing needs pursuant to this subdivision."

This parcel counts as a site more than 10 acres because the draft Housing Element identifies it has a 34 acre site. The analysis of this site on page G-127 does not discuss the size of the parcel and we do not find anywhere in the draft Housing Element where the County demonstrates that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units.

For all the reasons discussed above, particularly the limitation of the number of units permitted to below the required density for the number of developable acres, this lot should not be in the Affordable Multifamily Land Inventory.

**APN 01511108:** This parcel is owned by the County. Staff states that it does not include lots owned by public agencies in the inventory. (Calculation of development potential, G-109) Thus, this lot does not belong in the inventory. Staff takes the position that it could sell the property, and then the development potential could be counted. If it sells the property, at that point it would make sense to assess whether it should be added back into the inventory.

**Non-Vacant Sites:** There are ten improved parcels in the inventory list on Table Z13 (on page G-115). The element often deals with the fact that the existing development that would exclude them from the inventory by stating that lot line adjustments could separate off the developed portion of the lots. Although the County has provided analysis of how multifamily housing could be situated on the lots, the County has failed to include in the discussion of each of these parcels:

...the city's or county's past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. (Gov. Code 65583.2(g)(1)).

All of the ten sites with existing uses must be removed from the land inventory unless the County can demonstrate they have actual development potential during this planning period through the analysis required by section 65583.2(g)(1).

We specifically wonder whether it is realistic to project that the 1.3 and 1.7 acre developed sites, APN 077-302-002, and APN 508-232-004, and the 25 acre site with 2.5 developable acres, APN509-15-128 are likely to be developed with multifamily housing within the period of the element.

Whether or not these lots could arguably be included in an inventory, the County could provide more attractive lots to encourage the development of affordable housing within the next 8 years. Further Multifamily rezoning, which the County committed to doing during the period of the last element, but never completed, should be considered.

**Non-Vacant Sites with Existing Uses Valued at More than \$100,000:** In its general description of the methodology it used to identify the parcels in its land inventory, the draft Housing Element states: "Parcels that contain residential development and improvements valued at greater than \$100,000 are not considered developable." (G-112.) However, the County includes at least some sites in its list of sites to meet its lower income RHNA that have existing uses valued at more than \$100,000 (for example, APN 016112010). These sites should be removed from the land inventory since they are counter to the County's own methodology.

Further, this strongly suggests that these parcels are not likely have real development capacity during this planning period and therefore do not meet the criteria required by Government Code section 65583.2(g)(1).

**APN 01611210:** This draft Housing Element identifies the developable acres for this site as 1.3 in Table – Z13 (page G-115). However, the developable acres are listed as 1.98 on page G-123. The draft Housing Element should be clarified to identify which of these is correct.

**APN 50840111:** The County lists this parcel in Table Z13 and appears to be relying on it to meet its lower income RHNA. However, there is no site-specific analysis provided for this site. There is a picture of the site at page G-147, but the analysis is missing. Since this site is identified as having 33.3 acres and 19.1 developable acres, the County cannot include this site unless it meets the requirements for large sites in Government Code section 65583.2(c)(2). As of now, the site cannot be included and should be removed from the land inventory for lower income RHHA.

**APN 510132031:** The draft Housing Element identifies the developable acres for this site as 38.5 acres in Table –Z13 and as 6.25 on page G-153. The draft needs to be updated to fix this inconsistency. Since this site is identified as having 57.4 acres and 38.5 developable acres, the County cannot include this site unless it meets the requirements for large sites in Government Code section 65583.2(c)(2).

- **Sites relied upon in prior Housing Elements/ Program H-IM73**

Government Code section 65583.2(c) limits when a jurisdiction may rely on parcels to meet its lower income RHNA when those same parcels were relied on in a prior Housing Element. The draft Housing Element includes a discussion of section 65583.2(c) at page 8-8 to 8-9 and Program H-IM73 to address the section’s requirements. While it appears from this discussion that the County is complying with this statute, the draft Housing Element should be clarified to confirm that the County is meeting these requirements.

Specifically, the draft Housing Element should provide a list of all non-vacant sites that were relied on in the prior Housing Element and all vacant sites relied on in the prior two Housing Elements, so that it is clear which sites are subject to section 65583.2(c) and Program H-IM73. Currently, the draft Housing Element at page 8-9 references a table of these sites in Appendix G. However, we were not able to find any such table. We suggest that the County simply add a column that identifies whether the parcel was relied on in a prior Housing Element to Housing Element Appendix Table – Z13, which lists all sites relied on to meet the lower income RHNA. (On page G-115.) The sites should also be listed within program H-IM73 so that it is clear which parcels are subject to this program.

- **Incentives should be Reserved for Affordable Housing**

The County has acknowledged that density alone is unlikely to insure development of affordable housing. Financial incentives tied to deed restrictions will be necessary to support this development. Staff has none-the-less brought forward an alternative to change the policies and



implementation measures which provide incentives for affordable housing, to give those incentives to all housing within Housing Opportunity Zones instead. As I have pointed out previously, the County over-produced moderate housing during the last cycle, and under-produced house for low-wage workers, seniors, disabled people and others in the lower income brackets. Financial incentives should be tied to price controls, and an assurance the housing produced with the incentives will be affordable. We encourage the Commission to reject the alternative versions, and reserve financial incentives for affordable housing.

Thank you for considering our comments. We look forward to continuing to work with the County to ensure a strong Housing Element that leads to greater housing opportunities for all members of our community.

Sincerely,

A handwritten signature in blue ink that reads "Jan L. Turner". The signature is written in a cursive style with a large initial "J" and "L".

Jan L. Turner  
Attorney

Enclosures

# ATTACHMENT 1

On Tue, Jul 2, 2019 at 6:07 PM Nielsen, Michelle <MNielsen@co.humboldt.ca.us> wrote:

Hello Jan. Our apologies that this took a bit longer to send that anticipated.

Below are the measures we discussed this afternoon. This is the current language contained in the draft amendments to the Housing Element. Please do not hesitate to contact us with any questions. Michelle

**H-IM7. Implement the Martin Slough Interceptor (MSI) Project, and Initiate Specific Actions if the Project is Canceled.** The County is in the process of developing and implementing a traffic impact fee consistent with the requirements of the certified Environmental Impact Report ("EIR") for the MSI project. If the County has not implemented the measure by July 1, 2020, the Planning and Building Department shall bring forward a program to either amend the project EIR or take other actions to meet the requirements of the traffic impact mitigation measures for consideration by the Board of Supervisors. If the traffic mitigation has not been completed by December 31, 2021 the County shall replace the loss of inventory in the area served by the Martin Slough Interceptor on a one-for-one basis by rezoning qualified properties in other areas as needed to meet the RHNA for lower-income households. Replacement of lots in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory. Rezoning shall be completed by December 31, 2022. Responsible Agency: Planning and Building Department.  
Timeframe: By July 1, 2022.

**H-IM39. Allowance for Moveable Tiny Houses.** The County shall amend the Zoning Regulations to allow moveable tiny houses as permanent single-family dwellings that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone when connected to utilities, and tie down and objective health, safety and design standards are met. Moveable tiny houses meeting the standards shall be allowed outside of manufactured home and special occupancy parks. The amendment to the Zoning Regulations shall consider allowing recreation vehicles (RVs) to be used as permanent residences outside of Special Occupancy Parks (also known as RV parks). Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

**H-IM54. Emergency Shelters.** The County shall amend the Zoning Regulations for emergency shelters consistent with Government Code Section 65583(a)(4)(A) et seq. to allow emergency shelters as a principally permitted use in the Limited Industrial (ML), Community Commercial Zone (C-2), Industrial Commercial (C-3), and Residential Multiple Family (R-3) zoning districts and eliminate the "*where specifically mapped*" qualifying language, and to meet the requirement that the management standards are objective. The County shall also amend the Mixed Use Urban and Mixed Use Rural (MU1 and MU2, respectively) zoning districts consistent with the General Plan to:

- A. Enumerate emergency shelters as a principally permitted use.
- B. Meet the requirement that the MU1 and MU2 development standards are objective and consistent with H-P29, and encourage and facilitate the development of, or conversion to, emergency shelters consistent with Government Code Section 65583(a)(4)(A).

Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

**H-IM75. Expand the Inventory of Special Occupancy Parks in Areas with Public Services.** The County shall consider amendments to the Zoning Regulations to expand the zoning districts where Special Occupancy parks are an allowed use. Concurrently the County shall amend the General Plan to address any inconsistencies.

Michelle Nielsen, Senior Planner

Long Range Planning

[Planning & Building | Humboldt County, CA - Official Website](#)

3015 H Street | Eureka, CA 95501

Main: 707-445-7541

Direct: 707-268-3708

[mnielsen@co.humboldt.ca.us](mailto:mnielsen@co.humboldt.ca.us)

--

Jan L. Turner

**Legal Services of Northern California**

*123 Third Street*

*Eureka, CA 95501*

*(707) 407-4138*

---

The information in this email and any attachments may be privileged or confidential. If you are not the intended recipient, please delete the email and any attachments and notify the sender immediately or call Legal Services of Northern California at 916-551-2150.

--

Jan L. Turner

**Legal Services of Northern California**

*123 Third Street*

*Eureka, CA 95501*

*(707) 407-4138*

---

## Housing Element Staff report for the 7-11-19 Planning Commission meeting

1 message

---

Richardson, Michael <MRichardson@co.humboldt.ca.us>

Wed, Jul 3, 2019 at 6:12 PM

To: Jan Turner <jturner@linc.net>

Cc: "Ellinwood, Joseph" <JEllinwood@co.humboldt.ca.us>, "Nielsen, Michelle" <MNielsen@co.humboldt.ca.us>, "Milner, Mary" <MMilner1@co.humboldt.ca.us>

Hi Jan,

Attached is the agenda for the 7-11-19 Planning Commission meeting that contains links on page 4 to the revised Housing Element and Housing Element Appendix. Hopefully this contains all the revisions you were anticipating. I modified the Martin Slough Interceptor implementation measure (H-IM7) we sent you last night to tighten it up a bit:

**H-IM7. Implement the Martin Slough Interceptor (MSI) Project, and Initiate Specific Actions if the Project is Canceled.** The County shall facilitate and monitor the MSI project, and implement the traffic mitigation measures required in the Environmental Impact Report for that project. If the County has not implemented the traffic mitigation measure in the EIR for the MSI project by July 1, 2020, the Planning and Building Department shall bring forward a program for consideration by the Board of Supervisors to either amend the project EIR or take other actions to meet the requirements of the traffic impact mitigation measure by December 31, 2021. If the EIR has not been revised or the requirements of the traffic mitigation have not been satisfied by December 31, 2021, and substantial evidence suggests that as a result new sewer connections for residential development served by the MSI project will not be allowed, the County shall replace the properties in the Affordable Housing Land Inventory in the area served by the MSI project on a one-for-one basis by rezoning qualified properties in other areas as needed to meet the RHNA for lower-income households. Replacement of properties in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory. Rezoning shall be completed by December 31, 2022. Responsible Agencies: Planning and Building Department, City of Eureka, Humboldt Community Services District. Timeframe: Ongoing.

We also added a measure to increase the number of sites that can be used for Special Occupancy Parks (RV Parks):

**H-IM75. Special Occupancy Parks.** The County shall initiate amendments to the Zoning Regulations to increase the number of sites where Special Occupancy Parks are allowed. Responsible Agency: Planning and Building Department. Timeframe: By June 30, 2021.

Let me know if I can clarify any of this for you.

Thanks for your help!

Michael Richardson

Supervising Planner

Long Range Planning

7/9/2019

Legal Services of Northern California Mail - Housing Element Staff report for the 7-11-19 Planning Commission meeting

Humboldt County Planning and Building Department

(707) 268-3723

---

 **PC Agenda for 7-11-19 meeting.pdf**  
158K

**Google Apps**Legal Services of  
Northern California

Jan Turner &lt;jturner@lsnc.net&gt;

**Re: DRAFT revisions to HE implementation measures per 7/2 phone call w/ J. Turner et al**

1 message

Jan Turner &lt;jturner@lsnc.net&gt;

Wed, Jul 3, 2019 at 11:32 AM

To: "Richardson, Michael" &lt;MRichardson@co.humboldt.ca.us&gt;

Thank you.

Jan

On Wed, Jul 3, 2019 at 10:32 AM Richardson, Michael &lt;MRichardson@co.humboldt.ca.us&gt; wrote:

Hi Jan,

I did some digging and found the R-4 zone was deleted from the list of zones that allow emergency shelters by the Planning Commission during their review of the draft 3<sup>rd</sup> cycle Housing Element in 2009. The issue was discussed at their 2/26/09 meeting when they appear to have been concerned about R-4 parcels not being used for multifamily housing. They were deliberating on allowing principally permitted emergency shelters only on R-4 parcels that had existing commercial and medical office uses. That approach would have been complicated, so I think it's likely we advised them that if they were concerned about the potential impacts on developing multifamily housing in the R-4 zone they should probably delete that zone from the list of zones where emergency shelters are principally permitted. The Planning Commission then deleted the R-4 zone from the list and the Board of Supervisors accepted the Planning Commission's recommendation later that year.

Let me know if I can clarify any of this for you.

Thanks!

- Michael R.

**From:** Jan Turner <jturner@lsnc.net>**Sent:** Wednesday, July 3, 2019 8:57 AM**To:** Nielsen, Michelle <MNielsen@co.humboldt.ca.us>**Cc:** Richardson, Michael <MRichardson@co.humboldt.ca.us>; Ellinwood, Joseph <JEllinwood@co.humboldt.ca.us>;

Sarah Steinheimer &lt;ssteinheimer@lsnc.net&gt;; Lynn Martinez &lt;lynnmartinez@lsnc.net&gt;

**Subject:** Re: DRAFT revisions to HE implementation measures per 7/2 phone call w/ J. Turner et al

Excellent, thanks. On the homeless shelters, aren't they also principally permitted in R4?

Jan

**This creates a new burden for third parties to prove the the lots won't have sewer capacity if the County fails to meet its obligations under the EIR. Is the County proposing that the public must prove that no one will violate the EIR by giving improper sewer hookups before the County will do the rezoning? I would prefer to accept the EIR on its face and assume compliance with the law. Adding this additional phrase creates a vague and difficult standard that invites future litigation. Please return to the prior version which is straight forward, objective and easily measurable or ommit this clause form the revised version.**

Jan

On Wed, Jul 3, 2019 at 6:12 PM Richardson, Michael <[MRichardson@co.humboldt.ca.us](mailto:MRichardson@co.humboldt.ca.us)> wrote:

Hi Jan,

Attached is the agenda for the 7-11-19 Planning Commission meeting that contains links on page 4 to the revised Housing Element and Housing Element Appendix. Hopefully this contains all the revisions you were anticipating. I modified the Martin Slough Interceptor implementation measure (H-IM7) we sent you last night to tighten it up a bit:

**H-IM7. Implement the Martin Slough Interceptor (MSI) Project, and Initiate Specific Actions if the Project is Canceled.** The County shall facilitate and monitor the MSI project, and implement the traffic mitigation measures required in the Environmental Impact Report for that project. If the County has not implemented the traffic mitigation measure in the EIR for the MSI project by July 1, 2020, the Planning and Building Department shall bring forward a program for consideration by the Board of Supervisors to either amend the project EIR or take other actions to meet the requirements of the traffic impact mitigation measure by December 31, 2021. If the EIR has not been revised or the requirements of the traffic mitigation have not been satisfied by December 31, 2021, and substantial evidence suggests that as a result new sewer connections for residential development served by the MSI project will not be allowed, the County shall replace the properties in the Affordable Housing Land Inventory in the area served by the MSI project on a one-for-one basis by rezoning qualified properties in other areas as needed to meet the RHNA for lower-income households. Replacement of properties in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory. Rezoning shall be completed by December 31, 2022. Responsible Agencies: Planning and Building Department, City of Eureka, Humboldt Community Services District. Timeframe: Ongoing.

We also added a measure to increase the number of sites that can be used for Special Occupancy Parks (RV Parks):

**H-IM75. Special Occupancy Parks.** The County shall initiate amendments to the Zoning Regulations to increase the number of sites where Special Occupancy Parks are allowed. Responsible Agency: Planning and Building Department. Timeframe: By June 30, 2021.

Let me know if I can clarify any of this for you.

Thanks for your help!

Michael Richardson

Supervising Planner

Long Range Planning



Humboldt County Planning and Building Department

(707) 268-3723

--

Jan L. Turner  
**Legal Services of Northern California**  
123 Third Street  
Eureka, CA 95501  
(707) 407-4138

--

Jan L. Turner  
**Legal Services of Northern California**  
123 Third Street  
Eureka, CA 95501  
(707) 407-4138

# ATTACHMENT 2

**HOUSING ELEMENT APPENDIX TABLE – Z10. Comparison of Sewer Capacity and Development Potential in the MSI Project Area 2009 - 2013**

Sewage Drainage Basin	2010 Sewer Capacity	2009 – 2012 Permitted Units	Total 2013 Sewer Capacity with Completion of Phase 1	Affordable Land Inventory Development Potential	Remaining Capacity
McCullens Street	200 units	13	187 units	90 units	+97 units
Campton Road	0 units	0	150 units	0	0
Leslie Lane Diversion	0 units	5		0	0
"O" Street	0 units	18		100 units	+50 units
Hoover Street	178 units	72	106 units	142 units	-36 units
<b>Total</b>	<b>378 units</b>	<b>85</b>	<b>443 units</b>	<b>332 units</b>	<b>+111 units</b>

Compared to the affordable multifamily development potential of 332 units in the MSI project area, there is a capacity to provide sewer services to all the multifamily development potential and an additional 111 more units except in the Hoover Street drainage basin, where there are 36 units in the affordable multifamily land inventory that cannot be served by the existing sewer capacity.

The requirements of the previous Housing Element point to the need for additional property outside the Hoover Street drainage basin to replace the 36 units in the affordable multifamily land inventory. The Wiyot tribe constructed 33 units affordable to very low-income households since 2007, and plan to construct an additional affordable 39 units in the next five years. The Tribe does not charge their members for construction of the homes; the owners are only required to pay utilities, so they are considered affordable to very low-income households. The property upon which the new homes will be constructed is suitable for multifamily housing as it is serviced by adequate roads, sewer, and water available within the planning period. Also, the subject property allows multifamily development at a density of at least 16 units per acre by right (no discretionary review is required by the County); as a sovereign nation, the tribe may build at whatever density it prefers. Further the Tribe has a track record of building affordable housing at that scale, since they did a similar sized project in the previous planning period. These are all factors supporting these units as replacement units in the Affordable Housing Land Inventory.

The required replacement sites were identified within the 180 day timeframe required in the former Housing Element. No rezoning is needed for these additional units.

*Implementation of Other Housing Element 2009 Housing Element Programs*

The County implemented the following programs from the previous Housing Element:

**H-IM1. Housing Opportunity Zones.** The County shall adopt Housing Opportunity Zones and applicable residential and infrastructure development incentives and standards by ordinance. Responsible Agencies: CDS and County Counsel. Timeframe: By August 31, 2010.

**H-IM2. Incentives for Affordable and Special Needs Housing.** The County shall adopt residential and infrastructure development incentives and standards by ordinance to encourage housing affordable to persons or families of low, very low or extremely low income or meeting the housing needs of identified special populations. Responsible Agencies: CDS and County Counsel. Timeframe: By August 31, 2010.

# ATTACHMENT 3

# STATEMENT OF MITIGATION MEASURES AND MONITORING PROGRAMS

## MARTIN SLOUGH INTERCEPTOR PROJECT

SCH No. 2002082043

The following mitigation measures, together with the associated monitoring programs, are adopted by the City of Eureka (City) as conditions of approval for this project. These measures and associated monitoring programs were identified, or are based on measures identified, in the Final Environmental Impact Report (Final EIR) for the project, and are within the jurisdiction of City for implementation.

The measures identified in this statement reflect the interests of the City in ensuring a project that meets the legal obligations of the City pursuant to Section 15097 of the Guidelines for Implementation of the California Environmental Quality Act. Other mitigation measures may legitimately be required for this project by other responsible agencies with regulatory or trustee authority for the proposed project; any such measures are not within the jurisdiction of the City for implementation, but such measures can be, and should be, implemented by the responsible agencies.

The proposed project incorporates a number of voluntarily included features that have the effect of reducing potential environmental effects. These voluntary features are described fully in the Final EIR, and are specifically identified here as functioning in the manner of mitigation measures, by allowing the project to avoid or reduce significant environmental effects. Should any of those voluntarily included features not be reflected in the final project plans developed by the City for the project, then the City shall incorporate alternative or additional measures (and monitoring programs) which have the same degree of effectiveness in reducing environmental effects as do the voluntarily proposed project components described in the Final EIR.

### I. PHYSICAL ENVIRONMENT

#### A. Soils and Geology

##### **Mitigation Measure 3-1.1 – Geologist to Review Construction Process to Assure a Lack of Adverse Effects from Geological or Geotechnical Hazards**

Measure: *The City shall retain the services of a qualified geologist to evaluate the proposed construction process identified by the awarded contractor, to make recommendations to the City regarding the final implementation of any measures or practices included in the contractor's proposed methodology with respect to geological and*

This is the same measure as Mitigation Measure 11-1.1.

**Mitigation Measure 11-3.1 – Limit Connections to Martin Slough Interceptor Pending the Development of a Memorandum of Agreement to Identify Mitigation for Cumulative Traffic Impacts, and the Implementation of a Circulation Improvement Fund Program**

Measure: *The City shall cooperate with local governments in the project area to enter into a Memorandum of Agreement (MOA) to develop and implement a suitable “Cumulative Traffic Impact Assessment and Mitigation Program” (Program). The aim of the MOA, and of the resulting Program, will be to formally identify indirect or cumulative traffic and circulation impacts, and the required improvements necessary to offset indirect or cumulative circulation impacts, within the areas of the City of Eureka and the County of Humboldt that will be served, whether directly or indirectly, by the Martin Slough Interceptor Project.*

*The City shall prohibit connections to the Martin Slough Interceptor, or to any part of the City’s wastewater collection system that will develop additional conveyance capacity as a result of the Martin Slough Interceptor Project, until the MOA and the Program are in place and appropriate funding has been secured for improvements identified in the Program. The methodology for creating the Circulation Improvement Fund Program shall be identified as part of the MOA and the Program. Payments to the circulation improvement fund shall be secured for each connection to the wastewater collection system prior to the authorization by the City of that connection.*

Monitoring: This measure shall be made a condition of approval for the current project. The City of Eureka will identify programmatic elements required in a regional transportation planning approach that includes the City and other parts of the project service area. Upon the implementation of the MOA, and following the delivery of an appropriate payment to the circulation improvement fund for any affected parcel under the Program, the City shall authorize a connection to the Martin Slough Interceptor.

**C. Noise**

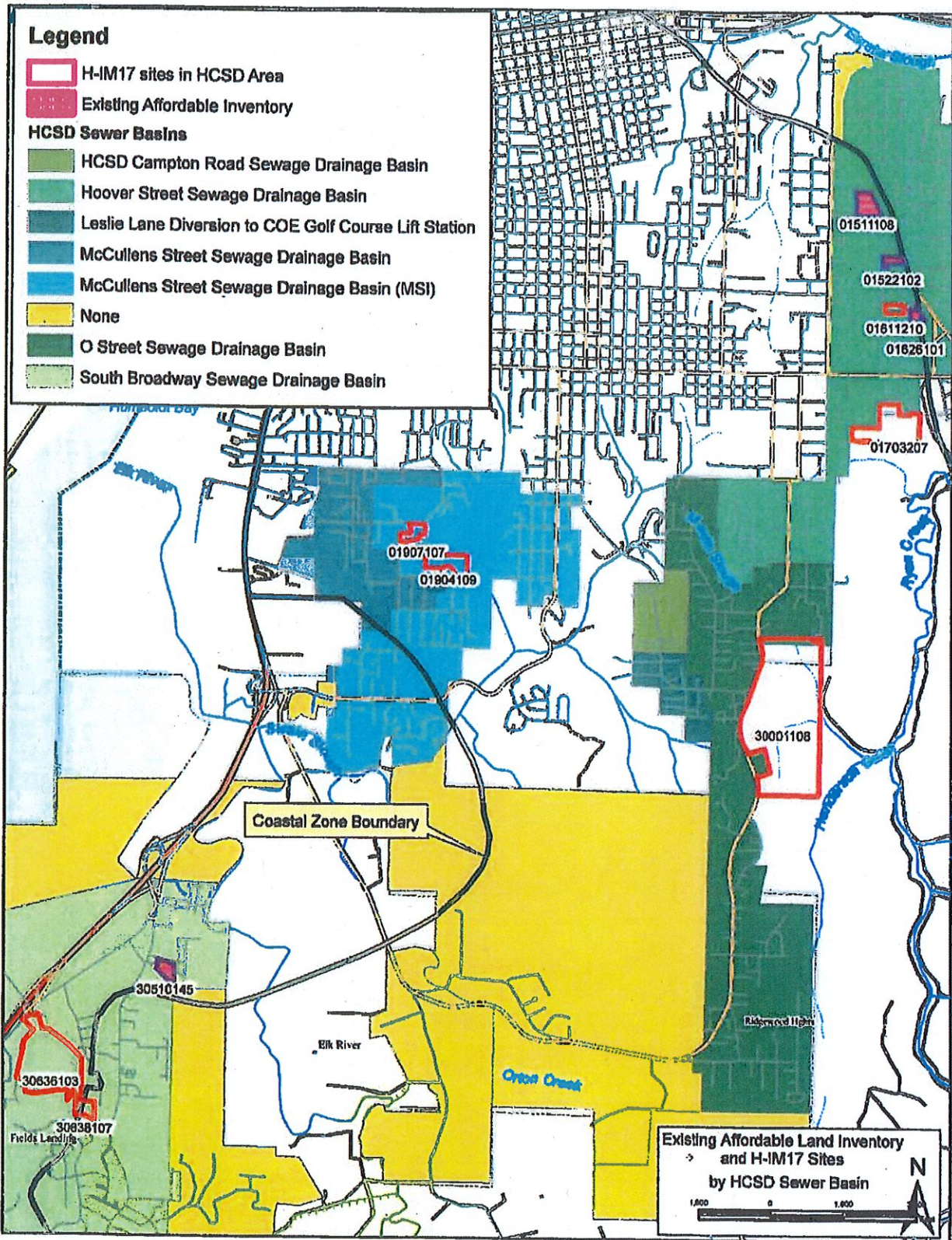
**Mitigation Measure 12-1.1 - Restrict Noise-Generating Activities**

Measure: *The operating periods of equipment used in project construction within 1000 feet of residentially developed areas of the City of Eureka or County of Humboldt shall be limited to the hours between 7:00 AM and 7:00 PM Monday through Friday, and the hours between 9:00 AM and 5:00 PM on Saturday (this restriction need not be applied in construction along South Broadway (Highway 101)).*

*Construction personnel shall conduct all work activities in a manner that minimizes noise generation. A variety of contractor actions are available which will reduce construction noise, including: (i) turning off engines in all equipment not in active use, (ii) avoiding using*

# ATTACHMENT 4

**HOUSING ELEMENT APPENDIX FIGURE - 33. Affordable Housing Sites in HCSD Sewer Basin Areas**



Source: Humboldt County Planning and Building Department, 2014



**From:** [Mickey Hulstrom](#)  
**To:** [Nielsen, Michelle](#)  
**Cc:** [David Hull](#)  
**Subject:** HCSD Sewer  
**Date:** Thursday, July 11, 2019 3:28:59 PM

---

Michelle:

Thanks for the opportunity to comment on the July 10, 2019 Legal Services of Northern California letter. We would like to clarify some issues mentioned in the letter regarding the Martin Slough Interceptor Project (MSI).

- The MSI had nothing to do with capacity at the regional Elk River Wastewater Treatment Plant (page 2).
- The HCSD's sewage collection system is not at capacity and can accommodate future growth within its existing boundaries.
- All the sewer capacity limits were set by the City of Eureka's collection system. HCSD's sewage collection system connects to/flows to the City's sewage collection system in various locations and they had some flow issues within their sewer system. MSI was partially designed to reroute flows away from the City's overloaded sewer system. Some of the rerouted flows have been completed.
- While the information in Table Z-010 of Attachment 2 was generally true when written in 2014, it is important to know that the "O" Street sewage drainage basin has since been connected to MSI & the Campton Road sewage drainage basin has also connected to MSI. The Leslie Lane Diversion now flows to the Campton Rd Drainage basin which is now connected to MSI. Therefore, there are no capacity issues in those areas. By the end of the year, HCSD will have diverted flows from HCSD's Sea Ave Sewage Lift Station located in Pine Hill to MSI, therefore rerouting flows away from the McCullens Street drainage basin to MSI.

Thanks again for the opportunity to comment. If you need any additional information regarding HCSD's water and sewer systems, please do not hesitate to contact me.

Mickey Hulstrom  
Humboldt Community Services District