

EXHIBIT A

Draft 2019 Housing Element Policy and Program

Revised July 16, 2019

8.4 Goals and Policies

Goals

- H-G1. Housing Production.** Regulatory policies, practices and financial incentives that promote the creation of affordable housing, protect the public health, safety and welfare, promote clear development requirements, advance equity, minimize the environmental impacts of housing development and reflect the goals and priorities of this Plan.
- H-G2. Housing Diversity.** An adequate supply of all types of housing affordable for all income levels in all areas of the County, including urban, suburban, rural, hamlet and remote areas.
- H-G3. Workforce Housing.** An adequate supply of rental and homeownership opportunities affordable to wage earners within close proximity to local businesses, recreational facilities, community services, transit corridors and schools.
- H-G4. Residential Land Inventory.** An inventory of land, suitable for development within the eight-year period for this Housing Element Update cycle, which provides adequate capacity to meet projected regional housing needs for all income levels.
- H-G5. Housing Needs of Special Populations.** Sufficient and affordable housing opportunities for seniors, disabled persons, homeless, nomadic, single-parent households, farmworkers, and large families.
- H-G6. Emergency Shelters, Supportive and Transitional Housing.** Address the housing and access needs of vulnerable populations and provide sufficient opportunities and capacity to meet local needs for emergency shelters, navigation centers, day centers, supportive housing and transitional housing, including alternative and shared housing.
- H-G7. Affirmatively Furthering Fair Housing.** Regular meaningful actions to affirmatively further and promote fair housing, to improve access to opportunity, and prohibit discrimination.²

² *Meaningful Actions* are defined as "significant actions that are designed and can be reasonably expected to achieve a material positive change that affirmatively furthers fair housing by, for example, increasing fair housing choice or decreasing disparities in access to opportunity." (Title 24 Code of Federal Regulations Part 5 Section 5.152)

Policies

- H-P1. Development of Properties in the Residential Land Inventory.** The County shall encourage development of parcels in the residential land inventory for the current planning period at targeted residential density.
- H-P2. Flexibly Apply Development Standards to Low Income Housing.** The County shall support the flexible application of development standards through a streamlined permit process for housing people in lower income affordability categories and special needs populations.
- 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 in close proximity to commercial services and public and shared transit shall be preferred for development of affordable housing.
- H-P4. Maintenance of an Adequate Supply of Residential Land.** The County shall maintain an adequate supply of residentially zoned land to accommodate projected housing needs for all income categories and special needs populations throughout the Housing Element planning period.
- H-P5. Maintaining an Adequate Land Inventory.** Unless written findings are made pursuant to Government Code Section 65863 et seq. supported by substantial evidence, the County shall not allow a reduction in residential units in the residential land inventory below that specified in the current Regional Housing Need Allocation (RHNA).
- H-P6. Contributions to Infrastructure and Service Development.** Market-rate housing will pay its fair share of infrastructure and public service costs. Housing with long-term affordability covenants and restrictions requiring units to be available to, and occupied by, persons or families of low, very low or extremely low income for at least 20 years may be eligible for subsidies to pay for applicable infrastructure and public service costs.
- H-P7. Residential Subdivision Approvals within Housing Opportunity Zones.** The density of residential subdivisions within Housing Opportunity Zones shall not be reduced below the calculated minimum number of units per Standard H-S2 unless the County makes specified findings.
- H-P8. Residential Subdivision Permit Process.** The County shall maintain an efficient, streamlined and predictable permitting process designed for residential subdivisions that meet the goals and policies of this Element.
- 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 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-P10. Rehabilitation of Substandard Housing.** The County shall work to improve substandard housing conditions throughout the County as indicated through housing condition surveys.

H-P11. Emergency Shelters. Emergency shelters, day centers and navigation centers, shall be allowed as principally permitted uses on sites mapped for emergency shelters in the Housing Element Appendix.

H-P12. Housing and Support Services for Elders and Disabled Persons. The County shall promote and encourage a range of housing and support services for elders and disabled persons that allow a wide spectrum of choices from fully independent to fully assisted living.

H-P13. Support Innovative Construction and Design Methods. The County shall support the use of innovative construction and design methods and building materials that make more efficient use of land and materials, including water conserving waste disposal systems, energy systems, dwelling designs, and uses of recycled materials for building. The County shall also encourage and support sweat-equity and collaborative construction methods.

H-P14. Encourage New and Experimental Techniques. The County shall encourage and be receptive to new and experimental construction techniques for housing.

H-P15. Support Alternative Owner Builder Program. The County shall support alternative owner-built/ owner-occupied housing to promote low cost housing and improved permit compliance in rural areas not served by public water or sewer.

H-P16. Reduce and Avoid Impacts to Biological Resources. The County shall refer all building permit applications for structures whose water source is from perennial streams or rivers, or from wells within 100 feet of a perennial stream or river, or from springs within 100 feet of a perennial stream or river to the Department of Fish and Wildlife (DF&W).

H-P17. Promote Infill, Reuse and Redevelopment. The County shall promote infill, re-use and redevelopment of vacant and under-developed land within Urban Development Areas and Housing Opportunity Zones as a strategy to create affordable housing, provide an economic stimulus and re-vitalize community investment.

H-P18. Housing Opportunity Zones. The County shall continue to stimulate residential and infrastructure development within Housing Opportunity Zones. The County shall review and consider the expansion of or the addition of new Housing Opportunity Zones, as needed and where appropriate.

H-P19. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks. The County shall support continuation of existing manufactured home parks and long-term occupancy special occupancy parks and shall support expansion of existing parks as an important source of affordable housing.

H-P20. Retain Historic and Legal Non-Conforming Housing. The County shall support retention of historic and legal non-conforming housing which exceeds the general plan density standards.

H-P21. Siting of Multifamily Housing Developments. The County shall plan, prioritize, and support development proposals that locate multifamily uses along major transportation corridors, near transit stops, public services, recreation areas, neighborhood commercial centers and work opportunities.

H-P22. Allowances for a Mixture of Housing Sizes and Types. The County shall allow a variety of housing types and sizes in all residential areas served by public sewer to encourage a mix of housing opportunities for all income categories.

H-P23. Housing Rehabilitation. The County's code enforcement requirements and program shall develop habitability and maintenance provisions in county code to prioritize rehabilitation of existing sub-standard housing and require maintenance of residential structures in a suitable condition for housing.

H-P24. Promote Fair Housing and Improved Access to Opportunity. The County shall support the enforcement of state and federal fair housing and anti-discrimination laws, and improve public information and community engagement on fair housing topics.

H-P25. 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.

H-P26. Technical Assistance Program. The County shall develop a residential development technical assistance program to improve public engagement, outreach and availability of information and expertise regarding residential land use regulations and the residential development permitting process.

H-P27. Pre-Approved Housing Plans. The County shall increase the variety of housing designs available as pre-approved housing plans offered for downloading at no cost on the County's website to encourage the production of affordable housing, including alternative housing designs.

H-P28. Streamline Housing Review and Approval. When amending the Zoning Regulations for residential zoning, uses or standards, the County shall adopt objective standards to improve the clarity and predictability of residential development standards for both the community and developers. "Objective standard" shall mean zoning, subdivision, or design review standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

H-P29. Encourage Accessory Dwelling Units. The County shall stimulate the construction of accessory dwelling units by relaxing accessory dwelling unit development standards through modifications to the land use codes in order to provide low-cost housing and to make more efficient use of existing roads.

H-P30. Allowance for Tiny Houses and Moveable Tiny Houses. The County shall encourage development of new low-cost housing by allowing tiny houses and moveable tiny houses as permanent single-family dwellings and detached bedrooms in single family and multifamily zones.

H-P31. Allowance for Tiny House Villages. The County shall improve housing diversity and encourage development of new low-cost housing by amending the Zoning Regulations to allow

allowing tiny house villages as a type of multifamily dwelling allowed in zoning districts that allow other residential dwellings of the same type, and specify development and performance standards to protect public health and safety. Multifamily zones.

H-P32.Farmworker Housing. The County shall encourage-sufficient and affordable housing opportunities for farmworkers including the housing needs of cannabis industry farmworkers consistent with Health and Safety Code Sections 17021.5 and 17021.6.

H-P33.Estimating Farmworker Housing Needs of the Cannabis Industry. The County shall estimate the population of farmworkers in the cannabis industry that may be underrepresented in the census data of the Department of Agriculture Agricultural Census.

H-P34.Transitional Housing. Transitional housing shall be considered a residential use of property. The County shall increase Transitional housing capacity to meet the documented housing needs consistent with Government Code Sections 65582(j) and 65583(c)(3).

H-P35.Supportive Housing. Supportive housing consisting of fifty (50) units or less shall be considered a use allowed by right (no discretionary permit required) in zones where multifamily and mixed uses are allowed, including commercial and industrial zones where multifamily uses are allowed above commercial uses. The County shall increase Supportive housing capacity to meet the documented housing needs consistent with Housing Element requirements (Section 65650 of the Government Code).

H-P36.Single Room Occupancy Units. The County shall support the conversion and use of motels, and hotels, and discontinued hospitals, schools, and care facilities for single room occupancy units (SRO) units consistent with public health, safety and welfare.

H-P37.Support Emergency Shelters. The County shall continue to allow emergency shelters by right in areas mapped for that use, and shall continue to support and encourage coordination of funding for emergency shelter sites, services, and operation, through outreach to non-profits and religious organizations, and through multijurisdictional partnerships.

H-P38.Allowance for Safe Parking. The County shall amend the Zoning Regulations allow for Safe Parking as a form of emergency shelter to provide sufficient opportunities and capacity to provide emergency shelter to meet the documented needs of those experiencing homelessness.

H-P39.Fee Deferrals for Affordable Housing, Emergency Shelters and Transitional and Supportive Housing. The County shall offer and defer until occupancy fees for building permits, discretionary land use permits, parkland dedication fees, and review fees charged by the Department of Environmental Health and Public Works for housing that has long-term covenants and restrictions that require the units to be available to and occupied by lower income households for at least 30 years. The County shall also offer and defer until occupancy fees for building permits and discretionary land use permits, and review fees charged by the Department of Environmental Health and Public Works for Single Room Occupancy developments, Supportive, Transitional Housing, and Emergency Shelter housing projects. All deferred fees shall be required to be paid prior to issuance of a certificate of occupancy.

H-P40.Fast Track Application Review. All housing projects shall be fast-tracked through the Planning and Building Division Department, Environmental Health Division of Public Health, and the Land Use Division of the Department of Public Works.

H-P41. Density Bonuses. Consistent with Gov't Code Section 65915 et seq., the County shall offer and provide density bonuses for housing, including for Transitional and Supportive housing, and housing projects meeting the requirements of Gov't Code Section 65913.4 et seq., that has long-term affordability covenants and restrictions that require units to be available to, affordable to, and occupied by, persons or families of low-, very-low or extremely low income for at least 30 years if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program, and at least 15 years for financing without such requirements, and shall amend the Zoning Regulations consistent with Gov't Code Section 65915 et seq. The County shall continue to offer and provide density bonuses for housing affordable to lower income households consistent with Government Code Section 65915.

H-P42. Deferral of Minor Subdivision Improvements. The County shall allow applicants to defer improvements for minor subdivisions until the time of building permit issuance for housing that has long-term affordability covenants and restrictions that require units to be available to, and occupied by, persons or families of low income for at least 20 years. Public Works shall specify allowable deferrals on a project by project basis.

H-P43. Funding for Supportive and Transitional Housing. The County shall actively seek to obtain funding from other sources to intentionally partner with developers and landowners to develop Supportive and Transitional housing.

H-P44. Alternative Utility Systems. Support and encourage local pilot programs for cooperative decentralized services like water, waste treatment, composting, and energy production in areas where Alternative Owner Builder structures are allowed.

H-P45. 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 1, 2016.

H-P46. Replacement Policy for 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-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) 602 single family units; 112 of which are under the Alternative Owner Builder (AOB) program.
- 2) 186 multifamily units
- 3) 91 second units

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 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.

H-S3. Calculation of the Target Density in Housing Opportunity Zones. The target residential density on each parcel in the residential land inventory in Housing Opportunity Zones for the current planning period shall be calculated by multiplying the applicable mid-point Plan density by the net developable area determined during application processing. The net developable area shall be the total parcel area minus areas that cannot be physically developed due to mapped hazards or environmental constraints

H-S4. Calculation of the Maximum Number of Residential Units on a Parcel. The maximum number of residential units on an individual parcel shall be calculated by multiplying the highest density allowed in the applicable Plan designation by the total parcel area. Additional units may be allowed based on applicable density waivers or density bonuses. Allowable residential units may be clustered in developable areas of the parcel to avoid physical, environmental or infrastructure constraints.

H-S5. Infrastructure Development. Infrastructure projects which reduce physical capacity constraints to residential land located within Housing Opportunity Zones, Legacy Communities, or other areas where health and safety concerns are evident shall be given priority for funding and development.

H-S6. Retain Historic and Legal Non-Conforming Housing. General Plan density standards shall be waived for existing historic and legal non-conforming housing in new subdivisions, and planned and multifamily developments.

H-S7. Ten-Year Plan to END Homelessness. The County's adopted Ten-Year Plan to End Homelessness will guide the County's efforts to address the housing and service needs of the homeless, and “at risk of homelessness” populations.

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 conversions that have already occurred.

H-S10S9. Calculation of Development Potential for the Residential Land Inventory. The County shall identify land suitable for residential development consistent with Government Code Section 65583.2. Projections of residential development potential on individual parcels shall be based on applicable Plan densities, zoning standards and net developable parcel area. Net developable area may be based on best-available mapping of hazards and environmental resources known to have the potential to restrict development. Residential development potential on individual parcels may also be limited by infrastructure constraints identified within the Residential Land Inventory by Urban Development Area. Actual development potential on individual parcels is determined at the time of project application. Deviations between actual development potential identified at the time of project application and projected development potential identified in the residential land inventory shall be tracked and reported to the Board of Supervisors in comprehensive Housing Element updates.

H-S10. Publication and Maintenance of the Residential Land Inventory. The County's residential land inventory, found consistent with state law according to Government Code Section 65583(a)(3), shall be published to the internet as a web-based GIS layer to aid the identification of vacant and underdeveloped residential sites. Thereafter, during the Housing Element planning period, the County shall periodically update the GIS inventory for public information purposes to reflect development approvals, changes in estimated development potential of individual parcels or infrastructure constraints.

H-S11. Standards for Extremely Low, Very Low and Low Income Sites in the Residential Land Inventory. The RHNA Plan allocations for extremely low, very low and low income housing units shall be accommodated on sites suitable and zoned for multifamily residential development by right (no discretionary review is required). Multi-family sites shall be considered suitable if they contain one or more developable acres planned and zoned for at least 15 dwelling units per acre and can be provided with public water and sewer services within the planning period. No more than 100 units can be counted on any single parcel.

H-S12. Standards for Environmental Review of Residential Subdivisions in Housing Opportunity Zones. The County shall develop standardized thresholds of significance for environmental review of residential subdivisions in Housing Opportunity Zones for the following subject areas:

- Aesthetic Impacts
- Agricultural and Forest Impacts
- Air Quality Impacts
- Land Use and Planning Impacts
- Mineral and Energy Impacts
- Noise Impacts
- Population and Housing Impacts
- Public Services
- Recreation
- Utilities and Service Systems
- Cumulative Impacts

H-S13. Fast Track Building Permit Application Review. All applications for housing projects, including mixed-use development consisting of residential and nonresidential with at least two-thirds of the square footage designated for residential use shall be fast-tracked through the Planning and Building Division Department, Environmental Health Division of Public Health, and the Land Use Division of the Department of Public Works on a priority basis. The County shall notify the applicant whether the application is complete within 30 days of receipt of a housing application. The County shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units. If a housing application has not been approved within the specified timeframe net the time lapse waiting for applicant corrections, amendments, or other required information, the

application shall be deemed approved by the Planning and Building Department.

H-S14. 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 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 allows by-right approval to developments that include at least 20 percent or more of the units affordable to lower income households.³

³ 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.

8.6 Implementation Measures

H-IM1. Pursue Funding for Housing and Emergency Shelter Programs. The County shall pursue funding for housing and shelter programs, including for single room occupancy housing and rehabilitation of housing. Funding and subsidies shall prioritize development of housing affordable to very low-income households, and where there are extraordinary costs for development affordable housing. Potential federal and state sources of funding (not intended to be an exhaustive list), include:

- Humboldt County's First-time Homebuyer Program: up to five units per year
- Humboldt County's Owner-Occupied Rehabilitation Program: up to three units per year

In partnership with developers, assist with one to two development projects per year:

- 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)
- Infill Infrastructure Grant Program (IIG)

* Indicates sources of funding for which the County has to be applicant. Others, developers may access funding from the source.

As part of the annual budget process the Board of Supervisors shall identify and commit a revenue stream to fund the development of housing and shelter, including for the purpose of matching federal or state funds for housing and shelter development, or off-site improvements in support of eligible projects, within budgetary constraints.

- A. The County shall prepare and adopt program guidelines similar to or equivalent to the Department of Housing and Community Development housing and shelter program guidelines found in the California Code of Regulations, Title 25, Division 1, Chapter 7.

Responsible Agency: Planning and Building Department, Department of Health and Human Services, and Housing Trust Fund and Homelessness Solutions Committee.
Timeframe: Ongoing.

H-IM2. Tiered Environmental Review. The General Plan Update EIR analyzed the cumulative impacts of residential development in Housing Opportunity Zones. The County shall tier environmental analysis off the GP FEIR to appropriately focus environmental review on individual residential projects in Housing Opportunity Zones. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2020.

H-IM3. Distribution and Sharing of Publicly Available Fault Evaluation Reports. The County shall maintain Fault Evaluation Reports prepared for sites within Humboldt County and submitted to the California Geologic Survey pursuant to the Alquist-Priolo Earthquake Fault Zoning Act. Copies of these reports shall be available upon request to residential developers within Housing Opportunity Zones. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

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. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019 County to file Local Coastal Program Amendment with the California Coastal Commission. In 2020 the State is to release guidelines and tsunami hazard mapping.

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 505-161-011 to provide sewer services to the property for development of multifamily housing. Responsible Agency: Planning and Building Department. Timeframe: Ongoing until completion of annexation process.

H-IM6. Monitoring Affordable Housing Development on Properties Rezoned to Multifamily. The County shall include in its Annual General Plan Progress Report prepared pursuant to Section 65400 of the Government Code a description of the development that has occurred on the properties in the Affordable Multifamily Housing Land Inventory. The County shall also include in the 2019-2027 Housing Element Update an assessment of the effectiveness of the Affordable Multifamily Housing Land Inventory in meeting the County's housing needs for lower income households and propose changes to that program as necessary to increase its effectiveness. Responsible Agency: Planning and Building Department. Timeframe: Annually.

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 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 have not adopted the measure by December 31, 2019, the Planning and Building Department shall bring forward a program to either amend the project EIR or take other actions to 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 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, 2020 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 December 31, 2022.

H-IM8. Encourage Energy and Water Conservation. The County shall support changes to the County's tax code to encourage new alternative energy systems, such as solar, wind and hydroelectric energy systems, and new water storage and water conservation measures intended to reduce surface water withdrawals from streams and creeks during summer low flow periods. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2026.

H-IM11. The Ten-Year Plan to End Homelessness and the Homeless Strategy and Implementation Plan. 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 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 homelessness. Responsible Agency: Humboldt Housing and Homeless Coalition, Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing.

H-IM12. Homeless Humboldt Housing and Homeless Coalition.

- A. The County shall support continuation of the Humboldt Housing and Homeless Coalition, or its equivalent as the designated continuum of care, in order to guide policy development and implementation of programs that address the needs of the homeless population throughout the entire county. The County shall work cooperatively with cities to address the housing needs of the homeless population for the county as a whole. Responsible Agency: Humboldt Housing and Homeless Coalition, and Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing.
- B. The Planning and Building Department shall appoint a representative to serve on the Humboldt Housing and Homeless Coalition Executive Committee. Responsible Agency: Humboldt Housing and Homeless Coalition, and Planning and Building Department and Department of Health and Human Services. Timeframe: By December 31, 2020.

H-IM13. Housing Accessibility for People with Disabilities. The County shall support housing access for persons with disabilities, including development 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. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

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

Responsible Agency: Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing

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 of the multifamily zoned areas on the properties to ensure the minimum housing density is achieved for the parcel. 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 as per H-IM1. The County shall offer the following incentives for the development of affordable housing, including, but not limited to,

- priority processing subdivision maps that include affordable housing units, and consideration of exceptions to solar shading requirements,
- expedited review for subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plans and master environmental impact reports,
- financial assistance (based on availability of federal, state, local foundations, and private housing funds), and
- modification of development requirements, such as reduced parking standards for elders, assisted care, and special needs housing on a case-by-case basis.

Quantified objective: Assist 10 units per year. Responsible Agency: Planning and Building Department. Timeframe: Ongoing

H-IM16. Housing Rehabilitation. The County shall conduct housing condition surveys and prioritize housing rehabilitation funding and assistance to sub-standard housing. The County shall identify the top 20 geographic areas for which to conduct housing condition surveys:

A. Interview the Humboldt County Code Enforcement Manager and Chief Building Official to identify communities with concentrations of substandard housing, and cross reference the identified communities with all of the following data:

- a. The most recent census block groups in which more than 50 percent of the residents are Low Income, as defined by HUD,
- b. Geographic areas identified as a low income community pursuant to AB 1550 or disadvantage or low income communities pursuant to SB 535.

Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2022.

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 non-conforming housing involved in new subdivisions or planned, or multifamily development. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2021.

H-IM18. Inventory of Nonconforming Housing. The County shall conduct an inventory to estimate the number of affordable housing units located in C- and M- zoning districts as nonconforming housing. The County shall publish the results of the inventory on the County website upon completion. Should the outcome of the inventory estimate that at least 30 percent of the housing units may be affordable to low income or very low income households, the County shall consider the adoption of the replacement policy. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2021.

H-IM19. Assisted Units. The County shall seek to preserve all assisted-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 function as an early warning system for units at risk of conversion. The improvements will track assisted housing units, flag, and generate real-time reports enabling Planning and Building notify property owners, and provide financial assistance when funding is available. Quantified Objective: the 20 units of the RCAA Murray Road

Duplexes which sunsets in 2028. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

H-IM20. "Safe Homes" Program to Increase Building Code Compliance. The County shall consider extending the Safe Homes program prior to the program's sunset date. The Safe Homes Program allows qualified unpermitted homes to become permitted with reduced or eliminated penalty fees as an incentive to bring the unpermitted units into compliance. Responsible Agency: Planning and Building Department. Timeframe: By June 1, 2022.

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. Following the initial evaluation, the County shall regularly evaluate surplus County-land for development or financing of housing. For properties located within incorporated cities, the County shall coordinate with the city. Quantified Objective: The sale proceeds of one County-owned property are now earmarked to provide source funding for trust fund. Responsible Agency: Planning and Building Department. Timeframe: By June 1, 2022.

H-IM22. Affordable Housing Development on Excess State -Owned Properties. The County shall assist with development of affordable housing on excess state-owned properties that become available through Executive Order N-06-19. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

H-IM23. Post Information Regarding Fair Housing and Employment. The County shall continue to support the State Fair Employment and Housing Commission enforcement program. The Planning Division shall make information available about fair housing rights and the procedures for filing fair housing complaints at locations readily accessible to the public, such as public libraries, the Humboldt County Housing Authority, and the County's website. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

H-IM24. Noticing Regarding Fair Housing and Employment, and Antidiscrimination. The County shall develop standardized public notice language regarding fair employment and housing, and antidiscrimination to be used by all County agencies and affiliates. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2021.

H-IM25. Complete an Assessment of Fair Housing. The County shall participate in a multijurisdictional Assessment of Fair Housing (AFH) and complete an AFH that meets the requirements of Government Code Section 65583(c)(9)(A). The AFH will identify elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs, including evaluation of the County's land use regulations for discriminatory language, and recommend a program to address identified fair housing issues. The completed AFH and its recommendation shall be considered by the Board of Supervisors upon the report's completion. Responsible Agency: Planning and Building Department. Timeframe: Commence no sooner than completion of the 2020 US Census and Housing and Urban Development (HUD) acceptance for filing of the State of California's Consolidated Plan for the period of 2021-2026.

H-IM26. Repeal of Article 34 to Increase the Supply of Affordable Housing. The County shall support and actively lobby for State and/or local initiatives and referendums that seek the repeal of Article 34 of the State Constitution. Should the State or local initiatives or referendums fail to progress or pass, the County shall initiate an Article 34 initiative that, if passed by a majority of qualified voters, would allow the County to develop, construct or acquire low cost housing. The Article 34 referendum shall provide for ownership and lease of real property in order to provide housing. Responsible Agency: Planning and Building Department. Timeline: Completed in accordance with the Humboldt County Office of Elections deadlines for inclusion on the November 3, 2020 General Election ballot.

H-IM27. Elder Housing Needs Assessment. Building upon the elder housing needs assessment completed during the 2014-2019 Housing Element cycle, the County shall develop an implementation program to address needs identified. Responsible Agency: Planning and Building Department. Timeframe: Humboldt County's annual progress report filed pursuant to Government Code Section 65400 for calendar year 2020, shall include a detailed program; ongoing thereafter.

H-IM28. Access and Relevancy of Pre-Approved House Plans. The County shall make pre-approved house plans available (at the Planning and Building Department and online) to the public. Pre-approved house plans shall be regularly reviewed and updated to remain current with California Building Code. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

H-IM29. Provide Pre-Approved House Plans. The County shall expand its range of pre-approved housing plans available for public use to include a greater variety of housing types. Housing plans to be added to the pre-approval inventory to include:

- A. Accessory dwelling units in different configurations, including:
 - o Non-moveable tiny houses.
 - o Conversion of a garage to an ADU.

Quantified Objective: two plans for non-moveable tiny house, and one plan for conversion of a garage. Timeframe: Initiate by June 30, 2020.

- B. Small footprint single family residences not exceeding 1,000 square feet. Quantified Objective: two plans. Timeframe: Initiate by June 30, 2020.

- C. A duplex. Quantified Objective: two plans. Timeframe: Initiate by June 30, 2020.

- D. Farmworker housing group quarters for more than six employees. Quantified Objective: one plan. Timeframe: Initiate by December 31, 2021.

- E. Universal accessible bathroom that can be installed into an existing residence. Quantified Objective: two plans. Timeframe: Initiate by June 30, 2020.

Responsible Agency: Planning and Building Department.

H-IM30. Internet Accessible Residential Land Inventory and Development Constraint Maps. The County shall continue to provide internet access to a searchable GIS based inventory documenting residential development potential and hazard and environmental building constraints on a parcel-specific level. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

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 ~~Gov't~~ 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 for long term occupancy.
- D. County-owned properties suitable for Emergency Shelters.

Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2021; ongoing thereafter.

H-IM32. Internet-Based Permitting Software to Increase Transparency of Permit Review Process.

The County shall maintain and improve the internet based permitting software open to the public to make permit review more transparent, and to publish reports identifying the specific factors contributing to processing times of ministerial permits, such as the length of review times for projects. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019; ongoing thereafter.

H-IM33. Improve Reporting from the Internet-Based Permit Tracking Software. The County shall implement improvements to the permit tracking software to result in the on-time delivery of data meeting the annual reporting requirements of the Department of Finance and Housing and Community Development for residential entitlements. Timeframe: Complete by December 31, 2019; ongoing thereafter.

H-IM34. Evaluate the Efficiency and Effectiveness of the Planning and Building Department's Residential Development Permit Processes and Procedures. The County shall conduct an audit of its residential entitlement process and procedures. The audit shall evaluate the application processing timeframes, identify internal and external sources for delay, and obtain input from the lay- and the professional residential development community using surveys, interviews, or questionnaires. The outcome objective of the audit shall be to reduce processing times, increase the number of entitlement applications that result in issued permits, and improved customer satisfaction. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2020.

H-IM35. Revised Length of Stay Limits for Recreational Vehicles. The County shall revise local regulations to remove the 6 month time limit for tenants residing in special occupancy parks. The County will maintain regulations that limit the period of time a person may stay in a County park or camping area pursuant to Health and Safety Code section 18865.4. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

H-IM36. Review the Single Room Occupancy Unit Zoning Regulations. The County shall conduct an evaluation of the Zoning Regulations governing the development of Single Room Occupancy (SRO) housing. This evaluation shall include the following activities:

- A. A comparison evaluation of SRO land use regulations of similarly situated jurisdictions.
- B. Literature review for SRO development land use regulation Best Practices.
- C. An Objective Standard review of the County's existing SRO regulations.
- D. Completion of a report documenting the outcomes of evaluation and recommended amendments to the County's SRO regulations.

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

H-IM37. Density Bonuses. The County shall amend the Zoning Regulations consistent with Government Code Section 65915 et seq., and as may be amended from time to time, and shall offer and provide density bonuses for housing, including Transitional and Supportive housing, and housing projects meeting the requirements of Government Code Section 65913.4 et seq. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2020.

H-IM38. Allowance for Tiny Houses. The County shall amend the Zoning Regulations to allow 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, constructed or installed on a foundation, and objective health, safety and design standards are met. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

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 single-family dwellings. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

H-IM40. Allowance for Tiny House Villages. The County shall amend the Zoning Regulations to allow a grouping or clustering of three or more tiny houses or moveable tiny houses as multifamily dwellings, and shall be permitted by right in all zones that allow multifamily dwellings. A grouping or clustering of three or more detached bedrooms with central sanitary, laundry, cooking and dining facilities shall also constitute a tiny house village, and shall be permitted by right in all zones that allow multifamily dwellings. Tiny house villages shall meet objective development and performance standards to protect public health and safety, including density of occupation, setbacks, buffers and screening, lighting, and off-street parking. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

H-IM41. Allowance for Accessory Dwelling Units. The County shall amend the Zoning Regulations consistent with Government Code Section 65852.2 et seq., to allow Accessory Dwelling Units, formerly known as Secondary Dwelling Units, to be permitted by right in all areas zoned to allow single family or multifamily use when standards for public health and safety are met, and when in compliance with the County General Plan, Open Space Plan, and the Open Space Action Program. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

H-IM42. Pursue a Categorical Exclusion Order for Accessory Dwelling Units. The County shall initiate the Categorical Exclusion process with the California Coastal Commission for accessory dwelling units to be located in the geographic areas currently eligible for exclusion from the requirement to secure a Coastal Development Permit for single family residential development pursuant to Categorical Exclusion Order E-86-4. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31,

2025.

H-IM43. Estimating Affordability of Accessory Dwelling Units. In order to estimate the affordability of accessory dwelling units, the County shall survey property owners who have received building permits for the construction of an accessory dwelling unit. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020; ongoing thereafter.

H-IM44. Incentivize ADU Development. The County shall develop a pilot program whereby the County partners with a lender to incentivize the development of ADUs in Housing Opportunity Zones by providing financial assistance to income eligible homeowners to facilitate the development of ADUs. Quantified Objective: 3 units per year. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020.

H-IM45. Estimating Affordability of Tiny Houses. In order to estimate the affordability of tiny houses, the County shall survey property owners who have received building permits for the construction or installation of a tiny house. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020; ongoing thereafter.

H-IM46. Accounting for Tiny Houses and Tiny House Villages in the Regional Housing Needs Assessment. The County shall work with the State Housing and Community Development (HCD) to develop an appropriate method to count tiny houses and tiny house villages as dwelling units for the Regional Housing Needs Assessment. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2022; ongoing thereafter.

H-IM47. Farmworker Housing. The County shall amend the Zoning Regulations for farmworker housing consistent with Health and Safety Code Sections 17021.5 and 17021.6. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

H-IM48. Estimating Farmworker Housing Needs of the Cannabis Industry. The County shall prepare an estimate the number of cannabis industry farmworkers. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2020.

H-IM49. Provide Information to Agricultural Employers. The County shall provide information to agricultural employers pertaining to state standards and permitting regulations. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2020; ongoing thereafter.

H-IM50. Farmworker Housing Program. Following completion of H-IM48, the County shall collect and analyze farmworker housing needs including the following information:

- A. Estimate of the number of permanent and seasonal farmworkers within the community using the most current USDA Agriculture Census and the County's cannabis industry farmworker estimate.
- B. A description of different housing types (e.g. single-family, multifamily, group quarters) appropriate to accommodate the housing needs of permanent and seasonal farmworkers.
- C. A description of local development standards and processing requirements,

including any special conditions of approval imposed on farmworker housing.

- D. Identification of zones with appropriate development standards and permit process procedures to encourage and facilitate the development of housing affordable to farmworkers (individuals and families).
- E. A program to provide sufficient sites with zoning that permits farmworker housing "by right" (in cases where there is insufficient capacity to accommodate the identified need for farmworker housing).
- F. A description of the local government's role in working cooperatively with local growers, ag-related businesses (such as packing and distribution facilities), the farm bureau, and advocates for farmworkers such as the California Rural Legal Assistance (CRLA) in order to determine available resources and shortfalls.
- G. A program that commits the local government to collaborating with agricultural employers in identifying sites and pursuing funding sources available through HCD and the U.S. Department of Agriculture's rural development programs.

Responsible Agency: Planning and Building Department. Timeframe: December 31, 2021; ongoing thereafter.

H-IM51. Supportive Housing and Transitional Housing. The County shall amend the Zoning Regulations consistent with Government Code Article 11, commencing at Section 65650, and Government Code Section 65582(j) and 65582(c)(3) for transitional and supportive housing. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

H-IM52. 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 for adoption of Qualified combining zone: By December 2021. Timeframe for other actions: Ongoing.

H-IM53. 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. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020; ongoing thereafter.

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-IM55. Support Emergency Shelters. The County shall continue to support and encourage coordination of funding for emergency shelter sites, services, and operation, through outreach to non-profits and religious organizations, and through multijurisdictional partnerships. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

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

- F. Identify and develop sources of funding for program.
- G. 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.
- H. 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, a public outreach campaign, and metrics for program evaluation.
- I. 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.
- J. Inventory potential public lots and private lots, and poll property owners.
- K. 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.
- L. 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.
- M. 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. Improve and Increase Temporary Shelter Options. Initiate coordination with State and Federal agencies with developed recreational facilities with the objective to develop cooperative programs to make camping available for target populations outside the regular recreational season. Target populations used herein shall have the same meaning as Government Code Section 65583(a)(7); that is, elderly; persons with disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020.

H-IM58. Alternative Lodge Park. Amend the Zoning Regulations to include provisions for Alternative Lodging Park (ALP) as an enumerated use subject to a use permit. An ALP would provide spaces for temporary or permanent occupancy that are flexible allowing a broad range of housing types. The range of allowable dwelling types including manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses and temporary camping facilities.

- Siting standards to include the requirement for connection to commercial wastewater and water systems. The ALP standards will specify zoning districts where an ALP may be sited and the minimum parcel size. Standards for space size, internal circulation, buffer zones and screening devices, open space/recreational facilities and additional common buildings, etc. will be specified.
- The maximum units per acre for any park will be determined by the Planning Commission based on site conditions.

Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2021.

H-IM59. Expedited Residential Subdivision Review in Housing Opportunity Zones. The County shall develop standardized thresholds of significance in the subject areas listed in H-S13 to simplify environmental review of residential subdivisions in Housing Opportunity Zones. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2020.

H-IM60. Reduce Building Permit Application Fees. The Chief Building Official may reduce building permit and plan check fees by fifty percent (50%) or more as reflected in the adopted fee schedule for resubmittal of expired housing development applications for the same plan check-approved project within the same Building Code cycle. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

H-IM61. Establish a Mixed Housing Zoning District. The County shall amend the Zoning Regulations to add a principal zoning district to be applied within Housing Opportunity Zones that allow higher residential densities and flexible housing configurations to address workforce housing needs for existing and new development. The new Mixed Housing Zone shall include development standards to address community character and priorities established through a community plan update process. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2021.

H-IM62. Fast Track Application Review Timelines and Priorities. For all housing projects, the County shall notify the applicant whether the application is complete within 30 days of receipt of application. The County shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units. Projects that construct or rehabilitate at least 25% low income, 10% very low income, or 55% extremely low income, or are for supportive, transitional, or emergency shelters shall be prioritized.

H-IM63. Definition of Family. The County shall amend the Zoning Regulations to remove the definition of "Family" and references thereto except where "family" is defined by statute. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

H-IM64. Technical Assistance Program. The County shall implement a Residential Development Technical Assistance Program (RDTAP) encompassing both building and planning

functions to improve public outreach and information about residential land use regulations and the residential development permitting process, including farm employee housing. The RDTAP shall supplement the existing Planner on Duty and Application Assistance programs. The RDTAP shall include the following in-person and online activities and events:

- A. Regular "How To" webinars for different stages of the residential entitlement process.
- B. Regular online "Ask Me About", or AMA, for the residential entitlement process.
- C. Post a "How To" media series for different stages for the residential entitlement process.
- D. Regular building and planning summits in population centers outside the greater-Eureka area. Participation by Public Works and Division of Environmental will be encouraged
- E. Initiate and facilitate multiagency preliminary review of residential projects that propose to result in three or more housing units.
- F. Regular review of posted media content for significant changes in code or procedures and update as needed.
- G. Maintain a knowledgeable Planning and Building Department workforce through professional development and training to better assist the public.

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

H-IM65. Permitting Unpermitted Special Occupancy Parks. The County shall develop a compliance program for unpermitted special occupancy and manufactured home parks. The objective of this program is for the retention of these parks while resolving verifiable public health and safety issues. This compliance program would be modeled in part after the permitting program for existing cannabis cultivation in the Commercial Cannabis Land Use Ordinance with the objective to get compliance rather than removal. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2021.

H-IM66. 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-IM67. 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-IM68. 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.

H-IM69 Housing Rehabilitation. The County shall consider amending Humboldt County Code to incentivize the maintenance of residential structures in a suitable condition for housing and to give priority to rehabilitation of sub-standard housing. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

H-IM70 Tenant Displacement Caused by Enforcement Actions. The County shall amend Humboldt County Code to provide for the penalties and fines charged in housing code enforcement actions to include tenant relocation expenses in accordance with Article 2.5 of the Health and Safety Code, commencing at section 17975. The amendment shall also provide for the advance of relocation expenses to the tenant prior to, or at the time of displacement, when the owner fails to do so in a timely manner. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

H-IM71. General Plan Amendments for Emergency Shelters and Supportive Housing. The County shall amend the General Plan Land Use Element to identify Emergency Shelters as an allowed use in the Commercial and Industrial Land Use Designations consistent with the Zoning Regulations. The County shall amend the Residential, Commercial, and other applicable land use designations that allow multifamily uses consistent with H-P36 to enumerate Supportive Housing as an allowed use. The County shall also amend the Residential Use Types, General Plan Appendix B, to include Emergency Shelters, Transitional and Supportive Housing and consistent with H-P35, H-P36, H-IM51, and H-IM54. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

H-IM72. Local Coastal Program Amendment for Special Occupancy Parks. The County shall initiate and pursue amendments to the Humboldt Bay Area Plan Local Coastal Program to permit special occupancy parks as an allowed Interim Use. Responsible Agency: Planning and Building Department. Timeframe: Initiate by December 31, 2022.

H-IM73. By-Right Development for Housing Developments with Units Affordable to Low Income Households and Inventory of Eligible Parcels.

- A. The County shall maintain an inventory parcels meeting the requirements of Government Code Section 65583.2(c); that is, vacant sites identified in two or more consecutive housing elements or nonvacant sites identified in a prior housing element, that are identified to accommodate housing for lower income households. This inventory shall be made available online. Responsible Agency: Planning and Building Department. Timeframe: review and update at least annually.
- B. The County shall amend the Zoning Regulations to allow by-right approval for housing developments that include 20 percent or more of the housing units affordable to lower income households on parcels meeting the requirements of Government Code Section 65583.2(c). Responsible Agency: Planning and Building Department. Timeframe: By June 30, 2020.

H-IM74. Off-Street Parking Zoning Regulations. The County shall consider amendments to the Zoning Regulations to facilitate review of exceptions for off-street parking reductions for

residential uses. Responsible Agency: Planning and Building Department. Timeframe: By June 30, 2020.

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.

H-IM76. Progress Reports to the Planning Commission. *The County shall report the progress of implementing the 2019 Housing Element to the Planning Commission within sixty (60) days of the Planning and Building Department filing the annual progress report as required by Government Code Section 65400. At the 6th cycle mid-point, being 2024, the Planning Commission shall review and evaluate progress of Housing Element implementation, and the Planning Commission may recommend that the Board of Supervisors initiate amendments to the Housing Element if the Planning Commission finds that insufficient progress has been made. Responsible Agency: Planning and Building Department. Timeframe: Annually beginning in 2020.*

H-IM77. Support and Create Partnerships with State and Federally Recognized Indian Tribes. *The County shall work with State and Federally recognized Indian tribes and their respective housing authorities, to develop housing affordable to low income households, and infrastructure in support of housing that is affordable to low income households. The State and Federally recognized Indian tribes as of June 2019 are:*

- *Bear River Band of the Rohnerville Rancheria*
- *Big Lagoon Rancheria*
- *Blue Lake Rancheria*
- *Cher-Ae Heights of the Trinidad Rancheria*
- *Hoopa Valley Tribe*
- *Karuk Tribe*
- *Wiyot Tribe*
- *Yurok Tribe*
- *Tsungwe Council*
- *Covelo Indian Community*

Responsible Agencies: Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing.

H-IM76 and H-IM77 added by the Humboldt County Planning Commission as part of the motion approving the Resolution recommending adoption of the Resolution of Approval, Attachment 1 of the July 11, 2019 Planning Commission staff report.

All other edits herein were added July 15, 2019, and are in response to comments and technical input given by Housing and Community Development on July 1, 2019.