



**COUNTY OF HUMBOLDT**  
**PLANNING AND BUILDING DEPARTMENT**

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Hearing Date: May 16, 2019

To: Humboldt County Planning Commission

From: John H. Ford, Director of the Planning and Building Department

Subject: **Initial Public Hearing on the Draft 2019 Housing Element Update**

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Please contact Michelle Nielsen, Senior Planner, at 707-268-3708, or by email at [mnielsen@co.humboldt.ca.us](mailto:mnielsen@co.humboldt.ca.us), if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

|                                     |   |                                    |
|-------------------------------------|---|------------------------------------|
| <b>Hearing Date</b><br>May 16, 2019 | <b>Subject</b><br>Draft 2019 Housing Element Update | <b>Contact</b><br>Michelle Nielsen |
|-------------------------------------|---|------------------------------------|

**Project Description:** This project is an update of the Humboldt County Housing Element, a required Element of the General Plan. The update is necessary to comply with State Law regarding Housing Elements, and to adopt local policy options to meet the documented housing needs. The Housing Element consists of a narrative which describes the purpose of the Housing Element, the requirements of state law, the relationship of the Housing Element to the rest of the General Plan, background information regarding past elements, and current and projects housing needs and conditions. The core of the Housing Element is a series of goals, policies, standards, and implementation measures for the preservation, improvement, and development of housing. It meets details requirements of state housing element law, including requirements for a residential land inventory sufficient to meet the County's share of the state prescribed housing need.

**Project Location:** This project will apply to all unincorporated areas of the County.

**General Plan Land Use Designations:** All land use categories.

**Zoning Classifications:** All zoning districts.

**Environmental Review:** An addendum to the certified Environmental Impact Report for the General Plan (SCH # 2007012089) will be prepared and presented to the Planning Commission prior to a decision.

**Major Issues:** The Housing Element contains numerous programs to address the documented housing needs of County residents. Some of those programs may result in increased residential density in areas zoned to allow housing.

**State Appeal Status:** Any ordinance or general plan changes that affect land use within the coastal zone must be certified by the Coastal Commission prior to taking effect.

**DRAFT 2019 HOUSING ELEMENT UPDATE**  
Case Numbers N/A  
Assessor's Parcel Number (APN): Various

**Recommended Commission Action**

1. Describe the project as a Planning Commission public hearing;
2. Request that staff present the staff report;
3. Open the public hearing and receive public testimony;
4. Close the public hearing, and begin deliberation on the draft goals, policies, standards and implementation programs;
5. Continue the Public Hearing to June 6, 2019.

**Executive Summary**

Attached is the Draft Program and Policy Report for the 2019 Housing Element that contains the draft goals, policies standards and implementation measures of the 2019 Housing Element Update (Attachment 1). Ultimately, the Planning Commission will be making recommendations on these and the text of the Housing Element to the Board of Supervisors. For this meeting however, staff is recommending your Commission open the public hearing, receive public testimony, deliberate on the draft policies and programs, identify additional items to be included or other information needed from staff, and continue the item to June 6, 2019 for additional deliberations and/or action.

The draft policies and programs of the 2019 Housing Element continues in the tradition of previous Housing Elements by proposing reforms to the County's development codes to encourage more affordable housing production. In response to the public comments received to date (Attachment 2) and documentation that affordable housing continues to be unavailable to lower income households, this Element proposes a number of bold new approaches to encouraging housing, such as dramatically expanding the allowances for second units and tiny homes. And a program is proposed to identify safe parking areas to better address the needs of those experiencing homelessness.

The environmental impacts of the proposed new measures are in line with the impacts already evaluated by the Program Environmental Impact Report (EIR) for the General Plan so an addendum to that EIR will be presented for the Commission's consideration prior to taking action.

This sixth revision of the Housing Element is required to be completed and approved by the Department of Housing and Community Development by August 30, 2019. The Board will need at least one to two meetings to consider, so ideally the Planning Commission would complete its review and send to the Board of Supervisors sometime in June.

**Alternatives:** The Planning Commission has broad latitude to approve additions, modifications or deletions of the draft policies and programs in Attachment 1 to better address public comments and documented housing needs.

## Discussion

The Housing Element identifies existing and projected housing needs and establishes goals, policies, standards and implementation measures for the preservation, improvement, and development of housing. It meets detailed requirements of state housing element law, including requirements for a residential land inventory sufficient to meet the County's share of the state prescribed regional housing need. The Housing Element is Chapter 8 of the General Plan, and is required to be updated on a periodic basis as mandated by state law. The 2019 update covers the eight-year period from 2019 to 2027.

### *Background Information*

At the meeting on May 2, 2019 workshop the Planning Commission received background information about the 2019 Housing Element Update, including an update on housing element law; the Regional Housing Needs Allocation (RHNA); and progress achieved in the previous planning period. Some of the key data points reviewed with the Commission are:

- Population projections for the County from the California Department of Finance continue the past slow growth rate of 0.2% through the planning period, to 2027.
- The county's share of older people is projected to increase compared to the other age groups during the planning period.
- The Regional Housing Needs Assessment (RHNA) assigns close to 1,400 new homes to the unincorporated County for the planning period. The existing land inventory is adequate to accommodate Humboldt's RHNA in all income categories so no rezoning programs are proposed.
- Due to low wages and high home costs, a disproportionately large portion of the population cannot afford a median priced home; likewise, rents are too high compared to incomes.

### *Public Engagement*

Since the beginning of the year, staff has been busy engaging the public and key stakeholders in a dialog about the Housing Element. Discussion and information exchange sessions listed below were held with interested agencies and stakeholders, with the goal of outlining areas of interests and sharing data:

- Department of Health and Human Services, January 7, 2019
- Humboldt Homeless and Housing Coalition, February 7, 2019
- Humboldt Association of Realtors, February 26, 2019
- California Housing and Community Development, March 18, 2019
- Housing Trust Fund and Homeless Solutions Committee, March 19, 2019

Planning staff held two series of public workshops at four locations throughout the County. The first set of workshops focused on gathering input on what policies and programs the Housing Element should contain and second reviewed with them the draft language for comment.

Comments from the workshops are presented by topic summary in Attachment 2 to this report. The following is a sampling of major housing issues identified in the community workshops, and general conclusions drawn from the comments.

*What housing policies or programs are not working? What are the pitfalls?* 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 are given: the cost of land, and the 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.

What policies or programs have worked or could work? 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 a multi-family option.

Accessory Dwelling Units (ADUs) 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 and sewer requirements. Composting toilets were mentioned at every meeting as a way increase low cost housing in rural areas.

Emergency Shelter. Areas have been designated for emergency shelter but none built. Why? Land cost and cost to operate a service-intensive model are prohibitive. The 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.

Farm Employee Housing. 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.

Homelessness. No question there is a crisis – this is generally recognized. Homelessness extends throughout county, including rural areas where the 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.

Tiny Houses, Moveable Tiny Houses, RVs. People are familiar with the idea of tiny houses from TV, and have many ideas about how to implement them. 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 tiny houses. There is some interest in allowing RVs to be used like a moveable tiny house.

Low Income Housing. Subsidies are necessary to develop low income housing due to price/income disparity. The County should be pursuing grant funding. The County is asked to provide land or leases. There is concern that housing built as low income will escalate to market price unless restricted.

Rural Area Special Concerns. Rural areas need help with reduced fees and incentives; multi-generational housing options; water and sewer availability; very low income homelessness; alternative waste disposal systems.

Housing for Special Populations. Potential users of emergency shelter and transitional/supportive housing seems to fall into two distinct groups, with different requirements for services: one group needs extensive services including mental health and continued subsidized rental assistance; a

another 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 and should be integrated with other low income housing in terms of location and accessibility.

*What are the Barriers to Development?* 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 by overregulation; the perceived role of the county is to fund, facilitate, provide information, and sometimes get out of the way.

*What barriers to development can be directly addressed by government?* Many government solutions seem to “miss” because they assume a level of knowledge and income not reflected in reality. Commenters shared the following: zoning regulations should be adjusted to allow new housing types; don't isolate transitional and supportive housing, as the defining lines are blurring; the county should assist and support community planning; commenters request composting toilet rules that are not prohibitive; recognize the DIY methods that people are using to solve for themselves; reduce development costs, streamline, partner more with developers; partner with non-profits situated to help with affordable housing and emergency shelter; staff the planning department appropriately; the county should pursue grants, loans and other funding programs; keep ahead of state regulations to help residents absorb the effects (i.e. solar regulations); the county should contribute land or leases for affordable housing; don't create more regulations, but clean up and revise the existing ones.

*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?* Commenters cited some of the same suggestions and ideas that emerged in the first workshop series, many of which are already in progress outside the realm of government regulation. The common themes in comments were: smaller housing to reduce cost and environmental footprint; an expanded array of permanent housing forms including ones that were previously considered temporary; different multi-family arrangements (cluster development); and integrated development across age, income, disability, and other categories.

*Rural parts of the county have a unique set of barriers not shared with urban areas.* Geographic barriers are countywide, but may be amplified in rural areas. Commenters said that composting toilets are needed to make housing affordable and feasible; enforcement of existing regulations is sparse, especially fire; infrastructure cost is high, and water and sewer service not available in many places; greywater disposal rules need to be updated; and there is a need for farmworker housing.

*How can the County leverage government strengths and capabilities to overcome barriers and proactively facilitate housing?* The community “asks” expressed at workshops are of four main types: (1) technical assistance and staff availability; (2) active county participation in to form partnerships with business and non-profits to facilitate housing development; (3) securing grants and other funding; and (4) direct participation by providing land, loans, or facilitating funding opportunities.

*Housing Special Populations.* The number of homeless far exceeds shelter capacity. According to commenters, emergency shelter, are needed; unused state parks should be opened to campers and homeless people during the off season; sewer and water will have to be provided, as well as security; there are several working models around the US for these types of services; private individuals, non-profits, and churches should partner to accomplish this. The Alternative Lodging

Park implementation measure was supported as a means to address the housing needs of vulnerable populations. There is a general agreement that special populations should not be partitioned off geographically, but services and accommodations for special populations should be included in regular housing, especially low income housing.

The most notable proposed programs to address these issues are:

- Allowances and increased flexibility for accessory dwelling units;
- Allowances for tiny houses, moveable tiny houses, and tiny house villages;
- Measures for supportive housing and farmworker housing that align with State law;
- Policies and measures to allow safe parking as form of emergency shelter, and the initiation of a safe parking pilot program, and the development of the alternative lodging park regulations;
- Development and implementation of a robust residential development technical assistance program to improve access to expertise and better facilitating the permitting process; and
- Policy direction for the County to actively seek funding in partnership with developers and community organizations to provide shelter and housing.

Attachment 1 is the complete set of draft policies and programs for the Planning Commission's consideration. The underline and strikeout text shows the changes to the document made since it was first circulated at the public workshops.

**ATTACHMENT 1**

Planning Commission Draft 2019 Housing Element Policies and Programs Report



## **8.4 Goals and Policies**

### **Goals**

- H-G1. Housing Production.** ~~Regulatory~~ Implement regulatory policies, practices and ~~costs~~ financial incentives that promote ~~the~~ creation of affordable housing, protect the public health, safety and welfare, ~~encourage compliance~~ promote with permit/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 ~~affordable~~ 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~~ 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<sup>1</sup>.

### **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 ~~for 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 ~~developed with affordable housing shall be~~ in close

<sup>1</sup> *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)

proximity to commercial ~~areas services~~ and ~~connected to them by pedestrian facilities~~ and public 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 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 ~~that has~~with long-term affordability covenants and restrictions ~~that require~~requiring 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.
- 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 ~~maximum~~ thresholds of significance.
- 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. 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.
- H-P12. Emergency Shelters.** Emergency shelters, day centers and navigation centers<sub>z</sub> shall be allowed as principally permitted uses on sites mapped for emergency shelters in the Housing Element Appendix.
- H-P13. 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-P14. 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-P15. Encourage New and Experimental Techniques.** The County shall encourage and be receptive to new and experimental construction techniques for housing.
- H-P16. 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-P17. Reduce and Avoid Impacts to Biological Resources.** ~~Consistent with the mitigation measures in the Supplemental Environmental Impact Report (SCH No. 2009022077) †~~The County shall refer all building permit applications ~~that would result in the~~for structures whose water source is withdrawal of water from perennial streams or rivers, or from wells within 100' of a perennial stream or river, or from springs within 100' of a perennial stream or river to the Department of Fish and Wildlife (DF&W) ~~for comments and recommendations.~~
- H-P18. 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-P19. Housing Opportunity Zones.** The County shall continue to stimulate residential and infrastructure development within Housing Opportunity Zones ~~while not diminishing opportunities for accessory dwellings units in other areas of the County.~~ The County shall review and consider the expansion of or the addition of new Housing Opportunity Zones, as needed and where appropriate.
- H-P20. 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-P21. 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-P22. Siting of Multifamily Housing Developments.** The County shall plan, prioritize, and support development proposals that locate multi-family uses along major transportation corridors, near transit stops, public services, recreation areas, neighborhood commercial centers and work opportunities.
- H-P23. 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-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.
- H-P25. 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-P26. ~~Housing Rehabilitation~~ 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-P27. 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-P28. Pre-Approved Housing Plans.** The County shall increase the variety of housing designs available in ~~the~~ pre-approved housing plans inventory offered for downloading at no cost on the County's website to encourage the production of affordable housing, including alternative housing designs.
- H-P29. 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-P30. 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-P31. Allowance for Tiny Houses and Moveable Tiny Houses.** The County shall ~~improve housing diversity and encourage~~ development of new low-cost housing by ~~amending the Zoning Regulations to allow~~ allowing tiny houses and moveable tiny houses as permanent single-family dwellings and detached bedrooms allowed in single family and multifamily zones ~~zoning districts that allow other residential dwellings of the same type, and specify development standards to protect public health and safety.~~
- H-P32. 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 multifamily zones ~~zoning districts that allow other residential dwellings of the same type, and specify development and performance standards to protect public health and safety.~~
- H-P33. Farmworker Housing.** The County shall ~~amend the Zoning Regulations consistent with Health and Safety Code Sections 17021.5 and 17021.6, and encourage and support~~ 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-P34. Estimating Farmworker Housing Needs of the Cannabis Industry.** The County shall ~~develop a data source and methodology to estimate the population of farmworkers in the cannabis industry because they are not~~ that may be under represented in the census data of the United States Department of Agriculture ~~SDA~~ Agricultural Census.

- H-P35. Transitional Housing.** Transitional housing shall be considered a residential use of property, ~~and to improve~~ The County shall increase the Transitional housing housing capacity for special needs populations the County shall amend the Zoning Regulations to meet the documented housing needs consistent with Gov't Government Code Sections 65582(j) and 65583(c)(3).
- H-P36. 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 permitted ~~allowed, including commercial zones where nonresidential zones permitting multifamily uses are allowed above commercial uses.~~ The County shall increase Supportive housing capacity, and to improve the housing capacity for special needs populations the County shall amend the Zoning Regulations to meet the documented housing needs consistent with Gov't Housing Element requirements Code Article 11, commencing at [Section 65650 of the Government Code].
- H-P37. 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-P38. 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-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-P40. Fee Deferrals and Subsidies 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 affordability covenants and restrictions that require the units to be available to, affordable to, and occupied by, persons or families of low-, very-low or extremely low income lower income households 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. ~~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 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-P41. 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-P42. Density Bonuses.** ~~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, 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.~~

**H-P43. 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 ~~et affordable housing costs~~ for at least 20 years. Public Works shall specify allowable deferments on a project by project basis.

**H-P44. 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-P45. 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.

## **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) 814 single family units; 151 of which are under the Alternative Owner Builder (AOB) program.
- 2) 206 multifamily units
- 3) 113 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 will not preclude future development at the "mid-point" density, or the "mid-point" density is not feasible.

**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 Legal Non-Conforming Housing.** General Plan density standards shall be waived for existing legal non-conforming housing in new subdivisions and planned 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 ~~hotel and motel~~ 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.
- H-S10. 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-S11. 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-S12. 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-S13. 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-S14. Fast Track Building Permit Application Review.** All applications for 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 on a priority basis ahead of non fast track permit applications. 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 similar other required information, the application shall be deemed approved by the Planning and Building Department. Projects that construct or rehabilitate at least 25% low income, 10% very low income, or 55% extremely low income, or are for Supportive, Transitional, Transitional Housing, or emergency shelters shall be included within this prioritization prioritized.

## **8.6 Implementation Measures**

**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)

**H-IM2. Tiered Environmental Review,** The General Plan Update EIR analysis analyzed of the cumulative impacts of residential development in Housing Opportunity Zones, shall be completed and presented in a manner that facilitates the use of the analysis for individual project environmental review. The County shall make use of tiered environmental analysis off the GP FEIR to appropriately focus environmental review reduce the burden of cumulative impacts analysis on individual residential projects in Housing Opportunity Zones.



- H-IM3. Distribution and Sharing of Publicly Available Fault Evaluation Reports.** The County shall maintain records of the location of Fault Evaluation Reports that have been 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 and make available copies of Fault Evaluation Reports reports shall be available upon request to residential developers within Housing Opportunity Zones.
- 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.
- 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.
- 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 §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.
- 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.
- 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.

**H-IM9. Continued Implementation of Effective Policies from the Previous Housing Element.** The County shall continue to implement the policies from the 2009/2010 Housing Element labeled as “✓” in Section 8.12.20 of the Housing Element Appendix.

**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.

**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.

**H-IM12. Homeless Humboldt Housing and Homeless Coalition.** The County shall support continuation of the Humboldt Housing and Homeless Coalition, or its equivalent, 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. The Planning and Building Department shall appoint a representative to serve on the Humboldt Housing and Homeless Coalition Executive Committee.

**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.

**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

**H-IM15. Facilitate Development of Sites in the Affordable Housing Land Inventory.** The County shall allow the multifamily zoned ~~portion of 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 County shall offer the following incentives for the development of affordable housing, including, but not limited to,

- priority to processing subdivision maps that include affordable housing units, and consideration of exceptions to solar shading requirements,
- expedited review for the 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.

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

**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 development .

**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.

**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.

**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 County shall Safe Homes Program allows qualified unpermitted homes to become permitted through a "safe homes" program. ~~With r~~Reduced or eliminated penalty fees for owners wishing to obtain permits for unpermitted homes shall be included as an incentive to bring the unpermitted units into compliance.

**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.

**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.

**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.

- 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.
- 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 ~~Gov~~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.
- H-IM26. Improve and Promote Fair Housing and Access to Opportunity.** The County shall initiate an Article 34 referendum that, if passed by a majority of voters, would allow the County to develop, construct or acquire low-rent housing. The Article 34 referendum shall provide for ownership and lease of real property in order to provide housing. 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.
- 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 ~~including online~~. Pre-approved house plans shall be regularly reviewed and updated to remain current with California Building Code.
- 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:
- Accessory dwelling units in different configurations, including:
    - Non-moveable tiny houses.
    - Conversion of a garage to an ADU.
  - Small foot print single family residences not exceeding 1,000 square feet.
  - A duplex.
  - Farmworker housing group quarters for more than six employees.
  - Universal accessible bathroom that can be installed into an existing residence.
- 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.
- 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.
- D. County-owned properties suitable for Emergency Shelters.

**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.

**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.

**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.

**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.

**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.

**H-IM37. Density Bonuses.** The County shall amend the Zoning Regulations consistent with Gov't 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 Gov't Government Code Section 65913.4 et seq.

**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.

**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.

**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.

**H-IM41. Allowance for Accessory Dwelling Units.** The County shall amend the Zoning Regulations consistent with ~~Gov't~~ 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.

**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.

**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.

**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.

**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.

**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.

**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.

**H-IM48. Estimating Farmworker Housing Needs of the Cannabis Industry.** The County shall prepare an estimate the number of cannabis industry farmworkers.

**H-IM49. Provide Information to Agricultural Employers.** The County shall provide information to agricultural employers pertaining to state standards and permitting regulations.

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

1. 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.
2. A description of different housing types (e.g. single-family, multifamily, group quarters) appropriate to accommodate the housing needs of permanent and seasonal farmworkers.
3. A description of local development standards and processing requirements, including any special conditions of approval imposed on farmworker housing.
4. 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).
5. 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).
6. 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.
7. 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.

**H-IM51. Supportive Housing.** The County shall amend the Zoning Regulations consistent with ~~Gov't~~ Government Code Article 11, commencing at Section 65650.

**H-IM52. Transitional Housing.** The County shall amend the Zoning Regulations to be consistent with Government~~Gov't~~ Code Section 65582(j) and 65582(c)(3).

**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.

**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.

**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.

**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.

**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 ~~Gov't~~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.

**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 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.



**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.

**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.

**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 allows higher residential densities and flexible housing configurations ~~that~~ to address workforce housing needs. The new Mixed Housing Zone shall include development standards ~~that align with~~ to address community character and priorities established through a community plan update process.

**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 processed with the same prioritized time frame.

**H-IM63. Definition of Family.** The Humboldt County Zoning Regulations shall be reviewed and revised as needed to define "Family" consistent with the Health and Safety Code.

**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
- ~~D-E.~~ Initiate and facilitate multiagency preliminary review of residential projects that proposed to result in three or more housing units.
- ~~E-F.~~ Regular review of posted media content for significant changes in code or procedures and update as needed.
- ~~F-G.~~ Maintain a knowledgeable Planning and Building Department workforce through professional development and training to better assist the public.

**H-IM65. Permitting Unpermitted Special Occupancy Parks.** ~~Develop~~ 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.

**H-IM6645. 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 ~~(- and -)~~ issues associated with the County road that affect the RCSD wastewater collection system, and for the development a community groundwater well.

**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 federal Affirmatively Furthering Fair Housing standards. The amendments shall ~~also~~ 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 permits procedures or requirements.

## **ATTACHMENT 2**

### Public Comments

1. Summary of Workshop Series #1 Public Comments
2. Summary of Workshop Series #2 Public Comments
3. Summary of Written Comments
4. Letter from the Humboldt County Housing Trust Fund and Homeless Solutions Committee, received 5/8/2019.

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>  | -                  | <b>11</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>2</b>   | <b>What policies or programs have worked or could work?</b>   | +                  | <b>28</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>3</b>   | <b>Accessory Dwelling Units (ADUs)</b>  | <b>ADU</b>         | <b>24</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>4</b>   | <b>What are the Barriers to Development?</b>  | <b>DVB, ZN</b>     | <b>58</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>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>   | <b>DB</b>                   | <b>7</b>  |
|           | DBs are viewed as addressing need for smaller, affordable units for many population segments. Fits the need for more diverse housing.   |                             |           |
| <b>6</b>  | <b>Emergency Shelter</b>  | <b>ESH</b>                  | <b>22</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>7</b>  | <b>Farm Employee Housing</b>  | <b>FW</b>                   | <b>23</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>8</b>  | <b>General Questions about Housing Element and Process</b>  | <b>G</b>                    | <b>9</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>9</b>  | <b>Homelessness</b>   | <b>HMLS,<br/>CMP</b>        | <b>31</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>10</b> | <b>NIMBYism - Extent and Solutions</b>  | <b>NIM</b>                  | <b>16</b> |
|           | The county could help mitigate NIMBYism by better community outreach, sharing pilot projects, and strategizing with non-profits and developers.   |                             |           |
| <b>11</b> | <b>Tiny Houses, Moveable Tiny Houses, RVs</b>   | <b>TH, THV,<br/>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>   | <b>LI, RNT</b> | <b>11</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>13</b> | <b>Building Codes</b>   | <b>BDC</b>     | <b>8</b>  |
|           | Changes to the building code were suggested, such as increasing the square footage for a building permit exemption to 500 square feet.  |                |           |
| <b>14</b> | <b>Multi-Family Housing</b>   | <b>MF</b>      | <b>8</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 nimbyism.   |                |           |
| <b>15</b> | <b>Rural Area Special Concerns</b>  | <b>RU</b>      | <b>11</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>16</b> | <b>Water and Sewer</b>  | <b>SW</b>      | <b>21</b> |
|           | There is a need for alternative waste disposal systems; composting toilets; cost and availability of services is prohibitive to development.  |                |           |
| <b>17</b> | <b>Housing for Special Populations</b>  | <b>SPOP</b>    | <b>15</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. |                |           |

## 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 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    |
| 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**

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| 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**

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|--------|--|------|
| 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  |
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| <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   |
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| 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?<br/> HOW COULD TINY HOUSES BE USED, AND UNDER WHAT CONDITIONS?<br/> REBECCA COLEMAN<br/> 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

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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