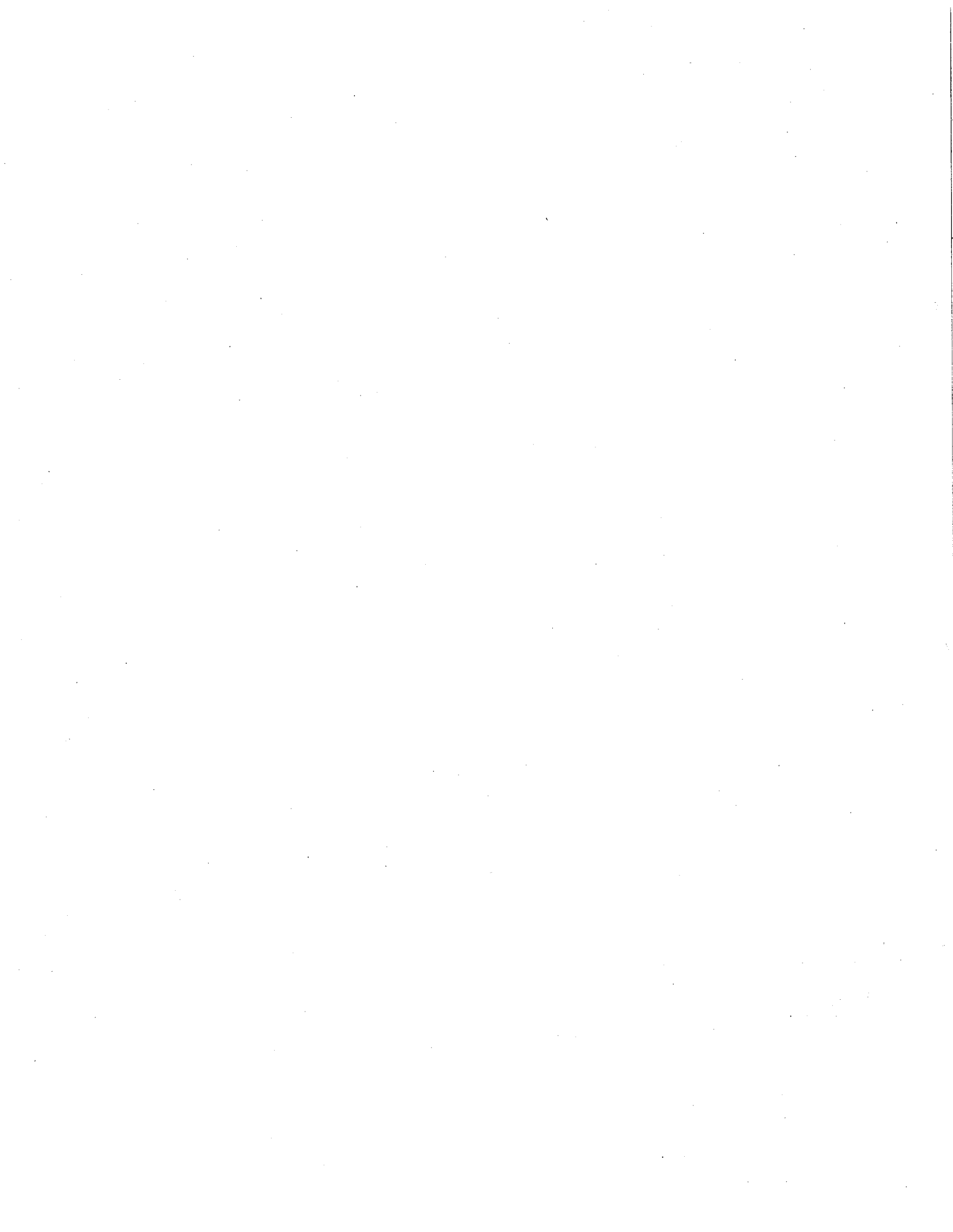


Inventory Status Summary for the 2019-2027 Housing Element


4,847	Potential units from 2014 inventory		
4,138	Parcel count for the 2014 inventory		
505	Dwelling units constructed 2014-2018		
3,633	Remaining potential parcels assuming 1 du per parcel		
3,633	Remaining potential parcels assuming 1 du per parcel		
1,413	RHNA allocation for 2019-2027 Housing Element		
2,220	Remaining potential parcels		

Slide 22A



2019 Housing Element Update

Humboldt County Planning Commission
Workshop

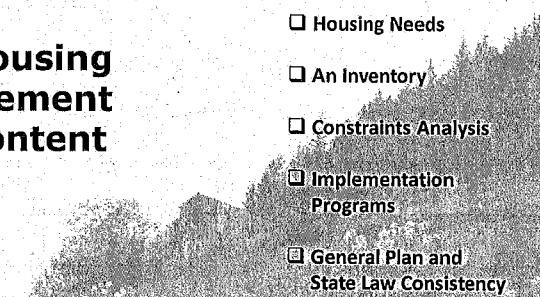


May 2, 2019

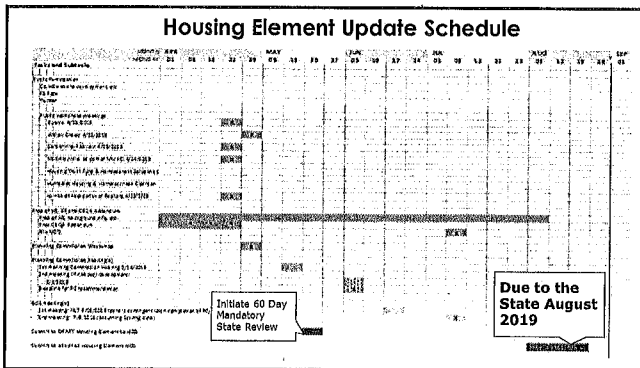
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Housing Element Content

- Public Participation
- Housing Needs
- An Inventory
- Constraints Analysis
- Implementation Programs
- General Plan and State Law Consistency



2



3

Basic Demographics for Unincorporated Humboldt County

- Population: 72,000 of 136,000 or 53%
- Number of Households: 28,500
 Owner Occupied: 18,200 Renter Occupied: 10,200
- Total Housing Units: 73,000 units or 54%
- Employment: 13,750 jobs
- More than 1,400 Individuals Experiencing Homelessness

Source: 2019 Regional Housing Needs Assessment Plan, Department of Finance, and the American Community Survey

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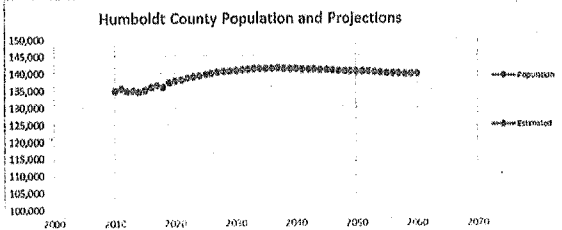
Population Growth Trends 2014 -2018, with 2010 Benchmark

COUNTY/CITY	Population	Population	Population	Population	Population	Population	Average Annual Change	
	4/1/2010	1/1/2014	1/1/2015	1/1/2016	1/1/2017	1/1/2018	Number	Percent
Humboldt County								
Arcata	17,231	17,843	18,122	18,242	18,358	18,398	91	0.5%
Blue Lake	3,253	3,281	3,299	3,306	3,301	3,280	0	0.0%
Eureka	27,491	26,633	26,355	26,348	26,500	26,382	-55	-0.2%
Fortuna	1,371	1,366	1,370	1,367	1,373	1,367	0	0.0%
Fortuna	11,926	11,885	11,914	11,907	12,008	12,042	31	0.3%
Rio Dell	3,368	3,333	3,326	3,322	3,355	3,348	3	0.1%
Trinidad	367	339	330	325	335	340	0	0.1%
Unincorporated	71,916	72,195	72,467	72,600	73,170	72,865	134	0.2%
County Total	134,623	134,977	135,183	135,417	136,430	136,002	205	0.2%

Source: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2018.

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Is Humboldt's population growing?



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Humboldt's demographic trends

Age and Sex Distribution, 2000-2017

Age Group	2000 Total	2010 Total	2017 Total	2017 % Total	% Change (2000-2017)	2017	
						Male	Female
Under 5	7,125	7,730	7,407	6%	4%	3,741	3,666
5-14	14,714	14,564	14,144	10%	-13%	6,743	7,401
15-24	21,224	21,409	22,804	17%	6%	11,862	11,042
25-34	14,014	19,975	16,864	12%	6%	8,381	8,483
35-44	18,677	15,048	18,262	13%	-2%	9,574	8,688
45-54	19,861	18,749	15,075	11%	-24%	7,463	7,612
55-64	11,111	19,373	18,981	14%	71%	9,224	9,757
65-74	8,020	9,671	14,527	11%	82%	7,037	7,490
75-84	5,754	5,459	8,912	4%	3%	2,968	3,004
85+	2,002	2,543	2,554	2%	28%	699	1,855
Total	126,618	134,623	136,764	100%	N/A	67,579	69,175

Source: U.S. Census Bureau, Census 2000, 2010, American Community Survey 2017

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HOUSING IS NOT AVAILABLE OR AFFORDABLE FOR RESIDENTS.

The critical housing issue facing Humboldt County

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**Housing Affordability
2018 Quarters 3 & 4**

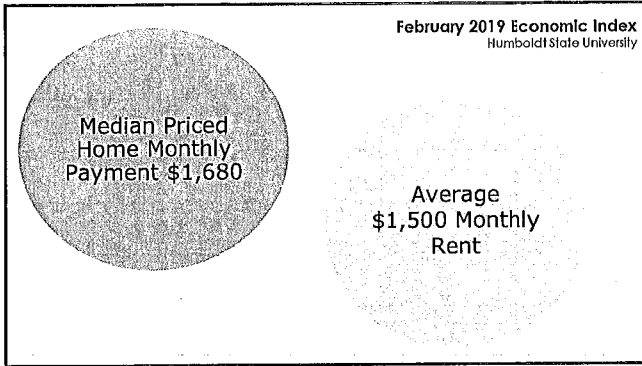
\$310,000 Median Home Price

\$1,680 Monthly Payment

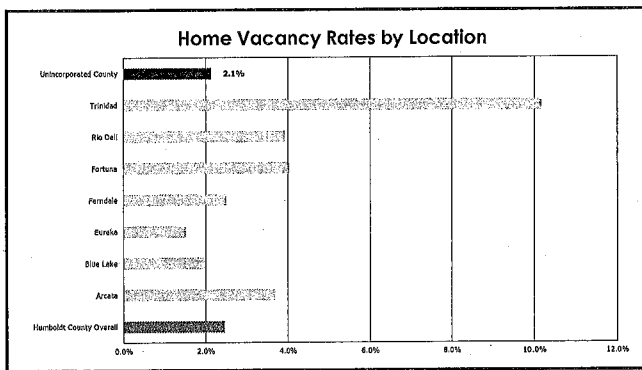
\$67,210 Minimum Income

Source: California Association of Realtors

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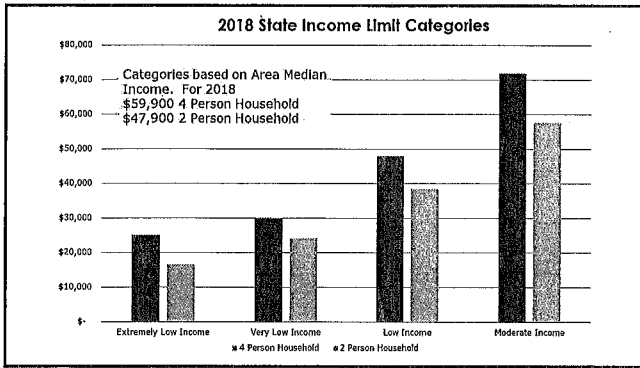
11

Direct and Indirect New Housing Costs For Typical 3 Bedroom, 1,500 Square Foot Home In Humboldt County

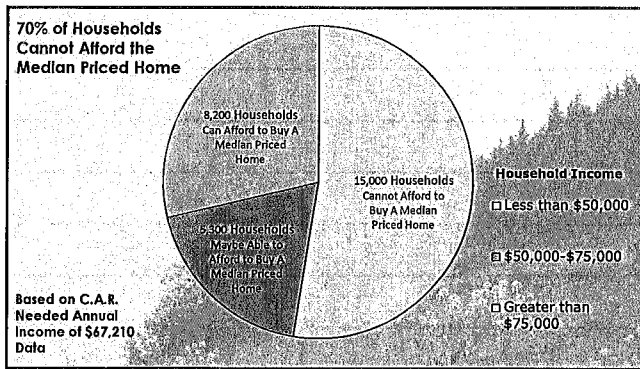
Category	2013
Direct Costs	
Land (6,000 square foot lot*)	\$95,000
Site Improvements	\$15,000
Construction	\$187,500+
Sales and Marketing (6%)	\$18,000
Indirect Costs	
Origination Fee	\$3,097
Credit Check	\$65
Appraisal Fee	\$500
Document Preparation	\$85
Roof Report	\$200
Termite Report	\$200
Total Purchase Price	\$319,647

Source: Humboldt County Planning & Building Department, 2013.
*Not including water and sanitation systems.

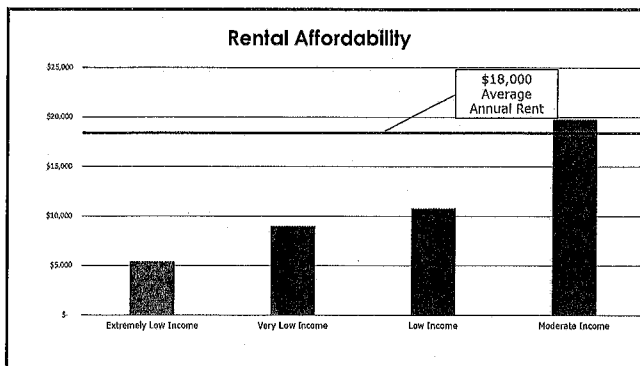
12



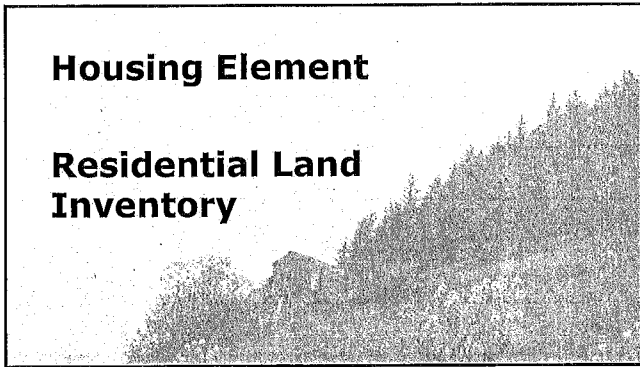
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Previous Regional Housing Needs Assessment (RHNA) for the Incorporated and Unincorporated Areas

	Planning Period (PP)	IICD Allocation/PP	Annualized RHNA
CYCLE 2	12/31/90-06/30/97	5,984/6.5 years	921/year
CYCLE 3	12/31/00-06/30/08	3,975/7.5 years	530/year
CYCLE 4	12/31/06-06/30/14	4,747/7.5 years	633/year
CYCLE 5	12/31/13-06/30/19	2,060/5.5 years	375/year

2014 Housing Element

Question: So what was the unincorporated area share for the 2014 Housing Element?

Answer: 859 units or 41.7%

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Regional Housing Needs Assessment for the 2014 Housing Element by Income Category
Unincorporated Area

Very Low Income	Low	Moderate	Above Moderate	Total Allocation
211	136	146	366	859

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**Residential Land Inventory Summary,
2014 Housing Element for 2014-2019**

Zoning Group	Dev. Acres	Potential Units (Gross)	Parcel Count	Potential Units for the 5 th Cycle Planning Period (Net)
Rural Residential (RR)	19,019	1,483	1,417	832
Rural Residential properties added by the GPU (RR)	5,238	1,270	393	393
Residential Estates (RE)	1,469	575	398	341
Residential Low Density (RL)	1,554	3,803	1,579	2,177
Residential Multifamily (RM)	273	1,497	351	1,104
Total	27,553	8,628	4,138	4,847

Source: Humboldt County Planning and Building Department, 2015

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**Dwelling Units Constructed 2014-2018
Based on Building Permits Issued**

Income Level	RHNA Allocation by Income Level	2014	2015	2016	2017	2018	Total Units to Date (all Years)	Total Remaining RHNA by Income Level
Very Low	212	10	5	3	7	5	30	176
Low	135	13	4	11	15	18	51	124
Moderate	149	28	53	35	86	10	205	9
Above Moderate	503	83	39	27	12	42	203	183
Total RHNA	859							
Total Units		134	101	77	192	75	589	415

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- Approximately 10% of the potential 4,847 developable units of the 2014 Inventory has been used since the 2014 Housing.

➤ This does not factor in the 74 new parcels created by subdivision

And, approximately 58% of the 2014 RHNA allocation of 859 dwelling units has been met

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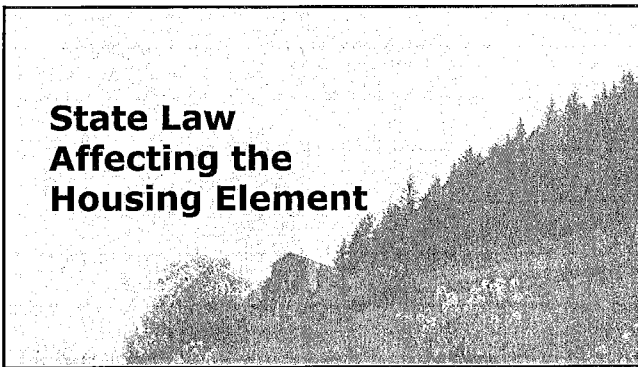
What the RHNA allocation for the 2019-2027 Housing Element*?

Final 2019 RHNA by Income Category

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

*The 6th cycle housing element has 8.7 year projection period.

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State Law Affecting the Housing Element

ACCESSORY DWELLING UNITS

GOV Sec 65852.2

- ADUs principally permitted in "areas zoned to allow single family and multifamily use"
- No separate sale
- Several restrictions relaxed.

FARM EMPLOYEE HOUSING

HSC Secs. 17021.5, 17021.6

- Farm Employee Housing (FEH) is Employee Housing (HSC Sec. 17000)
- Six or fewer farm employees in single family use
- Facilities up to 24 beds, or 12 units for households, is an agricultural use
- Housing of more than 5 people requires HCD permit.

TINY HOUSES

Building Codes and Housing Regulations

Tiny Houses (TH)

- No official state definition
- UBC minimum size 70 square feet (2015)
- UBC adopts Appendix Q Tiny Houses, with definition (2016)
- Single family unit if on permanent foundation

Moveable Tiny Houses (MTH)

- Classified as RV if built to ANSI standards (for RVs)
- Registered with DMV
- Only allowed in SOPs and manufactured home parks
- New building codes being considered
- Trend to allow MTHs as permanent dwellings.

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How are conventional homes, RVs, manufactured homes, and Tiny Houses classified and regulated now?

Dwelling Type	Characteristics	Size	Standards	Locations if used as permanent housing
Conventional home	Stick built, on foundation	Full size	California building code	Single family and some other zones
Factory-built home	Built offsite, set up foundation	Full size	California building code	Single family and some other zones
Manufactured home	Built offsite, set up foundation or in park	Full size	Manufactured Home Construction and Safety Standards (FHSS)	Single family or foundation; mobilehome parks if not
Recreational vehicle	On wheels	Small	ANSI 119.2, 119.5	mobilehome park or special occupancy park
(Moveable) Tiny House	Sits on foundation or on wheels	Small	ANSI 119.2, 119.5, and/or alternative	mobilehome park or special occupancy park

May 2, 2019

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Supportive Housing

Supportive Housing shall be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.

Inland Zoning Districts: R-3, R-4, C-1, C-2, C-3, CH, MB, and the proposed new Mixed Use zone.

Jurisdictions MUST approve projects that comply

Source: Gov't Code Sections 65582(g), 65583(c)(3), and 65650 et seq.

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Public Comment Topics

First Series of Workshops which focused on background info

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- Accessory Dwelling Units
- Tiny Houses and Moveable Tiny Houses
- Tiny House Villages
- Improved access to expertise
- Shelter solutions to address homelessness
- Combat NIMBYism
- Housing is not affordable
- Multifamily housing
