

Appendix G. Housing Element Appendix

Table of Contents

TABLE OF CONTENTS.....	I
APPENDIX G. HOUSING ELEMENT APPENDIX	1
8.7 POPULATION CHARACTERISTICS.....	1
8.7.1 POPULATION TRENDS	1
8.7.2 POPULATION PROJECTIONS	2
8.7.3 POPULATION DISTRIBUTION	3
8.7.4 AGE AND SEX CHARACTERISTICS	5
8.7.5 RACIAL COMPOSITION	6
8.7.6 HOUSEHOLD SIZE	7
8.7.7 HOUSEHOLD PROJECTIONS	8
8.7.8 EMPLOYMENT	8
8.7.9 SPECIAL POPULATIONS	10
<i>Large Households</i>	10
<i>Elder Households</i>	10
<i>Persons with Disabilities</i>	11
<i>Farm Employees</i>	13
<i>Female Head of Households</i>	15
<i>Homeless Persons</i>	15
<i>Nomadic Households</i>	17
8.8 HOUSING CHARACTERISTICS.....	18
8.8.1 HOUSING TYPES	18
8.8.2 VACANCY RATE	19
8.8.3 TENURE	20
8.8.4 HOUSING CONDITIONS	20
8.8.5 HOUSING COSTS	22
8.8.6 OVERPAYMENT	23
8.8.7 AFFORDABILITY INDEX	26
8.8.8 OVERCROWDED UNITS	27
8.8.9 HOUSING FOR SPECIAL POPULATIONS	28
<i>Large Households</i>	28
<i>Elder Households</i>	28
<i>Farm Employees</i>	29
<i>Disabled Persons</i>	30
<i>Zoning and Land Use Controls</i>	32
<i>Parking Standards</i>	33
<i>Building Codes and Regulations</i>	33
<i>Procedure For Addressing Requests For Reasonable Accommodation</i>	33
<i>Woman Headed Households</i>	33
<i>Homeless Persons</i>	34
<i>Inventory of Emergency Shelter Sites</i>	35
<i>Single Room Occupancy Units (SRO)</i>	36
<i>Other Emergency Shelter Sites</i>	36
<i>Other Emergency Shelter Site Options</i>	36
<i>Nomadic Households</i>	37

<i>Developing Special Occupancy Parks</i>	37
<i>Length of Stay</i>	38
<i>Development Costs</i>	38
<i>Use of Recreational Vehicle Parks</i>	39
<i>How Many Sites Do We Need?</i>	39
8.9 QUANTIFIED OBJECTIVES	39
8.9.1 PROGRAMS TO CONSTRUCT HOUSING	39
8.9.2 PROGRAMS TO REHABILITATE AND CONSERVE HOUSING	40
8.10 HOUSING MARKET COSTS	41
8.10.1 DIRECT MARKET COSTS	41
8.10.2 INDIRECT MARKET COSTS	42
8.11 GOVERNMENTAL CONSTRAINTS	43
8.11.1 STATE AND FEDERAL CONSTRAINTS.....	43
<i>Discretionary Review Of New Housing Projects</i>	44
<i>Coastal Act Requirements</i>	44
<i>Building Regulations</i>	44
<i>Fees And Assessments</i>	45
<i>Miscellaneous State Fees, Development Standards and Permit Requirements</i>	49
<i>National Flood Insurance</i>	50
<i>Federal and State Funding</i>	50
8.11.2 STATE PROGRAMS WHICH RESPOND TO THE ABOVE MANDATES	50
8.11.3 LOCAL PROGRAMS WHICH RESPOND TO THE ABOVE MANDATES	51
<i>Discretionary Review Of New Housing Projects</i>	51
<i>Coastal Commission Approval</i>	52
<i>Minimize Building Regulations</i>	52
<i>Fees And Special Assessments, National Flood Insurance, Reduction Of State And Federal Funding</i>	52
8.11.4 LOCAL GOVERNMENTAL CONSTRAINTS TO HOUSING.....	52
<i>Zoning Regulation Constraints</i>	52
<i>Application Review Procedures</i>	53
<i>County Building Regulatory Constraints</i>	80
<i>Coordination And Communication Between Local Agencies</i>	80
<i>Tax Constraints</i>	81
<i>Code Enforcement</i>	81
8.11.5 PROGRAMS WHICH RESPOND TO LOCAL CONSTRAINTS	81
<i>Updating Community Plans</i>	81
<i>Zoning Regulatory Constraints</i>	81
<i>Coordination And Communication Between Local Agencies</i>	82
<i>Automation of the Permit Review Process</i>	82
<i>Develop Handouts, a Website and Other Materials To Simplify The Permit Review Process</i>	82
8.12 SPECIAL ISSUES	83
8.12.1 PUBLIC PERCEPTION OF THE BUILDING PERMIT PROCESS	83
8.12.2 CIVIL DISOBEDIENCE.....	83
8.12.3 ON-SITE RESIDENTIAL SANITATION.....	83
8.12.4 URBAN-LEVEL SERVICES	84
8.12.5 MODULAR/FABRIK BUILT AND MOBILE/MANUFACTURED HOUSING	85
8.12.6 OWNER-BUILDERS.....	85

8.12.7 TINY HOUSES AND MOVEABLE TINY HOUSES	86
<i>Public Awareness of the Housing Problem</i>	86
<i>Trend Toward Smaller Houses</i>	87
<i>Tiny Houses and Moveable Tiny Houses</i>	88
<i>Tiny House Villages</i>	88
<i>Detached Bedrooms</i>	88
8.12.8 FEDERAL AND STATE PROGRAMS	88
8.12.9 RESIDENTIAL ENERGY CONSERVATION	89
8.12.10 ACCESSORY DWELLING UNITS (ADUs)	92
<i>Purpose of the Proposed Accessory Dwelling Unit Ordinance</i>	92
<i>Reducing Barriers to Permitting ADUs</i>	92
<i>How the 2019 ADU Ordinance Works</i>	94
<i>Relationship to Tiny Houses</i>	94
<i>ADU Prohibition Area for Health, Safety, and Open Space</i>	95
8.12.xx TINY HOUSES	ERROR! BOOKMARK NOT DEFINED.
8.12.11 ARTICLE 34 REFERENDUM	95
8.12.12 HOUSING DISCRIMINATION	96
8.12.13 ALTERNATIVE HOUSING DESIGN AND OWNERSHIP PATTERNS	96
8.12.14 JOBS/HOUSING IMBALANCE	99
8.12.15 CONSISTENCY WITH OTHER ELEMENTS	99
8.12.16 AVAILABILITY OF FINANCING	99
8.12.17 TERMINATION OF FEDERAL SUBSIDIES	100
<i>Inventory of At Risk Units</i>	100
<i>Assessment of Risk of Conversion</i>	100
<i>Cost Analysis</i>	101
8.12.18 EARTHQUAKE DAMAGE, DEMOLITIONS AND CONVERSIONS	101
8.12.19 DEVELOPMENT IN THE COASTAL ZONE	102
8.12.20 DETAILED ANALYSIS OF THE EFFECTIVENESS OF THE PREVIOUS HOUSING ELEMENT	103
<i>Housing Construction</i>	103
<i>Residential Land Inventory</i>	103
<i>Additional Multifamily Rezoning</i>	103
<i>Martin Slough Interceptor</i>	104
8.12.21 DETAIL OF THE 2019 RESIDENTIAL LAND INVENTORY	105
<i>Purpose of the Land Inventory</i>	106
<i>Procedure for Updating the Land Inventory</i>	106
<i>Wetlands, Flooding and Hydrology</i>	107
<i>Soils and Geology</i>	108
<i>Slope</i>	109
<i>Calculation of Development Potential</i>	109
<i>Vacant Developable Parcel Assumptions</i>	110
<i>Improved Developable Parcel Assumptions</i>	110
<i>Lots where constrained acres are greater than open space requirements</i>	110
8.12.22 DESCRIPTION OF THE PARCELS IN THE LAND INVENTORY	111
<i>Affordable Housing Land Inventory</i>	113
<i>Typical Multifamily Site Plans</i>	114
<i>Development of Split-Zoned Properties with Multifamily Housing</i>	115
<i>Feasibility of Multifamily Development on Sites with Existing Improvements</i>	118
<i>Valuation of Open Space on Properties with More Open Space Than Required</i>	118
<i>Site Specific Analysis of Rezoned Properties</i>	118
8.12.22 INFRASTRUCTURE AND SERVICE NEEDS OF LEGACY COMMUNITIES	185
8.12.23 ASSESSMENT OF COUNTY OWNED PARCELS FOR AFFORDABLE HOUSING DEVELOPMENT	196
INDEX	202

ATTACHMENT A 1

Appendix G. Housing Element Appendix

8.7 Population Characteristics

8.7.1 Population Trends

Humboldt County's population growth rate fluctuated a great deal between 1920 and 2018 (Table A). Moderate growth during the 1920's was followed by slow growth during the Great Depression Era of the 1930's. The County's timber dependent economy grew in response to a statewide housing boom in the post-war period. As a result, between 1940 and 1960, the County's population more than doubled.

Between 1960 and 1970 the County's total population experienced a drop of more than 5%. This was mostly due to the combined effects of a weaker housing market, log shortages, park expansion, and loss of jobs due to mechanization.

The total population of Humboldt County grew at a steady 6% increase each decade over the last twenty years. This modest growth is slightly less than for California as a whole. Over the last eight years the population in the County grew by 1%, which is slower than the average over the past few decades.

HOUSING ELEMENT APPENDIX TABLE - A. Historical Population, Humboldt County, 1920 – 2018

Year	Number of Persons	Percentage Increase by Decade
1920	37,413	n/a
1930	43,233	16%
1940	45,812	6%
1950	69,241	51%
1960	104,892	51%
1970	99,692	-5%
1980	108,525	9%
1990	119,118	10%
2000	126,500	6%
2010	134,623	6%
2018	136,002	1%*

Sources: 1920-1970, U.S. Department of Commerce, Decennial Census; California Department of Finance, Population and Housing Data (Report E-8090City), Report E4 – Population Estimates for Cities, Counties, and the State, 2011-2018, 5/1/2018), U.S. Census Bureau

*Assumes the growth rate for the decade will continue the trend of the 2010 – 2018 time period.

HOUSING ELEMENT APPENDIX TABLE – B. Recent Population Trends, Humboldt County, 2010 – 2018

							Average Annual Change	
	4/1/2010	1/1/2014	1/1/2015	1/1/2016	1/1/2017	1/1/2018	# Persons	% Change
Arcata	17,231	17,943	18,122	18,242	18,388	18,398	91	0.5%
Blue Lake	1,253	1,281	1,299	1,306	1,301	1,280	0	0.0%
Eureka	27,191	26,635	26,355	26,348	26,500	26,362	-55	-0.2%
Ferndale	1,371	1,366	1,370	1,367	1,373	1,367	0	0.0%
Fortuna	11,926	11,885	11,914	11,907	12,008	12,042	31	0.3%
Rio Dell	3,368	3,333	3,326	3,322	3,355	3,348	3	0.1%
Trinidad	367	339	330	325	335	340	0	0.1%
Unincorp.	71,916	72,195	72,467	72,600	73,170	72,865	134	0.2%
Humboldt Co. Total	134,623	134,977	135,183	135,417	136,430	136,002	205	0.2%

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

8.7.2 Population Projections

Based on population projections prepared by the California Department of Finance, Humboldt County will increase in population to 140,608 by year 2030, and to 141,263 by 2040 (Table C). After 2040 the population is expected to decrease, dropping to 139,767 by 2060. This is a more modest percentage increase compared to past projections.

HOUSING ELEMENT APPENDIX TABLE – C. Population Projections, Humboldt County, 2010 – 2060

Year	Number of Persons	Five Year Change
2015	135,032	actual
2020	137,711	2.0%
2025	139,576	1.4%
2030	140,779	0.9%
2035	141,363	0.4%
2040	141,263	-0.1%
2045	140,903	-0.3%
2050	140,471	-0.3%
2055	139,929	-0.4%
2060	139,767	0.1%

Sources: California Department of Finance, State Population Projections, Table P-1, Total Population by County with five-year percentage change.

8.7.3 Population Distribution

About 55% of Humboldt County's population live in the Humboldt Bay area, with approximately 18% of the County's population living to the north, 22% living to the south of this area, 4% living east of this area, and the remainder dispersed throughout. Most of the County's towns and cities lie on or near the U.S. Highway 101 corridor.

Of all Humboldt County's persons in 2018, 54% live in the unincorporated portion of the county (Tables D and E), nearly the same as in 2010.

HOUSING ELEMENT APPENDIX TABLE - D. Population Of County and Incorporated Cities, 2000 – 2018

Area	2000 Persons	% of Total	2010 Persons	% of Total	Change in Population 00' to 10'	2018 Persons	% of Total	Change in Population 10' to 18'
Arcata	16,651	13%	17,231	13%	3%	18,398	14%	7%
Blue Lake	1,135	<1%	1,253	1%	10%	1,280	1%	2%
Eureka	26,128	21%	27,191	20%	4%	26,362	19%	-3%
Ferndale	1,382	1%	1,371	1%	<-1%	1,367	1%	<-1%
Fortuna	10,497	8%	11,926	9%	14%	12,042	9%	<1%
Rio Dell	3,174	3%	3,368	3%	6%	3,348	2%	<-1%
Trinidad	311	<1%	367	<1%	18%	340	<1%	7%
Subtotal	59,278	47%	62,707	47%	6%	63,137	46%	<1%
Unincorp.	66,790	53%	71,916	53%	8%	72,865	54%	1%
Total County	126,518	100%	134,623	100%	6%	136,002	100%	1%

Source: California Department of Finance, Historical Census and Incorporated Cities, 1850-2010; *Building Communities Report* Dyett & Bhatia, 2002, U.S. Census Bureau, 2010

**HOUSING ELEMENT APPENDIX TABLE - E. Census Division
Population Humboldt County, 2000-2010**

County Census Division	2000 Population	2010 Population
Arcata Division	22,607	23,495
Arcata City	16,714	17,213
Unincorporated	5,893	6,282
Eureka Division	46,447	48,424
Eureka City	25,929	27,191
Bayview		2,510
Cutten	2,935	3,108
Humboldt Hill		3,414
Myrtle town	4,459	4,675
Pinehill	3,108	3,131
Other Unincorporated	10,016	4,395

**HOUSING ELEMENT APPENDIX TABLE - E. Census Division
Population Humboldt County, 2000-2010**

County Census Division	2000 Population	2010 Population
Ferndale Division	3,206	3,220
Ferndale City	1,421	1,371
Unincorporated	1,785	1,849
Fortuna Division	16,212	17,847
Fortuna City	10,363	11,926
Hydesville	1,209	1,237
Other Unincorporated	4,640	4,684
Garberville Division	12,194	13,518
Rio Dell City	3,012	3,368
Redway	1,212	1,225
Scotia	*	
Other Unincorporated	7,970	8,925
North Coast Division	20,415	22,194
Blue Lake City	1,093	1,253
Trinidad City	331	367
Fieldbrook	--	
McKinleyville	13,599	15,177
Orick	--	
Westhaven-Moonstone	1,044	1,205
Other Unincorporated	4,348	4,192
Trinity-Klamath Division	5,437	5,925
Willow Creek	1,743	1,710
Redwood Valley		1,729
Other Unincorporated	3,694	2,486
Total	126,518	134,623

Source: Department of Commerce; Census of Population and Housing, 1990; U.S. Census Bureau, 2000 and 2010

8.7.4 Age and Sex Characteristics

Table F shows Humboldt County's young people of 0-24 years still comprised 33% of the total population in 2017 as they did in 2010, which is down slightly from 2000. This age group is expected to comprise a smaller portion of the population in the future.

The age group showing the greatest increase between 2000 and 2017 was the 65-74 year group, with an increase of 82%. The percentage of those over 55 and of retirement age continues to increase: this group was 21% of the population in 2000, increased to 28% in 2010, and is 31% of the population in 2017. This trend is expected to continue.

**HOUSING ELEMENT APPENDIX TABLE – F. Age and Sex Distribution Humboldt County
2000-2017**

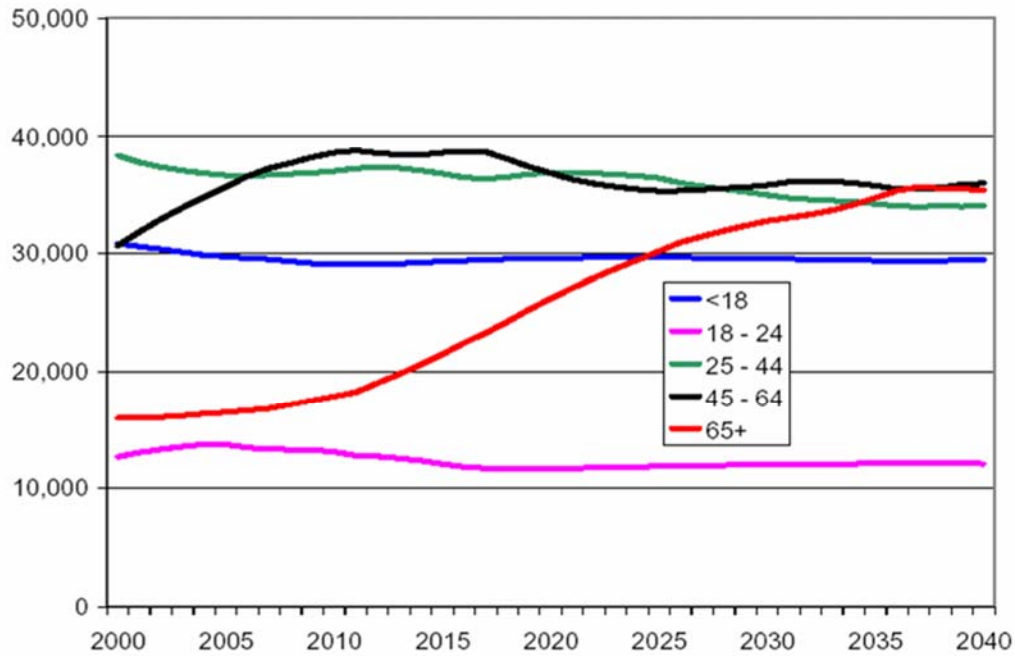
Age Group	2000 Total	2010 Total	2017 Total	2017 % Total	% Change (2000-2017)	2017	
						Male	Female
Under 5	7,125	7,738	7,407	5%	4%	3,741	3,666
5-14	16,716	14,566	14,166	10%	-15%	6,743	7,423
15-24	21,234	21,409	22,904	17%	8%	11,862	11,042
25-34	16,016	19,995	16,864	12%	5%	8,384	8,480
35-44	18,679	15,068	18,262	13%	-2%	9,576	8,686
45-54	19,861	18,749	15,075	11%	-24%	7,403	7,672
55-64	11,111	19,373	18,981	14%	71%	9,226	9,755
65-74	8,020	9,671	14,627	11%	82%	7,037	7,590
75-84	5,754	5,489	5,912	4%	3%	2,908	3,004
85+	2,002	2,565	2,556	2%	28%	699	1,857
Total	126,518	134,623	136,754	100%	N/A	67,579	69,175

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

Figure 1 below shows the trends in the county's population into the future. The younger age groups are expected to decrease as a percent of the total, while the older age groups are expected to increase. There has been a slight increase in the population entering the workplace, and bigger increase in the age group currently in or nearing early retirement. The median age for men is 35.9 and the median age for women is 38.6.

HOUSING ELEMENT APPENDIX FIGURE - 1. Projected Household Population By Age Group, 2000 - 2040

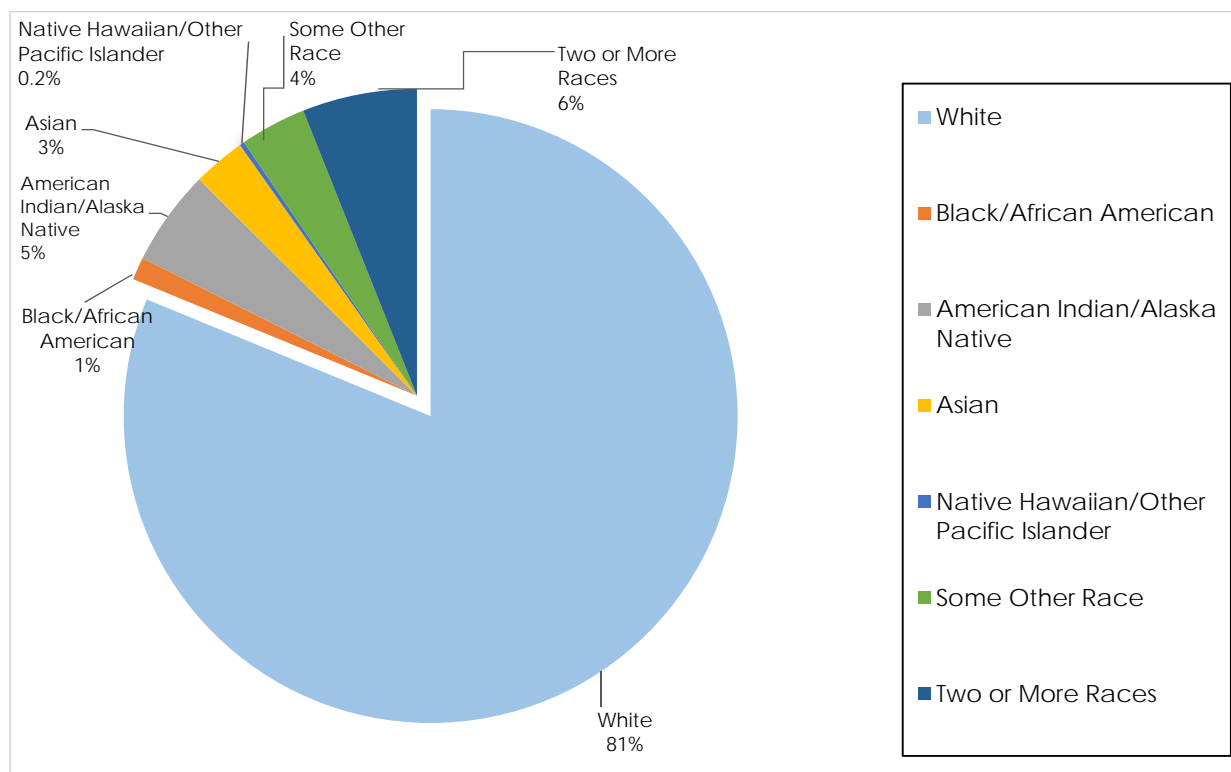
Figure 1-- Projected Humboldt County Population by Age Group, 2000 – 2040



Source: California Department of Finance, 2004.

8.7.5 Racial Composition

Humboldt County's population in 2016 was predominantly white, which made up approximately 81% of the total. (This compares to a State percentage of 58%.) There was little change in the racial composition of Humboldt County between 2000 and 2010. As shown in Figure 2 below, the second largest racial group was Native American at 5%.

HOUSING ELEMENT APPENDIX FIGURE - 2. Racial Composition, Humboldt County, 2016

Source: 2012-2016 American Community Survey 5-Year Estimates

In 2010 there were 6,328 Native Americans living in unincorporated areas of the County. Native Americans with special housing needs living on Reservations or Rancherias fall under federal jurisdiction.

8.7.6 Household Size

In Humboldt County, household size has decreased from 2.55 persons per household in 1980, to 2.29 persons per household in 2018 (Table G). Compared to the rest of the State, the County's household size has been shrinking, while the State has been increasing; this trend is expected to continue into the future.

HOUSING ELEMENT APPENDIX TABLE - G. Household Size, Humboldt County & California, 1980-2018

	1980	1990	2000	2010	2018
Humboldt County	2.55	2.49	2.39	2.31	2.29
California	2.68	2.79	2.87	2.90	2.97

Source: Department of Finance Report 91 P-2 Published May, 1991, U.S. Census 2000, Department of Finance Publication E-8 by Geography; 2010; Department of Finance Publication E-5 City/County Population and Housing Estimates, 1/1/2018

8.7.7 Household Projections

In 2010 there were 56,031 households in Humboldt County. That number is projected to increase steadily through the year 2025 to 59,874 households (Table H).

HOUSING ELEMENT APPENDIX TABLE – H. Household Projections, Humboldt County, 2000 – 2025

Year	Number of Households	Annual Percent Increase
2000	51,238 – actual	n/a
2005	54,815 – actual	1.40%
2010	56,031 – actual	0.44%
2015	57,880	0.66%
2020	59,038	0.40%
2025	59,874	0.28%

Sources: American Fact Finder 2010; California Department of Finance Population Projections, 2013

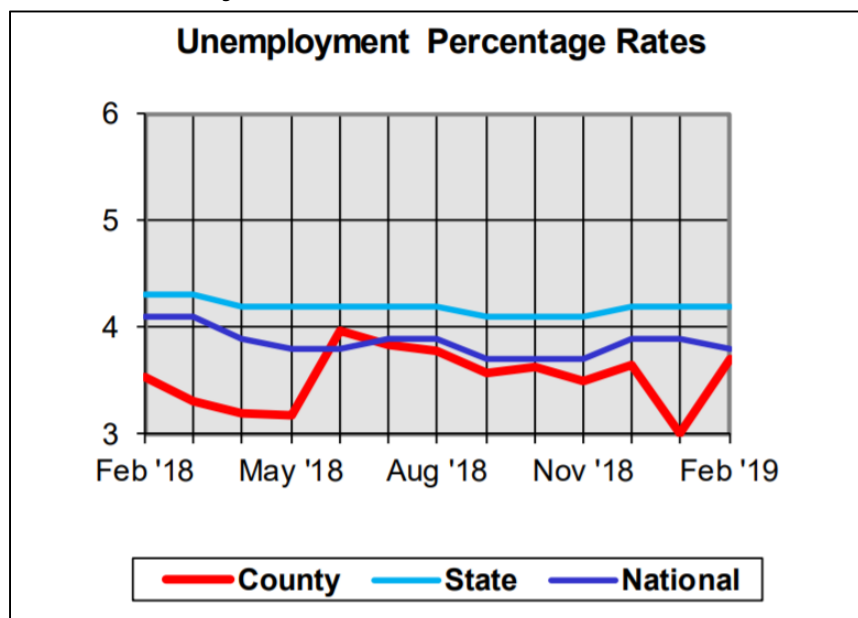
8.7.8 Employment

Overall employment has generally increased between 1980 and 2016, although there were periods of declining employment following the dot.com downturn in 2001 and the Great Recession in 2008, total employment increased from 40,200 jobs in 1980 to 45,800 in 2012.

In 1975, manufacturing (food processing, lumber and wood products, and other manufacturing) was the number one employment category in Humboldt County and employed over 28% of the total work force. By 1990, the category fell to number four behind government, service industries, and retail trade, and employed only about 10.1% of the total work force (Table I). This trend has continued through 2012 with government, services and retail jobs making up the top three job categories with manufacturing continuing to decline in fourth place position and representing just 3.3% to total workforce in 2012.

Historically, Humboldt County has an unemployment rate higher than the national and state averages (Figure 3). This changed following the 2008 Great Recession with Humboldt County's rate consistently lower than California until 2012 when the county and state had matching rates of 10.5%. According to the Humboldt State University Economic Index, Humboldt County's unemployment rate continues to be below state and national averages as shown below in Figure 3.

HOUSING ELEMENT APPENDIX Figure 3. 2018 Unemployment Rate – Humboldt County, California, United States



HOUSING ELEMENT APPENDIX TABLE – I. Wage and Salary Employment, Humboldt County, 1980 – 2010 (Average Annual Employees)

Industry Group	1980	1990	2000	2010
Agricultural	800	900	1,100	800
Construction & Mining & Logging	1,200	1,500	1,800	2,100
Manufacturing	7,000	6,300	6,000	2,100
Transportation, Warehousing & Utilities	2,300	2,400	1,900	1,200
Wholesale Trade	1,500	1,600	1,400	1,000
Retail Trade	7,000	9,500	10,500	6,900
Finance, Insurance & Real Estate	1,400	1,600	2,200	1,700
Services, All Other	8,600	10,300	12,900	17,100
Government	10,600	10,900	12,900	13,600
TOTAL	40,200	44,900	50,700	46,500
Source: California Employment Training Department, 2013;				

8.7.9 Special Populations

There are several groups living in Humboldt County which have been identified by the State as having special housing needs. These groups include: large households, the elderly, farm workers, the handicapped, female heads of households, and the homeless. Locally, nomadic persons were identified as a population with special characteristics and housing needs. Below is a description of these special populations. It is background material for a discussion of the housing needs of these special populations presented later in this chapter in the section titled, "Housing Characteristics: Special Populations".

Large Households

A large household is one that has more than five (5) persons. The Census 2010 counted 1,693 (53%) large family households owned their homes and 1,501 (47%) large family households rented homes. This percentage is the same as the State of California. The Census estimates that in 2016 1,919 (50.2%) large family households owned their homes while 1,901 (49.8%) large family households rented homes. This small change may reflect a trend of large households renting more than owning.

Given the population of the unincorporated parts of the County increased by roughly 12% between 1990 and 2010, and assuming the renters are lower income, the number of lower income large families can be assumed to have increased by about 100 households during the last twenty years.

Available rentals during the month of January 2019 ranged from \$1,250 - \$2,800 for 4+ bedrooms. This included cities and unincorporated areas.

Elder Households

Older adult populations have been climbing steadily nationwide. Locally the population over 65 increased 11% between 2000 and 2010, and 27% between 2010 and 2017.

The trend of increasing number of older adults in the County is expected to continue. The most notable is the increase in the population between the ages of 65-74 which increased 82%. As this population reaches retirement age their housing needs and desires are expected to change. One of the new implementation measures in this Housing Element is to conduct an elder housing needs assessment to better meet their needs in the future.

In unincorporated areas, most elders own their homes. The 2017 Census estimates 6,016 elders who owned their homes (79% of the total number of elderly households), while only 1,238 rented their homes. In comparison, an estimated 66% of the elders in the State owned their homes in 2017.

When an elder develops cognitive or physical disabilities they will need more assistance to live independently. In Humboldt County in 2013 there were 21 licensed senior care homes, with 567 beds. They ranged in size from four (4) to 108 persons, and provided a range in services, with some offering little assistance and others more intensive assistance. Other options include living with their family, in a second unit, or being placed in a skilled nursing facility.

A presentation on November 12, 2013 from Area-One Agency on Aging identified affordable, safe, accessible housing and home modification for seniors at all income levels as a housing

need for the elder population. The age profile of Humboldt County residents is expected to continue to shift toward an older population as shown previously in Figure 1.

Persons with Disabilities

Persons with disabilities can be either physically or developmentally disabled. A number of persons who are physically and developmentally disabled may have special housing requirements that impede their ability to live in integrated community settings.

Physical disabilities include mobility and sensory impairments. Development disability is a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely. Many people with disabilities have both physical and cognitive disabilities. This is especially true as the population ages.

The U.S. Census Bureau estimates that in 2016 approximately 22,657 people in the county have a disability, which is 17%. For those under 18, developmental disabilities are the primary disabilities noted. For those over 65, it is primarily mobility impairment.

According to Section 4512 Welfare and Institutions Code a “Developmental Disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for the individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environmental where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independences as an adult.

The State Department of Development Services (DDS) provided community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities in 2010. The County of Humboldt is served by the Redwood Coast Regional Center, and provides a point of entry to services for people with developmental disabilities. The Center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table J shows developmental disability by zip code and age in the County in 2016. The table shows that of the 1,521 persons in Humboldt County, 1,190 live between McKinleyville and Eureka. Another 239 live in the Ferndale and Fortuna area. That leaves less than 100 people living in the outer regions of the County. This is divided almost evenly between the northern and eastern areas of the County.

**HOUSING ELEMENT APPENDIX TABLE - J. Developmental Disability by Zip Code by Age;
Humboldt County, 2016**

ZIP	City	00-17	17+ years	Total Age
95501	Eureka	124	261	385
95502	Eureka	0	<1	>0
95503	Eureka	152	210	362
95511	Alderpoint	<1	<1	>0
95519	McKinleyville	113	116	229
95521	Arcata	83	131	214
95524	Bayside	<1	<1	>0
95525	Blue Lake	<1	<1	>0
95526	Bridgeville	0	<1	>0
95528	Carlotta	<1	<1	>0
95536	Ferndale	16	1	27
95537	Fields Landing	<1	<1	>0
95540	Fortuna	107	105	212
95542	Garberville	<1	<1	>0
95545	Honeydew	0	<1	>0
95546	Hoopa	16	<1	16
95547	Hydesville	<1	<1	>0
95549	Kneeland	<1	<1	>0
95551	Loleta	12	<1	12
95553	Miranda	<1	<1	>0
95554	Myers Flat	<1	<1	>0
95555	Orick	<1	<1	>0
95556	Orleans	<1	0	>0
95558	Petrolia	<1	<1	>0
95559	Phillipsville	<1	<1	>0
95560	Redway	<1	<1	>0
95562	Rio Dell	31	33	64
95564	Samoa	<1	<1	>0
95565	Scotia	<1	<1	>0
95569	Redcrest	<1	0	>0
95570	Trinidad	<1	<1	>0
95571	Weott	0	<1	>0
95573	Willow Creek	<1	<1	>0
TOTAL				1,521

Source: <http://www.dds.ca.gov/FactsStats/QuarterlyCounty.cfm>

Farm Employees

Humboldt is a primarily rural county, and agriculture is a significant driver of the County's economy. Farm workers make up an important but difficult to quantify population, with unique housing needs. According to the State's Department of Housing and Community Development (HCD), farm employees tend to have low incomes; higher risk of living in poverty; and limited access to safe, healthy, and affordable housing choices. As such, through goal **H-G5**, the County recognizes farm employees as a special population, with unique housing needs.

The United States Department of Agriculture (USDA) supplies farm labor statistics to local jurisdictions to use in their Housing Elements through its Census of Agriculture. The census shows that there were 849 farms in the County in 2017, of which 273 hired 1,535 farm workers (see below, Table K). There are approximately the same number of seasonal employees as year-round employees (Table **xx**.)

Table - K. Farmworkers – County-Wide (Humboldt County)			
Hired Farm Labor Humboldt County			
	Farms	Workers	\$1,000 payroll
2017	273	1535	45,896
2012	319	2,226	41,400
<i>Source: USDA Census of Farmworkers 2012</i>			
Farmworker data represents countywide numbers; an assumption is made that farms operate in the unincorporated areas of the county.			

Table – xx. Farmworkers by Days Worked (Humboldt County)*			
		2017	2012
150 Days or More			
	Farms	160	182
	Workers	676	1248
	<i>Farms with 10 or More Workers</i>		
	Farms	6	11
	Workers	226	808
Fewer than 150 Days			
	Farms	188	213
	Workers	859	978
<i>Source: USDA Census of Farmworkers 2012, 2017</i>			

[USDA Agricultural Census 2017](#)

Counting Farm Employees

The USDA census tracks and reports activities related to traditional agriculture, that is, the cultivating of crops and raising of animals classified by the National Agricultural Statistics Service (NASS). It is unknown how many cannabis operations, if any, are included in USDA data but evidence suggests that both legal and illicit cannabis activities are under- or unrepresented. In contrast to USDA data, which finds 1535 hired farm employees countywide, a query of the Planning Department database in April of 2019 showed approximately 1450 active or approved cannabis projects in the County; Planning staff estimated an average of 3 to 4 employees per farm. In the USDA data, 10 farms reported a total of 32 migrant workers in Humboldt County in 2017, whereas anecdotal evidence from rural communities suggests seasonal farm employees completely overwhelm the facilities available to serve them. Although not official statistics, this evidence suggests the outlines of an industry with a much larger farm employee population than what the USDA census documents.

The result of this difficulty in quantifying farm employees is an underestimate in farm employee housing needs. Through implementation measure **H-P34**, the County will develop a data source and methodology to estimate the population of farm employees in the cannabis industry. In addition to a more accurate accounting of farm employee population, the County is committed to a proactive approach to tackling this unmet housing need. With implementation measure H-IM1, the data on farm employee housing needs that the County collects (H-P34) and analyzes would be used to collaborate with agricultural employers to identify sites and pursue funding available through HCD and the U.S. Department of Agriculture's rural development programs.

Female Head of Households

Female heads of family households made up 6,144 or 11% of the total households living in Humboldt County in 2016. Single heads of households often represent a special need due to financial responsibility based on a single source of income. Child care is often a necessary addition to the family budget. Statistically, single heads of households, more often female, earn incomes below the area median and are less able to find affordable housing.

Homeless Persons

Annually, a consortium of Humboldt County agencies known as the Humboldt Housing and Homeless Coalition (or HHHC) join together to conduct a comprehensive count of homeless people within the County – the “Point in Time Count” (PIT). Humboldt County PIT is based on where a homeless person resided on a particular night –usually in January. This is the most comprehensive summary of homeless persons in Humboldt County. The homeless population is a portion of the Extremely Low Income Household population (ELI population).

The purpose of the PIT count of homeless individuals is to obtain an unduplicated count and some basic information about homeless people. This information is used to assess the effectiveness of the services the community provides and identify service gaps for future planning. The data is then consolidated with other jurisdictions, and reported to the federal Housing and Urban Development Department (HUD) on an annual basis.

The 2019 Point-In-Time count was recently released and revealed the total number of homeless were 1,413 persons. The 2011 Point-In-Time count, which provided more detail, showed the homeless population included 1,175 adults (including those who refused to answer question), 39 children without adults, and 412 children with adults. This is a decrease in the number of

homeless adults, but a slight increase in the number of children from previous years. Nearly half (41%) of the children counted are under the age of 6.

Of those who provided information, 35% were without shelter, which included camping and sleeping in a car or Recreational Vehicle, and 65% were with shelter (night shelter, transitional housing, a motel, a clean and sober house, or "couch surfing"). Figure 4 below characterizes where persons slept during the Point in Time Count in, January 2011.

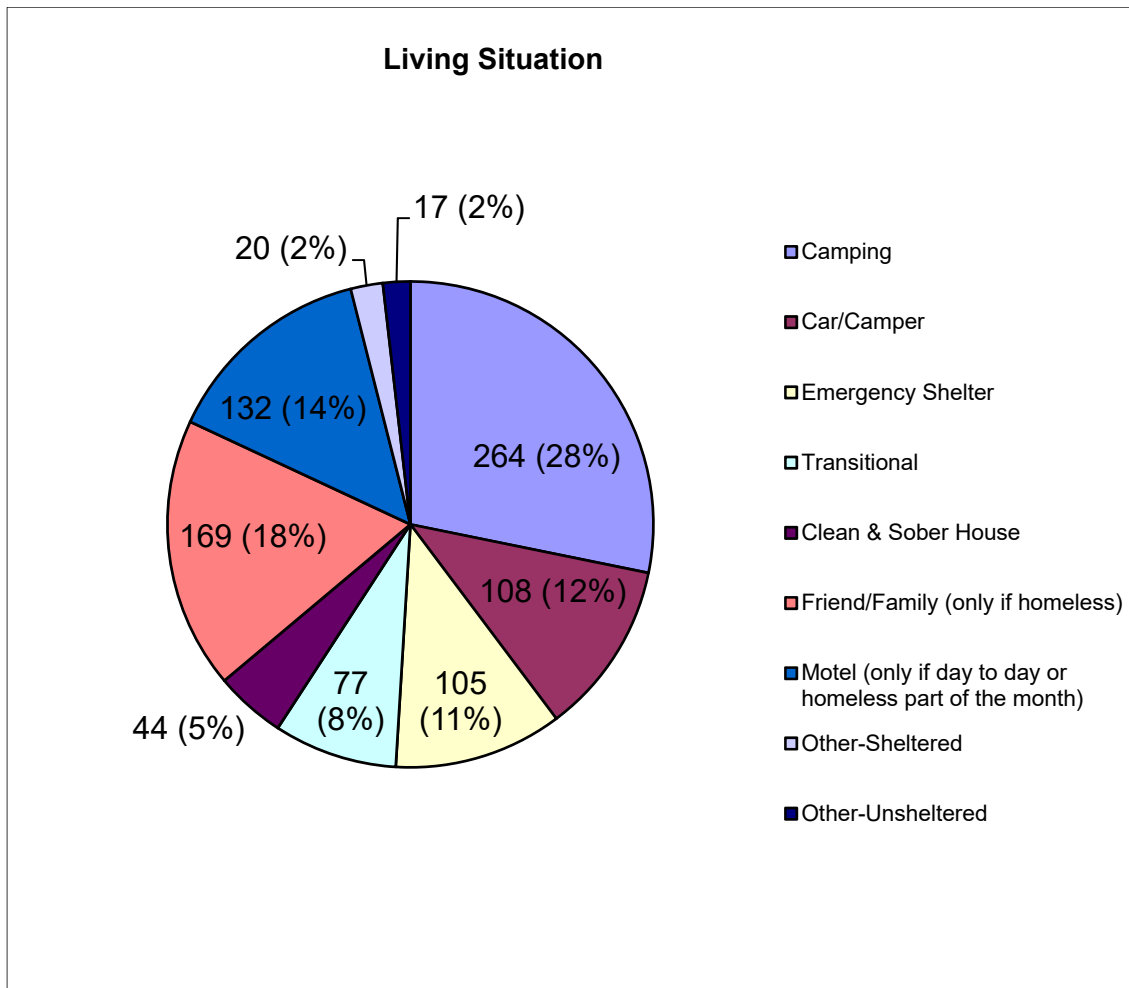
Assuming the homeless population is distributed in the same way the general population is distributed, 53% of the population or approximately 862 homeless persons reside in the unincorporated areas of the county on any given day, with 300 without shelter.

Survey respondents were asked if they became homeless in Humboldt County or some other place. Approximately, 66% said they became homeless in Humboldt County.

The 2011 survey found that many people experiencing homelessness are males age 50-59. Males out-number females in all categories, with 64% of the total being male. Most respondents reported that they are white, approximately 62%, as compared to county population of 85%. The next highest concentration is Native American, at 19%, which is more than three times the percentage of Native Americans in the general population. All of the non-white ethnic groups represented a higher percentage of our homeless population than in the larger population of the county as a whole.

Of the adults counted, 74% have incomes under \$1,000 per month. The primary source of income is Social Security/Supplemental Security Income (SSI); 41% identified this as their primary source of income. Temporary Assistance for needy families (TANF) was next with 18%. Earned income comprised 14% of the total.

HOUSING ELEMENT APPENDIX FIGURE - 4. Where Homeless Persons Slept January 2011



Source: 2011 *Point In Time Count*, Humboldt County Housing & Homeless Coalition

Nomadic Households

Nomadic households belong to a generally unnoticed demographic segment of our population that resides throughout the county throughout the year in various organized RV and trailer campgrounds, State and local parks, and various other sites both public and private. The nomadic population distinguishes itself from other forms of housing styles by being mobile; they stay for awhile and then move on.

As with the other demographic categories, the nomadic population also has a spectrum of socio-economic income groups from high to extremely low income groups. A study out of the University of Oregon, [Homelessness in the Willamette National Forest: A Qualitative Research Project](#) found that nomadic households generally fell into three categories: Economic Refugees, Separatists, and Voluntary Nomads. This seems to be true for Humboldt County rural areas as well.

The study defines the populations as follows: "Economic refugees are homeless campers who choose camping as an alternative to staying in a shelter during a transition period. These campers typically have been confronted with an economic hardship that resulted in the loss of

shelter. Separatists are homeless campers who choose to camp because of the privacy and isolation of the forest environment. They may experience mental illnesses that make crowded areas and social situations especially undesirable. They may also be distrustful of agencies and staff or the US government as a whole. Voluntary nomads are homeless campers who move between camping sites as a part of a transient lifestyle that involves traveling. They are not seeking to transition from long-term camping into a homed environment."

The study sites the problem is that even if this is a choice in the beginning that more than "50% will become permanently homeless" even if it was a choice to begin.

The reasons for a nomadic lifestyle are much like the reasons for homelessness. Many low income nomads are people who have difficulty maintaining a consistent life in any setting because of chronic mental problems or other social disease. Living in societal contexts is periodically problematic and it is simply easier and less stressful to live in their vehicle and move away when things fall apart.

Another factor is that many lower income nomads want to keep their independence. They don't want to be hindered or watched over by service organization. Some don't want to take a hand out.

And the last major factor, particularly in the more rural areas of the County, are limited services. A choice to live in a car or RV may be the only option available, if there are reasons to stay in an area.

Because this significant segment of our population will likely continue to exercise their right to choose the nomadic lifestyle as a housing opportunity realistically affordable to them, it becomes necessary for the Housing Element to document, anticipate and encourage the adequate provision for their housing needs throughout the County.

8.8 Housing Characteristics

8.8.1 Housing Types

Table L below shows that between 2000 and 2018 Humboldt County's housing stock of year-round housing units increased from 55,459 to 62,870 units, an increase in 7,411 housing units. The percentage of the housing stock within the unincorporated area was 54% of the total housing in 2000 and in 2018 it is 55% of the total housing stock.

HOUSING ELEMENT APPENDIX TABLE – L. Composition of the Housing Stock, 2000-2018 (Housing Units)

Housing Type	2000		2010		2018	
	Humboldt County	Unincorporated Areas	Humboldt County	Unincorporated Areas	Humboldt County	Unincorporated Areas
Single Family	39,835	23,408 / 79%	43,946	26,358 / 78%	44,734	26,916 / 77%
Multiple Family	10,143	2,051 / 7%	11,495	3,110 / 9%	12,000	3,298 / 9%
Mobile homes	5,481	4,300 / 14%	6,118	4,504 / 13%	6,136	4,523 / 13%
Total	55,459	29,759 / 100%	61,559	33,972 / 100%	62,870	34,737 / 100%

Source: U.S. Department of Commerce; 2000 Census of Population and Housing; Summary Tape File 3; California Department of Finance; 2010 California Annual Housing and Population Data; Report E-5 City/County Population Estimates 1/1/2018.

8.8.2 Vacancy Rate

The vacancy rate is defined as the percentage of year-round housing units that are vacant and has both housing quantity and quality implications. A high vacancy rate indicates greater choice within the housing market.

The Housing Element handbook considers a vacancy rate of 6% necessary to allow for adequate choice and provide for a competitive rental market. According to the information provided in Table N, the unincorporated areas of Humboldt should have adequate choice available in the rental market. In 2010 there were 3,902 vacant non-seasonal housing units in Humboldt County representing a countywide overall vacancy rate of 11%, up from 7% in 1990.

HOUSING ELEMENT APPENDIX TABLE – M. Housing Occupancy Profile, Humboldt County, 2000 – 2010 (Housing Units)

Housing Type	Total Units		Total Occupied		Vacant Units		Owner Occupied		Renter Occupied	
	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010
Single Family	39,835	42,145	36,850	n/a	2,985	n/a	25,524	n/a	11,326	n/a
Multifamily	10,143	13,748	9,433	n/a	710	n/a	303	n/a	9,130	n/a
Mobile homes	5,481	6,121	4,646	n/a	835	n/a	3,516	n/a	1,130	n/a
Total	55,912	62,014	51,238	56,446	4,674	5,568	29,524	n/a	21,714	n/a

Source: U.S. Department of Commerce; Census 2000, California Department of Finance, Report E5 – City/County Population Estimates 4/1/2013),

HOUSING ELEMENT APPENDIX TABLE – N. Housing Occupancy Profile, Unincorporated Areas, 2000 - 2010 (Housing Units)

Housing Type	Total Units		Total Occupied		Vacant Units		Owner Occupied		Renter Occupied	
	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010
Single Family	23,408	25,719	21,084	n/a	2,324	n/a	14,977	n/a	6,107	n/a
Multifamily	2,051	2,051	1,867	n/a	184	n/a	100	n/a	1,767	n/a
Mobile homes	3,932	3,932	3,327	n/a	605	n/a	2,406	n/a	921	n/a
Total	29,757	34,281	26,522	30,379	3,235	3,902	17,621	n/a	8,901	n/a

Source: U.S. Department of Commerce; Census 2000, California Department of Finance, Report E5 – City/County Population Estimates 4/1/2013),

HOUSING STOCK BY TYPE OF VACANCY		
	County-wide	Unincorporated Area
Tl. housing units	62,386	34,105
Occupied housing units	53,689	28,528
Vacant housing units	8,697	5,577
For rent	770	304
Rented, not occupied	470	265
For sale only	597	331
Sold, not occupied	331	227
For seasonal, recreational, or occasional use	3,098	2,636
All other vacants	3,397	1,805
Vacancy rate	13.9%	16.4%
Homeowner Vacancy Rate	1.9%	1.8%
Rental Vacancy Rate	3.1%	2.8%
Vacancy Rate minus Seasonal	2.4%	2.1%

8.8.3 Tenure

In 2018, home ownership in Humboldt County as a whole was 55%, while 45% of residents rented. Within the unincorporated county, 64% owned their homes, while 36% were renters. Home ownership in the County as a whole in 2010 was 57%, and 55% in unincorporated areas, less than in 2018.

8.8.4 Housing Conditions

Housing age can provide a general indication of housing quality. As housing ages, the quality of the housing stock tends to decrease. Table O shows the time period of original construction of all year-round housing units within Humboldt County as of 2010 and compares those figures to the unincorporated portions of the county. Eight percent (8%) of the housing stock in the unincorporated areas was built prior to 1950, a substantially lower percentage than the county as a whole (17%).

HOUSING ELEMENT APPENDIX TABLE – O. Age of Year-Round Housing Units, Humboldt County, 2010

Construction Date	Total County		Unincorporated Areas	
	Units	Percent	Units	Percent
2000-2010	5,449	9%	3,329	10%
1990-1999	8,695	14%	5,908	17%
1980-1989	9,599	16%	6,709	20%
1970-1979	9,230	15%	5,436	16%
1960-1969	8,224	13%	4,808	14%
1950-1959	10,115	16%	5,188	15%
1940-1949	3,642	6%	1,713	5%
Before 1939	6,918	11%	997	3%
Total	61,872	100%	34,088	100%

Source: U.S. Census Bureau 2010

In 1991 and 2003 visual surveys of housing conditions were conducted by the Redwood Community Action Agency in the unincorporated parts of the county. Based on the average values of these two data sets, the County estimated the condition of the housing stock in 2013 as shown in Table O-2 below. As shown in the table, approximately 28% of the units in the County were in need of rehabilitation in 2013; 1.3 % of these units are considered dilapidated, and 4.3% of them are in need of substantial rehabilitation.

HOUSING ELEMENT APPENDIX TABLE – O-2. Estimated Housing Conditions, Unincorporated Areas, 1991 - 2013.

Type of Repair Necessary	1991		2003		2013	
	Total Units	% Total	Total Units	% Total	Total Units	% Total
Minor	923	4.9	579	22.8	2,406	7.1%
Moderate	2,596	13.9	733	28.8	5,332	15.6%
Substantial	619	3.3	287	11.3	1,451	4.3%
Replacement	139	0.7	134	5.3	437	1.3%
Total	4,266	22.8	1,733	68.2	9,608	28.2%
No Repairs Needed	14,466	77.2	807	31.8	24,462	71.8%

Source: Redwood Community Action Agency; Humboldt County Housing Conditions Survey; 1991, 2003, Humboldt County Planning and Building Department, 2014

Based on 2000 data from the CHAS, a high number (57.5%) of units affordable to ELI households were built more than 40 years ago. Since the age of a unit is a primary factor contributing to the need for repairs in housing, the data suggests that a high percentage of units affordable to ELI households are in need of repair. This conclusion is further supported by the CHAS data that 24.3% of ELI households report some problem with the condition of their housing. Securing grant funding for programs that provide repair and rehabilitation assistance to homes affordable to ELI households will help address this issue.

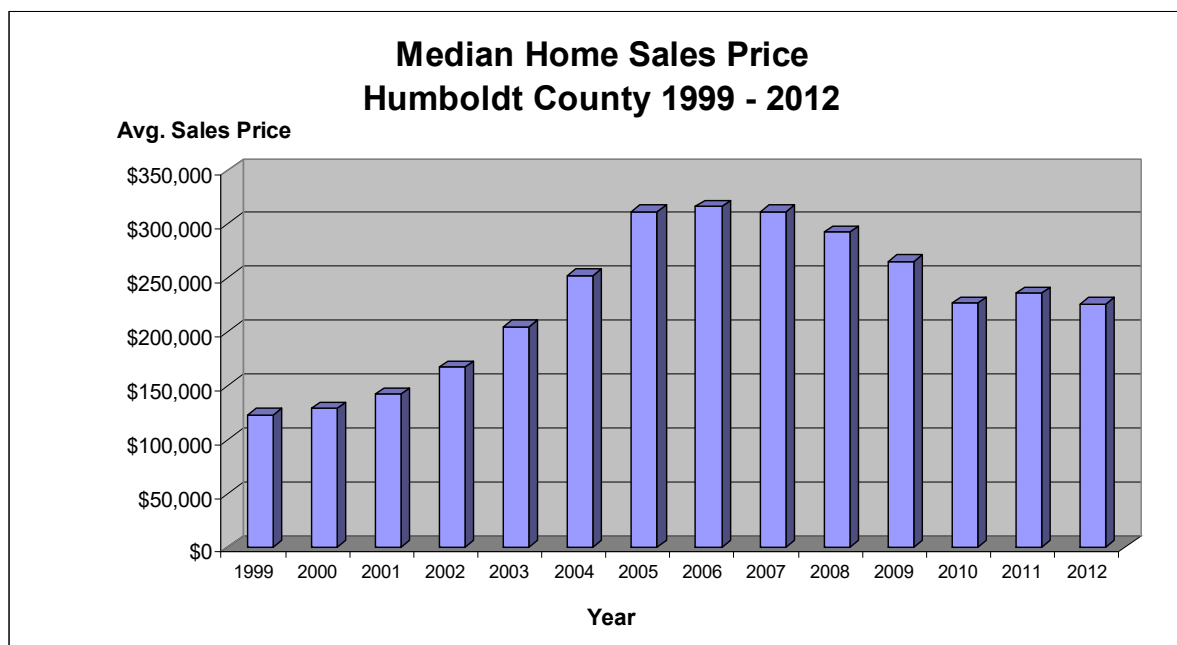
8.8.5 Housing Costs

According to the 2010 Census, the median house value in Humboldt County was \$304,900, this compares to \$133,500 in 2000. The median home price statewide was \$355,600, as compared to \$211,500 in 2000. In 2010 homeowners in Humboldt County (including cities) were paying almost double what they were in 2000. The median monthly housing costs in 2010 were \$1,753, as compared to \$980 in 2000 (including mortgage, taxes, insurance and utilities). Figure 5 below shows the average sales price for homes has increased unevenly over the past decade.

In 2010 the median monthly gross rent payment was in Humboldt County was \$876, as compared to statewide average of \$1,174. In 2000 the median monthly gross rent payment (including utilities) was \$461 in Humboldt County, and \$677 in California. (Rents in the unincorporated portions of the County are assumed to be no different than rents in the county as a whole.)

Table P presents additional information on comparative housing costs. Humboldt County saw greater increases than the state over the last 30-40 years. Comparatively between 1990 and 2010 Humboldt County rents grew 155% in Humboldt County and 109% in California as a whole. During this same time period the median value of housing in Humboldt County increased 246%, versus California which grew 82%. Employment incomes did not increase commensurately, making homeownership less affordable than prior to 2000.

HOUSING ELEMENT APPENDIX FIGURE - 5. Humboldt County Median Home Sales Price 1999 - 2012



Source: Humboldt Association of Realtors, 2013

HOUSING ELEMENT APPENDIX TABLE – P. Cost of Housing, Humboldt County & California, 1980 – 2010

	1980	1990	2000	2010
Humboldt County				
Rent	\$201	\$344	\$461	\$876
Value of Housing	\$57,000	\$88,000	\$133,500	\$304,900
California				
Rent	\$253	\$561	\$677	\$1,174
Value of Housing	\$84,700	\$195,500	\$211,500	\$355,600

U.S. Department of Commerce; Census of Population and Housing; 1980, 1990; U.S. Census Bureau 2000 and 2010

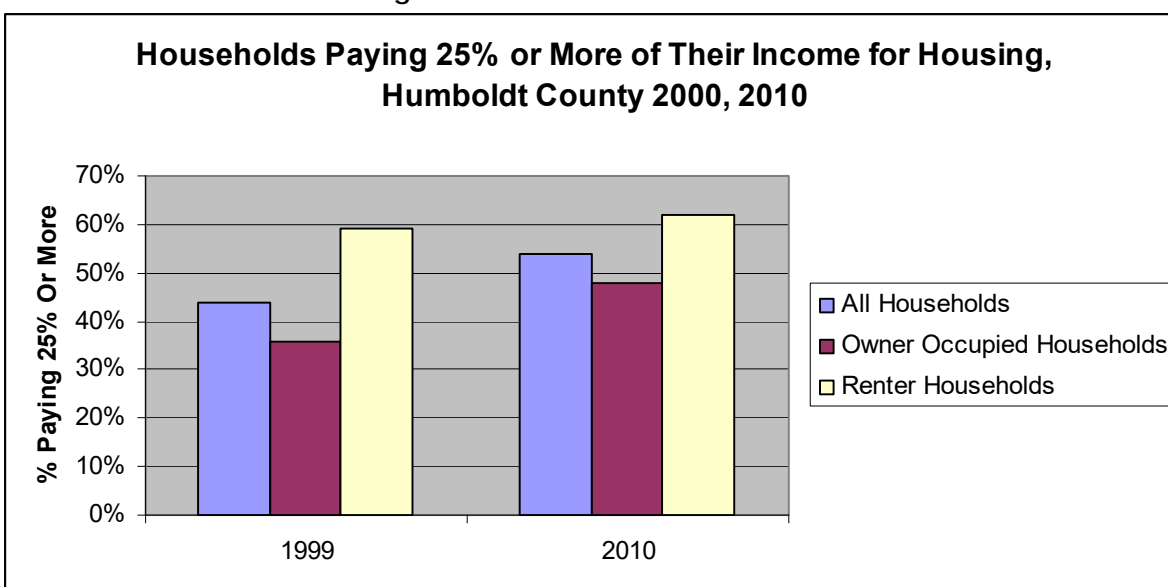
8.8.6 Overpayment

Approximately 30% is the limit generally set by government agencies on the proportion of the monthly income a household should reasonably pay for housing.

Figure 6 and Table Q below indicate that in 2010:

- Fifty-four percent (54%) of all households spend 25% or more of their gross household income on housing.
- Forty-seven percent (47%) of all owner occupied households spend 25% or more of their gross household income on housing.
- Sixty-one percent (61%) of all renter households spend 25% or more of their gross household income on housing.

HOUSING ELEMENT APPENDIX FIGURE - 6. Percent of Humboldt County Households Paying 25% or More of Their Income for Housing in 2000 and 2010.



Source: U.S. Department of Commerce; Census of Population and Housing; 2000, 2010

HOUSING ELEMENT APPENDIX TABLE - Q. Humboldt County Households Paying in Excess of 30% of Income Toward Housing Cost by Income Category (Overpayment By Income Category) in 2010

Household	Unincorporated County						
	Extreme Low	Very Low	Low	All Lower Income	Moderate	Above Moderate	Total
Ownership Households	2,262	2,140	3,288	7,689	2,982	6,106	16,778
Overpaying owner households	1,624	954	1,393	3,972	1,633	1,072	6,677
Percentage of overpaying owners	71.8%	44.6%	42.4%	51.7%	54.8%	17.6%	39.8%

HOUSING ELEMENT APPENDIX TABLE - Q. Humboldt County Households Paying in Excess of 30% of Income Toward Housing Cost by Income Category (Overpayment By Income Category) in 2010

Household	Unincorporated County						
	Extreme Low	Very Low	Low	All Lower Income	Moderate	Above Moderate	Total
Renter Households	2,447	1,639	2,016	6,102	1,317	952	8,371
Overpaying renter households	2,296	1,276	1,085	4,657	374	44	5,075
Percentage of overpaying renters	93.8%	77.9%	53.8%	76.3%	28.4%	4.6%	60.6%
Total Households	4,709	3,779	5,303	13,792	4,299	7,058	25,149
Overpaying households	3,920	2,230	2,478	8,629	2,007	1,116	11,752
Percentage of overpaying households	83.3%	59.0%	46.7%	62.6%	46.7%	15.8%	46.7%

[Source: American Community Survey 2007-2011 B25106](#)

For those at the lowest end of the pay scale the problem of overpayment is severe. Many individuals on government assistance need to pay more than 100% of their income for a room in a house. A Calworks family of four cannot even afford a studio; a 2013 survey by the Humboldt County Planning and Building Department showed that the average rent for a studio was \$602. A person on General Relief, and a Calworks family of 2 or 3 persons earn less than that each month.

Below are some other notable results from the survey, summarized below.

- An average Senior social security recipient earns \$866 each month, which less than the average rent for a two (2) bedroom home (\$928).
- A minimum wage earner working fulltime earns \$1,360, which means they will be paying 50% of their income for an average one (1) bedroom house, \$684.

Following shows the average rent in 2013 for various housing types surveyed by the Humboldt County Planning and Building Department.

	Room	Studio	1-BDR	2-BDR	3-BDR
Average rent (2013)	\$472	\$602	\$684	\$928	\$1,437

**HOUSING ELEMENT APPENDIX TABLE - R.
Income by Source, 2013**

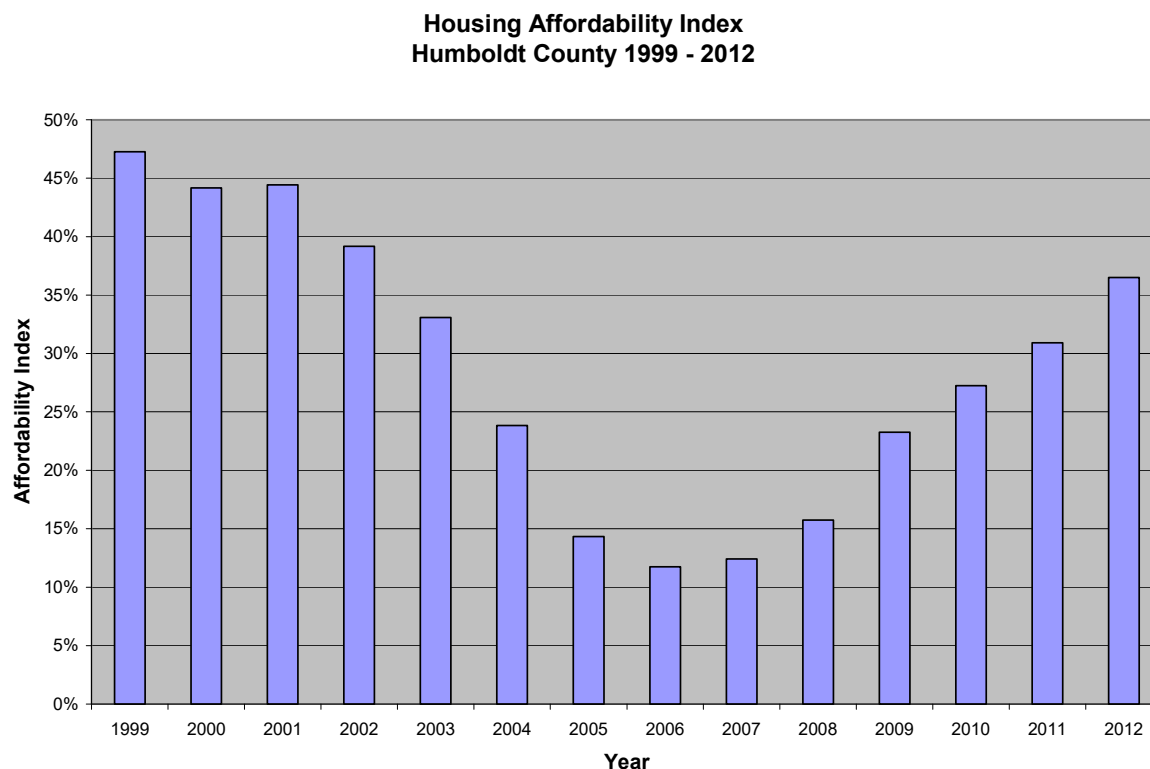
Type of Income	Monthly income
General Relief	\$303
Calworks, family 2	\$317
Calworks, family 3	\$520
Calworks, family 4	\$645
SSI Recipient	\$866
SSA/SSDI Recipient	\$1,261
SSA/SSDI Couple	\$2,048
Minimum Wage Earner	\$1,360
Two Min Wage Earners	\$2,720

Source: Humboldt County Planning and Building Department, 2013

8.8.7 Affordability Index

The affordability of existing housing stock decreased dramatically during the previous Housing Element period. In addition to overpayment, the relative affordability of a locality's housing supply is often measured using an "affordability index" developed by the National Association of Realtors, which is a measure of the affordability of a median price home by median wage earners. A stable housing market is characterized by an affordability index of 50% where the median priced home in an area is affordable to households that earn the median income. In 2000, the affordability index averaged 44%, then dropped to a low of 10% in 2006, but climbed back up into the 35% - 40% range in 2012 according to the Humboldt Association of Realtors in 2013.

HOUSING ELEMENT APPENDIX FIGURE - 7. Housing Affordability Index - Humboldt County 1999 - 2012



Source: Humboldt Association of Realtors, 2012

8.8.8 Overcrowded Units

Overcrowding is defined as more than one person per room and is one of several ways of measuring the quality of housing. The data presented below in Table S shows Humboldt County has substantially less overcrowding than other areas of California. According to information provided by the state Department of Housing and Community Development (HCD), extremely low-income households are more likely to live in overcrowded conditions.

HOUSING ELEMENT APPENDIX TABLE - S. Overcrowding by Renter and Owner Occupied Units, Humboldt County and Unincorporated Areas, 2010

Tenure	Category	Persons per room	Humboldt County Households	Households in Unincorporated Areas
Owner Occupied	Overcrowded	1.01 or more	451	271
Renter occupied	Overcrowded	1.01 or more	1074	492
Total overcrowded		1.01 or more	1525	763
Owner Occupied	Severely Overcrowded	1.5 or more	123	76

**HOUSING ELEMENT APPENDIX TABLE - S. Overcrowding by Renter and Owner
Occupied Units, Humboldt County and Unincorporated Areas, 2010**

Renter occupied	Severely Overcrowded	1.5 or more	409	208
Total severely overcrowded		1.5 or more	532	284
Total Households			53,724	28,852

Source: American Community Survey 2007-2011 Table B25014

8.8.9 Housing For Special Populations

Following is a discussion of the housing needs for special populations. It is preceded by background information presented in Section 8.7.9 ("Special Populations") earlier in this chapter.

Large Households

The primary housing need for lower income large families is units which are both large and affordable. Humboldt has an ample stock of large, single-family housing units, but they are normally more expensive to buy or rent. Based on September and October 2013 the average rent for a three bedroom was \$1,437. To meet the HUD recommendation of 30% of your income it means a family would need to earn \$57,500 per year. To meet the increased housing need of this particular special population, the County should encourage the construction of apartment units with three or more bedrooms at the maximum density allowed under the zoning ordinance and General Plan.

Elder Households

The change in housing needs to accommodate the growing population of elders may be the number one housing challenge facing the County in coming years. Surveys and studies by the advocacy group American Association for Retired Persons (AARP) and others have shown that older adults prefer to stay in their home and live independently as long as possible, referred to as "aging in place". It is also well documented that near the end of a person's life they are likely to develop cognitive and physical disabilities, creating the need for assistive care. (*Aging in Place, A Toolkit for Local Governments*; Community Housing Resource Center)

Aging in place supports older adults in their homes and makes it possible for them to get out and into the community. It values healthcare, both traditional and preventative. It values walkable communities and homes near transportation. And it values providing a variety of home choices that are affordable to those on fixed income. Aging in Place tools have five components:

1. Choice – provide both healthcare and housing options to meet diverse needs.
2. Flexibility – offer a range of services that can be applied in a variety of context. This includes health and housing support that adjust to a single family home, private apartment, or assisted living facility.
3. Entrepreneurship – capitalizing on the power of an organized community of older adults. New economies of scale exist as the percentage of older adults live in close proximity to each other.
4. Mixed Generations – maintaining mixed-generation communities in order to maximize older adults capacity for self-help and community contribution. There are valuable links

between the needs of different generations. Young mothers often need child care while older adults need transportation to the doctor.

5. Smart Growth – designing communities that are more accessible and livable. Unlike other age groups, this is a necessity not just an amenity.

Given the increasing number of seniors in Humboldt, there is a need for the County to expand its commitment to meeting housing needs of our elders. The County has amended development standards to allow reduced parking space requirements for senior housing projects. The County has also amended the second unit standards countywide which will allow for families to provide affordable housing for their parents.

The County also principally permits group homes in residential neighborhoods which will hopefully encourage the creation of new group homes. Through the Housing Element the County is researching other programs to reduce the cost of new senior housing construction, and implement such programs. Continued provision of rental assistance, rehabilitation loans, and home equity conversion programs will help ensure the conservation of existing affordable senior housing. Integrating affordable housing with health and social service facilities and in transportation plans is also desirable.

Farm Employees

Farm Employee Housing

The County recognizes that the availability of farm employee housing is of vital statewide importance. Farm employee housing, or agricultural employee housing, is a type of employee housing under the State's Employee Housing Act, Health and Safety Code sections 17000 et. seq. (the Act). According to the Act, anyone operating employee housing for five or more employees must obtain a permit from the California Department of Housing and Community Development (HCD). HCD enforces the Act in Humboldt County, including permitting and inspection of employee housing facilities.

There are currently two employee housing facilities in the county, housing 75 farm employees (Table xx). Both are outside the Arcata city limits and provide housing for employees of Sun Valley Farms. The remainder of the County's 1535 farm employees reside in private residences, or in privately provided housing or camps. Employer-provided housing for groups of less than five employees does not require an HCD permit. However, all housing provided by an employer for the use of employees qualifies as employee housing under the Act.

Table xxx. Farm Employee Housing Facilities - HCD			
Facility Name	LOCATION	Structure Count	Employee Count
Korbel housing	Arcata	14	14
Sun Valley housing	Arcata	3	61
TOTAL EMPLOYEES			75

For agricultural employers who want to provide housing for their farm workers, the County is committed to a program of outreach and assistance through implementation measure **H-IM2**. Beginning in 2019, the County has compiled Frequently Asked Questions and handouts as guidelines to both County staff and agricultural employers, pertaining to state standards and permitting regulations. This information will be available on an ongoing basis. Additionally, **H-IM29**

aims to provide pre-approved house plans for farm employee group quarters for more than six employees.

Changes to the Employee Housing Act, HSC §17021.5 and 17021.6

The Employee Housing Act was passed in 1979 to promote the development of farmworker housing. It defines employee housing, including farm employee housing (HSC § 17008); describes when HCD permits are required (HSC § 17030); and sets boundaries for regulation by local governments (HSC §§ 17021.5 - 17021.6). In general, Section 17021 provides that local zoning codes, local fire codes, and regulations regarding the source of water supply and method of sewage disposal still apply to the development of farm employee housing under the Act.

However, recent amendments to the Act made by the Legislature altered local permitting authority for agricultural employee housing that is regulated by the State. Now, any employee housing, including agricultural employee housing (farm employee housing), designed to accommodate six or fewer employees “shall be deemed a single-family structure with a residential land use designation” and no conditional use permit, zoning variance or other zoning clearance shall be required beyond what is required for a single family dwelling of the same type in the same zone (HSC § 17021.5). An agricultural employee housing facility (farm employee housing complex) consisting of up to 12 dwelling units or 36 beds in a group quarters is to be treated as an agricultural use allowed by right in zones that allow agriculture, and subject only to permits or restrictions applied to other agricultural uses in that zone. Farm employee housing is not required to be located on the same property where the workers are employed, and includes both seasonal and year-round workers.

Zoning Ordinance Amendment

In accordance with policy **H-P33** and implementation measure **H-IM47**, amendments are proposed to the zoning ordinance which would update definitions, use types, and zoning tables to conform to California Health and Safety Code sections 17021.5 and 17021.6 as described above. The changes to statute regrading farm employee housing are already in effect and actionable, and the proposed changes to the zoning ordinance do not intend to exceed the state requirements. The amendments would add, repeal, or amend parts of section 314 of Title III, Division 1, Chapter 4 (Inland Zoning Regulations) of the Humboldt County Code. Staff recommends the amendments be adopted in order to remove the parts of the County code that conflict with state law, which could be confusing to users.

Disabled Persons

People with developmental and/or emotional disabilities often require social services in conjunction with housing. The less disabled may function well in typical housing situations, using services on an out-patient basis. The more severely disabled may require specialized housing.

There are only a few housing types appropriate for people living with a development disability in Humboldt County. They include licensed and unlicensed single-family homes, Section 8 vouchers, and subsidized HUD housing. The rural nature of the County makes proximity to services and transit, and the availability of group living opportunities difficult. It is important that these considerations be factored when serving this special needs population.

To assist in providing for the housing needs for persons with Developmental Disabilities, the County will implement programs to coordinate housing activities and outreach with the Regional Center and encourage housing providers to designate a portion of new affordable

housing development for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for person with special needs and disabilities. The most common type of specialized housing in Humboldt serving mentally handicapped people are group homes in which several disabled individuals receive support from service providers who also live in the house.

In 2013, the County had 37 licensed homes for the disabled. This included 16 homes with 120 beds for disabled of any age, and 21 homes with 567 beds designated for those over 60.

There are only a few housing types appropriate for people living with a development disability in Humboldt County. They include licensed and unlicensed single-family homes, Section 8 vouchers, and subsidized HUD housing. The rural nature of the County makes proximity to services and transit, and the availability of group living opportunities difficult. It is important that these considerations that factored when serving this special needs population.

Approximately 30% (479 units) of the County's affordable housing and public housing units are reserved for seniors and disabled persons. Incorporating "barrier-free" design in all, new multifamily housing (as required by California and Federal Fair Housing laws) expands the range of choices for disabled residents.

To help meet the housing needs for persons with Developmental Disabilities, the County will continue to coordinate housing activities and outreach with the Regional Center and encourage affordable housing development for persons with disabilities, including for persons with developmental disabilities, and pursue funding sources to help meet that housing need.

A high percentage of physically handicapped persons have muscular or skeletal problems and as a consequence may encounter difficulties with architectural barriers in residential units. Special housing provisions for the physically handicapped might include: special alarms or equipment controls for the blind and the deaf, special bathroom equipment for amputees and orthopedically disabled persons, and low cabinets and other furnishings for persons confined to wheelchairs.

Physical disabilities and self-care limitations that arise in the senior population are likely to become a more important issue in coming years with the projected increase in older age cohorts of the Humboldt County population.

All commercial buildings and apartments are now required by State law to be accessible to physically handicapped persons. For those single and multifamily dwelling units which are exempt from State accessibility regulations, alterations and additions to existing housing can provide accessibility at moderate costs. Programs in the 2003 Element encouraged more accessible housing by allowing wheelchair ramps to be located within property setbacks without requiring a variance from zoning regulations; a Special Permit is required instead.

Programs also established a procedure for providing relief from other development standards with a Special Permit rather than a variance. This was in response to recent legislation (SB 520) amended housing element law to require local jurisdictions to analyze the potential and actual governmental constraints on the development of housing for persons with disabilities and demonstrate the County's efforts to remove such constraints.

Included in the analysis were accommodating procedures for the approval of group homes, ADA retrofit efforts, and evaluation of the zoning code for ADA compliance or other measures that provide flexibility in development of housing for persons with disabilities.

The analysis found that constraints can take many forms including inflexibility within zoning and land use regulations, unduly restrictive permit processing or procedures, and outdated building codes. The County's analysis of actual and potential governmental constraints in each of these areas is discussed below.

Zoning and Land Use Controls

As part of the 2003 Housing Element update, the County reviewed all its zoning laws, policies and practices for compliance with fair housing law. The compliance review revealed in general, the land use and zoning regulations of the County supported reasonable accommodations for the disabled. The County allowed group homes consistent with the Community Care Facilities Act; those serving 6 or fewer persons, regardless of age, are allowed in all zones as a principally permitted use where single family residences are also permitted by right. Group homes for more than six persons, also unrestricted by age, were permitted with a use permit in residential areas where uses of similar type (e.g., rooming and boarding), size and density are permitted under the General Plan and zoning.

It was noted in the 2003 analysis that conditional use permits involve a discretionary permit process, and requires a showing that the proposal conforms to the General Plan, is consistent with the zoning regulations, including development standards, and is not detrimental to public health safety or welfare or materially injurious to properties or improvements in the vicinity. Environmental review under provisions of the California Environmental Quality Act (CEQA) may also be required.

The analysis concluded that while this process does subject the project to neighborhood review and involves some added time and expense, the permitting process was a legitimate and necessary function of local government. The analysis noted the importance of having the County work closely with project proponents to encourage development of a project that anticipates and addresses, through scale and operational controls, all legitimate neighborhood concerns.

The analysis went on to find that conforming to the federal and State requirements, the zoning ordinance did not differentiate between related and unrelated persons in the occupancy of residential units. The term "family" was defined in the zoning ordinance to include both related and unrelated households. There was also no limit in the zoning ordinance on the number of group homes that may be located in an area.

Zoning regulations reviewed in the analysis were also found to control the location of "uncovered porches or stairways" and similar architectural features while providing a limited exception for setback encroachments. This exception allows architectural features to encroach not more than six (6) feet into a front or rear yard, and nor more than 2-1/2 feet into a side yard. It was decided with the 2003 Element that this regulation could pose a constraint to the construction of a ramp or other facility (e.g. wheelchair lift) necessary for access to a home occupied by a disabled person with mobility limitations. Accordingly, the 2003 Element eliminated this potential constraint by adding the following policy, "*Exempt the construction of ramps for disabled persons from zoning setback provisions where it is the only feasible design and provides a "reasonable accommodation" consistent with the Americans With Disabilities Act*". An implementation program also made the necessary changes to the zoning ordinance concurrent with the adoption of the Element.

The 2009 Housing Element went a step further by defining Transitional Housing the same as

single family housing, and applying the same development standards and zoning requirements to Transitional Housing as apply to single family homes.

Parking Standards

The 2003 analysis also reviewed parking standards as applied to housing for disabled persons. The analysis found that the County's parking standards provided for handicapped spaces in all parking lots of 40 spaces or more and contained requirements for the location, size and appropriate signage. Also, there was flexibility for the County to adjust the number of spaces required for a particular development through the Special Permit process. One of the considerations for granting approval of an exception to the required number of spaces is "levels of anticipated use", and in special needs housing where the occupants have fewer cars, the level of anticipated use would be lower, so it is anticipated the County would tend to be supportive of approving such exceptions.

Building Codes and Regulations

The 2003 analysis also looked at how building codes and regulations affected housing for the disabled population. It found the permit process to retrofit a building to add ramps or other changes to remove architectural barriers to access by a disabled person (e.g. widen doorways, modify bathroom facilities and redesign kitchen sinks and countertops) was the same as for other building alterations: an application for a building permit was required; plans may be necessary depending on the scope of the work; and the construction was inspected for conformance with the building regulations. As noted in the preceding discussion, ramps and other changes to the building or structure could require a showing of conformance with zoning, including setback requirements.

The 2003 analysis found the County followed State accessibility standards and guidance regarding ADA compliance. Structural accommodations for physically disabled persons may be accompanied in conjunction with rehabilitation of structures of lower income households under one of the County's housing rehab programs for owner-occupied or rental units. A policy was added to the 2004 Housing Element to encourage use of rehabilitation funds and program income from closed-out CDBG grants, to assist qualifying residents in removal of architectural barriers to housing access for persons with disabilities.

Procedure For Addressing Requests For Reasonable Accommodation

Finally, the 2003 Element recognized that even with the identified changes, a process is required for consideration of unforeseen circumstances that require consideration of "reasonable accommodation" in the administration of the zoning and land use regulations of the County. To this end, an implementation program established a process in the zoning ordinance to provide for such a reasonable accommodation. An implementation measure of this Housing Element seeks to make changes to the zoning ordinance to keep it aligned with state requirements (H-IM68).

Woman Headed Households

Lower incomes for women result in high percentages of their income being spent for mortgages, taxes, insurance, and maintenance. These burdens are likely more severe for retired, elderly women with fixed incomes.

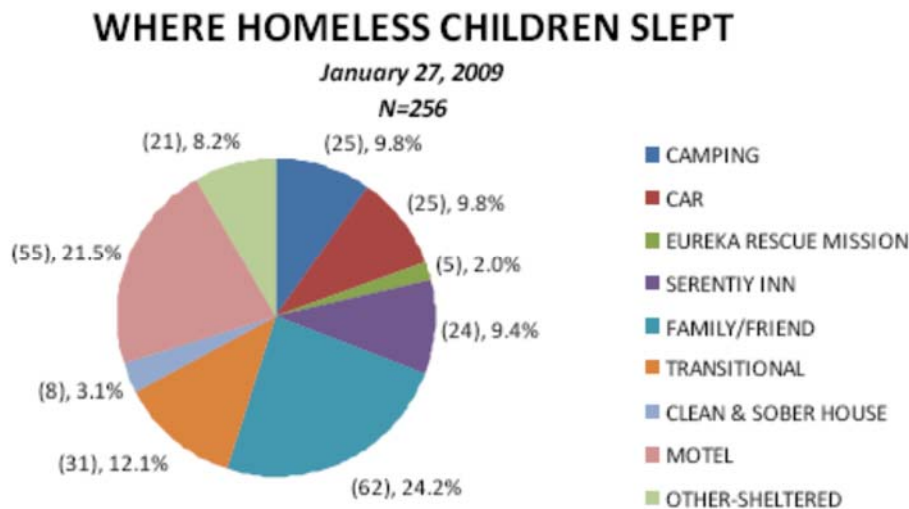
To respond to the housing needs of female headed households, there is a need for an increased supply of low cost units, temporary shelters and transitional housing

Homeless Persons

The PIT count was conducted during the wettest and coldest time of the year. The largest percentage of respondents were camping (28.4%), followed by 16.15% who reported that they were “doubled up” with family or friends. A significant number (9.4%) were living in their cars. Transitional housing sheltered 8.3%, at sites including the Arcata House, Veterans Shelter, the Multi-Assistance Center, and Bridge house. People residing in drug treatment or clean and sober houses were surveyed and considered homeless. While some communities only count unsheltered homeless people, the HHHC felt that they wanted an accurate count of people who were “sheltered” in programs, couch surfing, staying with family or living in places not intended for human habitation because these people are not permanently housed and are in need of housing and services.

The following chart from the draft Count of Homeless Persons (HHHC, 2009) shows where homeless families with children slept. Almost 20% of them were camping or sleeping in cars.

HOUSING ELEMENT APPENDIX FIGURE - 8. Where Homeless Persons Slept, Humboldt County, 2009.



Source: Draft Count of Homeless Persons (HHHC, May 11, 2009)

The Multiple Assistance Center (MAC) opened in 2004 as a combined single and family facility. In 2010 the housing changed its focus and now provides assistance to families only. The services provided assist people to cope with the problems they face in learning how to sustain their lives. They provide job skills, parenting classes, child focused activities, in safe a supportive environment. The County continues to fund the MAC.

Another emergency shelter was approved by the County in December, 2007. The shelter required a conditional use permit and variance it provides night shelter for a maximum of 20 adult men and women. The approximate ½ acre site was developed with a single family residence. In 2009 the County assisted the non-profit owner to get a CDBG grant and the facility was remodeled to add onto the existing house and garage. This allowed for 9 more individuals to have shelter, for a total of 20 beds. The facility is ADA compliant. It provides an evening meal and light breakfast to the guests who are present from 4 PM to 9 AM seven days a week. All

guests are transported to the shelter by van from the Arcata Service Center. Personal transportation to the shelter by guests is prohibited.

Many people point to setting up a Dignity Village style homeless encampment. Located in Portland Oregon, Dignity Village formed as a non-profit corporation and runs mostly on donations of time and money. The village spends about \$3,000 each month in bills. That pays for propane to heat water for hot showers and portapans for 60 or more persons per day. The non-profit organization pays for electricity, so they can have computer access for job hunting. The non-profit also pays for insurance to live there, and water that they use. This might be a good model for the County.

It is important that the community have the capacity to provide a full continuum of services to ensure that the very different needs of each population can be met. This can include eviction prevention and rapid re-housing to prevent homelessness, engagement and outreach services for the long-term homeless, who may need to learn to trust the community again and learn the skills that will help them re-integrate. It is also important to have transitional housing for people who have challenges to overcome, but have the potential to succeed in their own housing, affordable housing of many sizes and types, and permanent supportive housing for people who will never be able to succeed without help.

Implementation measures are proposed in the Element to continue to help provide shelter to homeless persons. Among them are:

- H-IM54. Emergency Shelters.
- H-IM55. Support Emergency Shelters
- H-IM23. Safe Parking Pilot Program.

Inventory of Emergency Shelter Sites

The 2003 Housing Element added emergency shelters to the list of allowed uses in the zoning ordinance and identified them as specially permitted uses in the zones that allow transient habitation, hotels and motels. The program also accommodated emergency shelter and transitional housing facilities in the parking standards section of the Zoning Ordinance.

The 2009 Housing Element identified areas where transitional housing facilities and emergency shelters are allowed by right. Transitional housing is now considered a residential use, and is allowed by right wherever residences are allowed. Now the following zone designations allow emergency shelters by right:

- ML – Limited Industrial Zone,
- C-2 – Community Commercial Zone,
- C-3 – Industrial Commercial Zone,
- R-3 – Residential Multiple Family Zone,

There are hundreds of acres of property that could now be used for emergency shelters and transitional housing facilities, which is sufficient to meet the needs of the County's homeless population, which is estimated to be close to 1,500 persons.

Multifamily Housing Sites

Development of higher density housing, which may be affordable to very low income and extremely low income persons, may provide housing to some homeless persons; those with significant incomes who are stable enough to be on their own. As described in Section 8.3.3, there are approximately 158 developable acres planned and zoned for multifamily uses countywide, which are expected to accommodate 1,441 units.

Single Room Occupancy Units (SRO)

Usually SRO's are developed by converting hotels and are allowed under the same permits as hotels, however, some SRO's are also being constructed and run (for a modest profit) even in some of the most expensive areas of California (e.g. the City of San Diego). This type of housing can meet the needs of very low income and extremely low income households, and the homeless population.

There are possibilities of converting motels to SRO's in the unincorporated areas. SRO's can meet the housing needs of very low income and extremely low income households. The previous Element included programs to facilitate conversion of hotels and motels into SRO's by ordinance, which were implemented and are now a part of the zoning ordinance.

Other Emergency Shelter Sites

In addition to the existing and potential shelters identified in the above discussion, emergency shelters and transitional housing facilities providing housing for less than six persons are allowed by right (without discretionary permits) in all residential zoning districts. There are literally thousands of acres of appropriately zoned parcels to accommodate small emergency shelters and transitional housing facilities. Many of these parcels are served with public services.

The main obstacle to siting small shelters in a dispersed fashion around the County is that it is often prohibitively expensive. However, Redwood Community Action Agency, Alcohol/Drug Care Services, and Transition Residential Treatment Facilities have been successful in finding willing renters and in utilizing house managers from the client population to eliminate the need for on-site staffing, so this model remains worth pursuing.

Other Emergency Shelter Site Options

Following are two possible areas for further consideration:

1. The Lottery: Taking Turns to Site Homeless Emergency Shelters

All communities seem to prefer to be shielded from the complex human facts of homelessness. It is unfair to compel one community, year after year, to burden their neighborhood to provide emergency shelter to the chronic homeless problem. Fairness would be better assured if a lottery was prepared to include all supervisorial districts and municipalities to be subjected to an annual official drawing to determine the host community(s) for the coming winter homeless emergency shelter site (perhaps with public fund-raising fanfare). Once a community has taken a turn providing the winter shelter site, it should be exempt from future drawings until all the other communities have taken their respective turn.

Every major community and/or region by supervisorial district would take a turn to identify a site for the winter homeless shelter. Finding a suitable vacant structure that is also suitably located has been the historic impediment to locating emergency shelters. And rather than expend resources on rents or leases, consideration should be given to all local governments contributing

to a fund for the purchase of a building that is easily transported and erected for easy rotational deployment. This structure should include appurtenant facilities for basic toilet and bathing amenities.

Each community in its turn would simply identify a site that is suitable for the placement of a transportable emergency shelter. The mobile shelter would not only provide refuge for the homeless during harsh weather conditions, but could also serve as a year-round contingency back up emergency shelter for victims of earthquakes, fires, floods or other disasters.

2. Dispersed Single Family Homeless Shelters.

Perhaps the most common (albeit illegal) form of homeless shelter in the County is provided by recreational vehicles parked on numerous landowners' properties, which are rented to friends or acquaintances for a fee. Besides being in violation of the zoning ordinance, these RV's are usually in violation of numerous building codes and other health and safety laws. However, given the predisposition of many County residents for this form of emergency shelter, it may be an important area to study.

Perhaps a compromise can be reached that would allow permitting RV's to be used as emergency shelters on a temporary basis in appropriate areas. The advantages to finding this compromise would be great; some of the advantages include 1) a significant portion of the homeless population could be sheltered; 2) the shelters would be dispersed throughout the County, which would be a more equitable way of providing emergency shelters; 3) costs to the public of providing the shelters would be minimized; and 3) individual homeowners may be able to make some money from the shelters.

Nomadic Households

Over the past two decades, illegal encampments of these persons have sprung up on the South Jetty, on the banks of the Eel River, Clam Beach, and most recently, Baker Beach. Most people recognize the health and safety problems that result from them, and seek to remove the encampments.

Outside of some temporary emergency campgrounds for homeless people, such as those set up in the City of Eugene, Oregon, there are very few examples of permitted campgrounds of this type in California. The one in Mendocino, which was mentioned in the 2009 Housing Element has been closed. There are examples of "tent cities", but those are more geared to homeless, not those with vehicles.

Developing Special Occupancy Parks

Any local project that will be workable for this population must address the fundamental problems with the existing criteria: affordability, health and safety requirements, flexibility of length of stay, acceptability to the community at large, compatibility with the preferences of those who would use the facility, and compliance with zoning regulations.

The primary difference between existing (illegal) camps and the special occupancy parks designed for nomadic persons would be its management structure. That management structure would need to be provided in a flexible manner that did not alienate the occupants for whom it is designed.

There are a number of examples of self-managed housing complexes in communities around the country. Most of these examples operated as Transitional Shelters or permanent housing

complexes. However, if a special occupancy park were organized so that basic rules were adhered to as a condition of residence and so people had a part in the maintenance and social policies and procedures (e.g. a resident council for mediating disputes), then people might appreciate the security and not feel a loss of autonomy.

Length of Stay

Recent amendments to state law restrict the ability of local jurisdictions to limit the length of stay in recreational vehicles in recreational vehicle parks. An implementation measure from the previous Housing Element the County did not fully implement is to allow residents to stay in recreational vehicle parks longer, which will bring the Zoning Ordinance into line with the new allowances of State law:

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 RV parks. The County will maintain regulations that limit the period of time a person may stay in a County park or camping area pursuant to Health and Safety Code section 18865.4. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

With these new provisions, families can keep children in one school, and there would be an opportunity for facilities to serve as a form of transitional housing and provide enough time for a sense of community to develop. The sense of community may enhance the potential for more self-management.

Development Costs

Affordability of managed nomadic housing parks will be largely determined by both the development costs and management requirements of the park and by which finance mechanism is utilized in the development. The 1998 Element noted development costs were also impacted by the fact that the local zoning ordinance required a five (5) acre minimum limit for a Trailer Park. This was modified as one of the implementation measures, and now Trailer Parks of one (1) acre in size are permitted.

Local Humboldt County Trailer Park owners and developers concurred in 1997 that it costs from \$3,000 to \$5,000 per space to develop a park. That price did not count the cost of the land. They concurred that these, plus staff and maintenance costs, translated into the need to charge residents from \$300 - \$350 per month with a full park.

These projections were based on a park size of 5 acres and on a staff necessary for maintenance. It also assumed that the residents would utilize electricity sources for self-contained vehicles. With a smaller piece of land, maintenance done by residents, and less use of electricity due to a different type of vehicle (mostly not self-contained), costs to the residents could be reduced by as much as \$100 a month and be in the affordable range for all who qualify for public assistance.

Obtaining financing for land and infrastructure costs then become the factors to be reckoned with to make affordable.

Since the majority of people lived in their own vehicles in camps have some form of public assistance, and, because it was far more stable in the long run if a project could be self-supportive, the 2003 Element encouraged these parks to be developed and run as a business.

Use of Recreational Vehicle Parks

In discussion with local Trailer Park owners in 1997, they believed that not only is it feasible to run a park as a managed nomadic housing facility and at least break even, they also believed there are park owners who would be willing to invest in such an enterprise if there were low interest loans or permit waivers to make it worth their while.

The 2003 Element found they would particularly be interested in doing this if there were a way to ameliorate the social problems that usually accompany this population. One possible staffing model discussed with them included a part time business manager, perhaps someone with a profitable park near by, who would handle the finance and licensing concerns; a full time social coordinator with training in social service who would work with the guests/residents; and one maintenance person who could handle major park upkeep. Some of the residents could then serve as resident night managers with a break in monthly fees.

How Many Sites Do We Need?

The previous Element projected a need for new spaces to accommodate 80 nomadic households in unincorporated areas between 2001 and 2007. One new recreational vehicle park was developed in the Holmes Flat area with more than 80 spaces during the timeframe of the previous Element. It is assumed another 70 spaces will be needed to meet the projected need for the time frame of this Element.

8.9 Quantified Objectives

One of the requirements of state law is for Housing Elements to include quantified objectives toward meeting the County's housing needs. Section 65583(b)(2) states, "the quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period."

The following paragraphs describe the programs designed to construct, rehabilitate, and conserve housing, and the quantified objectives of those programs.

8.9.1 Programs To Construct Housing

Between 2014 and 2019, there were 376 single family residential units permitted. The quantified objective of this Housing Element is to permit the same number of homes each year between 2019 and 2027 as were constructed each year between 2014 and 2019, which is 602 single family units. Some of them built under the Alternative Owner Builder (AOB) program will be affordable to moderate and lower income households. The objective of the County is to facilitate construction of 112 units under the AOB program between 2019 and 2027, the same rate as the previous planning period. Table T below shows the income categories served by the proposed objectives.

There were also 116 multifamily residential units permitted between 2014 and 2019. The quantified objective of this Element is to permit an additional 186 multifamily units between 2019 and 2027. It is anticipated that 106 (57%) of the 186 multifamily units will be affordable to low income households based on a 2010 survey of multifamily units permitted between 2007 and 2013.

The second unit program also provides lower income housing. During the timeframe of the previous Housing Element (2014 – 2019), a total of 57 second units were permitted, and the

HOUSING ELEMENT APPENDIX TABLE – T. Quantified Objectives 2019 - 2027

Program	County's involvement	Number of Units/ Income Category Served
First Time Homebuyer	On-Site Improvements/First Time Home Buyer No Interest Gap Loans	22 low income
Rehab for low-income owners	Low-Interest deferred loans	35 low income
Rental New Construction	Offsite Improvements/ Low-Interest deferred loan	39 low income
New Construction	Single Family Units	534 above moderate income 26 moderate income (AOB) 39 low income (AOB) 3 very low income (AOB)
	Multifamily Units	33 above moderate income 36 moderate income 117 low income
	Second Units	14 low income 77 very low income
Rehabilitation	Building Permits	3,386 above moderate income
	Pacific Gas & Electric	520 low income 260 very low income 260 extremely low income
Conservation		11,666 above moderate 2,345 moderate income 4,079 low income 2,172 very low income 2,172 extremely low income

Source: Humboldt County Planning & Building Department, 2019.

quantified objective of this Element is to permit an additional 91 second units. The affordability of second units is based on a 2006 phone survey of applicants for second units, which determined 33% of the units were affordable to low income households, and 67% were affordable to very low income households.

8.9.2 Programs To Rehabilitate and Conserve Housing

The 2009 Housing Element predicted that 3,386 above moderate income units would be rehabilitated between 2007 and 2013 through the issuance of building permits, and 35 low income units would be rehabilitated through Community Development Block Grant programs. Further, another 520 low and 520 very low income units would be rehabilitated through the weatherization

program administered by the Pacific Gas and Electric Company. The objective of this Element is to continue these same levels of rehabilitation of residential units, except that ½ of the very low income units (260 units) will be extremely low income units (Table T).

The 2014 Element also sought to conserve all the units that had been constructed and rehabilitated since 1992. It is the objective of this Element to continue this objective, and conserve 11,666 above moderate income units, 2,345 moderate income units, 4,079 low income units, and 4,343 very low income units, except that ½ of the very low income units (2,172 units) will be extremely low income units (Table U).

8.10 Housing Market Costs

Current national, state and local market trends will largely determine the type, quality and quantity of housing that will exist in Humboldt County. Major costs and constraints contributing to the sale price or rental cost of housing in Humboldt County include direct and indirect market costs. Figures for the direct and indirect costs are indicated in Table S.

8.10.1 Direct Market Costs

- A. **Land.** The cost of land has risen at a fast rate, particularly since the early 1970's. Cost of land can vary markedly by size, location, zoning, jurisdiction and community amenities. Based on the price of advertised lots on the Multiple Listing Service of the Humboldt Association of Realtors, the average cost for a lot in 2013 has gone down slightly since 2008. A basic city-sized lot with offsite improvements is about \$90,000. A larger lot, will likely be higher.
- B. **Site Improvements.** These include such items as land clearing, pad set-up, site utilities and direct access to the house from a public or private road. Costs depend on the type of development, parcel size and topography. It is assumed in this Element that site improvement costs have risen to about \$15,000 per lot in 2013. This does not include major drainage work, extensive landscaping plans, or offsite improvement requirements, that may be a condition of approval.
- C. **Construction.** Construction costs for conventionally constructed dwellings were between \$115 to \$155 per square foot in 2013 according to the Northern California Home Builders Association. But this material costs fluctuate a great deal. This means that the construction costs for a typical three bedroom, two bath, 1,500 square foot house which ranged from \$127,500 - \$187,500 in 2003, is now \$172,500 to \$232,500 (strictly construction costs). This does not include the cost of all necessary permits, which typically run about 3% of construction costs.
- D. **Rural Land Costs.** There does not seem to be much difference between the cost of a rural property and a property in more urban areas. While the costs per acre are less in rural areas, the properties are typically larger in size.

HOUSING ELEMENT APPENDIX TABLE – U. Direct and Indirect New Housing Costs For Typical 3 Bedroom, 1,500 Square Foot Home in Humboldt County, 2008 and 2013

Direct Costs	2008	2013
Land (6,000 square foot lot*)	\$105,000	\$95,000
Site Improvements	\$12,000	\$15,000
Construction	\$127,500+	\$187,500+
Sales and Marketing (6%)	\$11,978	\$18,000
Indirect Costs		
Origination Fee	\$2,994	\$3,097
Credit Check	\$65	\$65
Appraisal Fee	\$350	\$500
Document Preparation	\$200	\$85
Roof Report	\$200	\$200
Termite Report	\$200	\$200
Total Purchase Price	\$260,487	\$319,647

Source: Humboldt County Planning & Building Department, 2013.

*Not including water and sanitation systems.

8.10.2 Indirect Market Costs

- A. **Financing.** Interest rates are a major factor of increased housing costs. The 2013 rates are very low, in some cases as low as 3.5%. But, interest rates for permanent financing have been an erratic component of total housing costs in recent years. Interest rates have fluctuated over the last 25 years within a range from 4 percent to over 18 percent. The interest rate on the conventional, 30-year, fixed rate mortgage presently runs about 4 percent, with loan origination fees of around 1 percent.
- B. **Sales and Marketing.** Most housing and vacant land is sold through real estate agents. Current commissions vary, but is generally 6%, which amounts to \$18,000 on a \$300,000 home.
- C. **Gross Profit.** The gross profit on a new house can also vary widely, but is generally around 10% of the selling price. This means that on a Humboldt County house selling for \$300,000, approximately \$30,000 would be gross profits to the contractor.
- D. **Property Tax.** Property taxes generally equal 1% to 1-1/4% of the total appraised value, less the Homeowner's exemption. An appraised value is generally somewhat lower than the actual selling price. This indicates that a house valued at \$300,000 would pay a little more than \$3,000 per year in property taxes, which includes the \$87.50 reduction for the Homeowner's exemption.

- E. **Insurance.** Property insurance such as fire, hazards (winds, floods, lightning, hail, explosion, etc.) and homeowner liability insurance premiums vary based on the value of the home and the quality of fire protection. Statewide, based on the typical mix of property insurance coverage, the average monthly insurance premium is calculated as $0.003/12 \times \text{House Price}$. Insurance costs locally can range from 2% to 3% of total monthly homeowner costs.

HOUSING ELEMENT APPENDIX TABLE – V. Sample Monthly Costs of Ownership on a Typical 3 Bedroom, 2 Bath, 1,500 Square Foot Home, 2003, and 2013

Basic Payment Components	2003	2013
Selling Price	\$200,000	\$300,000
10% Down Payment	\$20,000	\$30,000
Balance To Be Financed	\$180,000	\$270,000
Mortgage Payment 6% interest, 30 year amortization*	\$1,232	\$1,619
Property Taxes, Insurance	\$209	\$388
Gas and Electric	\$125	\$125
Water and Sewer	\$38	\$38
Total Monthly Payment	\$1,604	\$2,170

Source: Humboldt County Planning & Building Department, 2013

8.11 Governmental Constraints

Governmental constraints can and do flow from many local, regional, State and Federal actions. Government regulations can also significantly increase housing costs by limiting the number of available building sites and increasing development costs. Zoning regulations, subdivision regulations, building regulations and related ordinances can significantly increase local housing costs.

Development fees and special assessments can also increase housing costs. Since the passage of Proposition 13, there has been a trend towards direct charges for public services.

8.11.1 State and Federal Constraints

There is a long list of State and federal land use, environmental, and other regulations that are implemented at the local level. Most regulations increase the cost of housing by requiring the following for new housing projects:

- Discretionary review
- Conformance with the Coastal Act in the coastal zone
- Conformance with State building regulations
- Development impact fees and special assessments.
- Miscellaneous development restrictions and requirements

Housing costs are also increased as a result of:

- National flood insurance
- Reduction of State and Federal funding for housing

Discretionary Review Of New Housing Projects

Discretionary review of new housing projects contributes to increased housing costs related to the:

- Preparation of extensive environmental documents
- Adoption and monitoring of mitigation plans
- Hiring of consultants
- Holding costs incurred by the developer.

Humboldt County completes the discretionary review of most minor housing projects like minor subdivisions and special permits for secondary units in the average time of 3 - 6 months from the date a complete application is received. Larger, more controversial projects can take much longer to process, especially if an Environmental Impact Report is required.

Coastal Act Requirements

The California Coastal Act (Public Resources Code Section 30000 et seq.) established development standards and public hearing requirements for most new housing development within the State Coastal Zone.

The Coastal Act increased housing costs for the same reasons that discretionary review mandates increased costs.

Discretionary permits in the Coastal Zone often do not take any longer to process than discretionary permits outside the Coastal Zone. However, most new housing, including the construction of a single house on a vacant parcel, requires discretionary review in the Coastal Zone.

The Coastal Act further constrains housing with regulatory restrictions related to protecting:

- Coastal access and views
- Major vegetation
- Wetlands, streams and riparian corridors
- Natural landforms protection
- Coastal and resource dependent development
- Dunes and beaches
- Transitional agricultural lands

Finally, the amendment of local coastal plans and zones to allow housing projects in areas not planned and zoned for housing requires review and approval by the Coastal Commission.

Building Regulations

There are over 2,000 pages of State building regulations, and 5,000 pages of California Energy Commission regulations that the County of Humboldt must administer and implement. The County Building Division acts as the "one stop" agency for identifying all local permit review requirements. The Building Division also coordinates required approvals from Planning, Health, Public Works and local Fire Protection Agencies. Any impact fees and special assessments are also collected by the Division in processing building permits.

Humboldt County processes building permits to approval in 4 - 6 weeks from the date complete building plans are submitted.

Fees And Assessments

While impact fees and special assessments in Humboldt County are nominal compared to the urban areas in the State, they can erode housing affordability. Since the passage of Proposition 13 there has been a trend towards increased fees for public services.

The following tables compare typical fees for residential development in between the years 2003 and 2014. The tables shows that total fees for construction of a single family residence in McKinleyville have risen from \$6,090 in 2003 to \$10,773, with nearly all of that increase resulting from a \$4,300 increase in the service district connection fee.

HOUSING ELEMENT APPENDIX TABLE – W. Valuation of Structures

Type of Structure	Typical valuation	
	2003	2014
Bedroom Addition 150 s/f @ \$101.95 per s/f	\$6,950	\$15,293
Detached Garage 600 s/f @ \$39.61 per s/f	\$12,360	\$23,766
House with Garage House 1,350 sq ft @ \$101.95 Garage 600 sq.ft. @ \$39.61 per sq.ft.	\$74,850	\$161,399
Duplex of 3,200 sq.ft. 3200 s/f @ \$101.95 per sq.ft.	\$148,160	\$326,240
Multi-family 32,000 sq. ft. 32,000 sq.ft. (20 units)	\$1,114,880	\$3,151,040

Source: Humboldt County Planning & Building Department, 2014. 2003 rates were \$46.30 for dwelling improvements and \$20.60 for accessory structures.

HOUSING ELEMENT APPENDIX TABLE – W. Valuation of Structures

Type of Structure	Typical valuation	
	2003	2014
Bedroom Addition 150 s/f @ \$101.95 per s/f	\$6,950	\$15,293
Detached Garage 600 s/f @ \$39.61 per s/f	\$12,360	\$23,766
House with Garage House 1,350 sq ft @ \$101.95 Garage 600 sq.ft. @ \$39.61 per sq.ft.	\$74,850	\$161,399
Duplex of 3,200 sq.ft. 3200 s/f @ \$101.95 per sq.ft.	\$148,160	\$326,240
Multi-family 32,000 sq. ft. 32,000 sq.ft. (20 units)	\$1,114,880	\$3,151,040

Source: Humboldt County Planning & Building Department, 2014.
2003 rates were \$46.30 for dwelling improvements and \$20.60 for accessory structures.

HOUSING ELEMENT APPENDIX TABLE – X. Typical Fees For New Construction, McKinleyville, 2003 – 2014 (in dollars)

Type of Fee	Bedroom Addition		Detached Garage		House with Garage		Duplex of 3,200 sq.ft.		MultiFamily 32,000 sq.ft.	
	2003	2014	2003	2014	2003	2014	2003	2014	2003	2014
Bldg. Permit	184	270.56	1,420	384.80	1,347	1,367.65	2,384	2,309.80	9,946	13,726.37
School Impact	0	0	0	0	1,462	1,212.50	2,400	2,400	24,000	8,320
Street Encroachment	0	198.00	110	198.00	110	198.00	110	198.00	110	198.00
Typical Service Dist. Connection Fees	0	0	0	0	2,320	6,633	4,460	13,266	37,105	53,064
Outside Fire Service Dist. Fee	117	0	117	0	117	0	117	0	117	0
Plan User	28	76.46	50	118.83	300	806.99	592	1631.20	4,459	15,755.20
Other Impact (drainage)	24		0		216	216	512	512	5,120	5,120
Erosion/Sediment Control	71	93.75	71	93.75	71	93.75	71	93.75	71	93.75
Outside sewer area fee (environ. health)	82	146.00	82	146.00	82	146.00	82	146.00	82	146.00
Application Fee (site check)	65	99.45	65	99.45	65	99.45	65	99.45	65	99.45
Total	571	884.22	1915	1040.83	6090	10773.3	10793	20656.2	81075	96522.8

Source: Humboldt County Planning & Building Department, 2014

Following are the average planning fees charged for all projects between 2001 and 2007. While the fees vary depending on the type of project, the average planning fee charged for each project was \$2,372. Combined with the above building permit and other fees the total average permit fee for a single family residence would be close to \$13,100, and the total average permit fee for a 20-unit multifamily apartment would be close to \$98,900, or \$4,945 per unit. Compared to the total overall costs of development of a single family residence shown earlier, fees are less than 5% of the total cost of a new home.

HOUSING ELEMENT APPENDIX TABLE – Y. Typical Fees for Planning Projects

Project Type	Average Cost
Agriculture preserve	\$1,923
Certificate of Compliance	\$986
Coastal Development Permit	\$1,793
Conditional Use Permit	\$1,851
Design Review	\$475
Determination of Status	\$986

**HOUSING ELEMENT APPENDIX TABLE – Y.
Typical Fees for Planning Projects**

Project Type	Average Cost
Extension	\$850
Final Map Subdivision	\$5,295
General Plan Amendment	\$5,115
Lot Line Adjustment	\$3,023
Modification	\$1,601
Notice of Merger	\$802
Parcel Map Subdivision	\$3,894
Special Permit	\$2,534
Variance	\$2,594
Zone Reclassification	\$4,234
Average of all permits	\$2,372

Source: Humboldt County Planning & Building Department, 2019

As the following table illustrates, Humboldt County simply doesn't have the revenues available to implement all of the mandated programs without fees and special assessments. Sixty seven percent of the County's revenues come from the State and Federal governments. Ninety two percent of County expenditures are devoted to public assistance, public protection, public health, roads, and the general government costs associated with administering these mandated services.

HOUSING ELEMENT APPENDIX TABLE – Z. Humboldt County Revenues and Expenditures Fiscal Year 2001 – 2002

Source of Revenues	Amount (X \$1,000,000)	Percent of the Total	Expenditures	Amount (X \$1,000,000)	Percent of Total
State & Federal	140	67	Public Assistance	65	31
Property Tax	22	11	Public Protection	47	22
Service Charges	24	12	Public Health	43	20
Fines & Penalties	3	1	General Govt.	16	8
Other Revenues	8	4	Capital Projects	2	1
Fund Forward	10	5	Education	2	1
			Public Transit	1	0.5
			Recreation	1	0.5
			Ways and Facilities	21	11
			Debt Service	2	1
			Contingency	8	4
Total	208	100	Total	208	100

Source: Humboldt County Planning & Building Department, 2003

Miscellaneous State Fees, Development Standards and Permit Requirements

In addition to securing County approval of new housing projects, developers are often required to secure permits and approvals from several State and Federal agencies. Developers may also be required to conform to specific State development standards.

The miscellaneous State fees, development standards, and permit requirements which have the most significant impacts upon the costs of building materials and housing development in Humboldt County include:

- Fish & Wildlife environmental review fees
- Department of Forestry fire safe standards
- Alquist-Priolo geologic report requirements
- Water Resources Control Board waste discharge requirements
- Fish & Wildlife 1603 agreements
- Mines & Geology surface mining requirements
- Department Of Forestry timber harvesting requirements
- California Energy Commission Title 24 Requirements

National Flood Insurance

Regulations within flood prone areas will curtail substantial new housing starts. Under the Federal Insurance Program, which the County opted to enter in 1974, all structures designed for human habitation must be elevated at or above the 100 year flood plain limits where such information is known. The 1964 flood provided all the high water elevations throughout the County, and the Department of Housing and Urban Development maps reflect that information.

The insurance program is tied to any federally chartered bank or lending institution. The County's non-compliance or non-involvement in the program would have serious economic side effects. Any person seeking to construct a dwelling or other structure for human habitation in these zones with the aid of a loan from a bank or savings and loan association would have a problem. It would appear that flood prone areas offer little in the way of providing suitable low cost building sites.

In addition, the lowland areas adjacent to Humboldt County's rivers and streams are predominantly planned for resource uses (i.e., timber and agriculture).

Replacement of existing structures (mobile homes and standard construction) that are damaged by fire, flood or any other natural causes to an extent of 50% or more of the value of the structure, may be replaced if elevated. If the damaged structure is in a "floodway" as depicted on the Federal Insurance maps, reconstruction will be allowed under the same criteria. Structures damaged at less than 50% of value may have the damaged portion reconstructed with no special flood requirements.

Federal and State Funding

Another serious constraint to providing affordable housing can be the amount of Federal and state funds for housing. Most of the housing affordable to very low income households is subsidized by Federal and state programs. In an era in which a variety of factors have increased the cost of housing, cutbacks in Federal and state programs have severely limited the ability of local government to assist lower income people in finding decent housing opportunities. Due to continued Federal and state budget deficits, it is unlikely there will be significant increases in Federal and state funded housing programs in coming years. Rather, cutbacks in existing programs seem more likely.

8.11.2 State Programs Which Respond To The Above Mandates

The Permit Streamlining Act (Government Code Section 65920 et seq.) requires timely processing of complete applications for development permits by setting an overall deadline of one (1) year for local and State permit approvals. While most projects are processed in less time, failure by a public agency to meet the processing deadline results in automatic approval of an application (AB884 McCarthy, Chapter 846 of 1981 and AB 2320, McCarthy, Chapter 1152 of 1980)

The State additionally requires coordinated processing to reduce the time and expense experienced by developers who must process applications through various state and local government offices. Local governments must designate a single entity or person to coordinate the review of residential development proposals, and to provide information to applicants concerning the status of permits and requirements (AB941, McCarthy, Chapter 846 of 1981)

State policy seeks to minimize fees and exactions levied on developers in order to avoid increased housing costs (AB 2853, Roos, Chapter 1143 of 1980). State law limits fees to the

actual costs of services for local sewer and water connections, zoning variances, use permits, building inspections, and similar activities. Exceptions must be approved by two-thirds of a community's voters.

8.11.3 Local Programs Which Respond To The Above Mandates

To help reduce the impacts of some of the above mandates upon the costs of new housing, Humboldt County has implemented the following local programs:

- Discretionary Review
- Coastal Planning and Zoning Authority
- Minimize Building Regulations
- Minimize Impacts of Fees and Assessments, National Flood Insurance, Reduction of State and Federal Funding and Litigation

Discretionary Review Of New Housing Projects

Humboldt County has adopted a General Plan and Community Plans which set aside adequate area for needed housing. In addition, the County has taken the following measures.

Adoption of Local Ordinances to Allow:

- Alternative road improvement and setback requirements which are less costly than what would have been required by the State Fire Safe Regulations.
- Merger only of property in Agricultural Preserves.

Implementation of The Following Departmental Procedures and Programs:

- An application assistance program which encourages pre-application meetings with the planner who will be processing their project.
- "Designer" application packets which specify application requirements based on the type of project, location of the project, and the applicable plan policies and zoning regulations.
- Informational handouts which describe review procedures and specific report requirements.
- Development of a one page tentative map checklist which specifies the environmental information which needs to be shown on project plan maps.
- Consolidation of environmental review and staff review procedures, with concurrent public notice and review periods.
- Identification of appropriate mitigation and preparation of mitigated negative declarations.
- Reliance on mediation to avoid litigation.
- Preparation of detailed written procedures to minimize the local staff time which is devoted to collecting State Fish & Game environmental review fees.
- Use of Notices of Application to scope for potential neighborhood concerns.

Computerization of The Following Departmental Functions And Systems:

- Building permits.

- Assessor Parcel based land information system with parcel specific zoning, general plan, and assessor land use data for on-line public use.
- Discretionary staff report process.
- On-line software for tracking applications and permits for public use.

Coastal Commission Approval

Humboldt County has responded to the Coastal Act by securing State Coastal Commission approval of:

- The County's local coastal plans and zoning regulations (allowing the county to assume review authority of coastal development permits).
- Categorical exclusions for the construction of a single house on a vacant parcel in specified areas
- Zoning regulations which provide for administrative approval of principal permitted uses.
- General use type classifications of permitted uses in the Coastal Zone to encourage more flexibility in allowing permitted uses.

Minimize Building Regulations

While State building and on-site sewage disposal regulations significantly increase housing costs, Humboldt County has adopted alternative owner builder regulations which significantly reduce housing costs. The section titled "Special Issues: Owner Builders" later in this chapter discusses the Owner Builder Regulations in detail.

Fees And Special Assessments, National Flood Insurance, Reduction Of State And Federal Funding

Humboldt County has and will continue to work with our Legislators, Legislative Advocate, the County Supervisors Association of California, and other local agencies in lobbying for fewer State mandates, and increased funding for mandated programs.

8.11.4 Local Governmental Constraints to Housing

The California Housing Element Guidelines require that local governments focus attention on those local constraints which they can most directly control. These local governmental constraints are the result of local zoning, building, subdivision and health and sanitation regulations. In addition to regulatory constraints, the County increasingly relies on fees for permit processing, and has experienced a decreased amount of State and federal funding for infrastructure.

Zoning Regulation Constraints

One of the goals of this Housing Element is to ensure an adequate housing supply to meet the needs of future populations. Enhancing profitability is an effective way to encourage housing development, and meet the County's future housing needs.

The permit review fees discussed earlier in this section act to constrain development of housing supply, by causing some prospective housing projects to not be profitable enough for them to proceed. Zoning regulations that result in unnecessarily long permit processing review times and requirements can have the same effect by increasing the cost of financing for the project, which translates into higher housing costs, and potentially reducing housing supply. The cost of

preparing and revising plans and studies also increase housing costs, and potentially reduces housing supply.

Humboldt County's Zoning Regulations are generally designed to streamline approval of new residential development in residential zones to reduce housing costs and increase the supply of housing. For example, the R-3 and R-4 zones allow multifamily housing development as a principally permitted use. Similarly, duplexes are allowed in R-2 zones as a principally permitted use and single family homes are principally permitted in R-1 zones. Second units are also principally permitted in residential zones provided they meet minimum development requirements.

There are instances where the zoning ordinance requires more scrutiny of new residential development to ensure compatibility with neighboring uses and the general plan. Planned developments fall into this category. Single family homes in multifamily zones require a conditional use permit to ensure the site remains usable for multifamily purposes. The following paragraphs describe in more detail how the zoning ordinance constrains housing supply, and increases housing costs. They also describe measures to minimize impacts on housing supply and housing costs.

Application Review Procedures

The County's procedures for review of all residential development projects are described in detail in the subdivision ordinance and in Chapters 1 & 2 of the Zoning Ordinance.

The County's development regulations separate residential development projects into two categories: ministerial and discretionary, which are described in the following paragraphs.

Ministerial Permit Applications

Ministerial permit application review involves the following steps

- **Application check:** review application for completeness.
- **Project review:** review of project by responsible agencies.
- **Permit issuance:** the permit is issued by staff. There is an appeals process applicants can use if they are not satisfied with the outcome, but building permits are rarely appealed. There were no building permit appeals during the timeframe of the previous Housing Element.

The zoning ordinance requires that before approving any building permit for residential development, the applicant must submit a Zoning Clearance Certificate application for review and approval per §312-2.2 of the zoning ordinance. A zoning clearance certificate certifies that a proposed development conforms with all current requirements of the Zoning regulations and, if applicable, the terms and conditions of any previously approved development permit or variance. Zoning Clearance Certificates are not discretionary, they are issued ministerially after comparing proposed building permit applications to the objective standards of the zone, and confirming all the objective standards are met.

Building permits and other ministerial permits, such as encroachment permits (for improvement of the public right of way) have a high degree of approval certainty; if a project meet the minimum code requirements, it will be approved.

Discretionary Permits

Chapter 2 of the zoning ordinance (Administration) identifies the following review steps for all discretionary permit applications:

- **Application check:** review application for completeness.
- **Project review:** review of project by responsible and trustee agencies.
- **Public review:** review of staff reports by public and public hearing officers.
- **Public hearing:** a public meeting held by the hearing officer to receive staff reports, public testimony and to deliberate on the project.
- **Project approval** (or denial): the action taken on the project by the hearing officer, which is subject to appeal.
- **Permit issuance:** after the appeal periods have expired, the permit is issued by staff
- **Notice of final action:** sent by staff to the interested parties after the project is approved.

Chapter 2 also contains procedures for public notices and specifies the contents of required public notices.

Following is a more detailed discussion of each of the discretionary permit types required by the zoning ordinance:

Conditional Use Permits (CUP's) are required for all development identified as "conditionally permitted" in the zoning ordinance. Conditional use permits provide for development, typically with conditions of approval to ensure the use best fits the site and the neighborhood. Public hearings are required prior to approval; the hearing officer is the Zoning Administrator or the Planning Commission.

CUP's have a slightly lower degree of approval certainty than Permitted Uses; the Planning Commission may choose to not approve CUP's. While CUP's that conform to all the development standards have a high degree of certainty that approaches that of Permitted Uses, those projects that require additional Variances or Special Permits are sometimes not approved, particularly if there is significant public opposition. While no CUP's were denied during the timeframe of the previous Housing Element, only 77% of the 164 applications were approved; the remaining 23% were not completed.

Special Permits are required for all development allowed with a special permit. Special permits provide for development similar to use permits except that the Planning Director may act as the hearing officer. The Planning Director may waive the formal public hearing requirement and approve the project administratively if there is no request for a hearing.

Special Permits (SP's) also have a slightly lower degree of approval certainty than Permitted Uses. Like CUP's, the Zoning Administrator may choose to not to not take action on the SP and refer the Special Permit to the Planning Commission for decision. Also like CUP's, Special Permits that conform to all the development standards have a high degree of certainty approaching that of Permitted Uses, particularly SP's that can be approved administratively without a public hearing. During the timeframe of the previous Housing Element, out of 268 SP applications received, 212 were approved (79%), 21% were dropped by the applicants prior to the public hearing; only one was denied.

Coastal Development Permits are required for all development in the coastal zone unless it falls into a category that is excluded or exempted from coastal permit requirements. Coastal permits are approved administratively by the Planning Director just as Special Permits provided no one requests a public hearing and the project is not appealable to the Coastal Commission.

Coastal Development Permits have an equivalent approval certainty as Special Permits. During the timeframe of the previous Housing Element, no CDP's were denied, but out of 729 applications, only 611 were approved; 118 (16%) were dropped by the applicants prior to the public hearing.

Planned Development Permits are required for all development in areas with the "P - Planned Development" combining zone. Applicants also have the option to seek approval of Planned Development Permits for larger projects that meet certain minimum thresholds, such as subdivisions with 4 or more lots. Planned Development Permits have a better approval certainty as Special Permits. During the timeframe of the previous Housing Element, one Planned Development Permit was denied.

Design Review is required for all new development in areas with the "D - Design Control" combining zone. Specific permit requirements for design review are different in the inland versus the coastal parts of the county. Inland, design review does not include a requirement for a public hearing, and project approval is typically less than two weeks from the date of receipt of the application. The D combining zone applies to properties in the Avenues, Big Lagoon, Garberville, Orick, and Shelter Cove communities.

Design review in the coastal parts of the County requires a Special Permit, which, unlike the inland areas, involves a public review procedure. The D combining zone applies to areas in the coastal zone designated coastal scenic and areas with coastal views in each of the coastal plans. Design review approval is virtually the same as that of Permitted Uses; during the timeframe of the previous Housing Element, no Design Review permits were denied.

With discretionary permits for residential development, such as a Coastal Development Permit for a new multifamily apartment, the County evaluates the project in light of not only the zoning, but also all the other applicable land development policies, programs, standards and regulations to ensure the project is consistent with those requirements.

Review of a multifamily apartment in the South Coast Area Plan Planning Area, for example, involves the following review steps:

- Pre application consultation with the developer
- Submittal of a coastal development permit application,
- An application check by the County,
- Review of the application by the County and other responsible and trustee agencies
- Public notification of the hearing
- A public hearing, which involves
 - o consideration of evidence
 - o adoption of findings comparing the evidence submitted by the applicant to the adopted policies and standards of the Plan and the applicable zoning ordinance requirements which implement that plan,
- Approval of the coastal development permit if it can be found to be consistent with the Plan and zoning ordinance
- Options to appeal decisions
- Conformance with conditions of approval
- Submittal of a building permit application
- Review of the building permit application by the County and other responsible agencies
- Approval of the building permit

Not all the requirements listed above apply to each new housing development. For instance, projects outside of the coastal zone are not subject to coastal development permit requirements, and may be approved with ministerial permits.

The County's zoning ordinance also provides for expedited review of coastal permits and special permits that are not required to go to a public hearing. Notices of Intent to Approve the Special Permit or Coastal Development Permit are sent out to affected property owners, and if no one requests a Planning Commission hearing, the project is normally approved at the administrative level. These abbreviated application review procedures provide similar protections for public involvement as projects requiring a public hearing while reducing permit costs and review times when a public hearing is deemed by the public to not be required.

The County's Zoning Administrator is also used to expedite projects that would otherwise have to go to the Planning Commission. Zoning Administrator hearings are scheduled for weeks when the Planning Commission is not available for reviewing discretionary development permits, and staff costs and other overhead costs are reduced compared to Planning Commission hearings.

Another measure used by the County to save applicants time and money in the review of discretionary permits is encouraging concurrent processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a subdivision map, and any necessary variances. And building permit review for a single-family home is normally processed concurrent with the design review of it.

The County works closely with applicants to identify complete application requirements, and expedite approval procedures to avoid unnecessary timing delays on development, and to improve approval certainty. Nearly all discretionary projects involve an initial meeting with Planning staff prior to application submittal. In this meeting, the application is reviewed for completeness, deficiencies are noted, and all the application requirements applicable for the type of development are identified. Other key regulatory agencies are identified, and applicants are encouraged to engage with those agencies for input on their regulatory requirements. For major subdivisions, this meeting typically includes Public Works staff as well. Applicants are informed of the likelihood of application approval at the outset to improve approval certainty of their projects.

After an application is filed, the project is reviewed by Planning and other agencies such as Public Works for consistency with County ordinances and General Plan. By initiating comprehensive review of applications early on in the permit review process, the County's application review procedures promote early identification of complete application requirements, which saves time and money for applicants, and minimizes the impacts of discretionary application review on the cost and supply of housing.

Early identification of complete application requirements also improves the certainty of approval of discretionary permit applications. Applicants are advised what items are needed for a complete application, and whether their complete application is likely to be approved. Even if applicants abandon their projects at that point, a minimum of staff time has been spent on the project, so the applicants will be able to recover much of their permit fees as a refund.

Another way the County improves approval certainty of discretionary permit applications is to offer over the internet a series of mapping applications that include multiple layers of information used by staff and decision makers to evaluate a project's consistency with the zoning ordinance and general plan. The Housing Inventory application (<https://webgis.co.humboldt.ca.us/HCeGIS2.0/index.html>) shows, for each parcel in the County,

parcel lines; parcel numbers; situs address; parcel sizes; adjacent streets; physical features of the site including existing development, steep slopes, wetlands, streams, earthquake faults and flood hazards; the zoning and general plan designations, and the expected development potential.

The software also has a tool for users to measure selected distances and areas. Use of this software is free of charge, and when used to develop applications, can dramatically improve the certainty of approval for a project. Images presented later in this Appendix demonstrate some of the features of the software.

Permit Requirements for Homes in the Residential Zone Districts

Single family homes are allowed as principally permitted uses in the single family zone districts, including the RA (Rural Residential Agricultural), RS (Residential Suburban), R-1 (Residential Single Family), and RS-5 (Residential Single Family with a 5,000 square foot minimum parcel size) zone districts. Duplexes are allowed as principally permitted uses in the R-2 (Two Family Residential) district. Fourplexes are allowed as principally permitted uses in the R-3 (Multifamily Residential) zone district, and apartments are allowed as principally permitted uses in the R-4 (Apartment Professional) and RM (Multifamily Residential) zone districts.

The following table shows the permit requirements for different housing types by zoning district:

HOUSING ELEMENT APPENDIX TABLE – Z1. Permit Requirements for Housing Types By Zoning District

RESIDENTIAL USE	Zone Districts					
	AG RA, U	R-1, RS	R-2	R-3, RM	R-4	Commercial Zones
Single-Family	P	P	P	CUP	CUP	P
2 DU	-	-	P	P	P	P
3 – 4 DU	-	-	P	P	P	P
5+ DU	-	-	-	P ¹	P	P
5+ DU @15 units per acre	-	-	-	P ¹	P	P
Residential Care for up to 6 persons	P	P	P	P	SP	SP
Residential Care for more than 6 Persons	CUP	CUP	CUP	CUP	CUP	CUP
RESIDENTIAL USE	Zone Districts					
	AG RA, U	R-1, RS	R-2	R-3, RM	R-4	Commercial Zones
Emergency Shelter	-	-	-	CUP	SP	P
Single-Room Occupancy Units	CUP	CUP	CUP	CUP	CUP	SP
Manufactured Homes	P	P	P	CUP	CUP	P
Mobile-Homes	P	P	P	CUP	CUP	P
Transitional Housing	P	P	P	CUP	CUP	P

Farmworker Housing	P ²	P ²	P	-	-	-
Supportive Housing	P	P	P	CUP	CUP	P
2nd Unit	P	P	-	CUP	CUP	-

P = Permitted; SP = Special Permit; CUP = Conditional Use Permit

¹ allows one or more multifamily structures of 4 or fewer attached units

² 6 or fewer individuals only

Source: Humboldt County Planning & Building Department, 2019

Implementation measures in the 2010 Housing Element modified the zoning ordinance requirements shown in the above table to ensure supportive and transitional housing facilities have no different requirements than other residential uses in the same zone, and to specify the requirements for Single Room Occupancy (SRO) units. New policies and implementation measures requires the County to review and revise the zoning ordinance to be consistent with the requirements of Health and Safety Code 17021.5 and 17021.6, to estimate the farmworker housing needs of the cannabis industry, and seek funding for farmworker housing projects.

Development Standards in the Residential Zone Districts

The following development standards apply to the AG (Agricultural General), RA (Rural Residential Agricultural), U (Unclassified), RS (Residential Suburban), R-1 (Residential Single Family), RS-5 (Residential Single Family with a 5,000 square foot minimum parcel size), R-2 (Two Family Residential), R-3 (Multifamily Residential), R-4 (Office Professional) and RM (Residential Medium Density) zone districts:

HOUSING ELEMENT APPENDIX TABLE – Z2. Development Standards By Zoning District

Development Standard ¹	Zone Districts					
	AG, RS RA, U	R-1, RS-5	R-2	R-3, RM	R-4	Commercial Zones
Setbacks: Front ²	20'	20'	20'	20'	20'	0'
Side: Lots < 2.5 acres Lots 2.5 acres +	5' + 30'	5'	5'	5'	5'	0'
Rear: Lots < 2.5 acres Lots 2.5 acres +	10' 30'	10'	10'	10'	10'	15'
Maximum Building Height	35'	35'	35'	45'	45'	45' – 75'
Maximum Lot Coverage	35 - 40%	35%	35%	60%	60%	100%
Minimum Lot Width	50' +	50'	50'	50'	50'	25'
Maximum Lot Depth	3 - 4x lot width	3x lot width	3x lot width	3x lot width	3x lot width	3x lot width
Minimum Lot Area (square feet)	6,000 + sq. ft	1,500 ³ / 5,000 sq. ft.	1,500 ³ / 5,000 sq. ft.	1,500 ³ / 5,000 sq. ft.	1,500 ³ / 5,000 sq. ft.	2,000 sq. ft.

¹ The above development standards may be modified or waived for affordable housing projects.

² In the R-1, R-2 and RS zones, the 20' setback applies to garages; homes have a 10' minimum setback.

³ Within Housing Opportunity Zones, the minimum parcel size may be reduced to 1,500 square feet.

Source: Humboldt County Planning & Building Department, 2010

The development standards shown in the above table are established to encourage the allowed uses of the zone, to preserve the established building pattern, and preserve the public's health and safety. For example, in the lower density zoning districts, such as the RS and R-1 zones, building heights are limited to 35', which will accommodate a two- or three- story single family residential uses, and allow densities of 3 – 7 units per acre typical of single family residential neighborhoods.

The building height limits in the multifamily zones, on the other hand, allow four-story multifamily structures. The lot coverage allowances of multifamily zones are also greater than single family zones, allowing larger structures in these areas. The reduced standards of multifamily zones allow densities of up to 30 units per acre to be achieved, while still allowing developers to retain adequate site area to accommodate required setbacks, open space and parking.

In the previous Housing Element, new measures were implemented to encourage affordable housing development by relaxing the following development standards, and providing other incentives for affordable housing and housing for special needs populations:

- 1) Deferral or subsidy of permit and review fees
- 2) Deferral of subdivision improvements
- 3) Deferral of subdivision fees until issuance of building permits
- 4) Deferral or subsidy of development impact fees
- 5) Eligible for fast-track and streamlined permit process
- 6) Modified parking standards
- 7) Increased density bonuses and allowances
- 8) Reduced lot coverage standards
- 9) Modified Solar Shading Ordinance requirements
- 10) Special Permit process for waiver of development standards; and
- 11) Prioritized infrastructure development and service delivery

The R-3 (Multifamily Residential) zone district, R-4 (Apartment Professional), and RM (Multifamily Residential) zone districts have special setbacks required between multifamily units on the same property:

- The distance between separate dwelling units in a group on the same lot shall be not less than ten feet (10').
- The distance between the front of any dwelling unit in the group and any other building shall be not less than twenty feet (20').
- The distance between the front of any dwelling unit in the group and any side lot line shall be not less than twelve feet (12').
- All of the above distances shall be increased by two feet (2') for each two feet (2') that any building on the lot exceeds two (2) stories.

The following design advisory also applies to multifamily dwellings five (5) or more units:

- Avoid letting garages, driveways and parking lots dominate the streetscape.
- Design to minimize conflicts between vehicles and pedestrians.
- Design public open areas to the same level of quality as any other "space"
- Provide direct access to open space from the dwelling units that the open space is intended to serve.

- Provide visual access to shared open spaces from individual units, preferably from the kitchen, living room or dining room.
- Avoid lighting which shines directly into dwelling units on- and off-site.
- Private outdoor space, including patios, porches, decks, balconies and yards should be of adequate size and within easy access of each dwelling unit.
- Good landscaping is critical to the quality of any multifamily project.

Parking requirements are assigned in the zoning ordinance according to housing types as shown in the following table.

HOUSING ELEMENT APPENDIX TABLE – Z3. Humboldt County Parking Requirements

RESIDENTIAL USE	Parking Spaces Required¹
Single-Family dwelling 1,000 square feet or less in size within a Housing Opportunity Zone	1 maximum (may be within the front yard setback)
Single-Family dwelling greater than 1,000 square feet in size within or outside a Housing Opportunity Zone with frontage on an improved road of 40' in width/parking lane allowed	1 per bdr, 2 maximum
Additional parking required if lot does not have frontage on an improved road of 40' in width/parking lane allowed	1 per bdr, 2 maximum 4 total maximum
Duplex with each unit 1,000 square feet or less in size within a Housing Opportunity Zone	1 per unit maximum (may be within the front yard setback)
Duplex with frontage on an improved road of 40' in width/parking lane allowed	1 per bdr, 2 maximum
Additional parking required if lot does not have frontage on an improved road of 40' in width/parking lane allowed	1 maximum
Triplex or larger with frontage on an improved road of 40' in width/parking lane allowed	1 bdr. – 1 2, 3 bdr. – 2 4 + bdr. – 2 ½
Additional parking required if lot does not have frontage on an improved road of 40' in width/parking lane allowed	1 bdr. – ½ 2, 3 bdr. – ¾ 4 + bdr. – 1 3 ½ total maximum
Senior Housing	1 per 2 units
Residential Care for up to 6 persons with frontage on an improved road of 40' in width/parking lane allowed	1 per bdr, 2 maximum
Additional parking required if lot does not have frontage on an improved road of 40' in width/parking lane allowed	1 per bdr, 2 maximum
Residential Care for more than 6 Persons	1 per 5 beds
Additional parking required - the higher of:	1 per employee. or 1 per 500 sq. ft.

HOUSING ELEMENT APPENDIX TABLE – Z3. Humboldt County Parking Requirements

RESIDENTIAL USE	Parking Spaces Required¹
Emergency Shelter	1 per 10 beds
Additional parking required	1/empl. @ peak
Single-Room Occupancy	1 per unit
Manufactured Homes with frontage on an improved road of 40' in width/parking lane allowed	1 per bdr, 2 maximum
Additional parking required if lot does not have frontage on an improved road of 40' in width/parking lane allowed	1 per bdr, 2 maximum
Farmworker Housing	1 per unit
2nd Unit 1,000 square feet or less in size within a Housing Opportunity Zone	1 maximum (may be within the front yard setback)
2nd Unit greater than 1,000 square feet in size within or outside a Housing Opportunity Zone with frontage on an improved road of 40' in width/parking lane allowed	1 per bdr, 2 maximum
Additional parking if lot does not have frontage on an improved road of 40' in width/parking lane allowed	Attached: 1 maximum Detached: 2 maximum

¹ The above development standards may be modified or waived for affordable housing projects.

Note: required parking for single family, two-family dwellings and second units are required to be located outside the front yard setback unless noted otherwise.

Source: Humboldt County Planning & Building Department, 2013

In addition to the parking requirements of the zoning ordinance described above, the County's Subdivision Ordinance requires one (1) additional parking space be provided for each new flag lot parcel. This requirement is not viewed as significantly impacting the cost or supply of housing in new subdivisions because it is allowed to be a tandem parking space, and it may be located within the front yard setback.

As with other zoning ordinance requirements, implementation measures in the previous Housing Element modified the parking requirements as shown in the above table to reduce parking requirements for small homes, and to ensure supportive and transitional housing facilities have no different requirements than other residential uses in the same zone; rather than reflecting a standard based on sleeping units, parking standards for transitional and supportive housing is now based on the number of bedrooms.

Development Standards of Combining Zones

Through the use of combining zones, the zoning ordinance contains numerous development standards that apply to specific areas. While typically not discussed in Housing Elements, development standards in the combining zones can have the same effect on the cost and supply of housing as the development standards described above.

The following table analyzes the effect of the development standards of each combining zone on the cost and supply of housing. Application of each of the combining zones described

below is limited to specific parcels shown in the residential land inventory (Attachment I of the Housing Element Appendix).

HOUSING ELEMENT APPENDIX TABLE – Z4. Discussion of the Effect of Combining Zone Development Standards on the Cost and Supply of Housing

<p>Archaeological Resources Areas (A) - Purpose: to protect archaeological resource areas. Effect on Cost and Supply of Housing: The A combining zone reduces the area where homes may be placed, potentially reducing housing densities and increasing housing costs.</p>
<p>Airport Safety Review (AP) – Purpose: to identify areas near airports with reduced allowed densities and increased open space requirements to minimize potential safety hazards due to aircraft. Effect on Cost and Supply of Housing: The AP combining zone reduces allowed densities, so it reduces the potential supply of housing, and increases housing costs,</p>
<p>Special Building Site (B) - Purpose: to identify special minimum parcel sizes and setbacks. Effect on Cost and Supply of Housing: The B combining zone reduces allowed densities to conform to the general plan, so it does not affect housing supply, or housing costs,</p>
<p>Beach and Dune Areas (B) (Coastal) - Purpose: to protect coastal environmentally sensitive habitat areas. Effect on Cost and Supply of Housing: The B combining zone reduces the area where homes may be placed, potentially reducing housing densities and increasing housing costs.</p>
<p>Coastal Resource Dependent (C) - Purpose: to protect coastal wetlands while allowing for development of upland areas. Effect on Cost and Supply of Housing: The C combining zone includes provisions for clustering housing on a site to retain the allowed densities. However, the zone still reduces the area on a property available for housing, and increases housing costs.</p>
<p>Design Control (D) - Purpose: to protect scenic qualities of an area. Effect on Cost and Supply of Housing: The D combining zone results in a slightly longer permit processing time by adding a design review permit requirement. This does not have an effect on the supply of housing, but does slightly increases housing costs.</p>
<p>Coastal Elk Habitat (E) - Purpose: to protect areas for elk habitat. Effect on Cost and Supply of Housing: The E combining zone limits the ability to place fencing in certain areas on a property to ensure areas are available for elk to forage. This does not have an effect on the supply of housing, but does slightly increases housing costs.</p>
<p>Flood Hazard Areas (F) - Purpose: to protect persons and property from flood hazards. Effect on Cost and Supply of Housing: The F combining zone reduces the area where homes may be placed, potentially reducing housing densities and increasing housing costs.</p>
<p>Alquist-Priolo Fault Hazard (G) - Purpose: to protect persons and property from earthquake hazards. Effect on Cost and Supply of Housing: The G combining zone also reduces the area where buildings may be placed, potentially reducing housing densities and increasing housing costs.</p>
<p>Greenway and Open Space (GO) - Purpose: to protect open space and biological resource habitat areas in the Eureka Community Planning Area. Effect on Cost and Supply of Housing: The GO combining zone includes provisions for clustering housing on a site to retain the allowed densities. However, the zone still reduces the area on a property available for housing, and increases housing costs.</p>

HOUSING ELEMENT APPENDIX TABLE – Z4. Discussion of the Effect of Combining Zone Development Standards on the Cost and Supply of Housing

<p>Landscaping and Design Control (L) - Purpose: to provide for landscaping of developed commercial areas. Effect on Cost and Supply of Housing: The L combining zone does not affect the cost or supply of housing because it only applies to commercial areas.</p>
<p>Manufactured Home Development Standard (M) - Purpose: to specifically allow manufactured homes on a property. Effect on Cost and Supply of Housing: The M combining zone facilitates the placement of manufactured homes on properties, so it potentially increases housing supply and reduces housing costs.</p>
<p>Noise Impact (N) - Purpose: to protect persons from exposure to hazardous noise levels. Effect on Cost and Supply of Housing: The N combining zone does not effect the placement of housing, but does increase housing costs by requiring noise attenuation barriers and other techniques.</p>
<p>Offshore Rocks and Rocky Intertidal Areas (O) - Purpose: to protect biological resource areas offshore. Effect on Cost and Supply of Housing The O zone protects offshore areas, which are unavailable for housing, so it has no effect on the cost and supply of housing.</p>
<p>Planned Development - Purpose: to allow flexibility in the placement and design of structures. Effect on Cost and Supply of Housing: By making development standards more flexible, the P combining zone potentially increases the supply of housing and reduces the cost of housing.</p>
<p>Qualified (Q) - Purpose: to identify special restrictions or allowances to properties. Effect on Cost and Supply of Housing: The Q combining zone implements the General Plan, and does not affect the cost or supply of housing.</p>
<p>Recreation (R) - Purpose: to allow recreational uses. Effect on Cost and Supply of Housing The R combining zone has no effect on the cost or supply of housing.</p>
<p>Development Standard (S, SM, SY, SZ) - Purpose: to identify special development standards for properties. Effect on Cost and Supply of Housing The S, SM, SY and SZ combining zones implement the General Plan, and do not affect the cost or supply of housing.</p>
<p>Transitional Agricultural Lands (T) - Purpose: to protect biological resource areas after agricultural operations cease. Effect on Cost and Supply of Housing The T combining zone reduces the area on a property available for housing, which potentially reduces housing supply and increases housing costs.</p>
<p>Vacation Home Rental (V) - Purpose: to allow vacation home recreational uses. Effect on Cost and Supply of Housing The V combining zone allows for the conversion of single family homes into vacation homes rented out on a daily or weekly basis. Since the V combining zone changes the use of the property to recreation, it potentially decreases the supply and increases the cost of housing.</p>
<p>Streamside Management Areas and Wetlands (WR, R (Coastal) and W) - Purpose: to protect biological resource areas. Effect on Cost and Supply of Housing The WR and W zones reduce the area on a property available for housing, which potentially reduces housing supply and increases housing costs.</p>
<p>Recreation (X) - Purpose: to allow recreational uses. Effect on Cost and Supply of Housing Similar to the R combining zone, the X combining zone has no effect on the cost or supply of housing.</p>

HOUSING ELEMENT APPENDIX TABLE – Z4. Discussion of the Effect of Combining Zone Development Standards on the Cost and Supply of Housing

<p>Specified Minimum and Average Lot Size (Y) - Purpose: To identify special minimum and average lot sizes. Effect on Cost and Supply of Housing The Y combining zone implements the General Plan, and does not affect the cost or supply of housing.</p>
<p>No Further Subdivision Allowed (X and Z) - Purpose: to restrict further subdivision of a property. The X and Z combining zones implement the General Plan, and do not affect the cost or supply of housing.</p>

Source: Humboldt Community Services Department, 2010

When combined together with the development standards described earlier in this section, the effects of the development standards of combining zones on housing costs and supply can be cumulative. Parcels with a G Combining Zone (identifying earthquake faults), for example, have setbacks from the fault traces in addition to yard setbacks. Depending on where the fault trace lies in relation to the required yard setbacks, the setbacks required by the G-Zone could be added onto the standard yard setbacks. If the fault trace occurs outside of the yard setbacks, the effect of the G Zone setbacks would be cumulative. If instead the fault trace lies within the yard setbacks, they would have less of an effect.

The residential land inventory assigns development potential to parcels considering the development standards of the zoning ordinance. As described in Section 8.12.21 – Detail of the 2019 land inventory, development potential is only assigned to those areas without earthquake faults, flood hazards, wetlands, riparian areas, beach and dune areas, or steep slopes. And minimum parcel size thresholds for parcels in the land inventory are used to account for the applicable yard setback, lot coverage and parking standards of the Zoning Ordinance.

Application Review Times

In September, 2018 the County implemented a new permit tracking software system (Accela) designed to help establish best practices for approval of ministerial and discretionary permits. While no new data is available describing the permit activity since the County began using the system, it is believed the County's permit processing times have been reduced from when it was last reported in 2007 as shown in the following table. It shows that the average processing time for all ministerial building permits in 2007 was 112 days, and for discretionary applications, 144 days. The processing time for single family and multifamily housing types is normally no different for discretionary or ministerial permits.

HOUSING ELEMENT APPENDIX TABLE – Z5. Average Permit Processing Time 2001 – 2007

Project Type	Average Permit Processing Time (Days)
Building Permits	112
Discretionary Permits	
Certificate of Compliance	72
Coastal Development Permit	130
Conditional Use Permit	210

HOUSING ELEMENT APPENDIX TABLE – Z5. Average Permit Processing Time 2001 – 2007

Project Type	Average Permit Processing Time (Days)
Design Review	47
Determination of Status	187
Extension	111
Final Map Subdivision	272
General Plan Amendment	321
Lot Line Adjustment	141
Modification	148
Notice of Merger	45
Parcel Map Subdivision	240
Special Permit	150
Variance	219
Zone Reclassification	239
Average of all discretionary permits	144
Average of all ministerial permits	112

Source: Humboldt Community Services Department, 2010

Ministerial projects which require only building permits, including single family homes, certain second units, and multifamily structures, can be approved within 8 weeks from date of plan submission, provided no corrections to the plans are needed. It is believed that most of the project review time (112 days) is spent by applicants making corrections to submitted building plans, although there has not yet been a systematic review of the building permit process to confirm that fact. The ministerial permit review process does not put an undue time constraint on housing development, and does not significantly impact the supply or cost of housing.

When combined with the review of discretionary projects, however, the cumulative effect of the above application review times acts as a constraint on housing development, potentially increasing the cost and reducing housing supply. As shown above in Table Z5, the average time required to process a discretionary permit for a housing project is 144 days, which may be added to the 112 days of review of the average building permit for a total cumulative review time of 256 days for a project.

There is considerable variation from one project to another in the time it takes to review discretionary permit applications. The variation is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Developers can shorten overall review times by overlapping them, and submitting building permits for review concurrent with discretionary permit review.

Measures the County has already taken to make more efficient the permit review processes for housing development, described earlier in this section, help reduce application review times. New programs proposed in this Element to reduce discretionary permit requirements will further

reduce the cumulative effects of multiple permit review times on the cost and supply of housing. Incentive based programs will encourage infill and affordable housing development by providing fast tracking of permit procedures and reducing development standards, including parking requirements.

Subdivision Regulation Constraints

While the County's subdivision regulations increase housing costs and review times, and constrain the supply of potential housing, there were a total of 565 subdivision lots created for new housing during the timeframe of the previous Housing Element. This outpaces the subdivision activity of all the cities combined, where more than half of the projected future housing needs occur. The County's Subdivision Regulations were adopted in 1977 and need to be updated to implement innumerable revisions in state subdivision law since that date. In updating these regulations the county will look for ways to decrease processing times and improvement requirements.

The most common constraints to housing confronted in the subdivision application process are:

- Mitigation of impacts to threatened and endangered plants, fish and wildlife, and environmentally sensitive habitat areas
- State Fire Safe Standards
- Fault Hazard Report Requirements
- Regional Water Quality Wastewater Requirements
- School Impact Fees
- Local Coastal Plan Policies and Standards
- Flood Insurance Restrictions
- Resource Protection Requirements (Timberland Production Zones and Agricultural Preserves)
- Archaeological Reconnaissance and Mitigation
- Environmental Review
- Road improvement standards

And since the 1998 Housing Element, subdivisions in the urbanized parts of the County are now required to provide detention basins, which are depressions that enable rainfall to collect such that it doesn't flow offsite as readily.

The review time of tentative subdivision approval shown above in Table Z5 does not account for other requirements that come afterward that add significantly to the overall time it takes to complete a subdivision and begin constructing homes on the new lots. The above table shows that a final map subdivision (a major subdivision creating five lots or more) is, on average, tentatively approved within 272 days of the application date. This includes review time by County agencies, environmental review, and public comment at a Planning Commission hearing. It also includes downtime waiting for supplemental information from the applicant that was not a part of the application submittal.

Receiving tentative approval of a subdivision is only the first step in a long process before construction of new homes in the subdivision may begin. After a subdivision map is tentatively approved by the Planning Commission, conditions of approval require such items as legal notices to be recorded, a development plan to be submitted, and letters from service providers to be obtained. The time spent gathering these materials together and submitting them for review and approval is not a part of the review time for the final map subdivision in the above table.

Road and drainage improvement plans are also required of Final Map subdivisions; road and drainage improvement requirements are described below in more detail. Plans for those improvements must be engineered, and their review by Public Works normally takes several months to complete. After receiving approval by Public Works, the improvement plans must also be signed off by PG&E, which can also take months to review. During the timeframe of the previous Element, it was not uncommon for PG&E to require six (6) months to complete their review of improvement plans.

Sign offs from fire districts, community services districts, phone, and cable companies must also be secured. And for projects on parcels more than an acre in size, a Stormwater Pollution Prevention Plan must be drafted and submitted to the Regional Water Quality Control Board for review and approval by before construction of subdivision improvements may begin.

Once the improvement plans are approved and signed off, the limited construction season may add more time to the subdivision process, and contribute to increased cost of housing. There is only a half-year window (between April 15th and October 15th) when road and drainage improvements may be installed to avoid loss of soil from the site during storms due to erosion.

If the improvements are not completed during the summer period, completion of the project must wait for the next construction season to begin, which can add another six (6) months to the time it takes to complete a subdivision and begin constructing homes. Aligning the approval of improvement plans and the beginning of the construction season to allow for enough time to complete the improvements is one way to avoid this delay.

After all the improvements are installed, developers must secure additional letters of approval from the service providers. And they must submit a final map for review and approval by the County Surveyor, which normally adds several more months to the subdivision process.

Even after the final map is recorded, there may be additional processing steps for major subdivisions. The applicant must apply for and secure approval of a Public Report from the Department of Real Estate (DRE) before individual lots in the subdivision may be sold. If the project includes a homeowner's association, Codes, Covenants and Restrictions for the common areas must be drafted and submitted to DRE for approval. A non-profit corporation must also be established for the association through the Secretary of State. Given the above discussion, it is not surprising that final map subdivisions often take four (4) years to complete before homes are constructed on the new lots.

Because the subdivision process provides many of the vacant parcels that support new housing construction, all of the above constraints have significant cumulative impacts upon housing costs and the potential supply of housing.

There are opportunities for concurrent review of the approval steps that come after tentative approval of subdivisions, which can reduce the overall review times. For instance the final map may be submitted for review concurrent with the submittal of improvement plans, so review of both of these items occur at the same time.

Phasing of subdivisions can also be an effective way of reducing overall review times and costs for a portion of the lots in the subdivision. Breaking a large subdivision into phases allows for a small portion of the project to be completed with only the improvements necessary to serve the few lots being created at a time. In this way, each phase can generate cash flow for developers to help pay down some of the land and other improvement costs of the subdivision.

The County's fast-tracking program significantly reduces the amount of time required for tentative approval for new infill major subdivisions. In 2004, three (3) new subdivisions were tentatively approved within six (6) weeks of the date of application submittal, which is less than the average review time reported by cities in the region. All three (3) projects were processed concurrently. A total of 66 new units were approved with those subdivisions. A 258 unit subdivision approved in 2009 also received expedited review, although preparation of a Focused Environmental Impact Report (EIR) increased the overall review time compared to the other expedited projects.

Site Improvement Requirements for Subdivisions

Subdivisions are required to make infrastructure improvements to support the new development resulting from subdivisions. Street improvements, drainage facilities, new sewer and water service hookups, and electrical transmission, phone and cable facility improvements are all normally required as part of subdivision approval and development. Landscaping improvements are also sometimes required, if visual impacts of the subdivision lead to the need for mitigation.

Street Improvements

Street improvement requirements typically have significant impacts on housing costs. The degree of improvement required of a subdivision depends on the number of homes served by the improvements. A subdivision on a small road that has the potential for serving less than eight homes would be required to construct the access to meet the Road Category 3 standard, which has a traveled way width of 16 feet with four foot (4') shoulders on either side and a right of way width of 40 feet. A subdivision on a larger road would trigger up to Road Category 6 standards: a traveled way width of 24 feet, with eight foot (8') shoulders, curbs, gutters and sidewalks. The County often approves roads below the Road Category 6 standard for local roads.

Drainage Improvements

The County requires developers to pay the entire cost of all on-site storm drainage facilities including underground storm drain pipelines, catch basins, detention basins, and other facilities that may be needed. In the McKinleyville Community Plan area, the County also requires each development to maintain consistency with the McKinleyville Drainage Study Plan and to pay drainage impact fees.

Sewage Disposal and Water Supply Systems

Developers are required to pay the entire cost of all on-site sewage disposal and water supply systems. Also, the costs for connection to public water and sewer systems are paid by the developer. There are a number of public water and sewer districts throughout the County.

Solar Shading Requirements

Section 8.12.9 of this appendix describes how the County implements the state's "Solar Rights Act" of 1978 with requirements in the Subdivision Ordinance. The ordinance requires design and layout of subdivisions which propose five (5) or more parcels to provide for adequate solar access to the extent feasible. Adequate solar access means that sunlight reaches 80% of the south side of the primary building, measured from the highest roof ridge to the ground, between the hours of 10:00 a.m. and 2:00 p.m. on December 21.

These requirements may increase the cost and reduce the supply of new housing in major subdivisions by requiring increased separation of proposed dwelling units, and by restricting the alternative configurations of parcels within the subdivision.

Site Improvement Costs

Site improvement costs vary from one subdivision to the next. The County can mitigate the cost of site improvement requirements by assisting affordable housing developers in obtaining state and federal financing for their projects, providing density bonuses, deferring or reducing fees, fast-tracking approval and minimizing site improvement requirements in exchange for long-term affordability of the assisted housing units, of such developments.

Minimum and Maximum Allowed Densities

The following table evaluates all of the subdivisions and other discretionary housing projects approved during the timeframe of the 2009 Housing Element for their ability to achieve maximum densities allowed under the general plan, and that meet all the above zoning and subdivision standards. The analysis concludes there is a range of success in achieving maximum density, while few projects achieved maximum densities, most achieved expected densities of the residential land inventory. Still others did not achieve the expected densities in the land inventory.

HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.

Project Description	APN	Discussion
3 lot subdivision; Application #4303	014-281-08	Project achieved a density of 3.8 du/ac, which is less than the maximum allowed (6 du/ac). Parcel was not in the inventory.
3 lot subdivision; Application #4042	015-121-03	Project achieved a density of 2.6 du/ac, which is less than the maximum allowed (6 du/ac). The project achieved one unit more than expected in the land inventory.
12 lot subdivision; Application #4492	015-152-01	Project achieved a density of 4.7 du/ac, which is less than the maximum allowed (6 du/ac). The project achieved the density expected in the land inventory.
8 lot subdivision; Application #4492	015-161-17	Project achieved a density of 6.2 du/ac, which is less than the maximum allowed (6 du/ac). Parcel was not in the inventory.

HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.

Project Description	APN	Discussion
56 unit apartment complex with density bonus; Application #4825	016-112-08	Project achieved a density of 32.3 du/ac, which is more than the maximum allowed 16 - 30 du/ac. Project achieved 45 units more than expected in the land inventory.
11 townhomes associated with a commercial development; Application #4426	016-101-03	Parcel was not in the inventory since it is commercial. Commercial areas are not assigned residential densities in the general plan.
13 lot subdivision; Application #2277	017-161-21	Project achieved the maximum density of 2.5 du/ac. The project achieved the density expected in the land inventory.
5 lot subdivision; Application #4937	018-062-09	Project achieved maximum density of 16 du/ac. Parcel was not in the inventory.
13 lot subdivision; Application #4923	018-081-04	Project achieved a density of 4.9 du/ac, which is less than the maximum allowed (6 du/ac). The project achieved 6 units more than expected in the land inventory.
6 unit apartment and 4 unit apartment; Application #5077	018-083-01	Project achieved a density of 17.5 du/ac, which is more than the maximum allowed (16 du/ac). The project achieved 5 more units than expected in the land inventory.
2 lot subdivision; Application #26220	018-032-03	Project achieved a density of 6.7 du/ac, which is less than the maximum allowed (7 du/ac). The project achieved 3 fewer units than expected in the land inventory.
3 lot subdivision; Application #5400	018-121-01	Project achieved a density of 1.15 du/ac, which is less than the maximum allowed (7 du/ac). The project achieved 3 fewer units than expected in the land inventory.
3 lot subdivision; Application #5140	077-261-13	Project achieved the maximum density of 7 du/ac. The project achieved one more unit than expected in the land inventory.
4 lot subdivision; Application #3001	095-061-32	Project achieved a density of 4 du/ac, which is less than the maximum allowed (7 du/ac). The project achieved the density expected in the land inventory.

HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.

Project Description	APN	Discussion
3 lot subdivision; Application #3046	095-121-41	Project achieved the maximum density of 7 du/ac. The project achieved one more unit than expected in the land inventory.
2 lot subdivision; Application #4483	095-181-05	Project achieved a density of 1 du/19ac where , which is less than the maximum allowed (1 du/5 ac). Parcel was not in the inventory.
Single family home; Application #4627	111-011-08	Parcel in Shelter Cove not in the inventory. Parcel achieved less than the maximum density allowed.
Caretaker unit; Application #4332	111-071-02	Parcel in Shelter Cove not in the inventory since commercial areas are not assigned development potential.
Duplex; Application #4725	111-191-26	Project in Shelter Cove that achieved a density of 10 du/ac, which is less than the maximum allowed (16 du/ac). The project achieved the density expected in the land inventory.
Duplex; Application #4516	111-202-18	Project in Shelter Cove that achieved the maximum density allowed (16 du/ac). The project achieved the density expected in the land inventory.
Duplex; Application #4451	111-203-10	Project in Shelter Cove that achieved the maximum density allowed (16 du/ac). The project achieved the density expected in the land inventory.
Duplex; Application #4462	111-231-46	Project in Shelter Cove that achieved the maximum density allowed (16 du/ac). The project achieved the density expected in the land inventory.
4 lot subdivision; Application #2867	203-181-29	Project achieved a density of 1 du/5 ac, which is less than the maximum density allowed (1du/2.5 ac). Parcel was not in the inventory.
4 lot subdivision; Application #3455	206-101-08	Project achieved a density of 1 du/8 ac, which is less than the maximum density allowed (1 du/2.5 ac). Parcel was not in the inventory
Agriculturally related second single family home;	211-374-01	Parcel was not in the inventory since it is considered agricultural resource land.

HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.

Project Description	APN	Discussion
Application #4712		
4 lot subdivision; Application #2588	300-021-04	Project achieved a density of 2.8 du/ac, which is less than the maximum density allowed (6 du/ac). The project achieved the density expected in the land inventory.
4 lot subdivision; Application #3476	300-161-02	Project achieved a density of 2.5 du/ac, which is less than the maximum density allowed (6 du/ ac.). The project achieved the density expected in the land inventory.
5 lot subdivision; Application #5197	301-111-01	Project achieved a density of 2.2 du/ac, which is less than the maximum density allowed (6 du/ac). The project achieved the density expected in the land inventory.
2 lot subdivision; Application #4834	302-091-12	Project achieved a density of 2.9 du/ac, which is less than the maximum density allowed (6 du/ac). The project achieved 1 unit more than expected in the land inventory.
2 lot subdivision; Application #5150	303-033-19	Project achieved the maximum density allowed (6 du/ac). The project achieved one unit more than expected in the land inventory.
4 lot subdivision; Application #5391	303-071-07	Project achieved the maximum density allowed (6 du/ac). General Plan density was waived for the three (3) existing non-conforming unit on the site. Parcel was not in the inventory.
6 lot subdivision; Application #3843	303-142-11	Project achieved a density of 2 du/ac, which is less than the maximum density allowed (6 du/ac). The project achieved the density expected in the land inventory.
4 lot subdivision; Application #4702	303-240-15	Project achieved a density of 2.2 du/ac, which is less than the maximum density allowed (6 du/ac). The project achieved the density expected in the land inventory.
2 lot subdivision; Application #5502	304-071-05	Project achieved a density of 1 du/20 ac, which is less than the maximum density allowed (1 du/5 ac). The project achieved 1 unit less than expected in the land inventory
3 lot subdivision; Application #1827	305-061-32	Project achieved a density of 1 du/1.2 ac, which is less than the maximum density

HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.

Project Description	APN	Discussion
		allowed (6 du/ac). The project achieved the density expected in the land inventory since one of the parcels can be further subdivided into 4 lots.
36 lot subdivision; Application #1983	305-261-40	Project achieved a density of 3.2 du/ac, which is less than the maximum density allowed (6 du/ac). The project achieved the density expected in the land inventory.
4 lot subdivision; Application #5084	306-381-04	Project achieved a density of 2.5 du/ac, which is less than the maximum density allowed (6 du/ac). Parcel was not in the inventory; it was developed with a single family home with a value > \$100,000.
9 lot subdivision; Application #3487	306-381-09	Project achieved a density of 2.4 du/ac, which is less than the maximum density allowed (6 du/ac). The project achieved 2 units more than expected in the land inventory.
4 lot subdivision; Application #3038	400-021-02	Project achieved a density of 5.2 du/ac, which is less than the maximum density allowed (7 du/ac). The project achieved the density expected in the land inventory.
4 lot subdivision; Application #3212	400-081-09	Project achieved a density of 4 du/ac, which is less than the maximum density allowed (7 du/ac). The project achieved the density expected in the land inventory.
4 lot subdivision; Application #4306	400-131-05	Project achieved a density of 1 du/2 ac, which is less than the maximum density allowed (2 units per ac). The project achieved 4 units less than expected in the land inventory.
8 lot subdivision; Application #3626	402-171-25	Project achieved a density of 1 du/4 ac, which is less than the maximum density allowed (1 du/ac). The project achieved 3 units more than expected in the land inventory.
13 lot subdivision extension; Application #3626	402-301-11	Project achieved the maximum density of 1 du/2.5 ac. The project achieved 10 units more than expected in the land inventory

HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.

Project Description	APN	Discussion
8 lot subdivision; Application #4647	508-081-61	Project achieved a density of 6 du/ac, which is less than the maximum density allowed (7 du/ac). Parcel was not in the inventory.
4 lot subdivision; Application #4033	508-232-20	Project achieved a density of 2 du/ac, which is less than the maximum density allowed (7 du/ac). The project achieved 6 units less than expected in the land inventory.
3 lot subdivision; Application #4402	508-261-01	Project achieved the maximum density allowed (7 du/ac). The project achieved one unit more than expected in the land inventory.
19 lot subdivision; Application #4509	508-351-40	Project achieved a density of 5.5 du/ac, which is less than the maximum density allowed (7 du/ac). The project achieved 2 units more than expected in the land inventory.
6 lot subdivision; Application #4457	509-114-02	Project achieved a density of 6 du/ac, which is more than the maximum density allowed (4 du/ac). The project achieved 2 units more than expected in the land inventory.
11 lot subdivision; Application #4509	509-162-19	Project achieved a density of 1.2 du/ac, which is less than the maximum density allowed (2 du/ac). The project achieved the density expected in the land inventory.
2 lot subdivision; Application #5112	509-181-49	Project achieved a density of 1 du/2.2 ac, which is less than the maximum density allowed (2 du/ac). The project achieved 5 units less than expected in the land inventory.
5 lot mixed use subdivision and 28 unit apartment; Application #3217 & 4202	509-191-14	Project achieved a density of 12.7 du/ac, which is less than the maximum density allowed (30 du/ac). The project achieved 12 units more than expected in the land inventory.
15 lot subdivision; Application #4204	509-191-26	Project achieved a density of 4.7 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved 7 units more than expected in the land inventory.
6 lot subdivision; Application #4123	509-240-05	Project achieved the maximum density of 4 du/ac. The project achieved 3 units more than expected in the land inventory.

HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.

Project Description	APN	Discussion
3 lot mixed use subdivision; Application #4947	510-091-33	Parcels 2 and 3 are zoned R-4 and are vacant. If fourplexes are constructed on the 2 multifamily lots as allowed ministerially, the density achieved will be 28 du/ac. The parcel was not in the land inventory.
35 lot subdivision; Application #4947	510-101-43	Project achieved a density of 5.15 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved the density expected in the land inventory.
8 lot subdivision; Application #4599	510-081-06	Project achieved a density of 4.65 du/ac, which is less than the maximum density allowed (7du/ac). The parcel was not in the land inventory since it had existing improvements > \$100,000.
66 unit subdivision, planned development; Application #4589	510-111-56	Project achieved a density of 16.5 du/ac, which is less than the maximum density allowed (30 du/ac). The project achieved 8 fewer units than expected in the land inventory
30 unit subdivision; Application #2453	510-141-04	Project achieved a density of 5.69 du/ac, which is less than the maximum density allowed (7 du/ac). The project achieved 25 units more than expected in the land inventory.
9 lot subdivision; Application #2567	510-181-23	Project achieved a density of 6 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved 6 units more than expected in the land inventory.
12 lot subdivision; Application #3784	510-191-03	Project achieved a density of 4.8 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved the density expected in the land inventory.
3 lot subdivision; Application #2599	510-211-27	Project achieved a density of 6.5 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved the density expected in the land inventory.
7 lot subdivision; Application #4672	510-341-13	Project achieved a density of 6 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved 2 units more than expected in the land inventory.

HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.

Project Description	APN	Discussion
2 lot subdivision; Application #5087	511-021-03	Project achieved a density of 5.45 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved the density expected in the land inventory.
12 lot subdivision; Application #5002	511-031-10	Project achieved the maximum density of 7 du/ac. Parcel was not in the inventory.
8 lot subdivision; Application #3159	511-042-09	Project achieved a density of 4.7 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved 5 units more than expected in the land inventory.
4 lot subdivision; Application #5078	511-081-65	Project achieved a density of 4.7 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved 2 units more than expected in the land inventory.
7 lot subdivision; Application #3126	511-081-66	Project achieved the maximum density of 7 du/ac. The project achieved 5 units more than expected in the land inventory.
8 lot subdivision; Application #4355	511-081-68	Project achieved a density of 4.7 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved 4 units more than expected in the land inventory.
26 lot subdivision; Application #4117	511-081-69	Project achieved a density of 4.9 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved the density expected in the land inventory.
3 lot subdivision; Application #4264	511-091-36	Project achieved a density of 4.8 du/ac, which is less than the maximum density allowed (7du/ac). Parcel was not in the inventory.
2 lot subdivision; Application #2466	511-141-18	Project achieved a density of 1 du/3 ac, which is less than the maximum density allowed (1du/2.5 ac). The project achieved the density expected in the land inventory.
2 lot subdivision; Application #5177	511-171-25	Project achieved a density of 1 du/10 ac, which is less than the maximum density allowed (1du/5 ac). Parcel was not in the inventory.

HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.

Project Description	APN	Discussion
2 lot subdivision; Application #5388	511-171-45	Project achieved the maximum density of 1du/10 ac. Parcel was not in the inventory.
2 lot subdivision; Application #4453	511-171-46	Project achieved the maximum density of 1du/10 ac. Parcel was not in the inventory.
4 lot subdivision; Application #4453	511-361-15	Project achieved a density of 3.4 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved 3 units more than expected in the land inventory.
3 lot subdivision; Application #4200	511-391-17	Project achieved a density of 1 du/2 ac, which is less than the maximum density allowed (1du/ac). The project achieved the density expected in the land inventory.
3 lot subdivision; Application #3869	511-424-32	Project achieved a density of 3 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved 2 units more than expected in the land inventory.
11 lot subdivision; Application #3853	511-431-62	Project achieved a density of 6.5 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved 4 units more than expected in the land inventory.
8 lot subdivision; Application #3317	511-443-01	Project achieved a density of 3.5 du/ac, which is less than the maximum density allowed (7du/ac). The parcel was not in the land inventory
2 lot subdivision; Application #5126	516-261-34	Project achieved the maximum density allowed (1du/2.5 ac). Parcel was not in the inventory.
4 lot subdivision; Application #4467	522-044-07	Project achieved the maximum density allowed (1du/5 ac). The project achieved 3 units more than expected in the land inventory.
10 lot subdivision; Application #4713	522-171-13	Project achieved a density of 1 du/8 ac., which was less than the maximum allowed. Parcel was not in the inventory.

HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.

Project Description	APN	Discussion
4 lot subdivision; Application #4030	522-291-55	Project achieved a density of 1 du/1.1 ac, which is less than the maximum density allowed (1 du/ac). Parcel was not in the inventory.
2 lot subdivision; Application #5417	522-321-06	Project achieved a density of 1 du/3.1 ac, which is less than the maximum density allowed (1 du/ac). Parcel was not in the inventory.

Source: Humboldt Community Services Department, 2010

In the discretionary projects reviewed above, applications were approved for 264 units above what was predicted in the land inventory. This includes development on sites not included in the land inventory.

In addition to discretionary approvals, there were 2,239 ministerial building permit applications approved by the County since 2001, which permitted construction of 2,684 new units. Interestingly, most of the sites with approved building permits for new residential construction were not in the land inventory. Since 2001, 1,698 units were permitted on sites outside the inventory. Of all the building permits issued since 2001, only 38% were on sites in the land inventory.

Overall, the land inventory was highly accurate in predicting residential density on sites with approved building permits. Actual buildout from approved building permits was 96% of the density predicted by the land inventory; 986 units were permitted, whereas 1,030 units were predicted in the land inventory.

While the land inventory demonstrated high overall accuracy in predicting development potential since 2001, the accuracy varied considerably from year to year. For example, the land inventory under-predicted development potential on sites developed in 2003 by 136 units, and over-predicted development potential on sites developed in 2009 by 122 units.

Building permit approvals since 2001 achieved an average density of 3.5 units per acre, and 4.2 units per developable acre. (Information to calculate density is only available on 73% of the applications.) The density calculated likely overestimates the actual density because it does not account for area used for roads, sidewalks and drainage facilities.

The above analysis shows that development standards in the zoning ordinance can result in the maximum densities allowed, although maximum density is rarely achieved. Based on past performance, it seems likely the land inventory will continue to under predict development potential into the future. This topic is discussed further in Section 8.12.21 (Detail of the Residential Land Inventory)

Programs to Mitigate Zoning and Subdivision Constraints

Most of the County's zoning and subdivision regulations were established for reasons that continue to apply. State and federal regulations described previously in this section are mostly

carried out at the local level through the zoning and subdivision ordinances. For example, state laws protecting coastal resources are administered through the zoning ordinance. And to protect households in new subdivisions from traffic safety and flooding hazards, state and County subdivision regulations require adequate road and drainage improvements in new subdivisions.

There is inherent conflict at the local, state and federal level between protecting public health and safety through regulation, and encouraging more affordable housing by relaxing regulations. Opening floodplains to unregulated housing development, for example, could greatly expand the potential supply of new housing, and push down housing costs. But placing new homes in flood hazard areas has a larger potential cost, so we accept regulations prohibiting construction of new homes in areas which flood frequently.

In light of the local, state and federal requirements that protect public health, safety and welfare, several programs were implemented with the previous Housing Element and are maintained in the current Housing Element to minimize the impact of zoning and subdivision constraints on the supply, timing and affordability of housing developments.

H-P40. Fee Deferrals for Affordable Housing, Emergency Shelters and Subsidies 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 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. 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-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 ~~at affordable housing costs~~ for at least 20 years. Public Works shall specify allowable deferrals on a project by project basis.

A standard and related policies and implementation measures in the 2009 Housing Element reduced parking and other development standards in infill areas, and the permit requirements for multifamily housing in commercial areas by providing for the following:

- 1) Accommodations for residential units in commercial zones,
- 2) Modified parking standards,
- 3) Increased density bonuses and allowances,
- 4) Modified development standards for second units that do not exceed 800 square feet, and

- 5) Reduced minimum parcel sizes.

The 2009 Housing Element also provided to all affordable housing projects reduced housing development costs with following incentives:

- 1) Deferral or subsidy of permit and review fees,
- 2) Deferral of subdivision improvements,
- 3) Deferral of subdivision fees until issuance of building permits,
- 4) Deferral or subsidy of development impact fees,
- 5) Eligible for fast-track and streamlined permit process,
- 6) Modified parking standards,
- 7) Increased density bonuses and allowances,
- 8) Reduced lot coverage standards, and
- 9) Special Permit process for waiver of development standards

County Building Regulatory Constraints

The State requires that each local agency adopt a set of building code requirements to ensure a minimum level of quality in new construction. Local agencies have the option to either adopt the standards contained in the State Uniform Building Code (UBC), or they may adopt more stringent construction standards. California Administrative Code also provides for the adoption of building code requirements less restrictive than the UBC in Article 10 of Title 25). The development of housing may be constrained if the more stringent standards increase the cost of construction, design, materials or labor.

Humboldt County has adopted the most recent amendments to the Uniform Building Code, which went into effect on January 1, 2016. The County also adopted in 1982 less restrictive Alternative Owner Builder Regulations for all of the rural areas in the County. The Alternative Owner Builder Regulations promote affordable housing by allowing owners to find less expensive alternatives to conventional construction. (See "Special Issues: Owner Builders" later in this chapter for more information on this subject).

Changes to the County's Building Regulations were also made with the adoption of the Grading Ordinance, Geologic Hazards Ordinance, and Streamside Management Area Ordinance in 2002. The ordinances were adopted in response to State Water Quality regulations that prohibit the discharge of pollutants into streams. One of the main sources of pollutants in the streams here in Humboldt County is sediment, and erosion of sediment from building sites was deemed to contribute a significant amount of sediment to local streams.

The 2016 changes to the building regulations can increase the cost of preparing construction plans. These constraints are being minimized by the Building Division by providing a pre-engineered set of erosion control plans to builders on small lots at no charge. The Planning Division also developed a series of handouts to better explain the new regulations, which are available at the front counter and on the County's website.

Coordination And Communication Between Local Agencies

Coordination, communication and cooperation between departments, agencies and the public facilitate new housing development. Greater communication between the public and private concerns can create a sharing of expertise and reduce permitting costs.

Tax Constraints

Passage of Proposition 13 resulted in changes in assessment procedures with regard to repair and rehabilitation of dwellings. A.B. 1488 was subsequently passed to define the parameters for reassessment under Prop. 13. Under Prop. 13 and A.B. 1488, full reassessment is required upon: 1) completion of the complete renovation of an older structure; 2) conversion of a single family dwelling to multi-family units; and 3) sale of the dwelling. Reassessment of new construction is required upon completion of new construction, such as conversion of a garage to a living area; addition of a bathroom; or completion of any new construction outside the perimeter of the existing structure.

Code Enforcement

The County's enforcement program is established in Title 3 Division 1 Section 312-51 of Humboldt County Code (Enforcement Procedures), Title II, Division 12, Recovery of Costs Related to Processing and Enforcement of Code Violations, and Title II, Division 13, Administrative Penalties.

The County's enforcement program is complaint-driven, and the impacts on the maintenance and preservation of affordable housing are considered reasonable. For instance the Environmental Health Department enforces state health and safety codes, requiring upgrades to substandard housing conditions in rental units. The Building Division enforces building codes, and most of those enforcement actions are in areas where applicants are eligible to apply under the Alternative Owner Builder regulations, which is a simplified permitting system. Only those portions of the building constructed without permits are required to be brought up to current building code standards.

The zoning codes are enforced by the Planning and Building Department. Typical examples of enforcement actions involve removal of recreational vehicles being used as permanent housing outside RV parks, conversion of garages to bedrooms, and construction of storage sheds within required setbacks.

8.11.5 Programs Which Respond To Local Constraints

In addition to the new programs cited above, the County has taken the following measures to reduce or eliminate local housing constraints.

- Update Community Plans
- Update Zoning Regulations
- Coordinate Between Local Agencies
- Automate the Permit Review Process
- Develop Handouts to Clarify the Permit Process

Updating Community Plans

In 2017, the County completed a multi-year process to update the County's General Plan, including community plans. The General Plan Update reflects broad public support for finding ways to integrate affordable housing into existing communities.

Zoning Regulatory Constraints

On April 8, 1986 the Board of Supervisors adopted a comprehensive zoning ordinance for all unincorporated lands within the coastal zone (the County had already adopted a zoning

ordinance for all the inland areas in the 1960's). The zoning ordinance has been approved by the State Coastal Commission as adequately implementing the adopted County local coastal plans. The adopted coastal zoning regulations include current definitions, and use types. This effort was enhanced with the adoption of a new zoning ordinance in 2000 which clarified ambiguities in the previous ordinance, made the inland and coastal ordinances more consistent, and made the ordinance generally more readable and easy to use.

With implementation of the 1998, 2003 and 2009 Housing Elements, the County made a number of changes to the zoning ordinance, including ordinance changes to allow residences as principally permitted uses in commercial areas, reduced parking requirements for small homes, and changes to more often allow secondary residences as principally permitted uses.

The current Housing Element continues this effort, including proposed new changes to allow more secondary residences as principally permitted uses, and facilitate development of transitional housing, among others.

Coordination And Communication Between Local Agencies

Humboldt County has taken the following steps to improve coordination and communication between local agencies:

- Regular monthly meetings with County Planning, Building, Public Works and Environmental Health
- Development of a computer network system within County Planning, Building, Health, and Public Works
- Development of an online parcel based geographic information system (GIS)

The County's email system greatly simplifies communication between the various County departments as well as State and federal agencies.

Automation of the Permit Review Process

Through the use of numerous computer programs, the Planning and Building Department will continue to speed up and improve transparency of the permit review process by automating tasks and providing real-time information on project status over the internet.

Develop Handouts, a Website and Other Materials To Simplify The Permit Review Process

The Planning and Building Department has developed an extensive set of handouts to help people understand the permit review process. The Building Department provides sample building plans to help identify the requirements for complete application submittal. The Planning Division has handouts explaining the permit review process for all discretionary permits reviewed by that Department. The Planning Division also offers web access to a set of computer programs which enable persons to receive zoning, land use and project status information on a parcel by parcel basis. Website users can download handouts, browse through the zoning ordinance and community plans, receive notices, staff reports and meeting minutes of projects reviewed at public hearings, and read press releases of public meetings on the horizon.

8.12 Special Issues

8.12.1 Public Perception of the Building Permit Process

Surveys conducted in previous Housing Element cycles indicated that many Humboldt County residents had evaded the permitting process due to excessive regulations, cost, and delays. Many believe that the permit process needs to be simplified and that the present laws and regulations governing home building are too restrictive or excessive.

The "Government Constraints" section of this Element explains that some of the reasons local regulations are necessary to comply with State and Federal mandates. The County has and will continue to minimize the impact of new State and Federal regulations on County residents.

Other constraints are at least partly caused by regulations and requirements subject to local control. Programs in the current Element include a number of Zoning Ordinance amendments to reduce or eliminate specific governmental constraints.

8.12.2 Civil Disobedience

A survey conducted by the 1979-80 Humboldt County Citizens Advisory Committee on the Housing Element indicated that regulatory constraints resulted in significant amounts of civil disobedience of building, planning and sanitation regulations. A similar survey conducted in 1993 found fewer respondents had knowingly built without permits due to cumbersome regulation, cost and delays. This may be an indication that the County's gradual introduction of more local regulatory flexibility with some permit processing reforms has cultivated a significant voluntary reduction in civil disobedience over the past few decades.

The 1979-80 survey also indicated that the distribution of non-compliance is not isolated to any specific social or economic segment, although the failure to obtain permits for house construction is predominately isolated to rural areas outside of community planning areas. Previous Housing Elements documented the extraordinarily high rate of owner building as compared to the national average. More citizens in the County are opting to build for themselves as a means of obtaining adequate, affordable housing.

8.12.3 On-Site Residential Sanitation

In urban areas of the County the most appropriate means of sewage treatment is the public sewer system. However, many homes in Humboldt County are located outside of the urban center. There is a need for a more accessible solution. With careful evaluation of onsite conditions and a design in accordance with the California State Water Resources Control Board and Humboldt County Local Area Management Program (LAMP), Onsite Wastewater Treatment Systems (OWTS) present the most appropriate means of sewage treatment and are to be considered a permanent means in the rural areas of the County.

Utilizing a multiphase treatment method OWTS include a large volume septic tank, for separation and digestion of solids, and a dispersal field for the liquid portion of the waste. The naturally occurring microorganisms living in the topsoil, in which a properly designed dispersal field is installed, treat the wastewater as it percolates through the soil. Pathogens and nutrients are consumed or destroyed before reaching the ground water.

Designs are tailored to site conditions

There are different types of dispersal fields that vary in complexity and cost. Standard, gravity type systems are simple and relatively inexpensive but require ideal site conditions with deep well-draining soil, gentle slopes and a minimum of 5' separation to ground water. Areas that have less optimal conditions must still maintain separation to ground water and provide adequate treatment. In these situations, Non-Standard OWTS designs like Pressure Distribution Systems, Wisconsin Mounds and At-Grades, use pressure to more evenly distribute effluent or provide the vertical separation to ground water to properly treat the wastewater. OWTS designs are specific to the conditions available at a site and require site and soil analysis by a Qualified Professional.

Because of the added complexity of pressurized systems, the State Water Resources Control Board and LAMP require the County to maintain a monitoring program. The goal of tracking the performance of Non-Standard systems is to ensure systems are maintained and operate as designed.

Alternative Options

In addition to Standard and Non-Standard OWTS, residential applications of alternative approaches to handling sewage and wastewater are available. As accessory systems to an OWTS, a Graywater System or Waterless Toilet system can reduce the consumption of potable water and provide valuable water and fertilizer for non-food producing landscapes. The California Plumbing Code (CPC) provides a tiered permitting framework and the requirements for graywater systems. For example, a laundry-to-landscape system can be installed without a permit, in most cases, but a more complex system will require plumbing modifications and an approved permit from the Division of Environmental Health. In all cases, the CPC mandates that all graywater systems must include a readily accessible diversion of wastewater to the OWTS or public sewer system.

Waterless toilets such as composting toilets and incinerating toilets, in situations, are appropriate methods that can reduce residential consumption of water. With proper planning, design, and diligent operations, human waste is rendered innocuous through microbial digestion to provide a nutrient rich humus.

Alternative options present water efficient solutions to human waste management that can reduce environmental impacts from occupied structures. However, like all waste systems, without careful planning, diligent monitoring and regular maintenance, there are risks, including spread of disease, contamination of surface water or ground water, and potential for odor and vector nuisances. These systems can be inexpensive and simple to build or install but are dependent on active participation of the homeowner for effective sanitation.

8.12.4 Urban-Level Services

Proposition 13 and Proposition A, coupled with apparent reductions in Federal spending for local governmental purposes, have severely reduced the ability of the County to provide police and fire protection, roads, and other urban services,. It has become more difficult for Special Districts to finance maintenance and improvement of infrastructure necessary for new housing development, particularly sewer treatment and collection systems.

8.12.5 Modular/Factory Built and Mobile/Manufactured Housing

A "manufactured" dwelling is one which is fabricated in a factory setting in a manner that all concealed parts or processes cannot be inspected before installation at the building site without disassembly. This general definition includes two basic types of factory built housing: 1) modular homes, and 2) mobile homes. Both of these types of dwellings are descendants of "travel trailer" type units and are often built in the same factory, but to different code specifications. Another form of housing that is often considered manufactured is housing sold as pre-cut kits. With a home kit, all of the lumber necessary for construction is cut and delivered to the site, where it is assembled. (There are also kits that use construction materials other than lumber.) The increased costs of site-built homes have spurred interest in the use of manufactured housing, which can be less expensive.

Modular/Factory Built Housing typically is a dwelling unit built in a factory usually with plumbing, heating, and electrical systems installed, designed to be transportable, and to be used on a permanent foundation. A factory built/modular home is built to meet the requirements of the Uniform Building Code. These units are specifically intended for permanent siting and can be placed in residential zones just like any site-built dwelling.

Mobile/Manufactured Housing on the other hand refers to a dwelling unit which is built in a factory, which has all plumbing, heating and electrical systems installed, which is designed to be transportable in one or more sections, and which may or may not be installed on a permanent foundation. A mobile home is built to comply with the National Mobile Home Construction and Safety Standards Act of 1976, administered by the Department of Housing and Urban Development. The H.U.D. regulations allow mobile homes to be constructed to less rigid standards than apply to site-built housing in California.

Aesthetically and structurally, the mobile home industry has been improving the quality of construction and design configurations in response to community compatibility concerns. A growing public acceptance of mobile homes and the enhanced quality of the product has established them as a sound economic investment which, if maintained, appreciates in value.

8.12.6 Owner-Builders

The high rate of owner-building in the County demonstrates one growing response to high housing costs: reduce housing construction costs by constructing/repairing/maintaining the home yourself. Owner-builders fall into seven distinct categories:

- A. Owner-occupant maintenance, repair and upgrading of existing dwellings.** This type of owner-builder is dispersed throughout the socio-economic community. Most frequently citizens who can barely afford a home will purchase a low-cost, run down or poorly maintained dwelling that is in need of varying degrees of repair and improvement. The family on a tight budget can develop an increased equity without increased debt by personally performing repairs as their time and budget allow (sweat equity).
- B. Owner-occupant alteration, conversion and additions to existing dwellings.** This type of owner-builder, by refinancing an upgraded house or by having an increased economic standing, can afford to initiate more costly improvements to existing housing.

- C. **Owner-landlord maintenance, repair and upgrading of existing rental dwellings.** This type of owner-builder is a small-scale landlord who manages and maintains one to several rental properties.
- D. **Owner-occupant new standard housing starts.** This type of owner-builder is financially secure and can realize 20 to 40 percent reduction in cost by building himself, as well as building to custom design configurations that more directly satisfy his specific housing needs.
- E. **Alternate owner-built housing.** The term "alternate" is used because this type of housing is not conventional, for it incorporates low-consumptive, labor-intensive, energy and resource conserving lifestyles into design configurations. Alternate housing owner-builders approach the need for low cost housing in a carefully-considered and innovative manner. Investing their capital in rural land and building low cost, low amenity dwellings of innovative designs, often utilizing recycled or home manufactured materials, they are able to provide themselves with an affordable, comfortable, and satisfying living environment. Such dwelling units are located predominantly beyond the reach of community services on parcels of 2-1/2 to 40 acres.
- F. **Owner-built accessory buildings.** Many, if not most owners of existing housing will take on the home enhancement project of building accessory structures such as woodsheds, shops, barns, garages, greenhouses, tool sheds, saunas, and storage buildings.
- G. **The owner-contractor builder who owns while he builds with the intent to sell.** This type of owner-builder typically builds in urban to urbanizing areas in established subdivisions intended for residential development.

The Board of Supervisors has consistently gone on record since 1975 in support of the owner-builder option of self-provided affordable housing.

In May 1979, the Board endorsed the State Housing and Community Development Department regulations before the Housing and Community Development Commission which eased restrictions for rural residential owner-builders. This led to the adoption of a set of three owner builder ordinances in 1984. These ordinances established the State's Limited Density Owner Built Rural Dwelling regulations as codes which may apply to owner-built residential construction in rural areas of the County. The ordinances also established an alternative set of codes that applies to some owner-builder rehabilitation work in urban areas. The ordinances permit much more flexibility in acceptable design and materials than what is normally allowed under the Uniform Building Code.

Between 2007 and 2015 176 new homes were permitted through the AOB permit process.

8.12.7 Tiny Houses and Moveable Tiny Houses

Public Awareness of the Housing Problem

An overriding theme raised by the public in the 2019 Housing Element community workshops was the gross disparity between incomes and housing prices. This trend continues from the previous housing element, only the scale and magnitude of the discrepancy continues to grow over time. Because of Humboldt's aging population and the loss of, or downturn in local

industry, a growing number of people are affected by lack of affordable housing and high building costs. Substandard housing and homelessness have come to the forefront as areas of acute public concern. Research presented to the Board of Supervisors on June 20, 2018 found that 66% of the 500 likely voters surveyed thought that lack of affordable housing in Humboldt County was a very serious or extremely serious problem; and 56% thought that housing cost was a very serious or extremely serious problem¹. Only hard drugs like meth, and homeless encampments were more widely cited as problems.

When presented with the following question: “Why is housing not being built?” the most common responses had to do with land cost and the cost of building. Affordable housing is especially problematic because the development costs preclude renting at affordable rates. Complexity, redundancy, and slowness of permitting processes were also blamed for adding cost to projects.

Trend Toward Smaller Houses

In the past housing element, “second units” now referred to as “Accessory Dwelling Units” or ADUs represented a way to construct smaller units and increase density on existing lots. Anecdotal evidence from builders and developers suggest that the cost of an ADU ranges from \$30,000 to \$80,000, excluding land cost. Do-it-yourself versions of small dwellings were considerably cheaper.

A little-known housing precedent was set by local citizens in 1977-78, namely, the design, construction and occupancy of a precursor tiny house. The unit represented the smallest, most compact site-built dwelling conceivable by using imaginative interpretation of the U.B.C. by a College of the Redwoods student and the County Building Department, United Stand Humboldt, and two volunteer Humboldt County owner-builders.

At that time the U.B.C. required too large a minimum home size (this has since changed), so the Building Department staff combined minimum room requirements, and came up with a 165 square foot home complete with kitchen, bath, dining, living and sleeping space. The home plans were drawn by a C.R. student, submitted by two local first-time owner-builders and built on their property for \$5,000 (in 1978 dollars) in materials including phone, electric service, hot and cold pressurized water, kitchen oven, range, sink, refrigerator, bath sink, toilet and shower and wood heater - a full amenity home built to U.B.C. standards and approved by the local Building Department. The home was designed to be added onto as the owner-builders were able, financially. At that time, it offered a unique new approach to affordable housing for the growing wave of do-it-yourselfers.

The project is even more relevant today. This approach targeted hardy singles or young couples starting out who could not afford or qualify for a large debt for a conventionally large size house of 1,500 square feet. The home could be expanded over a period of time as resources allow and a larger home built within individual budgetary constraints. Like today's tiny houses, the minimum code house project was in accord with low-consumptive, energy efficient housing trends, but required the willingness to live in a small space.

¹ Fairbank, Maslin, Maullin, Metz & Associates (FM3), Humboldt County Community Survey Results, June 26, 2018 research.

Tiny Houses and Moveable Tiny Houses

In response to the above facts, tiny houses and moveable tiny houses are currently being considered to further the trend toward smaller, more affordable housing with a reduced energy footprint. Tiny houses are similar to conventional homes, but are typically less than 400 square feet in size. Moveable tiny houses are tiny houses built on a chassis, and towable on state highways. In order to encourage these more affordable housing types, policies **H-P31** and **H-P32** recognize tiny houses and moveable tiny houses as permanent single family dwellings, allowed in zoning districts where single family housing is allowed. Implementation measures **H-IM38** and **H-IM39** prescribe amendments to the zoning ordinance to implement those policies. The Element proposes, through **H-IM29**, to provide pre-approved plans for tiny houses, among other building types; and **H-IM45** surveys builders of tiny houses to gather information about construction and installation costs.

Tiny House Villages

There is a desire among the public and housing advocates, as expressed in workshops and public comments, to develop alternative living arrangements, like clusters of tiny houses, moveable tiny houses, or detached bedrooms that share land and a central facility with kitchen, toilets, and other common services. These clusters, called tiny house villages, can further reduce housing costs and create a better environment to support elderly, disabled, and special populations.

Policy **H-P32** and implementation measure **H-IM40** would recognize tiny house villages as a form of multifamily housing allowed in zoning districts that allow other residential dwellings of the same type. A zoning ordinance amendment would specify the public health and safety requirements for such cluster development. Also, **H-IM46** prescribes that the County work with HCD to develop methodology to count tiny houses and tiny house villages as dwelling units for purposes of the Regional Housing Needs Assessment.

Detached Bedrooms

Detached bedrooms are already defined in Humboldt County Code section 331.5-5 as dwellings without a kitchen, and that may or may not include toilet facilities. They are designed to share cooking and other functions with a primary dwelling or common facility, and are allowed as long as building, health and safety requirements, and other regulations are met. Because of their size and relationship to a shared facility with services, detached bedrooms could be ideal for inclusion in Alternative Lodging Parks (see **H-IM58**), in tiny house villages as a form of multifamily housing, or as emergency shelter.

8.12.8 Federal and State Programs

Section 8.2 of the Housing Element reports the number of new residential units developed or otherwise assisted with federal and state programs. The Community Development Block Grants (CDBG) program is the primary funding source for assisting very low income housing, including emergency shelters. Federal and state funding programs are strongly oriented to leveraging local matching funds. This requires coordinated grant applications, with financial institutions and other granting agencies, or local share contributions.

Presently, the Humboldt County Housing Authority administers the Housing Assistance Payments program Section 8 Certificates (the Section 8 Vouchers is has now been folded in the Certificates program). This program provides a rental subsidy on behalf of the recipient

tenant to a participating landlord in the amount of the difference of 30% of the tenant's adjusted gross income (the tenant's portion), and Fair Market Rent. The Fair Market rent and Payment Standard are updated periodically. As of September, 2013, the County Housing Authority administered 1221 Section 8 units, 580 of these are within unincorporated areas. The waiting list of the Housing Authority as of September, 2013 was so long the average waiting period for housing assistance is 1-1/2 to three years.

A little used but excellent program for which HOME funds can also be used is the HOME Tenant Based Rental Assistance (TBRA). This program can be used to subsidize rents for youth aging out of the foster care system and to assist homeless people in moving out of transitional housing into permanent housing. The program would generally permit transitional housing programs to serve more people.

8.12.9 Residential Energy Conservation

The Humboldt Bay region is an area of moderate temperatures and high precipitation. Mean monthly temperatures vary only 5.2 degrees centigrade at most from summer to winter. Precipitation is seasonal with fairly definite wet and dry seasons. Ninety percent of the rain falls between the months of October and April. The mean annual amount of precipitation is 38.7 inches. Fog along the coastal areas is a dominant characteristic of this region's weather and occurs heavily, especially in the summer and early autumn. Humidity is high throughout the year.

The majority of Humboldt County homes use electricity and gas as their main energy source. Pacific Gas and Electric Company (PGE) solely provides this for consumers. Other forms of energy use include wood, oil, solar, and propane. Wind generated power is also used to a small extent.

Pacific Gas & Electric Company has participated in many energy savings programs in Humboldt. In 2003, there were several energy conservation programs available to county homeowners. Their Zero Interest Program (ZIP) provided interest free loans to homeowners and renters for home conservation improvements. They also did free home energy audits to consumers to determine how and in what ways energy can be saved. Up to \$3,500 was awarded for ceiling insulation, weather stripping, water heater blankets, low-flow shower heads, caulking, duct wrap, and other improvements. In the course of ZIP, over 2,700 homes in the County have been weatherized since 1985. PGE also has a program to promote and publicize methods for home energy conservation. While it targets low income, senior citizens, and non-English speaking groups, the information is also available to the general public.

RCAA provides programs promoting and financing home energy conservation. Their Direct Weatherization Program (financed through P.G. &E.) provides attic insulation, hot water heater blankets, low-flow shower heads, gap caulking, duct wrap, weather stripping and some minor repairs to county homes. This program is free to qualifying low-income households.

In spite of Humboldt County's abundance of rain, it has been shown that solar power can become a viable energy source for homes and businesses here. The cities of Arcata, Eureka, Blue Lake and Rio Dell have each created and implemented municipal Solar Utility Programs. Approximately 200 units were installed through the Solar Utility Program. These programs leased solar equipment at a reasonable cost for single family, multi-family, and commercial properties. The systems were financed by third party tax sheltered investments and were fully guaranteed in both maintenance and performance for the term of the lease.

The program was cut by the 1983 repeal of both Federal and State tax credits for solar systems.

Provisions of the Subdivision Map Act (added by Stats. 1978, Ch. 1154) relating to land divisions creating five (5) or more parcels.

- A. Requires the design of such subdivisions to provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision (Government Code 66473.1).
- B. Enables counties and cities to impose conditions on subdivisions to require the dedications of sunlight easements for the purpose of assuring that each parcel or unit in the subdivision for which approval is sought shall have the right to receive sunlight across adjacent parcels or units in the subdivision for which approval is sought for any solar energy system (Government Code 66475.3).

Local agencies can promote solar development in several ways - by modifying existing laws and regulations that make solar planning difficult or impossible and by implementing new procedures, regulations and laws that guarantee solar access for existing and proposed housing.

Two California laws - The Solar Rights Act of 1978 (AB 3250, Levine), and the Solar Shade Control Act (AB 2321, Imbrecht) - offer local agencies various methods of protecting and promoting solar access. Even before passage of these State laws, local communities throughout California on their own initiative had devised means for promoting solar neighborhood planning by using a combination of incentives and regulations.

Protecting solar access fully requires controlling the shading caused by vegetation, especially trees. Regulating vegetation will often be necessary, even in areas where buildings may not cause problems. Controlling shading by vegetation is more complex than for buildings and other man-made obstructions. Unlike buildings, which are relatively static, trees and shrubs change with time. The shadow cast by a building remains constant from the time it is built until the time it is torn down. Trees, however, grow and the shadows that they cast get longer and broader.

One approach to the shading of solar collectors by vegetation is addressed in the California Solar Shade Control Act. Under the act, the Legislature supports the planting of trees for shading, to moderate temperatures, and to provide economic and aesthetic benefits, but declares that trees or shrubs planted after the installation of a solar collector cannot cast a shadow covering more than 10 percent of the collector surface between the hours of 10 a.m. and 2 p.m., provided that the collector is located at specified distances from the property line and elevated specified heights.

Communities may, by ordinance, exempt themselves from the provisions of the statute, making it optional rather than mandatory for local government. Humboldt County took official action to exempt themselves from the mandatory provisions of the California Solar Shade Control Act.

The Solar Rights Act of 1978 is enabling legislation which provides local governments with the authority to guarantee access to sunlight for owners of solar heating and cooling systems. The bill states in part: "it is ... the policy of the state to encourage the use of solar energy systems." Without addressing specific technical requirements, the Solar Rights Act promotes

solar energy use with three broadly defined strategies. According to the terms of the Act, local agencies may:

- Prevent local planning and building ordinances from prohibiting or unreasonably restricting the use of solar energy systems
- Require tentative subdivision maps (excepting condominium conversions) to provide, to the extent feasible, for future natural heating or cooling opportunities
- Require dedication of easements for solar access. Specific local planning and building ordinances likely to interfere with solar access must be reviewed on a case by case basis.

The "Design for Solar Access" provisions of the Humboldt County Subdivision Code (Sections 322.5-1 to 322.5-9) require that the design and layout of a planned unit development or a subdivision which proposes to create five (5) or more parcels shall provide to the extent feasible for adequate solar access. Adequate solar access means that sunlight reaches 80% of the south side of the primary building, measured from the highest roof ridge to the ground, between the hours of 10:00 a.m. and 2:00 p.m. on December 21.

In the area of new housing, all new residential housing in the county must comply with State Energy Conservation Standards (Title 25 of the Uniform Building Code). Builders are required to include such features as wall and ceiling insulation, caulking, weather-stripping, insulation on pipes and water heaters, fluorescent lighting fixtures, etc.

The 2003 Housing Element noted that approximately 1,100 homes were weatherized by PGE during the time frame of the Element. This study assumes the same productivity from this program over the next five years.

The Planning Division has received testimony from small residential land owners that one constraint to residential energy conservation is lot coverage requirements. A 10' x 20' solar panel located in a rear or side yard would increase lot coverage on a 5,000 square foot lot by four percent, leaving only 1,550 square feet of the lot available for placing a structure.

Relief from the lot coverage requirements may be granted through approval of a variance. However, the findings for granting a variance are difficult to make. The 2003 Element reduced this constraint by amending the Zoning Ordinance to allow relief from lot coverage requirements for small residential lots with a Special Permit, which requires less cumbersome findings.

8.12.10 Accessory Dwelling Units (ADUs)

Humboldt County, like all of California, continues to experience a serious shortage of affordable ownership and rental housing. One solution that has been used for some time to ease the housing shortage and make better use of the existing housing stock and infrastructure is to encourage in urban areas the creation of an additional residential dwelling by converting a garage into a studio apartment, or by building a new detached unit on sites with adequate space. These additional residential units have been variously referred to as "accessory dwelling units," "secondary residential units," "residential second units," "granny flats," "in-law-units," "accessory apartments," and "companion dwelling units."

Purpose of the Proposed Accessory Dwelling Unit Ordinance

Legislative findings and declarations have associated many benefits with the creation of accessory residential units:

- 1) Addresses the critical lack of affordable housing in the state;
- 2) Provides additional rental housing stock in single-family or multifamily residential zones;
- 3) Provides a cost-effective means of serving development using existing infrastructures, as contrasted to requiring the construction of new costly infrastructures to serve development in undeveloped areas;
- 4) Providing relatively affordable housing for low- and moderate- income households without public subsidy;
- 5) Providing a means for purchasers of new or existing homes, or both, to meet payments on high interest loans;
- 6) Providing security for homeowners who fear both criminal intrusion and personal accidents while alone.

The accessory dwelling unit solution also provides many other benefits to the local citizenry such as providing supplemental income which help offset mortgage and maintenance expenses, hence easing the burden of house ownership. It is a decentralized, self-regulating low income housing program that does not require the overhead expense and complexity of big government grant programs, centralized government, subsidized apartment complexes, or bureaucratic housing administration and maintenance agencies.

In the 35+ years which have passed since the enabling legislation was adopted, accessory dwelling units have proved to be some of the most affordable housing for low and very low income households. A 2006 survey showed 85% of the second units permitted were affordable to low and very low income households. ADUs are the lowest cost to construct, have the lowest environmental impacts, and are the most completely dispersed lower income housing currently produced in the County.

Reducing Barriers to Permitting ADUs

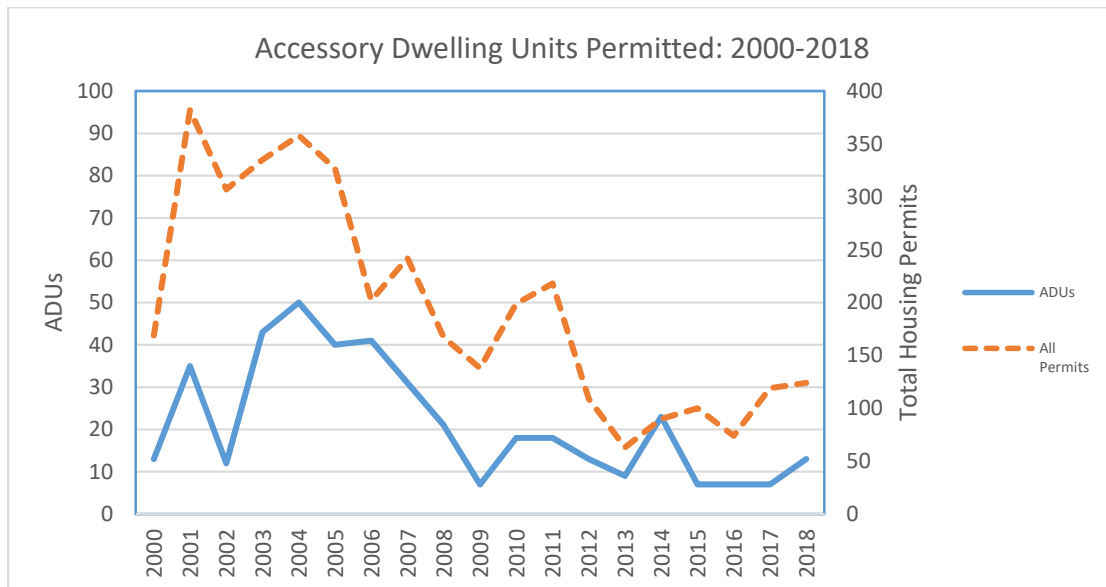
Starting with California Senate Bills 1160 and 1534 passed in the 1981-82 session, changes to State law have made it progressively easier to build accessory dwelling units on existing developed sites. Senate Bill 1160 (Mello), passed in 1981, authorized cities and counties to issue a zoning variance, a special use permit, or a conditional use permit to create an additional unit on a single-family zoned lot if the additional unit was less than 640 square feet in area and intended for the sole

occupancy of one or two adults 60 years of age or older. Senate Bill 1534 (Mello), passed in 1982, broadened the concept of SB 1160 and eliminated the age limitation.

Since then, subsequent legislation and amendments continue to reduce barriers to construction of accessory dwelling units. The 2003 Housing Element further encouraged ADUs by reducing permit requirements for units served by category 3 roads (where served by public water and sewer). The Legislature further updated ADU law effective January 1, 2018, allowing ADUs to be built concurrently with a single-family home, opening areas where ADUs can be built to include all zoning districts that allow single family and multifamily uses, modifying fees from utilities, and reducing parking requirements. The changes comport with Humboldt County's 2017 General Plan policy **H-P4**² and standard **H-S9**³ pertaining to accessory dwelling units (previously called second dwelling units), as well as several measures in the previous Housing Element. In 2018 the county published 3 accessory dwelling unit plans for public use, with corrections to 2016 building codes (**H-IM3**).

These reforms have had some effect, and accessory dwelling units continue to be built at a steady rate (Fig. x), although the rate has not recovered from the 2008 housing downturn. Two-hundred sixty-five ADUs were constructed in the eight years between 2000 and 2008, at an average of 33 units per year. After 2008, ADU construction dropped to about 10-20 units per year, reflecting the slower construction rate of all homes during this timeframe. In general, the number of ADU building permits is roughly proportional to the total number of building permits, averaging about 11% of permits issued between 2000 and 2018 (Fig. 2).

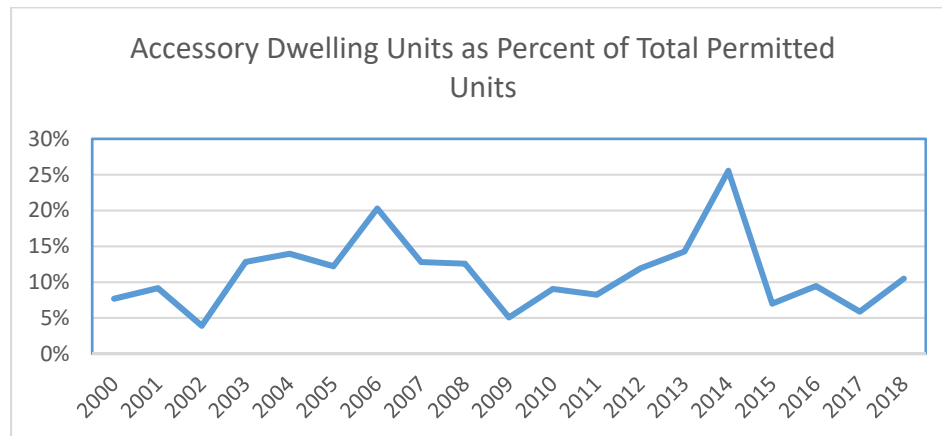
HOUSING ELEMENT APPENDIX FIGURE - 9.



² "The County shall stimulate the construction of accessory dwelling units by relaxing accessory dwelling unit development standards through modifications to the land use codes..."

³ *Incentives for Second Units.*

HOUSING ELEMENT APPENDIX FIGURE - 10.



How the 2019 ADU Ordinance Works

If adopted, the proposed ordinance replaces the name *Secondary Dwelling Unit* with the more current *Accessory Dwelling Unit*.

The legislation that took effect in 2018 nullifies existing local ordinances that conflict with provisions of GOV 65852.2(a)(4), but local jurisdictions may continue to regulate by ordinance within the state provisions. The proposed inland Accessory Dwelling Unit Ordinance would modify existing Humboldt County Code to comply with state mandates, implement General Plan and Housing Element policies and standards, and regulate to protect health, safety, and open space to the extent allowed by law.

The ordinance permits development of ADUs without discretionary review in all areas of the County where single family residential uses are allowed, as long as the unit complies with general provisions and development standards. Accessory dwelling units may not be rented for periods less than 30 days, and the owner must occupy either the primary or accessory unit, as recorded in a deed restriction.

Other changes resulting from the 2017 legislation include that accessory dwelling units need not be subordinate to the primary dwelling; that a primary dwelling may be either existing or proposed; and that utility fees for ADUs, such as special districts and water corporations, are modified. Additional parking is not required if the accessory dwelling unit (1) is located within one-half mile of public transit; (2) is within an architecturally and historically significant district; (3) is part of the proposed or existing primary residence or an existing accessory structure; (4) requires on-street parking permits, but these are not offered to the occupant of the accessory dwelling unit; or (5) has a car share vehicle located within one block of the accessory dwelling unit.

Relationship to Tiny Houses

Accessory dwelling units are not all "tiny houses," but a tiny house can be an ADU if it is on a permanent foundation and meets other requirements of ADUs. Moveable Tiny Houses built on a chassis for mobility can be ADUs if they meet certain stability and sanitation standards (see Tiny House section 8.12.xx).

ADU Prohibition Area for Health, Safety, and Open Space

Although state law limits how local jurisdictions can regulate accessory dwelling units, agencies can designate location criteria based on the adequacy of water and sewer services, the impact of ADUs on traffic flow and public safety⁴, and the necessary protection of open space as set forth in the general plan⁵. The ordinances proposed here simplify the analysis for potential builders by mapping areas where one or more of these reasons presumptively exist, making construction of accessory dwelling units inappropriate. These reasons are:

- Lots served by a road not meeting fire safe standards for width, surface, grade, or dead end road length;
- Lots not meeting density or open space requirements of adopted Airport Land Use Compatibility Plan (ALUCP);
- Geologic hazards;
- Inadequate water and sewer availability;
- Flood and tsunami hazards;
- Lack of fire protection services;
- Proximity to toxic cleanup sites as designated by California Department of Toxic Substances;
- Lands designated as open space, pursuant to the General Plan.

The combined locations subject to these conditions make up the *ADU Prohibition Area*, and are mapped in Attachment **xx**. Lots located in the ADU Prohibition Area are presumed to have certain health and safety conditions that would preclude an ADU by right, but the presumption may be overcome with a Special Permit if there is substantial evidence that the named conditions for which it was included do not apply, or will be mitigated.

This Housing Element continues, through policy **H-P30**, the effort to encourage development of accessory dwelling units. Implementation measure **H-IM29** is continued from the previous Element, providing for pre-approved house plans for ADUs, as well as other affordable housing types. New implementation measures that encourage ADUs include: **H-IM41**, which implements Government Code section 65852.2 through zoning ordinance amendments; **H-IM42**, which seeks exemption from a Coastal Development Permit for ADUs where single family development is now exempt through the Coastal Commission's Categorical Exclusion Order E-86-4 from; **H-IM43**, which estimates affordability of ADUs; and **H-IM44**, which incentivizes ADUs through a pilot financial assistance program using County/Lender partnerships.

8.12.11 Article 34 Referendum

The State Constitution requires in Article 34, a public vote of approval to develop, construct or acquire publicly subsidized low income rental housing. The costs to local governments for placing such a measure on the ballot can be significant. In this regard recent additions to the Health and Safety Code (Sections 37001.3 and 37001.5) 1979, clarified how Article 34 of the constitution is to operate and to narrow its application. The Department of Housing and Community Development can assist local governments in developing ballot measures where a referendum is clearly appropriate.

Since no Article 34 Referendum has been passed in unincorporated Humboldt County no housing development constructed or acquired by the Housing Authority can take place.

⁴ GOV 65852.2(a)(1)(A).

⁵ GOV 65567. "[A] building permit may not be issued on lands designated as open space."

However, the County has been successful avoiding the requirement for an Article 34 Referendum by coordinating with non-profit and for-profit developers in the use of public funding for affordable housing production. This Housing Element contains an implementation measure to initiate an Article 34 Referendum on the 2020 ballot.

8.12.12 Housing Discrimination

State laws forbid arbitrary discrimination in housing. The California Department of Fair Employment and housing enforces and supports federal and State laws prohibiting discrimination on the bases of race, color, religion, sex and national origin and ancestry. It investigates complaints and seeks remedies.

California Civil Code Section 53 states in part that:

(a) Every provision in a written instrument relating to real property which purports to forbid or restrict the conveyance, encumbrance, leasing, or mortgaging of such real property to any person of a specified sex, race, color, religion, ancestry, or national origin, is void and every restriction or prohibition as to the use or occupation of real property because of the user's or occupier's sex, race, color, religion, ancestry, or national origin is void.

(b) Every restriction or prohibition whether by way of covenant, condition upon use or occupation, or upon transfer of title to real property, which restriction or prohibition directly or indirectly limits the acquisition, use or occupation of such property because of the acquirer's, user's, or occupier's sex, race, color, religion, ancestry, or national origin is void.

In April 1978 the Board of Supervisors reestablished, by Ordinance No. 1023, the Humboldt County Commission on Human Rights. "The Commission is established to aid in the eradication of discrimination in Humboldt County, with particular reference to housing, employment, education and public accommodation". Among its responsibilities the Commission: 1) fosters mutual respect, 2) conducts studies, 3) inquires into incidents of social tension and conflict and 4) conducts educational programs.

8.12.13 Alternative Housing Design and Ownership Patterns

A. The Planned Unit Development (PUD)

Given the current trends in housing development, the great demand for housing, and the scarcity of land, the County should prepare and make extensive use of Planned Unit Development approach in new housing construction. P.U.D.'s allow for greater flexibility to design and encourage innovative site planning which is sensitive to the physical characteristics of the land. A P.U.D. can take advantage of greater utilization of the land through such developments as cluster housing. The big advantage to P.U.D. is that aesthetics in design, privacy, and open space are achieved thus creating a more desirable living situation.

Planned Developments differ from conventional subdivisions in several ways. First, their streets tend to be more narrow and meandering to fit in better with the resident users they serve. They often integrate bike paths and walkways with developed areas to encourage bicycle and pedestrian travel rather than using cars.

The developed areas with Planned Developments also contrast with typical subdivisions. Residences tend to be clustered together more, which can create larger, more usable common

areas. Residential densities are often higher in planned developments, but the clustered housing and large open areas tend to mitigate the negative side effects of the higher densities.

A third distinction between Planned Developments and their conventional counterparts is their mixture of land uses. In larger Planned Developments, you are likely to find a neighborhood store, community center, or library among the residential structures. Different residential uses will also tend to be mixed together, so there is a combination of low, medium, and high density development.

Finally, there is a different review procedure for Planned Developments and typical subdivisions. Planned Developments tend to be more closely scrutinized by the public, reviewing agencies, and the decision makers, especially towards the front end of the project where substantial changes to the original plans can be made most easily.

Zoning Ordinance changes approved concurrent with adoption of the 1998 Housing Element made several changes to encourage PUD's. Implementation of the 2003 Element also included changes to the zoning ordinance to make it easier to allow mixed uses in PUD's.

B. Condominiums

The new condominium development (duplex, triplex, 4-plex up to high-rise multiple units) is where the home owner has fee simple title to airspace and a percentage of undivided interest in the land the units sit upon and common areas and improvements included in the development. The condominium approach, while similar to the P.U.D., differs in the way title is held to the land.

C. Limited Equity Housing Cooperative

Limited equity housing cooperatives provide an alternative to both home ownership and rentorship. A cooperative housing corporation holds the title to the mortgage of the housing units. The corporation is governed by a set of by-laws and has an elected board of directors comprised of persons living in the co-op housing. People buy a membership share in the corporation which gives them the right to occupy a unit in the cooperative corporation. Upon leaving the co-op, the share is resold to the corporation for the original investment plus a limited equity which is usually a fixed percentage of the original share cost and any cost of approved improvements.

Since the mortgage is held in constant ownership by the corporation, there are no transfer fees, real estate fees, profit, or speculation costs in the sale of shares. The cooperative home owner is able to deduct his/her share of the mortgage payment and property taxes from his/her personal income tax. Each household pays a monthly fee to the corporation which is their share of the expenses that need to be covered. Cooperative housing remains affordable over time and therefore is a long-term solution to affordable housing. Cooperative corporations can take the form of scattered sites, or multi-family units.

Limited Equity Cooperatives could be a good model for development in both Southern Humboldt and the McKinleyville area. It would both serve the need for subsidized housing units and create a structure of shared responsibility and a sense of community that would be empowering to the occupants. However, it takes a lot of dedicated energy to make it work.

Humboldt County has an operating model of a Limited Equity Cooperative. River Community Homes is a low-income housing cooperative which was developed by the Arcata Economic

Development Corporation (AEDC) on land donated by the City of Arcata. The housing cooperative is incorporated as an independent non-profit and operates as a Section 8 subsidized program.

There are 40 units open to low-income people and elderly and people with disabilities. It is self-governed. They contract with an individual to manage the subsidy calculations and inspections etc. It is governed by a Board of Directors made up of all members plus one representative from the AEDC.

The members decide who will live there and handle all of the disputes. They contact Humboldt Mediation Services for disputes that are not directly related to cooperative business. They work to keep a balance between providing some privacy and being members of a community who are involved in each others lives. When violence or disruptive behavior arises, the other members step in.

The members have decided not to have social service personnel live in or work on site. They believe it creates a "client relationship". They have found that even with resident managers, who generally earn higher wages than the residents earn, resentment arises.

River Community Homes might benefit from community services that could act as an on-call back up to people with more serious social needs. If that back-up were available, then the community might feel better about letting people with problems join.

There is always a waiting list for River Community Homes. It is definitely a model worth replicating.

There is a middle-class variation of the limited equity cooperative developing in Arcata as a Co-Housing project called Marsh Commons. People will own their condominium space but share grounds, a common house with recreational space, and various chores. This is a good example of how housing can be combined with social amenities to accommodate the needs of a variety of people. Single parents and elders can live with coupled families and share the sense of belonging that is so absent in most condominium developments.

D. Stock Cooperatives

Full equity cooperative housing allows for normal appreciation experienced through supply and demand as with other housing--otherwise has basically the same ownership pattern as the limited equity cooperative.

F. Community Land Trusts

A community land trust is typically a non-profit cooperative created to acquire and hold land for the benefit of a community and provide secure affordable access to land and sometimes housing for community residents. Community land trusts acquire land through a purchase or donation with the intention to retain title in perpetuity, thus removing speculation from the potential value of land. As a result, the property value increases are typically less than those of surrounding properties. Where housing is allowed on community land trust property, leases are typically granted or sold to tenants who own the structures they develop on the property, but not the property itself. Land trusts can be combined with Limited Equity Housing, Housing Cooperatives and Planned Unit Developments to further reduce housing costs.

Once the land is entrusted, a variety of housing and living arrangements can be developed. Homeworkers Organized for More Employment (H. O. M. E.) in Maine, which began as a crafts cooperative, evolved into a small community offering jobs, food, temporary shelter, education and home ownership to people and families in need.

Most of the long-lasting communities like H. O. M. E. have a spiritual base of shared belief and practice that provides a common purpose, shared values on which to base decisions about acceptable behavior, and the cohesive bond that goes beyond personalities.

The feasibility of this form of housing ownership locally is enhanced by the facts that 1) rural Humboldt County has been an area where many experiments in lifestyle have flourished and 2) there are environmental land trusts already in existence, so the community land trust option could be more easily embraced.

A land trust combined with a limited equity cooperative or subsidized housing project might work in McKinleyville, but there is not as strong a community experience of such an effort to make this a priority option.

8.12.14 Jobs/Housing Imbalance

The number of jobs in an area has implications for the number of houses needed in the area. If there is an inadequate supply of affordable housing, persons working locally will tend to commute from less expensive outlying areas. Previous Housing Elements sought to improve the jobs/housing balance by allowing apartments in commercial zones.

8.12.15 Consistency With Other Elements

State law requires consistency between the Housing Element and each of the other Elements in the Countywide Plan. Information used in the preparation of this Element was obtained from sources used to develop the County General Plan. Therefore, the information in the Housing Element which comes from the land use databases (i.e. land inventory, public facility constraints, etc.) will be the same information used in other Elements.

Zoning ordinance changes with the 1998 Element included revisions to the Framework Plan and community plans to allow density bonuses and mixed uses in PUD's. The 2003 Element also includes implementation measures to modify the Framework plan and community plans to allow apartments in commercial areas.

To maintain consistency through the planning period, the County has performed an internal consistency review as part of the annual general plan implementation report, required by State law.

8.12.16 Availability Of Financing

In order to qualify for a mortgage loan, an applicant must be able to prove a degree of financial stability. Generally, as the amount of mortgages increase, the more proof lending institutions require. According to several lending institutions, banks and other lenders do not discriminate against lower income households or lower income neighborhoods. In October 2008, the home mortgage rate was the lowest seen in nearly four decades. This, coupled with first-time buyers programs presents significant opportunities for home purchases.

The 1998 Element documented that mortgage loans and rehabilitation loans are generally available, and if there are mortgage deficient areas in the county, it is not due to discriminatory practices by mortgage lenders, but rather the financial capabilities of individuals.

8.12.17 Termination of Federal Subsidies

Inventory of At Risk Units

There are several federally subsidized residential projects in the County developed with covenants and restrictions to maintain long term affordability where the covenants and restrictions are eligible to expire. After the expiration of the covenants and restrictions, the residential units may convert from rates affordable to lower income households to less affordable market rates. According to 2014 data from the California Housing Partnership Corporation two (2) federally subsidized projects in the County may be set to expire within two years of the time period for this Housing Element; they are described as follows:

HOUSING ELEMENT APPENDIX TABLE Z8. Residential Units At Risk of Conversion from Low Income Use

Names and Addresses	Type of Subsidy	Earliest Possible Date of Conversion	Number of Units
Cedar Street Senior Apartments 725 Cedar Street, Garberville	202 Financing	6/30/2039	10
Cedar Street Senior Apartments 703 Cedar Street, Garberville	202 Financing	8/31/2040	10
Redwood Creek Apartments 1740 Sutter Road, McKinleyville	202 Financing Section 8	2/15/2033	13
Summercreek Place 1636 Myrtle Avenue, Eureka	HOME and Tax Credits	2/15/2033	36
Willow Creek Apartments 51 Brannan Mountain Road, Willow Creek	HOME and Tax Credits	8/17/2063	24
Murray Apartments 1423 Reazor Road, McKinleyville	US Department of Agriculture	6/20/2027	35
RCAA McKinleyville Duplexes, 415-1454 Murray Road, McKinleyville	HOME	2028	20
Redwood Village 56 Orchard Lane, Redway	HOME	8/7/2062	20
Aster Place 2405 Aster Place Drive, Eureka	HOME and Tax Credits and USDA	5/1/2068	40

Source: California Housing Partnership Corporation, 2014

Assessment of Risk of Conversion

Risk of conversion and displacement of low-income tenants varies significantly from project to project depending on market, ownership, and project-based factors, such as the size of units, location, and condition of property. The housing market conditions in the County reflect relatively low vacancy rates and high housing costs, which could lead to conversion of the units in the above table to market rates.

Cost Analysis

The cost of preserving the assisted units is estimated to be significantly less than that required to replace the units through new construction or through purchase of an existing multifamily unit. Preserving assisted units generally requires subsidizing the difference between market-rate and assisted rents. Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

Preserving the units through a Section 8 program is estimated to cost \$6,000 per month, or \$72,000 per year. According to a local multifamily development agency, general costs for construction of multifamily units are between \$100 and \$150 per square foot. Based on these figures, it would cost between \$2 million and \$3 million to replace the Cedar Street Apartments including land and construction costs.

Another option would be for a private sector organization to purchase an existing multifamily complex, rather than build a new one, which would lower the per-unit cost significantly. A survey done in January, 2010 showed that several multifamily properties currently for sale in the County. The per-unit costs range from \$65,000 - \$200,000 depending on the age and condition of the structures. Replacement of 20 affordable units in this manner would cost \$1,300,000 - \$4,000,000. An important consideration is that the replacement units may already be a form of affordable housing, and displacing existing lower income tenants with those households living in the units converting to market rate is not an effective strategy for accommodating the County's affordable housing needs.

RESOURCES FOR PRESERVATION Two primary resources are available for preserving at-risk units: (1) public agencies, nonprofit housing corporations, and tenant groups, and (2) public financing or subsidy programs. Qualified entities with the managerial capacity to acquire and manage at-risk units include the Humboldt County/City of Eureka Housing Authority, Humboldt Bay Housing Development Corporation, Redwood Community Action Agency, Rural Housing Development Corporation and Habitat for Humanity. An implementation measure has been added to help prevent conversion of subsidized units:

“H-IM19. Assisted At Risk Units. The County shall seek to preserve all assisted-housing units at risk of being converted to market rate rental housing through establishing an early warning system and providing financial assistance when funding is available. The County shall implement improvements to the Internet-Based Permit Tracking software and Geographic Information Systems to track all assisted housing units, and report, and flag for using the early warning system. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.”

8.12.18 Earthquake Damage, Demolitions and Conversions

The 1998 Housing Element documented there were 57 single family residences and three mobile homes in the unincorporated areas destroyed by the earthquakes in April, 1992 according to the Fortuna Community Services program. In addition, there were 102 units that suffered major damage; four of these were apartment units.

There were a wide range of Federal, State and local programs that have been implemented to respond to the housing needs of those who had their homes damaged by the earthquakes, including Federal Emergency Management Agency programs, Small Business Administration loans, and local Red Cross relief efforts. According to the local Office of Emergency Services, it is not possible to document the number of units that will be assisted under any of these programs

at this time because of the wide number of different sources of funding, and the extended period of time necessary to process applications for assistance.

The County Board of Supervisors passed several resolutions to assist those wishing to reconstruct their homes damaged by the earthquake. The ordinances established a system of fast tracking the issuance of building permits, and waiving the development standards for re-construction where the original structure did not comply with those standards. County Building and Planning staff also provided emergency inspection assistance, helped coordinate disaster relief efforts, and set up satellite offices to help those in need of earthquake assistance through the building permit process.

The 1998 Element documented there are approximately 21 demolition permits issued for demolishing single family homes each year. This is a relatively insignificant part of the housing stock considering there were over 26,000 units in the unincorporated County. Also, it is likely that new homes were constructed to replace the demolished units.

There was a conversion of an apartment into condominiums in 2007. Final Map Subdivision #06-01 converted a 26 unit apartment building into condominiums. In the application submittal for the project, the applicant stated that these units will go on the market between ± \$100,000 (1 bdrm) and \$180,000.00 (3 bdrm). Under state law, the owner/applicant was required to give the existing tenants the first right of refusal to purchase parcels.

8.12.19 Development in the Coastal Zone

The County does not have any locally mandated requirements for inclusion of affordable housing in subdivisions in the Coastal Zone. One 66-unit multifamily project was recently permitted in the coastal zone in the Myrtle town area, and another 80 unit multifamily project has received financing for construction in the Town of Samoa. Aside from these projects, there will probably be very little affordable housing developed in the coastal zone between 2019 and 2027 since multifamily development in unincorporated Humboldt is concentrated in urban areas outside of the coastal zone.

There have been approximately 45 demolition permits issued in the Coastal zone since 1982. Most of the demolitions also involved reconstruction of a new home on the same property. Therefore there was not a significant loss of housing. It is unknown whether the existing homes being demolished are affordable to lower income households. There were no affordable apartments converted into condominiums since 1982. Conversion and demolition has not significantly reduced the housing stock in Humboldt County in the coastal zone since 1982, although demolitions have increased the cost of housing because of the expense involved in demolishing and rebuilding housing.

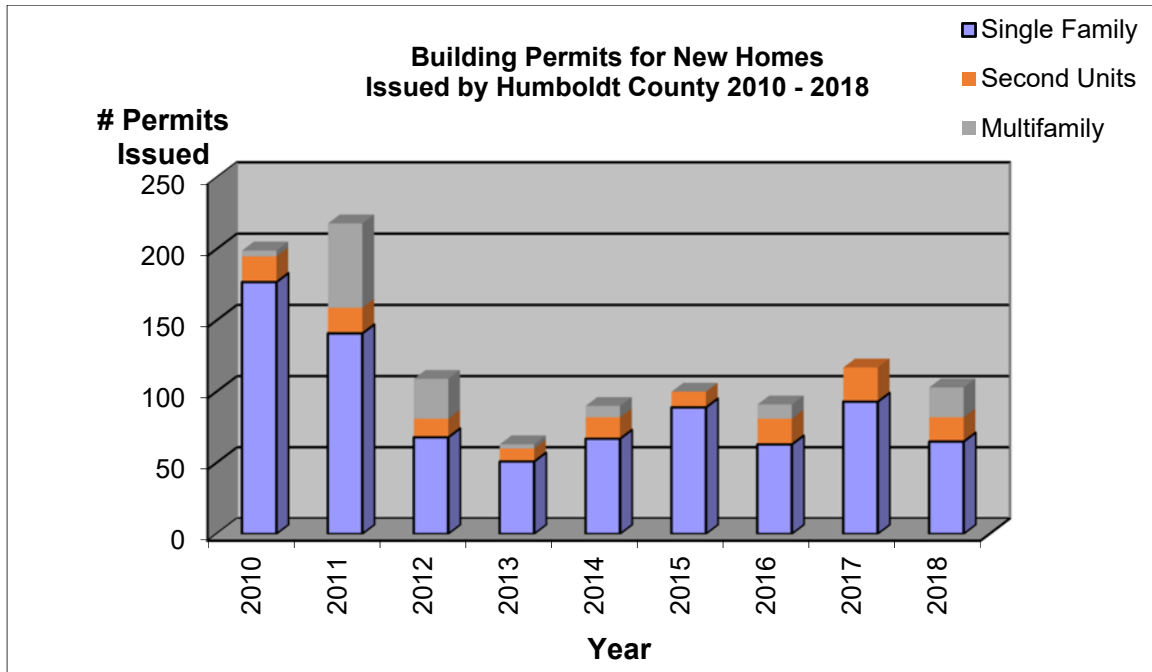
State law enacted in 1982 (§65590 of the Government Code) requires local jurisdictions to adopt provisions in their coastal zoning ordinances to encourage construction of affordable housing. The County conforms to the requirements of the Coastal Act to encourage the development of housing for lower and moderate income households in the coastal zone. New programs will assist in the development of housing for lower- and moderate-income households in the coastal zone and elsewhere by reducing fees and fast-tracking affordable housing projects. The County is presently updating its local Coastal Plans; additional programs to encourage construction of affordable housing in the coastal zone will be evaluated as part of that program as well.

8.12.20 Detailed Analysis of the Effectiveness of the Previous Housing Element

Housing Construction

One of the more important implementation measures in the Housing Element is to facilitate the development of new housing. There were 549 new units permitted for construction in between 2014 and 2019. The following chart compares the building permits issued during that timeframe with those issued for the previous time period.

HOUSING ELEMENT APPENDIX FIGURE - 11. Building Permits Issued 2010 – 2018



Source: Humboldt County Planning Division, 2019

The chart shows a steady state of residential construction in the last several years, which is consistent with national and state trends.

Residential Land Inventory

The residential land inventory was maintained as a layer on the County's web-based GIS system throughout the planning period.

Additional Multifamily Rezoning

The County began soliciting requests for Phase 2 of the multifamily rezoning program in September, 2012. A batch of candidate sites were reviewed by the McKinleyville Municipal Advisory Committee January – September, 2013, and by the Greater Eureka Municipal Advisory Committee June – September, 2013. A set of four properties in the Mytletown area were rezoned to multifamily, which is expected to lead to development of 66 multifamily units in 2019.

One of the parcels rezoned to multifamily was developed with ten multifamily units (APN 510-091-74) which was two units higher than the expected development potential. Building permits have been issued on two other properties rezoned to multifamily, but those developments have not been constructed yet.

Martin Slough Interceptor

This Implementation measure related to the completion of the Martin Slough Interceptor (MSI) project, a sewer collection system that serves the Eureka area. The program included a requirement that if that project was delayed beyond its December 31, 2013 completion date, the County would have to replace any shortage in its land inventory served by the project within one (1) year of the date the completion schedule was changed.

The County received notification on May 6, 2013 that the date of completion for the project slipped by a year but according to HCSD officials, Phase II of the project has been completed which allows for most of the development potential in the land inventory in the HCSD service area.

2014-2019 Housing Programs Annual Progress Report

Name of Program	Timeframe in H.E	Status of Program Implementation
H-IM40 Expedited Residential Subdivision Review in Housing Opportunity Zones	12/31/2015	Delayed until 2019
H-IM29 Procedures for Conversion of Mobilehome Parks and Recreational Vehicle Parks	1/1/2016	DONE
H-IM30 Elder Housing Needs Assessment	1/1/2016	DONE
H-IM33 Standards for Alternative Sewage and Wastewater Disposal System.	7/1/2016	IN PROGRESS
H-IM32 "Safe Homes" Program to Increase Building Code Compliance	7/1/2016	DONE
IM37 Affordable Multifamily Housing Land Inventory	12/31/2016	The County rezoned a property in the Myrtle town area and approved a building permit in March, 2019 for construction of 66 multifamily units at a density of 30 units per acre. The County

2014-2019 Housing Programs Annual Progress Report

		has received requests for other rezones, and will be bringing those forward separately from the Housing Element.
H-IM38 Farmworker Housing	12/31/2016	Administrative draft of ordinance has been prepared and is undergoing internal review. The draft ordinance is proposed to be adopted concurrently with the Housing Element Update in July, 2019.
HM-IM39 At Risk Units	12/31/2016	Ongoing.
H-IM1 Housing Trust Fund	8/31/2017	Housing Trust Fund and Homeless Solutions Committee established by Board of Supervisors Resolution No. 18-14 on February 27, 2018. Lucas Street parcel, owned by the County, approved for sale to fund the trust fund.
H-IM2 Pursue Funding for Housing Programs	Annually	Applying when eligible, and trying to attract developers
H-IM15 Monitoring Affordable Housing Development on Properties Rezoned to Multifamily.	12/31/2018	Building permit applications applied for in 2018 to construct a 66 unit apartment complex on a parcel rezoned to multifamily.
H-IM26 Post Information Regarding Fair Employment and Housing	Annually	Done annually in April.
H-IM20 Consideration of Policies from the "Idea Bank".	Ongoing	The County continues to consider implementation of the identified programs.

8.12.21 Detail of the 2019 Residential Land Inventory

This section describes in detail the Residential Land Inventory. It reviews the purpose and procedures used to update the inventory, it describes the parcels in the inventory, and it presents information on the ability of public water and sewer infrastructure to serve the development potential in the inventory.

Purpose of the Land Inventory

State law requires local governments to provide adequate sites for the construction of housing to meet the projected Regional Housing Needs Allocation (RHNA) Plan. Table 8-4 of the Housing Element contains the RHNA Plan information for the total County and identifies a need for sites in the inventory to develop 1,412 units.

Procedure for Updating the Land Inventory

The County geographic information system (GIS) database is used to identify vacant and underdeveloped residential parcels within the unincorporated areas of the County. The total acreage of each of the vacant or underdeveloped parcels is determined using the parcel level GIS data and the Assessor's database. The net developable acreage is calculated by subtracting environmental constraints, such as wetland and slope constraints, from total parcel acres to determine the acreage of land available for development.

In identifying environmental constraints, the County utilized the GIS data sets listed below, as well as the Humboldt County's GIS Parcel layer; Humboldt County Assessors database; and Humboldt County Land Information System (LIS) database. Each of the data sets is organized according to the three primary categories of environmental constraints most affecting land development in Humboldt County. The digital aerial imagery data sets used for "desk top" site analysis are also listed.

Wetlands, Flooding and Hydrology

- National Wetland Inventory, Humboldt County Local Coastal Program Wetlands, and McKinleyville Community Plan wetlands data;
- Humboldt County Streamside Management Area data;
- Federal Emergency Management Agency "Q3" flood map data;

Soils and Geology

- Prime agricultural soil maps;
- Alquist-Priolo Fault Zoning Act maps as established by the California Geological Survey;
- California Division of Mines and Geology Watershed Mapping Historic Landslide Areas;

Slope

- United States Geologic Survey 10-meter digital elevation model data;
- Freshwater and Elk River Light Detecting and Raging data (LIDAR), used as applicable;
- City of Eureka two foot contours, used as applicable;

Imagery

- U.S. Department of Agriculture National Agricultural Inventory Program digital imagery; and
- City of Eureka digital imagery, used as applicable.

Each of the data sets used by the County to identify vacant and underdeveloped residential parcels and evaluate development potential are available to the public through the County website and on-line GIS Housing Inventory Mapping system. The County Housing Inventory Mapping system provides an opportunity for interested parties to evaluate the development

potential estimates and mapped constraints affecting specific parcels and submit comments directly to County staff. Comments are evaluated by staff and, where appropriate, result in revisions to the Housing Inventory.

In addition to feedback provided through the public use of the on-line GIS Housing Inventory Mapping system, the mapped constraints listed above were supplemented with information provided by real estate professionals and water and wastewater service providers. Service providers and real estate professionals were asked to review development projections prepared for the Community Infrastructure and Services Technical Report in 2007. The input from the service providers and real estate professionals has been valuable and resulted in revisions to the development estimates.

There are three major categories of environmental constraints that affect land development in Humboldt County: (1) wetlands, flooding, and other hydrological features; (2) prime agricultural soils, areas of known faults and landslides; and (3) steep slopes. Each of these constraints has been accounted for in the Housing Inventory. In addition, each of these general environmental constraint categories contributes to difficulties that may be encountered in finding appropriate locations for on-site septic systems and individual water systems. The housing inventory incorporated assumptions that limit the development potential in areas where on-site septic and individual water systems would be used.

Detailed information regarding environmental constraints within each Humboldt County watershed can be found in the Humboldt County General Plan Update Natural Resources and Hazards Report (hereafter 'NR&HR', prepared by Dyett & Bhatia, 2002) which is available with other background documents on the County webpage at <http://planupdate.org/gpu/documentsBackground.aspx>. Page and figure references below are to the NR&HR, or Natural Resources and Hazards Report. Environmental constraints can also be viewed using the County Web GIS Housing Inventory Mapping at <https://webgis.co.humboldt.ca.us/HCEGIS2.0/index.html>.

The following are descriptions of the three major categories of environmental constraints that affect development in Humboldt County.

Wetlands, Flooding and Hydrology.

Wetlands, periodic flooding events, and proximity to hydrologic features such as rivers, creeks, and gulches affect the development potential of many areas of Humboldt County. Approximately 8,800 acres of the unincorporated area is comprised of wetlands, based on a countywide mapping of vegetation types. Wetland areas, which are scattered throughout the county, include wet meadows, and both saline and freshwater emergent wetlands. Wetland areas are most prominent along the lower Eel and Mad Rivers, around Humboldt Bay and the lower reaches of its tributaries, and along Redwood Creek (see NR&HR Figures 2-4a through 2-4c). Federal, state, and County policies (such as streamside management area regulations) direct development away from wetlands or require mitigation for the destruction of wetland habitat.

Flood hazards in Humboldt County are attributable to rivers, dam failure, and coastal high water hazards (tsunamis and flood tides), with river flooding being by far the most prevalent. Flooding is a significant concern for many waterways in Humboldt County, including the Eel River (including the Van Duzen and South Fork), the Mad River, Eureka Plain (especially Freshwater and Jacoby Creeks), and the Trinity River. As shown on NR&HR Figures 11-1a through 11-1c, the largest 100-year floodplain areas are the Eel delta and Lower Eel up to its confluence with the South Fork Eel; the Van Duzen upstream of its confluence with the Lower Eel; the region between the lowest

five miles of the Mad River and the northern end of Humboldt Bay; the Mad River ten miles upstream of its mouth; the downstream ends of the Elk River, Salmon Creek, and Freshwater Creek (on the Eureka Plain (NR&HR page 11-9 through 11-10 provides a narrative description of the flood zones within each Humboldt County watershed). Construction is allowed within the 100-year flood plain as long as the minimum flood elevation is at least one foot above the flood elevation. Humboldt County participates in the regulatory program to have flood insurance made available to the public and applies Design Floodway or Flood Plain zoning classifications to areas within flood prone areas in order to prohibit structures and uses that may endanger life and property or limit the carrying capacity of the flood area.

The County maintains Streamside Management Areas (SMAs) to protect sensitive fish and wildlife habitats and to minimize erosion, runoff, and other conditions detrimental to water quality. These areas are corridors paralleling blue line streams identified on USGS topographic maps and significant drainage courses identified under CEQA. SMAs are identified throughout the County, and are present in and around the urbanized areas of the Humboldt Bay area such as the McKinleyville and Eureka areas (see NR&HR Figures 2-17a through 2-17c for maps of SMAs). The width of the SMA depends on whether or not the stream is perennial or intermittent: the width is 100 feet for perennial streams and 50 feet for intermittent streams. Development within the SMAs is very restricted and is subject to implementation of numerous mitigation measures designed to protect the habitat quality of the SMA.

Soils and Geology.

Prime agricultural soils, areas with active faults, and areas with mapped historic landslides are considered constrained. Highly productive soils are found in the Mad River, Redwood Creek, Eel River Deltas, Humboldt Bay, as well as other areas provide the basis for Humboldt's significant agricultural resources (see NR&HR Figures 4-2a through 4-2c). Prime agricultural lands are found primarily in the river flood plains and deltas identified above and are protected through conservation policies in the General Plan and through the application of the Agricultural Exclusive General Plan designation and Zone classifications.

The offshore and coastal regions of Humboldt County contain one of the most geologically complex areas in California. Three major faults, including the San Andreas, the Mendocino fracture zone, and the southern end of the Cascade subduction zone, all meet in what is known as a "triple junction." The major systems are:

- San Andreas Fault, located off-shore and south of Cape Mendocino;
- Falor-Korbel (Mad River) Fault, which trends northwest-southeast through the central region of the county. Its northern end is on the coast near McKinleyville and the fault trace roughly parallels the Mad River; and,
- Trinidad and Big Lagoon Faults, which is located near Trinidad, extending northwest to the coast near Trinidad State Beach.

The Alquist-Priolo Special Studies Zones Act regulates development near active faults and prevents the construction of buildings used for human occupancy on the surface trace of active faults. The designated zone extends 200 to 500 feet on both sides of known active fault traces. According to the Act, no buildings intended for human occupancy may be constructed on or within 50 feet of an active fault trace. Development within an Alquist-Priolo zone is subject to a detailed geologic investigation. Alquist-Priolo zones are designated in the following areas (see NR&HR Figures 10-1a through 10-1c):

- Shelter Cove, along the San Andreas fault system;

- On the Falor-Korbel (Mad River) Fault zone passing through the McKinleyville area;
- Fortuna area;
- Trinidad, along the Trinidad fault extending northwest to the coast; and
- Arcata.

Slope stability, which is a major concern in the county, refers to the susceptibility of slopes to landslides. Heavy rains, grading, or earthquakes can trigger landslides. Other contributing factors are the type and structure of soils, slope steepness, water, vegetation, and erosion. Landslides resulting from ground shaking are most likely to occur on steep, unstable slopes. NR&HR Figure 10-4 shows general areas of slope instability and digital mapping of historic landslides can be viewed using the County Web GIS Housing Inventory Mapping.

Slope.

As described above, slope is an indicator of susceptibility to landslides. Areas of steep slopes occupy a large portion of the county, including 775,203 acres in the 30 – 50 percent range and 531,179 acres with over 50 percent slopes. Due to the topography of Humboldt County, areas of steep slopes generally occur throughout the County and can occur adjacent to gulches, streams, and bluffs in relatively flat areas. The county requires that subdivisions maps show building sites with slopes less than 15 percent for all parcels, and building permit applications must include a soils report prepared by an engineer when slopes are equal to or greater than 15 percent. For the purposes of the Housing Inventory, slopes in excess of 30 percent are considered undevelopable. NR&HR Figures 10-3a through 10-3c show percent slope throughout the County. Slope affecting individual parcels can be viewed using the County Web GIS Housing Inventory Mapping.

Calculation of Development Potential

Parcels that have been evaluated for residential development potential are those that are located within the unincorporated area, not owned by a public agency, and are either zoned for residential uses or are zoned for another use, such as mixed use, but allow residences. The Humboldt County GIS system assigns a total acreage value to each parcel in the County. The environmental constraints described above are applied to each parcel and the portions of the parcels affected by the environmental constraints are identified as “constrained acres.”

Net developable acreage for each parcel is calculated by subtracting environmentally constrained parcel acres from total acres. In the Housing Opportunity Zones, net developable acres is then multiplied by the mid-point density of the zone (the average number of dwelling units permitted per net acre of land, as measured in terms of acres per dwelling unit) to estimate the housing inventory. Outside Housing Opportunity Zones, net developable acres is multiplied by the low end of the density range to estimate the housing inventory. The assumptions used in calculating development density vary depending upon factors such as whether or not the parcel is vacant or developed or if water or wastewater service is available.

Development potential of each site is reduced by the potential environmental constraints described above. The amount of undevelopable acreage may negatively impact feasibility and financially preclude or constrain development of some sites. On any given site, the constrained acres are assumed to be left as open space, so with more constrained acres, parcels are larger and more expensive.

Financial feasibility of development on affordable housing sites is more impacted by potential environmental constraints. The profit margins for affordable housing developers are typically smaller than above moderate income housing developments, so any additional land costs to

accommodate potential environmental constraints is a burden. Lower income households are less likely to be able to afford additional costs for engineering, construction techniques, and materials needed to overcome mapped environmental constraints, so they can be barrier to development of lower income housing. For instance, homes have recently been permitted on slopes greater than 35% with relatively expensive engineering, construction techniques, and materials, which would be unavailable to lower income households.

Sites for development of above moderate income housing is less likely to be impacted by mapped environmental constraints because above moderate income households are less likely to be financially constrained or precluded from developing a site.

Of course other site characteristics in addition to the mapped environmental constraints described above influence development potential. Parcel size, availability of services, and existing improvements all affect development potential. Along these lines, the following assumptions were used in calculating development potential. (These assumptions are not intended to establish new policy, they merely reflect the criteria considered for placing parcels into the land inventory).

Vacant Developable Parcel Assumptions

- (1) In areas with water and sewer service, parcels must have at least 2,500 square feet of developable area to have development potential.
- (2) In areas with water service, the assumed density is 1.0 acre per dwelling unit. Parcels must be at least one (1) acre in size to have any development potential.
- (3) In rural areas, where municipal water or wastewater service is not available, the maximum density is 2.0 acres per dwelling unit, and parcels must be at least two (2) acres in size to have any development potential.

Improved Developable Parcel Assumptions

- (1) Improved parcels that are less than ¼ acres are not considered developable.
- (2) Parcels that contain residential development and improvements (not including land) valued at greater than \$25,000 are not considered developable within the current planning period unless a site specific analysis is provided. Parcels that contain residential development and improvements valued at greater than \$100,000 are not considered developable.
- (3) Developable land area must be equal to at least three times the density. For example if the density is one (1) unit per acre, the parcel would have to be at least three (3) acres in size.
- (4) In areas with water service, the maximum density is 1.0 acre per dwelling unit, and parcels must be at least one (1) acre in size to have any development potential.
- (5) In rural areas, where municipal water or wastewater service is not available, the maximum density is 2.0 acres per dwelling unit, and parcels must be at least two (2) acres in size to have any development potential.

Lots where constrained acres are greater than open space requirements

In their August 5, 2010 letter to the County, HCD required the County analyze the impacts of undevelopable acreage on project feasibility and cost where undevelopable acreage exceeds open space requirements.

In response to this comment all of the lots in this category are withdrawn from the inventory for the current planning period (the "RHNA" inventory) with eight exceptions in the Affordable Multifamily Housing Inventory where site specific analysis for each of these properties presented later in this chapter presents evidence on project feasibility and cost, demonstrating how housing could be built on these properties.

8.12.22 Description of the Parcels In the Land Inventory

The size of the properties in the residential land inventory is provided in the following table. The table shows the 5+ acre category has slightly more than half of the total development potential (4,200 units). The 2 – 5 acre category also has significant development potential (547 units), as does category with the smallest parcels, those less than ¼ acre in size (1,312 units).

HOUSING ELEMENT APPENDIX TABLE – Z11. Development Potential (Units) and Developable Acres by Size of Parcels and Zoning Group in the Residential Land Inventory

Parcel Size	Zoning Group				Total
	RE	RL	RM	RR	
0 - 0.25 ac. (units) (acres)	22	1,018	271	1	1,312
	3	142	33	1	180
0.251 – 0.5 ac. (units) (acres)	21	122	66	1	210
	8	41	5	1	55
0.501 – 1.0 ac. (units) (acres)	26	55	56	1	138
	19	35	7	1	63
1.01 – 2.0 ac. (units) (acres)	53	90	176	14	333
	74	57	16	22	170
2.01 - 5 ac. (units) (acres)	69	101	292	85	547
	195	56	40	299	590
5+ ac. (units) (acres)	144	1,486	464	725	2,819
	1,076	1,218	177	21,199	23,671
Total (units) (acres)	335	2,872	1,325	827	5,359
	1,377	1,550	278	21,523	24,728

Source: Humboldt Community Services Department, 2019

Development Potential in the Shelter Cove Area

Development potential in the Shelter Cove area was lowered in response to HCD's comments. The number of units permitted between 2014 and 2019 was 14; the land inventory now assumes the same level of development in the Shelter Cove area during the timeframe of this Element. This reduces development potential in the land inventory by more than 1,100 units.

Development Potential on Parcels Zoned Residential and Agricultural or Timber

While there are several sites in the inventory with a split residential/agricultural/timber zoning, the inventory does not include the development potential of the resource lands portion zoned Timber Production Zone (TPZ) or Agricultural Exclusive (AE). The following table lists the parcels with AE and TPZ zoning. It shows the inventory contains 16 split zoned parcels with AE or TPZ zoned areas. A total development potential of 303 units is assigned to these parcels in the land inventory on 387.4 residentially zoned acres.

HOUSING ELEMENT APPENDIX TABLE - Z12. Acreage and Development Potential in the Residential Land Inventory for Split-Zoned Residential / AE / TPZ Parcels

Zoning	APN	Total Units	AE/TPZ Acres	Residential Acres	Total Acres
AE;RS-5/C,W,F	30505102	10	6.7	3.5	10
AE-40;AG;TPZ	30702121	4	85.9	57.1	143
AE-40;R-1-B-2/GO	30703152	1	68.5	7.6	76
AE-60/F,T;RS-5-M/F,W	30120114	1	0.4	0.7	1
AG;TPZ	50401101	1	5.9	3.1	9
AG-B-5(5);TPZ	20223120	1	0.2	16.1	16
FR-B-5(40);TPZ	10801119	1	5.0	5.5	10
	22028213	1	78.0	49.0	127
	22117101	1	27.9	7.5	35
	31510217	1	7.1	33.1	40
R-1*/P,R,GO;TPZ	01707203	73	5.5	11.7	17
	01707307	152	3.4	22.1	26
R-1*;AG;AE;AE-40	30504152	3	106.8	14.2	121
R-1*-P/GO;AE-60	30501101	4	25.7	132.0	159
R-3-Q+	01703214	46	19.0	15.0	34
RS-B-5(5);TPZ	22306107	1	5.8	9.2	14
Total		303	451.8	387.4	949

Source: Humboldt Community Services Department, 2019

It is reasonable to expect the residential portion of properties will be developed during the timeframe of this Element. During the timeframe of the 2003 Element, there were eight (8) subdivisions of split-zoned properties with residential and AE or TPZ zoned areas. These subdivisions created 47 lots for new homes. There were also building permits issued for nine (9) homes on split-zoned properties with residential and AE or TPZ zoned areas during this same time period.

The AE and TPZ zoning has little or no effect on achieving the residential development potential on these lots. While a subdivision of the AE/TPZ zoned portion of the site would not likely be supported, there are several simple ways to avoid subdividing the AE/TPZ portions. One way would be to design the subdivision in such a way that the AE/TPZ portion is all contained on one of the residential lots being created.

Another technique would be to include in the project a lot line adjustment with a neighboring AE/TPZ zoned property such that the AE/TPZ portion is combined with adjacent similarly zoned property. Still another way to achieve all the residential development potential would be to configure the subdivision to place all of the AE/TPZ zoned property on a separate parcel, and protect it for resource production by entering into a conservation easement with the County.

Development Potential on Parcels With Existing Improvements

This Element assumes all lots with an improvement value of less than \$25,001 are essentially vacant, and are included in the residential land inventory for the current planning period. All properties with an improvement value of greater than \$25,000 in the land inventory for the current planning period are described later in this section to demonstrate the feasibility of development on those sites.

Affordable Housing Land Inventory

According to state law, sites needed to meet the needs of lower income households must be one (1) acre in size or larger, planned and zoned for a density of 15 units per acre or more, with public water and sewer services available. This standard is described more fully in Standard H-S11 (Standards for Low Income Sites in the Residential Land Inventory).

The table below shows the development potential on multifamily zoned properties which meet the criteria of H-S12. The third column from the left (USA) refers to "Urban Study Area". Urban service study areas are areas where sewer and water exist or may be feasible to provide.

HOUSING ELEMENT APPENDIX TABLE – Z13. Development Potential by Size of Parcels in the Affordable Housing Residential Land Inventory

APN	Status	USA	Acres	Developable Acres	Zoning	Development Potential
01511108	vacant	MRT_USA	6.4	1.6	R-4	18
01615201	improved	MRT_USA	2.2	2.2	RM	66*
01611210	improved	MRT_USA	2.5	1.3	R-3-Q	32
01626102	vacant	MRT_USA	0.6	0.6	RM-30-Q	15
01703214	vacant	HUM_USA	34	4	R-3-Q	46
01904109	improved	HUM_USA	9.7	5.0	R-3-Q	58
01907107	improved	HUM_USA	4.1	4.1	R-3-Q	32
07730202	improved	RED_USA	1.3	1.3	R-3-Q	19
30202103	vacant	HUM_USA	2.3	1	R-3-Q	23
30510145	vacant	HBH_USA	3.7	3.3	RM	49
30511113	vacant	HBH_USA	1.8	1.7	RM-15	18
30638107	improved	HBH_USA	4.0	3.5	R-3-Q	30
40103155	vacant	SAMOA	16.7	2.9	RM	80
50823204	improved	MCK_USA	1.7	1.7	R-3-Q	17
50825155	vacant	MCK_USA	11.2	6.3	R-3-Q	100**
50840111	vacant	MCK_USA	33.3	19.1	R-3-D	100**
50915128	improved	MCK_USA	25.3	2.8	R-3-Q	36
51010120	improved	MCK_USA	4.5	3.0	R-3-Q	61
51013231	improved	MCK_USA	57.4	38.5	R-3-Q	100**
Total						900

*This parcel was combined with three neighboring properties in 2019 to create a 2.2 acre developable area for a 66 unit multifamily development.

**The development potential on these sites is reduced to 100 units to meet the limits imposed by H-IM17 (Affordable Multifamily Housing Land Inventory).

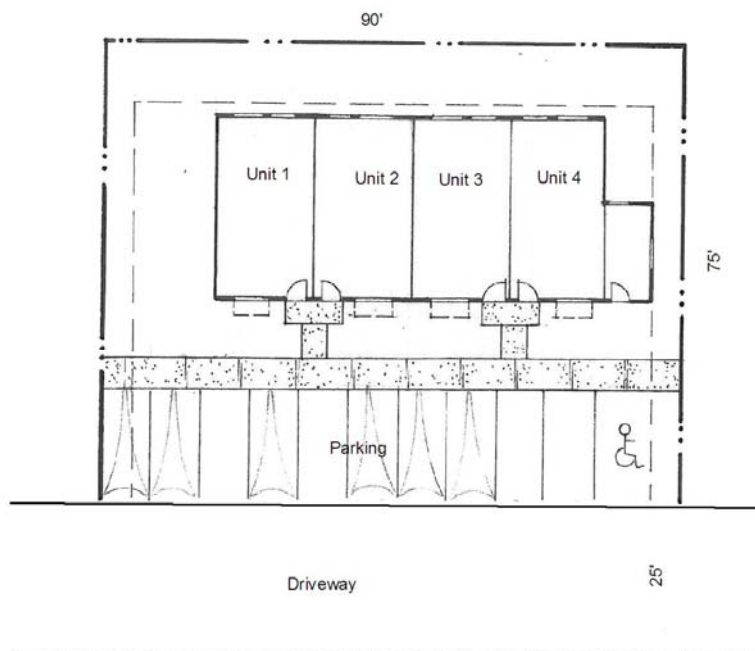
Source: Humboldt Community Services Department, 2019

The following pages demonstrate the appropriateness of these sites. Program H-IM15 ("Facilitate Development of Sites in the Affordable Housing Land Inventory") facilitates specific plan development, further lot subdivision, or other actions to facilitate development of housing for lower income households on properties in the Affordable Housing Land Inventory.

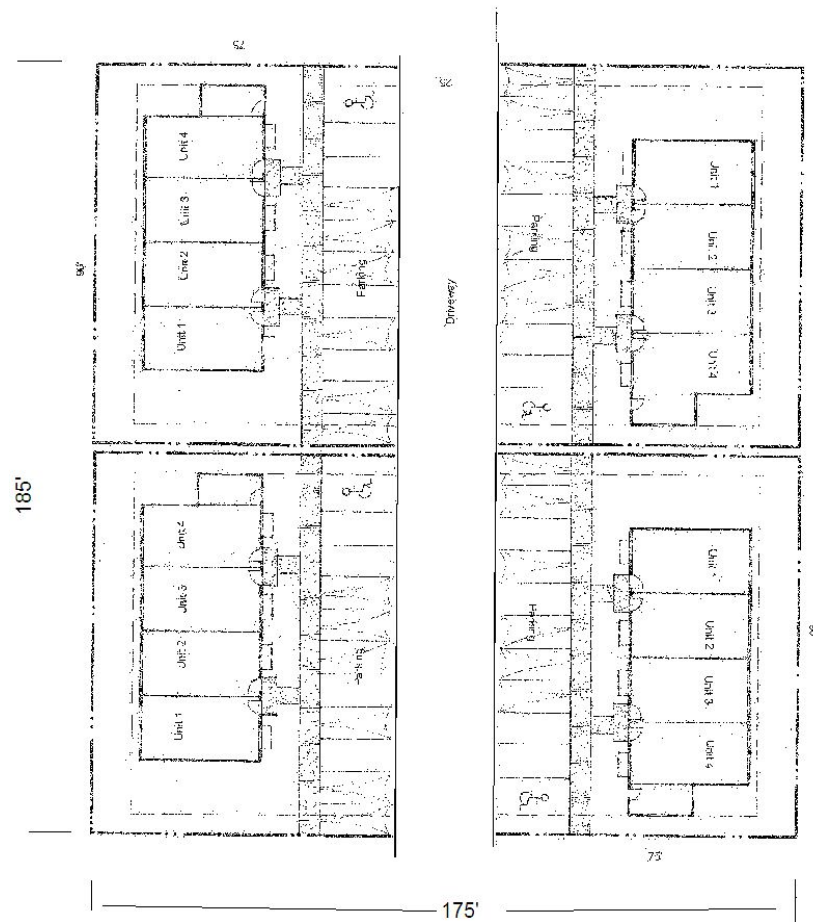
Typical Multifamily Site Plans

For the properties rezoned to multifamily through 2009 Housing Element H-IM17, it is assumed they may be developed with four-plexes, 8 plexes, or 16-plexes. The typical site plans shown below are used to demonstrate the feasibility of developing multifamily housing on each H-IM17 site.

HOUSING ELEMENT APPENDIX FIGURE - 12. Typical Site Plan for a 2-Bedroom Four-plex Including Setbacks, Yards, & Parking



HOUSING ELEMENT APPENDIX FIGURE - 13. Typical Site Plan for a 2-Bedroom 16-plex Including Driveway, Setbacks, Yards, & Parking



Development of Split-Zoned Properties with Multifamily Housing

Many of the parcels rezoned to multifamily through H-IM17 in the previous Housing Element have more than one zoning designation; in other words, they are split-zoned. Split zoning of property was requested by the property owners. They were interested in it because it provides an incentive for them to build multifamily housing on their property while at the same time allowing existing single family improvements to coexist alongside the new multifamily development. This mixed development approach was also of interest to property owners as a way to make the new multifamily development more compatible with the existing surrounding uses, thus creating a better fit for the neighborhood.

Between 2001 and 2010, the County issued 90 building permits for residential construction on properties with split zoning. A total of 138 new residential units were constructed under these building permits, including 48 units of multifamily housing.

Eight (8) of those multifamily units were constructed in 2012 APN 510-091-033 (Building Permit application #'s 30652 and 30653) at a density of approximately 20 units per acre. The parcel is split-zoned R-4 – Apartment Professional and C-2 – Community Commercial, and two-thirds of the property was already developed with commercial uses.

There are several ways the rezoned properties with split zoning may be developed with multifamily housing in the future. The following paragraphs describe the permit review process for each of these multifamily development scenarios:

Multifamily Development Scenario 1: Multifamily portion of the site is developed with multifamily housing with only ministerial building permits.

In this development scenario, the applicant would submit a building permit application for construction of multifamily housing, similar to permit applications #'s 30652 and 30653 described above. Like the site plans shown earlier, building plans would be required to show the proposed development meets Q-Zone requirements, and the other development standards of the R-3 zone shown in Table Z2 "Development Standards by Zoning District" and Table Z3 "Parking Requirements". The other development standards in the R-3 Zone described on page 57 would also apply.

Review of the multifamily building permit application would proceed according to the procedures documented earlier in Section 8.11.4. The review steps consist of an application check, project review, and building permit issuance.

The split zones that apply to the site would be considered independently. None of the multifamily zoned areas are also zoned single family, so the R-1 split-zoning would have no effect on multifamily development on the multifamily zoned portion of the site. Proposed revisions to H-IM42 earlier in this section clarify the independent character of the multifamily zoned portion of split-zoned sites in the Affordable Multifamily Residential Land Inventory.

Multifamily Development Scenario 2: Lot line adjustment to isolate the multifamily portion of the site on its own separate Assessor's parcel.

Under this scenario, property boundaries of the multifamily zoned property would be reconfigured with those of adjacent properties such that the multifamily zoned portion is entirely contained on a separate parcel. Then the multifamily parcel is developed with multifamily housing with ministerial building permits.

Like building permit applications, review steps of ministerial lot line adjustment applications includes an application check, project review, and application approval. There is also a 10-day appeal period just after the application approval step to allow the applicant to appeal the decision if they so choose, and there are conditions of approval such as recording of the new property descriptions at the County Recorder that is typically required before a building permit could be issued for the construction of multifamily homes on the property.

Table Y "Typical Fees for Planning Projects" on page 46 documents the average fees for lot line adjustments was \$834, and Table Z5 "Average Permit Processing Time 2001 – 2007" on page 62 documents the average processing time for lot line adjustments was 141 days. State law limits conditions imposed on lot line adjustments to those necessary to conform to the local general plan and zoning, to facilitate relocation of existing utilities, infrastructure or easements, or require

the payment of taxes. No tentative map, parcel map or final map may be required as a condition of approval (California Government Code (C.G.C.) §66412(d)).

Multifamily developments following lot line adjustments are considered “by right” developments according to the requirements of C.G.C. §65583 (c) (1) (A), which makes these sites eligible for inclusion in the Affordable Multifamily Land Inventory for the current planning period. While isolating the multifamily zoned portion through a lot line adjustment is not a requirement for developing multifamily housing on the rezoned sites, it may have practical benefits facilitating the sale and financing of multifamily developments.

Multifamily Development Scenario 3: Subdivision to isolate the multifamily portion of the site on its own separate Assessor’s parcel.

Under this scenario, the multifamily zoned property would be divided such that the multifamily zoned portion is entirely contained on a separate Assessor’s Parcel Number. Then the multifamily parcel is developed with multifamily housing with ministerial building permits.

The review steps for subdivisions are described on earlier in §8.11.4 this Housing Element Appendix. The review process for subdivisions shares the same application check, project review, and approval steps as lot line adjustments, but subdivisions have additional steps, including a public review and public hearing steps. Not surprisingly, subdivisions normally have higher fees than lot line adjustments, and review times for subdivisions are typically longer than lot line adjustments. Other subdivision requirements are described as well. It should be noted that the affordable multifamily subdivision would likely qualify for fee deferrals and fast track subdivision procedures, which could reduce subdivision costs and review times.

Multifamily developments following subdivisions are still considered “by right” developments according to the requirements of H-S12 and C.G.C. §65583(c)(1)(A) because they do not involve review of the multifamily use. Because they allow multifamily development by right, these sites are eligible for inclusion in the Affordable Multifamily Land Inventory for the current planning period even with a subdivision.

Isolating the multifamily zoned portion through a subdivision is not a requirement for developing multifamily housing on any of the rezoned sites⁶. However, isolating the multifamily zoned portion may have practical benefits facilitating the sale and financing of multifamily developments. It may also make the multifamily development more feasible because it would not be burdened by any existing improvements or undevelopable acreage; these would all stay with the R-1 or commercial zoned area. In other words the cost of the land in the development equation is lower than if a developer has to buy a parcel with unusable open space or an improvement.

And the cost of subdivision is substantially less than what a developer of multifamily housing would have to factor into his equation for land cost on a vacant parcel. With these multifamily rezones, where the rezoning was done with the owner’s approval, the owner stands in the equivalent position as a developer, and their “cost of land” is much less since all they have to pay for is subdivision rather than acquisition.

Since a high percentage of the new properties in the Affordable Multifamily Housing Land Inventory are split-zoned, a program was added to monitor the development of these sites, and

⁶ The Samoa Town property was merged and then re-subdivided prior to multifamily development consistent with conditions of approval from the Coastal Commission.

if needed, to revise the zoning to better encourage development of multifamily housing on the sites.

Feasibility of Multifamily Development on Sites with Existing Improvements

With each multifamily development scenario described above, other uses are still allowed on the balance of the property not rezoned to multifamily. Single family homes on the single family zoned portions of the properties could be used, maintained, and even added on to in the future with ministerial building permits as if the property was not split-zoned. And for the McKinleyville City Center and Nursery Way parcels split-zoned commercial, commercial uses would be allowed on the balance of the property as if the property was not split-zoned. Proposed revisions to H-IM15 clarify the County's position on this matter.

The site specific analysis presented later in this section shows the location of the potential future multifamily development in relation to the existing development on the properties. The analysis shows the existing development can remain intact when the new multifamily development occurs. This is a different scenario compared with most redevelopment projects, where normally the existing improvements must be demolished or significantly altered to make it feasible to develop the new multifamily structures. With these rezoned properties, no demolition will be required to accommodate the new multifamily development. This makes the new multifamily development more feasible economically because the value of the existing improvements will remain even after the new multifamily development occurs.

Split-zoned parcels with existing uses provide additional funding options for multifamily development not available on other properties, making them more feasible economically. For instance on a split zoned commercial property with existing commercial uses, the commercial uses provide a revenue stream that could be used in financing multifamily development on the property. Similarly, existing single family improvements on split-zoned single family property have considerable value which may be used as collateral to help fund multifamily development on the property.

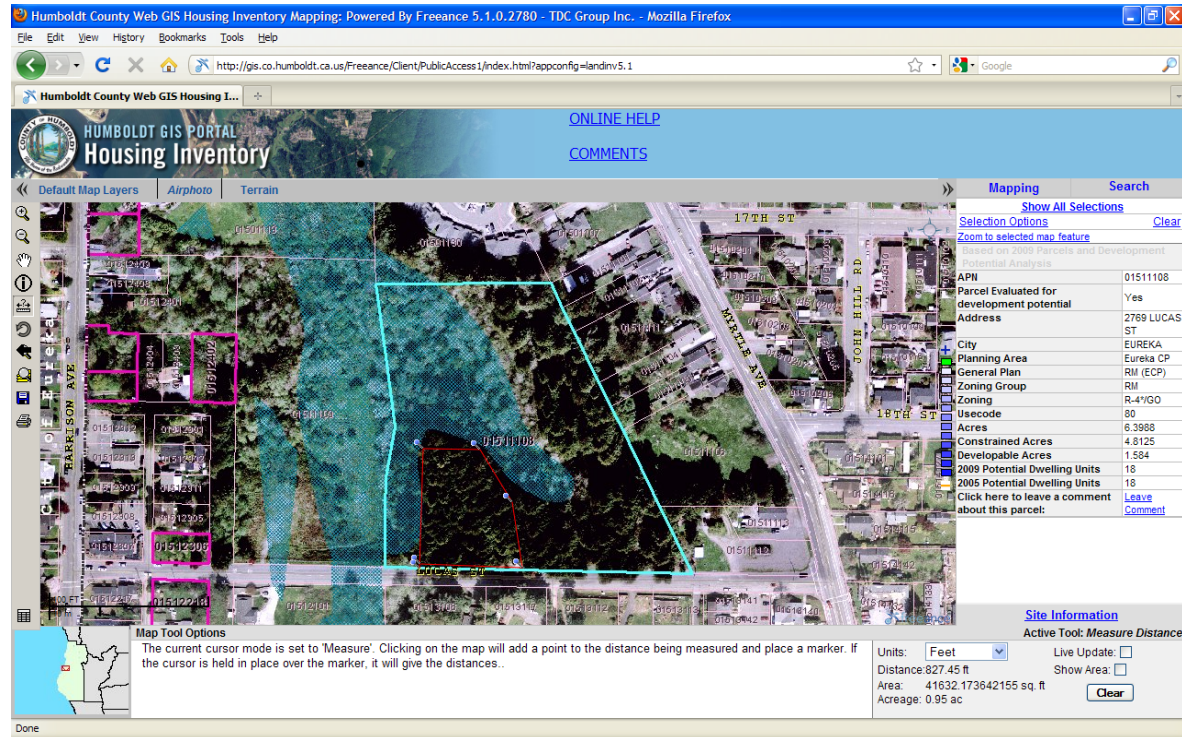
Valuation of Open Space on Properties with More Open Space Than Required

Some of the rezoned properties have more undevelopable area than would be required open space by the zoning ordinance. Based on recent appraisal information on file with the Department, open space is typically valued at between \$10,000 and \$25,000 per acre. On the property off of Sutter Road in McKinleyville (APN 509-151-028), the undevelopable open space above the open space requirements is 4.6 acres, which adds between \$46,000 and \$155,000 to the appraised value of the property. The minimum development potential for this property is 36 units, so the per unit value of the open space is estimated at between \$1,277 and \$3,194. Given that a new multifamily development of 36 units on the property is expected to cost several million dollars, the relatively low cost of the extra open space on the property is not likely to negatively impact the feasibility or otherwise constrain multifamily development on the site.

Site Specific Analysis of Rezoned Properties

The discussion and figures on the following pages describe each of the properties in the Affordable Housing Land Inventory. They are presented in the order of their Assessor's Parcel Numbers, with the smallest APN's first.

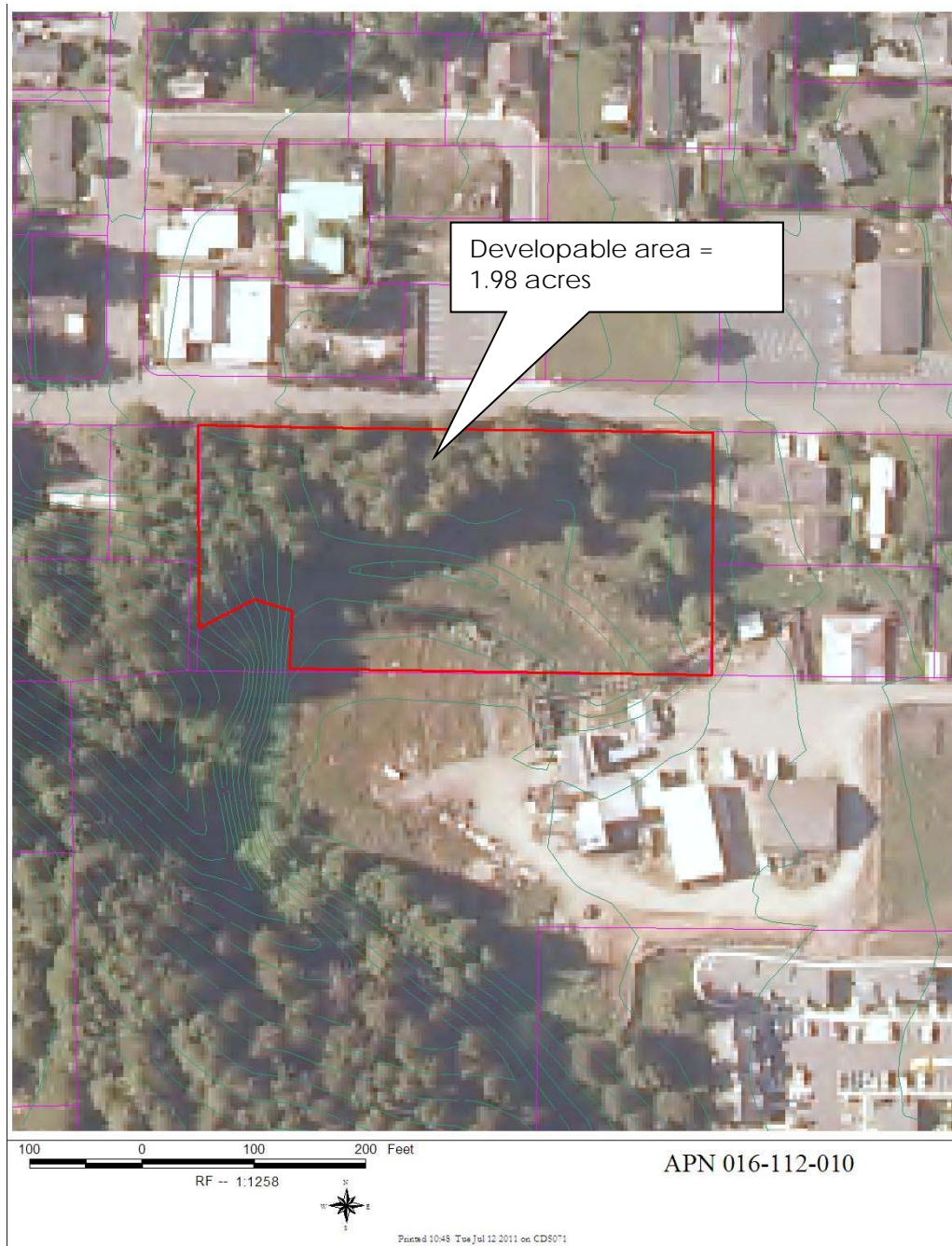
HOUSING ELEMENT APPENDIX FIGURE - 17. Parcels in the Affordable Housing Land Inventory APN 015-111-08



APN 015-111-08 Discussion: This parcel is owned by the County, which has been reviewing alternatives for development of multifamily housing on the site for several years. A consultant prepared a site plan for a transitional housing facility on the site for 24 households.

The site has no existing improvement value. It is zoned R-4 with a 6,000 square foot minimum parcel size. Mapped environmental constraints described earlier in this section apply to the parcel as shown on the above figure. The mapped environmental constraints are shown in blue hatching. The developable portion of the site is shown in red outline with light blue push pins at the corners.

The parcel is within the Myrtletown USA, which has capacity for serving future development, although improvements to the system are required as described later in this section. It has been assigned a development potential of 18 units based on the midpoint density.

HOUSING ELEMENT APPENDIX FIGURE - 15. Parcels in the Affordable Housing Land Inventory, APN: 016-112-10

The red polygon in the above aerial photo represents the multifamily zone boundary on the Redwood Meats site. The table below summarizes the development potential under the multifamily zoning.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
016-112-010	3000 MOORE AV, EUREKA	2.50	1.98	35	51

Access to the property from Moore Avenue is available along the frontage of the property. Moore Avenue is a county maintained road which was recently improved with curbs, gutters and sidewalks.

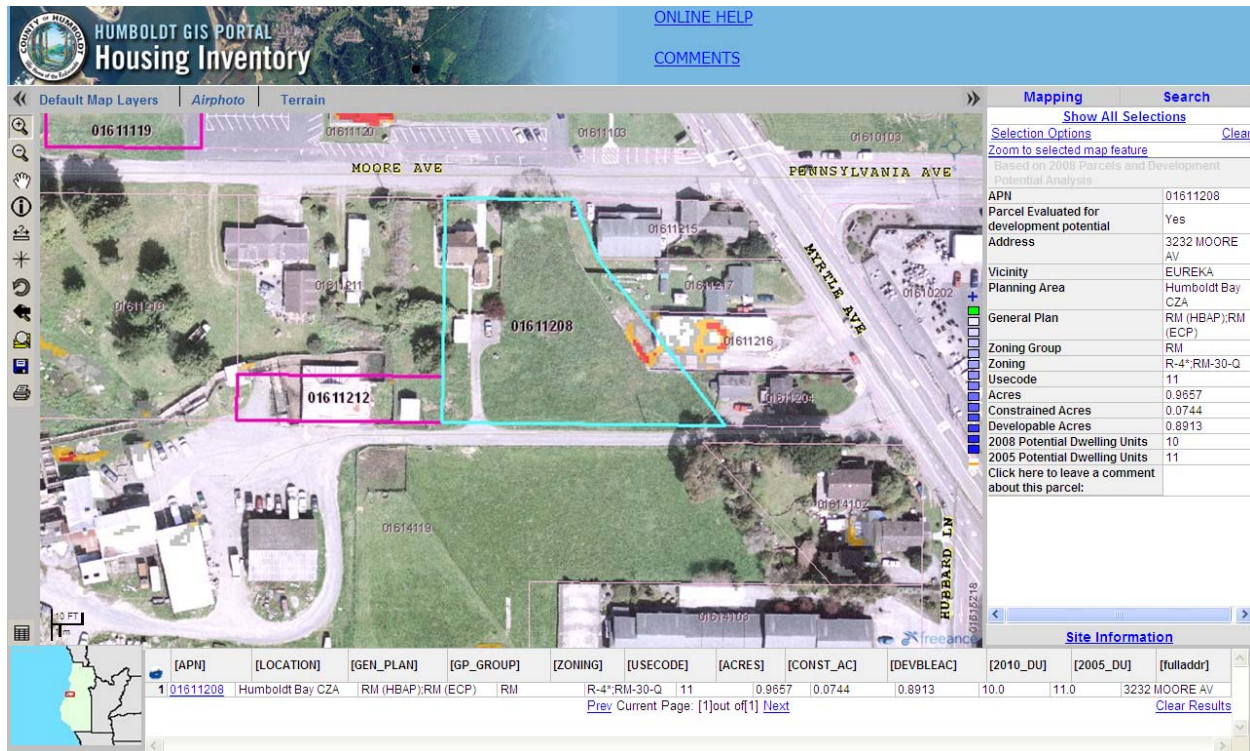
The property was recently developed with a single family residence, which was approved prior to the rezoning of the property to multifamily. Based on the assessment of a local developer who recently built an affordable 39 unit multifamily project in conjunction with the property owner (DANCO), the possible development scenario shown in the above image showing a development potential of 32 units on this property is realistic even with the existing single family residence. According to DANCO, a 32 unit multifamily project on the property would also be financially feasible even with the existing single family residence. The newly constructed single family residence cost approximately \$125,000 to build, which is a small fraction of the overall cost of a new 32 unit multifamily project. The property owners have expressed an interest in partnering with DANCO to construct multifamily housing on the property in the future.

**HOUSING ELEMENT APPENDIX FIGURE - 16. Parcels in the Affordable Housing Land Inventory
APN 016-152-01**

APN 016-152-01 Discussion: This parcel was the subject of an approved merger with APN 016-152-20, 016-152-22 and 016-221-01. The property was also approved for construction of 66 new multifamily units at a density of 30 units per acre. The existing development on the property was removed in early 2019. The site has no identified environmental constraints. The site is generally regular and open, with good access to the west. The site is located in a developed area with easy access to services. Total developable area is 2.2 acres.

The site is within the Humboldt Bay Coastal Zone Area Plan (HBCZAP). The site is zoned RM-30 (Multiple Family Residential – 30 units per acre. Based on the approved plan and a density of 30 units per acre indicating 66 multiple family residential units on the 2.2 acres available for development, it is reasonable to assume the site would yield 66 new multiple family residential units in the time frame of the Element.

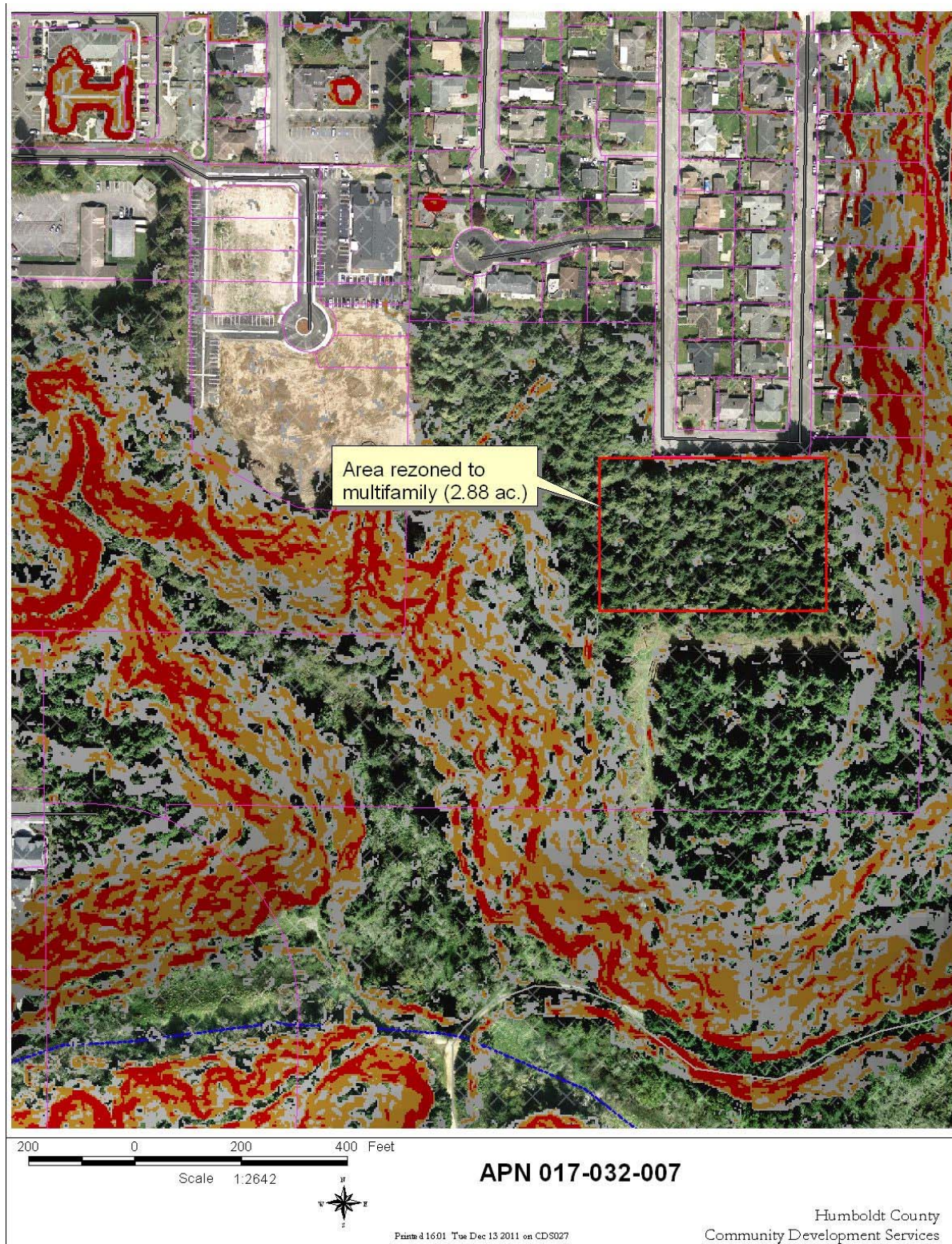
HOUSING ELEMENT APPENDIX FIGURE - 17. Parcels in the Affordable Housing Land Inventory APN 016-261-02



APN 016-261-02 Discussion: This parcel was the subject of an approved lot line adjustment and planned development that will result in the construction of 15 new a multifamily units deed restricted to be affordable to very low income households for a period of 30 years or more. The developed portion of this parcel have been separated onto an independent lot. The site has no identified environmental constraints. The site is generally regular and open, with good access to the north and south. The site is located in a developed area with easy access to services. Total developable area is 0.6 acres.

The site is within the Humboldt Bay Coastal Zone Area Plan (HBCZAP). The site is zoned RM-30/Q (Multiple Family Residential – 30 units per acre/Qualified. Based on the approved plan and a density of 30 units per acre indicating 15 multiple family residential units on the 0.6 acres available for development, it is reasonable to assume the site would yield 15 new multiple family residential units in the time frame of the Element.

HOUSING ELEMENT APPENDIX FIGURE - 18. Parcels in the Affordable Housing Land Inventory, APN 017-032-14



The red polygon in the above aerial photo represents the multifamily zone boundary on the Green Diamond property. Multifamily residential uses are allowed by right within this area.

The image below shows how multifamily development could be accommodated on the site.

The following table summarizes the multifamily development potential for the site as shown in the above image.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
017-032-014	3300 BLOCK OF FREESE AVENUE, EUREKA	22.81	2.875	46	46

Some steep slopes are the only mapped physical constraints which apply to the property, although not in the multifamily zoned area. The earlier discussion of the Redwood Meats property demonstrates the County's track record of approving multifamily development adjacent to steep slopes.

Access to the property from Freese Avenue is available along the frontage of the property. Freese Avenue is a county maintained road improved to a width of 40 feet with curbs, gutters and sidewalks. The Subsequent EIR for the rezones documented Freese Avenue has adequate capacity for the increased development potential of the site.

One concern raised about the Freese Avenue property is that it is not within the service district boundaries of the Humboldt Community Services District (HCSD). The site is immediately adjacent to the service district boundary and within its sphere of influence. The provision of public services to the property is encouraged and anticipated in the development timing policies of Section 2630 of the Eureka Community Plan, which identifies it as an Urban Development Area "which feasibly can be served by community water and sewer systems".

Upon annexation of the property into the HCSD served area, immediate development of the multifamily portion of the site is feasible. The multifamily portion of the site could also be separated from the remainder through a lot line adjustment with an adjacent property under the same ownership. The Planning and Building Department recently certified 44 legally separate parcels also owned by Green Diamond that are connected to the Freese Avenue property (Case Number DS-11-07).

The lot line between APN 017-032-14 and one of the adjacent properties shown above could be deleted, and a new lot line added around the area zoned multifamily, creating a 2.875 acre property zoned entirely multifamily. This could be sold to a non-profit housing developer and developed with multifamily housing within the timeframe of this Housing Element.

HOUSING ELEMENT APPENDIX FIGURE - 19. Parcels in the Affordable Housing Land Inventory, APN: 019-041-009



The red polygon in the above aerial photo represents the multifamily zone boundary on the developable portions of the Abrahamsen property.

The white rectangles show the size and location of the future multifamily structures on the property; the dimensions reflect the sample building plans shown earlier.

The steeply sloped areas of the property are not included in the multifamily zone. Also, no wetlands mapped on the site are zoned multifamily.

The following table summarizes the multifamily development potential.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
019041009	4543 UNION ST, EUREKA	9.35	3.67	58	84

Access to the property from Union Street is available along the frontage of the property. Union Street is a paved county maintained road with adequate capacity for the increased development potential of the site as described in the Subsequent EIR for the rezones

As described above, there are considerable sloped areas on the property. All the potential development areas are located outside the areas with slopes of more than 30%. There are also mapped wetlands that occur on the property, although they do not apply to the multifamily zoned area.

Non-Vacant Sites Analysis

To demonstrate the unit capacity of the underutilized Abrahamsen site, the following analysis describes and explains the factors that make developing additional residential units feasible during the timeframe of the Element.

The photo of the Abrahamsen property provided earlier show an existing single family home on the property. The parcel has an assessed land value of \$48,976 with taxable improvements valued at \$7,220. The improvement to land value ratio for this parcel is 0.4, which is a relatively low ratio. Parcels with low improvement to land ratios are likely to be strong candidates for residential redevelopment.

Though this parcel is a strong redevelopment candidate for including the land area with current structures, the multifamily zone boundary is drawn to leave the existing improvements within the current single family residential zoning. Multifamily development may occur on the property with ministerial building permits. The new multifamily development could occur without having to demolish or otherwise alter the existing improvements on the site. This effectively removes the impediment of the existing improvements, and will facilitate multifamily housing development independent of the existing single family residential uses.

The County has numerous policies and programs to encourage development of multifamily housing on sites in the Affordable Multifamily Land Inventory. New multifamily development could occur on the rezoned properties while leaving the existing improvements intact; the County has an established track record of approving new multifamily units on properties with existing single family homes.

HOUSING ELEMENT APPENDIX FIGURE - 18. Parcels in the Affordable Housing Land Inventory, APN: 077-302-002



The red polygon in the above aerial photo represents the multifamily zone boundary on the developable portions of the Wilcox property. The image below shows how new multifamily

development could be accommodated on the site. The following table summarizes the multifamily development potential of the site.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
077-302-002	195 WEST COAST RD, REDWAY	1.34	1.19	19	27

Mapped Physical Constraints

The only mapped physical constraints on the Wilcox property is areas with steep slopes. The steep slopes will not affect the new multifamily development on the Wilcox property, because the area zoned multifamily is a portion of the property that is relatively flat.

Non-Vacant Site Analysis

Parcel 077-302-002 contains significant improvements. The assessed land value is \$57,651 with taxable improvements valued at \$78,406.

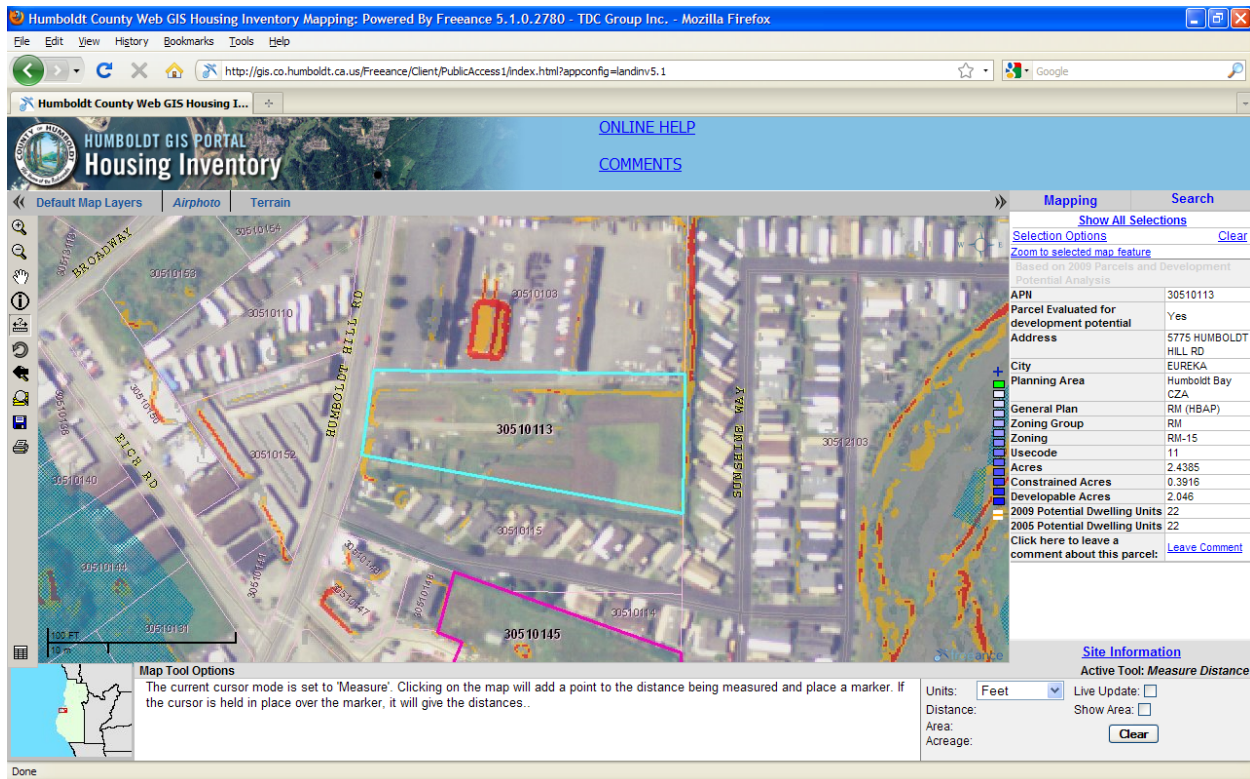
The improvements are planned to remain when the property is developed with multifamily housing. The multifamily zone boundary is drawn to leave the existing improvements within the current single family residential zoning. Multifamily development may occur on the property with ministerial building permits, and leaving the existing single family residence intact, which removes the impediment of the existing improvements, and will facilitate multifamily housing development independent of the existing single family residential uses.

Access to the Wilcox property from West Coast Road is available along the frontage of the property. West Coast Road is a paved county maintained road with adequate capacity for the increased development potential of the site as described in the Subsequent EIR for the rezones.

**HOUSING ELEMENT APPENDIX FIGURE - 22. Parcels in the Affordable Housing Land Inventory
APN 302-021-03**

APN 302-021-03 Discussion: This parcel was the subject of an approved building permit for 23 multifamily units. The property is 2.5 acres in size, and 1.5 acres are constrained by steep slopes. The parcel was zoned to R-3-Q in 2011. At that time there was less than one acre of developable area. However the property owner submitted site-specific topographic and wetland studies which identified slightly more than one acre of development potential. The site has good access to the north. The site is located in a developed area with easy access to services. Total developable area is 1.0 acres.

HOUSING ELEMENT APPENDIX FIGURE - 21. Parcels in the Affordable Housing Land Inventory APN 305-101-13



APN 305-101-13 Discussion: The below discussion of this parcel includes evidence showing how it may be included in the Affordable Housing Land Inventory. However, due to the \$37,000 of assessed improvements, it is not included in the land inventory for the current planning period

This site is in the Coastal Zone, and zoned RM-15, which allows up to 15 units per acre. Less than ½ acre is encumbered by mapped physical constraints as shown above, which leaves approximately two (2) developable acres.

There are existing single family improvements of \$37,000 which constrain development on the site as shown in the above aerial photo. However, given the low assessed value of the improvements, and their location in the corner of the lot, it appears the property could be redeveloped to the full development potential assigned by the land inventory (22 units). A minor subdivision could separate the existing improvements from the remainder of the parcel, the existing home could be remodeled and incorporated into the multifamily housing, or perhaps it could be moved to a vacant lot nearby.

The property is in the Humboldt Hill USA, which has no capacity constraints that would affect development potential on this site as noted in the discussion of infrastructure later in this section.

Humboldt County Web GIS Housing Inventory Mapping: Powered By Freespace 5.1.0.2780 - TDC Group Inc. - Mozilla Firefox

File Edit View History Bookmarks Tools Help

http://gis.co.humboldt.ca.us/Freance/Client/PublicAccess1/index.html?appconfig=landinv.5.1

Humboldt County Web GIS Housing Inventory

HUMBOLDT GIS PORTAL
Housing Inventory

ONLINE HELP
COMMENTS

Default Map Layers | **Airphoto** | Terrain

Mapping | Search

Show All Selections
Selection Options Clear

Zoom to selected map feature
Based on 2005 Parcels and Development Potential Analysis

API#	30510145
Parcel Evaluated for development potential	Yes
Address	1520 GOLDEN WEST CT EUREKA
City	Humboldt Bay
Planning Area	CZA (HBAP)
General Plan	RM
Zoning Group	RM-15
Usecode	30
Acres	3.6928
Constrained Acres	0.3915
Developable Acres	3.3
2009 Potential Dwelling Units	49
2005 Potential Dwelling Units	50

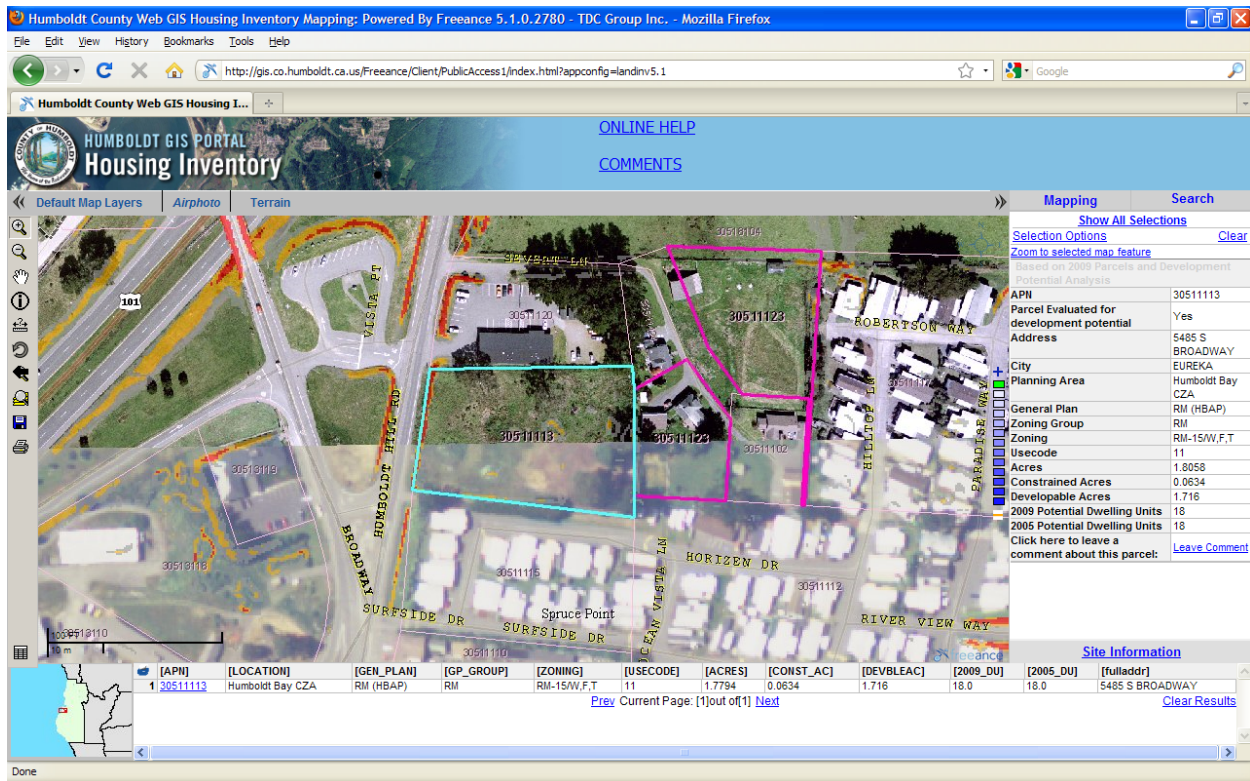
Click here to leave a comment about this parcel: [Leave Comment](#)

Site Information
Active Tool: Zoom In

Map Tool Options
The current cursor mode is set to 'Zoom In'. Clicking on the map directly will zoom in on the map centered at the point clicked. Dragging on the map will create a 'Zoom Window' which will be used to approximate the new extent of the map.

The property is in the Humboldt Hill USA, which does not presently have capacity constraints that might affect the development potential of the site as noted in the discussion of infrastructure later in this section.

HOUSING ELEMENT APPENDIX FIGURE - 23. Parcels in the Affordable Housing Land Inventory APN 305-111-13



APN 305-111-13 Discussion: This site is nearby the previous two (2) sites. It is also in the Coastal Zone, and zoned RM-15. A minor portion of the site has mapped physical constraints as shown above, and there are no improvements. Out of the 1.8 acres on the site, 1.7 are considered developable, and able to accommodate 18 units.

Like the two (2) previous sites, the property is also in the Humboldt Hill USA, which has no capacity constraints that would affect development potential on this site. (See further discussion later in this section.)

HOUSING ELEMENT APPENDIX FIGURE 24. Parcels in the Affordable Housing Land Inventory, APN: 306-381-007



The red polygon in the above aerial photo represents the multifamily zone boundary on the

developable portions of the Baker property.

The following table summarizes the multifamily development potential of the site.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
306-381-007	6483 PURDUE DR, EUREKA	4.00	1.875	30	30

Mapped Physical Constraints

The only mapped physical constraints on the Baker property are steep slopes. No steep slopes occur on the portion of the site zoned multifamily. The coastal zone boundary runs diagonally across the property; the coastal zone is to the west. The multifamily zoned area does not include any portion of the property within the coastal zone, so it does not need to be certified by the Coastal Commission.

Non- Vacant Sites Analysis

Parcel 306-381-007 contains several improvements. The assessed land value of the parcel is \$69,943 and the taxable improvements are valued at \$101,253. The existing improvements are planned to remain when the property is developed with multifamily housing. The multifamily zone boundary is drawn to leave the existing improvements within their existing single family residential zoning. The existing single family residence may remain intact even after the new multifamily development occurs, which effectively removes any impediment to developing multifamily units on the site caused by the existing improvements.

Direct access to the property from Purdue Drive is available. Purdue Drive is a county maintained road. The Subsequent EIR for the project documented Purdue Drive has sufficient capacity for the increased development potential on the site.

HOUSING ELEMENT APPENDIX FIGURE - 25. Parcels in the Affordable Housing Land Inventory
Samoa Town Plan APN: 401-031-069 et. al.



The red polygons in the above aerial photo shows the multifamily zone boundary on the Samoa Town Plan property. The figure below shows the approved Specific Plan for the entire property; the multifamily zoned areas are shown in dark brown.

HOUSING ELEMENT APPENDIX FIGURE - 26 Approved Specific Plan, 401-031-069 et. al.



The following tables summarize the multifamily development potential of the site.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
401-031-069 et. al.		145.7	2.875	46	46

APN	Plan & Zoning	Total Acres	Acres by Zoning
401-031-069 et. al.	RM, MC, MG, RL	145.7	2.875 ac.. RM 142.825 ac. MC, RL & MG

Mapped Physical Constraints

There are numerous mapped physical constraints on the Samoa Town Plan property including wetlands, dune habitat, tsunami hazards and flood hazards. The Coastal Commission evaluated the proposed multifamily zoning in light of all these constraints, and approved the entire development including 46 lower income units. All of the new multifamily development is deemed feasible by the Coastal Commission. The property ownership includes a developer (the Danco Group) with a considerable track record developing affordable housing in the County.

The Town Plan site is 145.7 acres in size, and the multifamily portion of it is 2.875 acres. The non-multifamily portion of the site is 95% of the total acreage, which is considerably more than the open space requirements for the RM zone (40%). The property is comprised of several lots, and the multifamily portion has been isolated from the remainder of the property.

Non-Vacant Sites Analysis

The Samoa Town Plan site has a combination of industrial and multifamily zoning. It has an assessed land value of more than \$2.5 million with over \$1.5 million in assessed improvements. The Town Plan site is comprised of several legal parcels, and the multifamily portion was isolated from the improvements on the remainder of the property.

Direct access to the property from the County maintained road (Vance Avenue) is available.

The property owner has considerable experience developing affordable housing projects in the County, including many of the affordable housing developments documented in the preceding pages. The property owner was successful in receiving grant funding and has applied for a building permit for construction of 80 multifamily units that will be deed restricted for 55 years to be affordable to very-low income households.

The property is served by an on-site sewage collection system, which does not currently have capacity for any new development. The applicant is currently applying for state and federal funding to increase the capacity of the existing system to accommodate the proposed new uses. A requirement of the grant is that no less than 80 multifamily units be provided on site.

HOUSING ELEMENT APPENDIX FIGURE - 27. Parcels in the Affordable Housing Land Inventory, APN: 508-232-004



The multifamily zoned portion of the Jones site in the above image is shown with a red outline.

The table below summarizes the multifamily development potential on the site.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
508-232-004	1766 McKinleyville AV, McKinleyville	1.74	1.06	17	25

Mapped Physical Constraints

The only mapped physical constraints that apply to the Jones property is a mapped earthquake fault that occurs to the east. It is approximately 150 feet from the nearest portion of the property zoned multifamily. The entire site is within the earthquake fault hazard zone, which is described as an area where active earthquake faults may exist.

Multifamily projects within earthquake fault hazard zones require preparation of a fault hazard study, and review of that study by a third party consultant hired by the County. If active faults are discovered on the property, new homes must be at least 50 feet from the fault. Typically developers minimize the impacts of this constraint by centering roads on the earthquake fault. That way the earthquake fault does not impact the development potential on the site because new building sites are typically at least 50 feet from the center roads anyways.

Non-Vacant Sites Analysis

The Jones property contains several improvements including single family homes and accessory structures. The assessed land value is \$23,058 with taxable improvements valued at \$23,404.

These improvements are planned to remain when the property is developed with multifamily housing. The multifamily zone boundary is drawn to leave the existing improvements with their existing single family residential zoning. The existing single family residence may remain intact even after the new multifamily development occurs, which effectively removes any impediment to developing multifamily units on the site caused by the existing improvements.

Direct access to the property from McKinleyville Avenue is available along the frontage of the property. McKinleyville Avenue is a county maintained road. The Subsequent EIR for the project documented McKinleyville Avenue has sufficient capacity for the increased development potential on the site.

HOUSING ELEMENT APPENDIX FIGURE - 28. Parcels in the Affordable Housing Land Inventory, APN: 508-251-055



The multifamily zoned area of this L & A Enterprises property is shown above with a red outline. The table below summarizes the multifamily development potential on the site.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
508-251-055	1400 BLOCK OF NURSERY WAY, MCKINLEYVILLE	11.97	6.25	100	115

Mapped Physical Constraints

The only mapped physical constraints on this L&A Enterprises property is a wetland buffer around the wetlands on the adjacent property to the north, which is under the same ownership. The possible multifamily development on the site avoids placing any structures or other improvements in the wetland buffer.

Direct access to the property from Nursery Way is available. Nursery Way is a county maintained road with curbs, gutters and sidewalks. The Subsequent EIR for the project documented Nursery Way has sufficient capacity for the increased development potential on the site.

All the properties rezoned to multifamily during the previous Housing Element cycle through the 2009 Housing Element H-IM17 are subject to the requirements of the R-3 Zone and Q-Qualified Zone. The Q-Qualified Zone encourages their development with multifamily uses; it specifically references the Nursery Way and City Center properties in paragraph 18, which states the following:

"18. This Q-Zone incorporates the July 22, 2011 Rezoning Understanding on the Pierson property, which is shown below in its entirety:

"This statement of understanding concerns the proposed rezoning of portions of two parcels (510-132-31 and 508-251-55) owned by L&A Enterprises, LLC ("Pierson") in and around the town center of McKinleyville.

The ownership of these properties have expressed a willingness to rezone up to 8.75 additional acres, for a total of up to 14.75 acres of parcel 510-132-31 and up to 5.0 acres of parcel 508-251-55 to R-3 to accommodate a maximum of 100 multifamily units on each parcel if the following understandings are included in the final record of adoption of the rezoning by the Board of Supervisors:

18.1 The density for the rezoned parcels would range between a minimum of 16 units and a maximum of 30 units per acre.

18.2 The owner has full discretion to build within this density range. The total number of units that must be constructed on the parcel will be based on the application of the minimum density (16 units per acre) on the net developable area of the property calculated at the time of building permit application.

18.3 To allow for flexibility in the design of the town center and the build-out of these properties, the multifamily inventory assigned to each of the multifamily zoned areas of parcels 510-132-31 and 508-251-55 can be transferred to other areas of these

properties and to the adjacent property 510-133-13 owned by Pierson at the owner's discretion (see attached map). The construction of multifamily units on other areas of these properties and on parcel 510-133-13 shall count towards, and be deducted from, the multifamily inventory requirements of the multifamily zoned areas of the properties. Reductions in inventory requirements will be officially reflected through a reduction in the size of multifamily zoned portions of the parcels and/or the number of units assigned to these areas at the owners discretion.

18.4 *If the County's Affordable Housing Inventory requirements are reduced through future Regional Housing Needs Allocation processes or additional multifamily inventory is added to the inventory within a five year period, the multifamily inventory identified on these two parcels will be reduced proportionately.*

18.5 *The inclusion of these parcels in the affordable housing inventory does not include mandatory housing affordability standards for units constructed on the property. Housing affordability standards may change based on future legislative actions of the state or Board of Supervisors.*

18.6 *The County will pursue the use of Housing Income Trust Funds to help pay for the subdivision costs associated with the division of the multifamily zoned portions of the properties to facilitate the construction of affordable housing units.*

18.7 *The County will pursue HOME, CDBG and other low income housing funding to contribute to infrastructure and affordable housing development costs on these parcels. The County will dedicate a fair share (at least proportional to the affordable inventory provided by these properties) of its grant application efforts and received funds for this purpose.*

18.8 *To facilitate the division of the multifamily rezoned portions of the property, the County agrees that under the filing of a parcel map subdivision (four or fewer parcels) on 510-132-31, 510-133-13 and 508-251-55, subdivision improvements can be deferred without bonding until the time of application for building permits and then, only such improvements related to the particular parcel being permitted shall require improvement. This does not include improvements that cannot be deferred due to state or federal law for example, ADA requirements for lots containing existing development.*

18.9 *The area of parcel 510-132-31 zoned multifamily that has been mapped as a two-parameter wetland is intended to be developed as a drainage detention feature for the entirety of 510-132-31. The area of the property developed for detention purposes shall be minimized to preserve area for housing development but the ultimate design based on wetland enhancement and hydrologic principles may reduce the net developable area and therefore the total number of required housing units.*

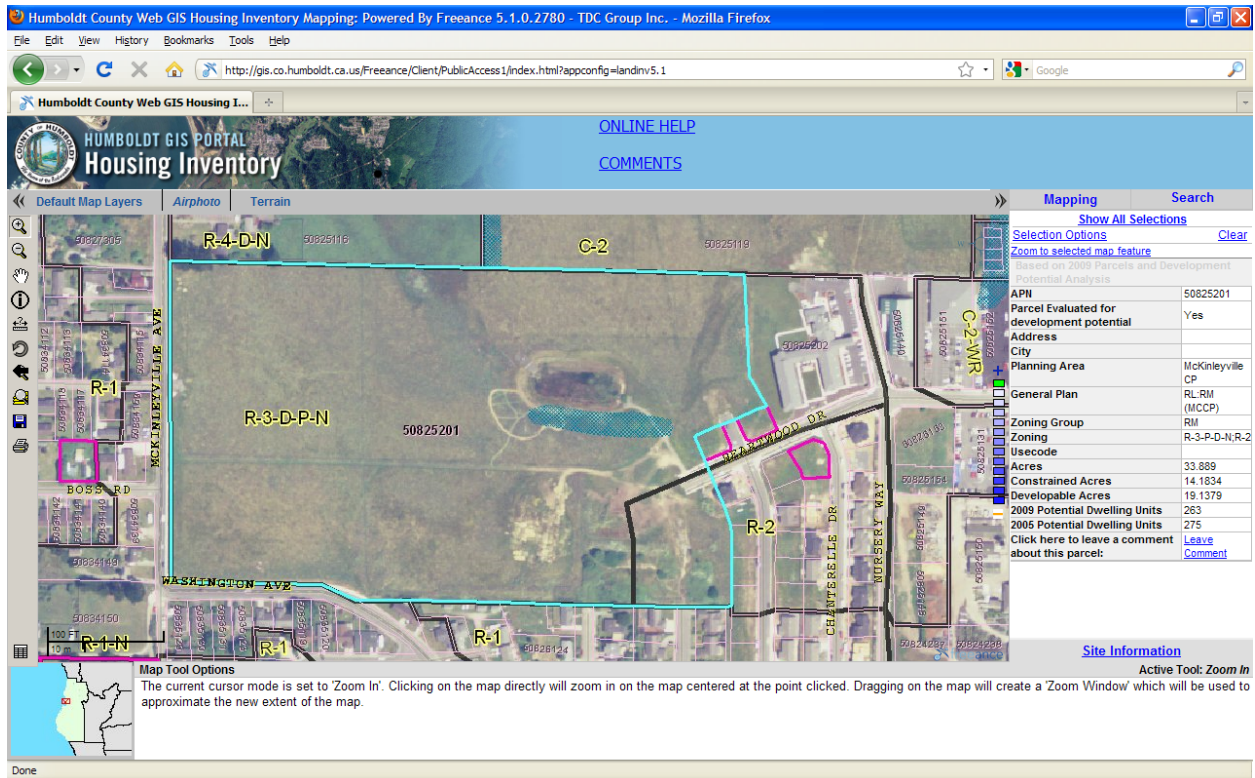
18.10 *The design guidelines developed pursuant to the McKinleyville Community Plan Town Center policies shall apply, and APN's 510-132-31 and 508-251-55 are exempt from the design guidelines in #6 of this Resolution."*

Split-Zoning

The property has a combination of commercial and multifamily zoning. As described previously, the multifamily zoned portion of the property could be developed by right independent of the

commercially zoned area. The County has a track record of approving multifamily development on properties with mixed commercial and multifamily zoning. The Nursery Way property could immediately be developed with multifamily units. The multifamily zoned portion could also be isolated on a separate parcel through a lot line adjustment with the adjacent property to the north (APN 510-133-013), which is under the same ownership. Lot line adjustments are typically inexpensive, involve minimal review time, and have limits on the conditions of approval that may be imposed.

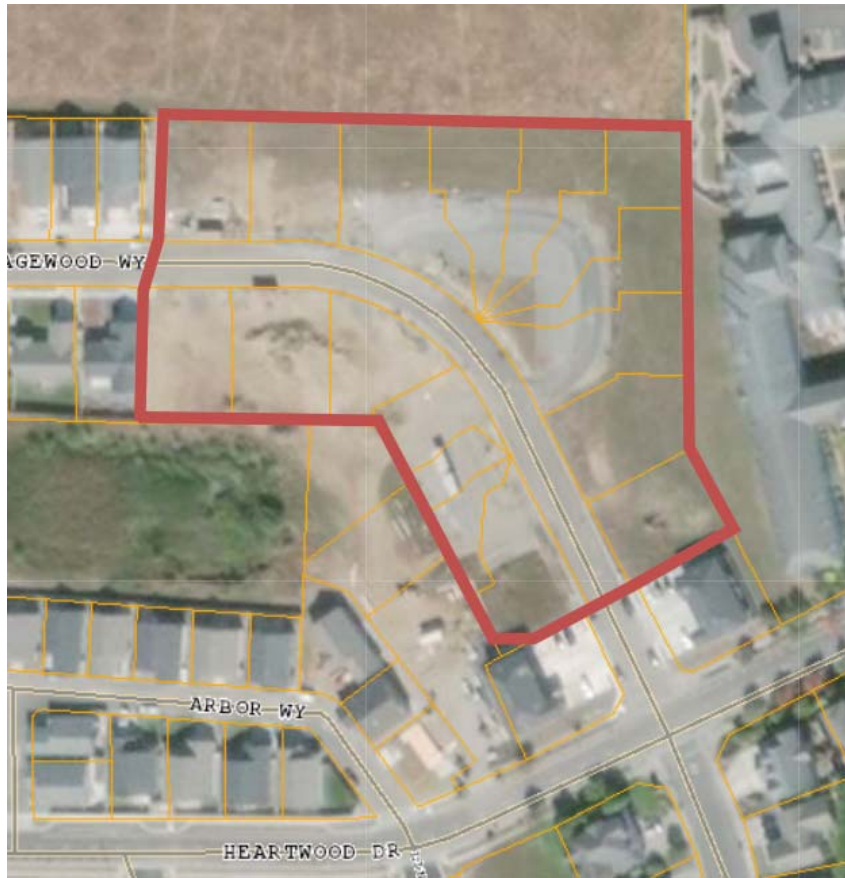
HOUSING ELEMENT APPENDIX FIGURE - 29. Parcels in the Affordable Housing Land Inventory APN 508-252-31



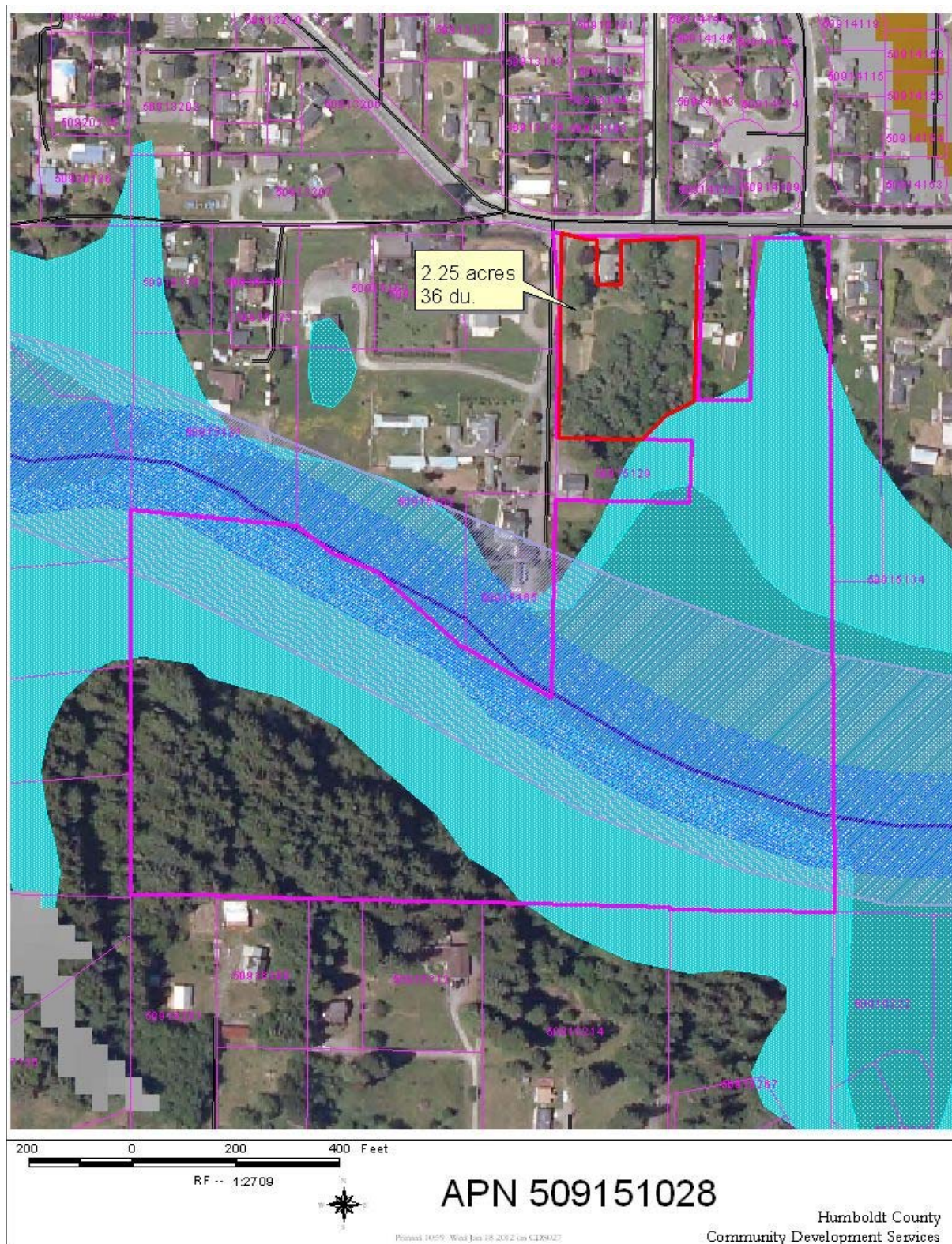
APN 508-252-31 Discussion: This site is in the center of McKinleyville. The lot is the remainder of an earlier subdivision. It is zoned a combination of R-2 and R-3 as shown above. The parcel is the subject of a recently approved planned development (November, 2009), which proposes construction of 86 single-family lots (86 dwelling units), 73 'urban type lots' to accommodate 81 townhouse or similar type dwelling units, and 104 multi-family units. Conditions of the original subdivision require the multifamily units be affordable to low income households.

The parcel was subdivided to facilitate financing the development of the 104 affordable multifamily units as shown in the below image. A building permit for construction of an 8-plex in this group of parcels was issued in 2019. The property is in the McKinleyville USA, which has no capacity constraints that would affect development potential on this site. This issue is discussed in more detail later in this section.

**HOUSING ELEMENT APPENDIX FIGURE – 29b. Parcels in the Affordable Housing Land Inventory
APN 508-401-11 et. seq. (formerly APN 508-252-31)**



HOUSING ELEMENT APPENDIX FIGURE 30. Parcels in the Affordable Housing Land Inventory, APN: 509-151-028



The red polygon in the above aerial photo represents the multifamily zone boundary on the developable portions of the Hunter property that meets H-IM17 requirements.

The table below summarizes the multifamily development potential on the site that meets H-S12 standards.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
509-151-028	2160 SUTTER RD, MCKINLEYVILLE	11.42	2.25	36	51

Mapped Physical Constraints

The only mapped physical constraints on this Hunter property is a wetland. The possible multifamily development on the site avoids placing any structures or other improvements in the wetland.

Direct access to the property from Sutter Road is available. Sutter Road is a county maintained road. The Subsequent EIR for the project documented Sutter Road has sufficient capacity for the increased development potential on the site.

A possible constraint to the development of affordable housing on the site discussed earlier is the large portion of the property with mapped wetlands (79%). This is considerably higher than the open space requirements of the zoning ordinance (40%). The previous discussion documented evidence the undevelopable open space above the open space requirements is 4.6 acres, which adds between \$46,000 and \$155,000 to the appraised value of the property, which is not likely to negatively impact the feasibility or otherwise constrain multifamily development on the site given the overall cost of developing a multi-million dollar multifamily development of 36 units or more.

While the Hunter property could immediately be developed with multifamily units independent of the other uses or constrained areas that occur on the property, the multifamily zoned portion could also be isolated on a separate parcel through a lot line adjustment with the adjacent property to the south (APN 509-151-029), which is under the same ownership, and which was also recently rezoned to multifamily. As described in the earlier discussion of the Freese Avenue property owned by Green Diamond, lot line adjustments are typically inexpensive, involve minimal review time, and have limits on the conditions of approval that may be imposed.

Non-Vacant Sites Analysis

The Hunter property is developed with a single family residence. The assessed value of the land is \$94,121 and the taxable improvements are valued at \$62,746. The residence is planned to remain when the property is developed with multifamily housing. The multifamily zone boundary is drawn to leave the existing improvement within the existing single family residential zoning. The multifamily zoned portion of the property could be developed by right independent of the existing single family residence. This effectively removes the impediment of the existing improvements, and will facilitate multifamily housing development independent of the existing single family residential uses.

HOUSING ELEMENT APPENDIX FIGURE - 31. Parcels in the Affordable Housing Land Inventory, APN: 510-101-020



The multifamily zoned area of the Emery property is shown above with a red outline. The table below summarizes the multifamily development potential on the site.

APN:	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
510-101-020	4.48	3.86	61	88

Mapped Physical Constraints

There are no mapped physical constraints on this Emery property. However, there is a wetland near the entrance to the property on the south side shown in Figure 21n, and near the south west corner of the property shown in the above aerial photo. The possible multifamily development on the site shown above avoids placing any structures or other improvements in the wetland.

The entrance to the property is a 20 foot wide strip of land, which would not support a standard 25' access to the multifamily development. This constraint could be alleviated with the purchase of an easement on the property to the south (APN 510-101-019), securing an additional 5 feet of right of way for a sidewalk.

Another possibility is to leave the driveway the same width, and secure a secondary emergency access to the north across APN 510-101-025 or APN 510-101-011 to access Reasor Road. Both of those properties were recently zoned multifamily, and the owner of both lots expressed interest in providing a secondary access to the Emery property.

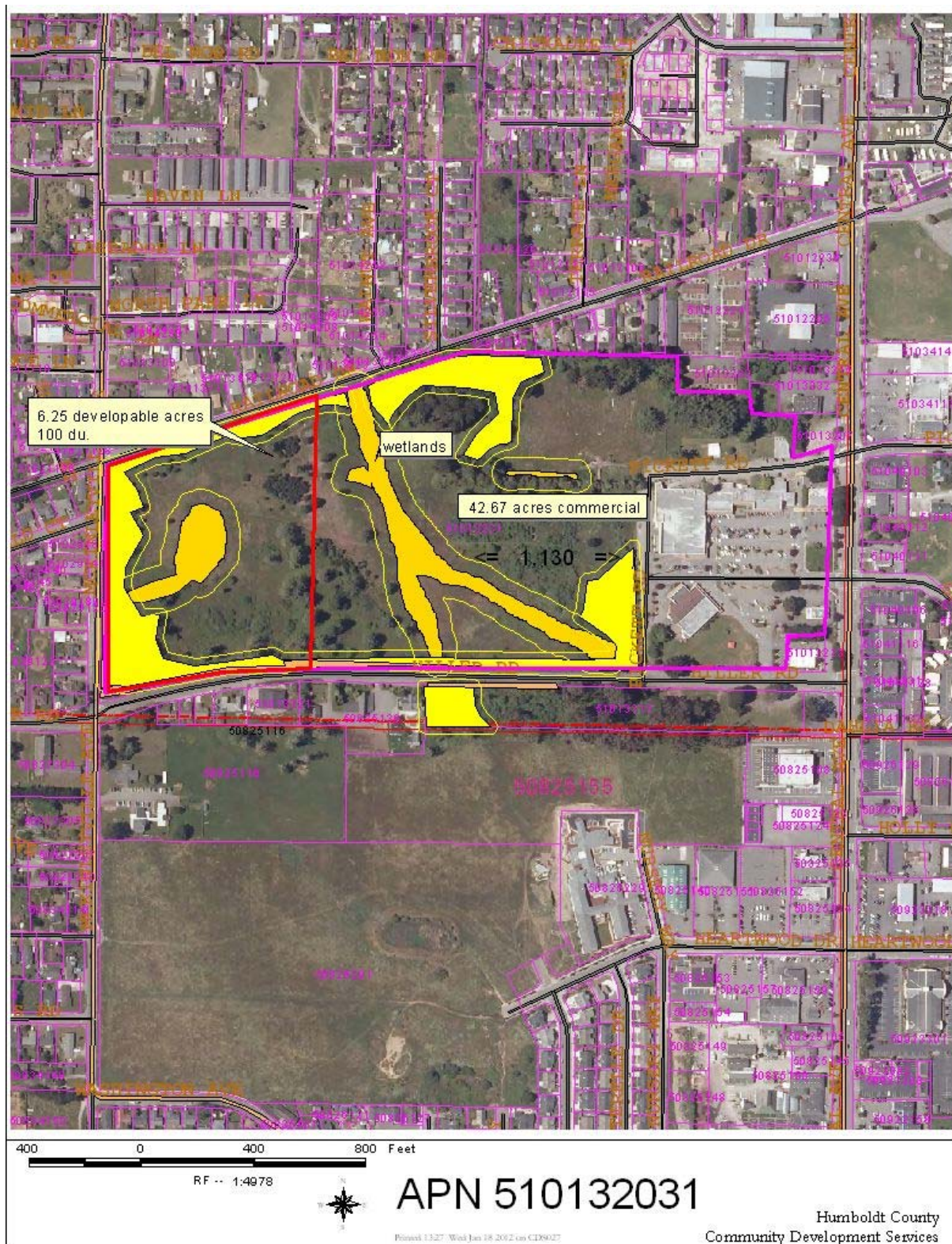
Non-Vacant Sites Analysis

Parcel 510-101-020 contains an existing 1970's era mobilehome and several outbuildings. The parcel has an assessed land value of \$85,485 and taxable improvements valued at \$1,426. While the mobilehome may be removed upon development of the site with multifamily housing because it basically has no value, the single family building site would remain. The multifamily zone boundary is drawn to leave the existing improvement within the existing single family residential zoning. The multifamily zoned portion of the property could be developed by right independent of the existing single family residence. This effectively removes the impediment of the existing improvements, and will facilitate multifamily housing development independent of the existing single family residential uses.

The earlier discussion of the Site 2 demonstrates the County's track record in approving additional development on sites with existing improvements.

The property owner requested their property be placed in the Affordable Multifamily Land Inventory, and agreed to build the multifamily zoned portion at a minimum density of 16 units per acre.

HOUSING ELEMENT APPENDIX FIGURE - 32. Parcels in the Affordable Housing Land Inventory, APN: 510-132-031



The red polygon in the above aerial photo represents the multifamily zone boundary. The table below summarizes the multifamily development potential on the site.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
510-132-031	1552 CITY CENTER ROAD, MCKINLEYVILLE	57.46	6.25	100	115

Mapped Physical Constraints

The only mapped physical constraints on this City Center property is a wetland. The possible multifamily development on the site in the above figure avoids placing any structures or other improvements in the wetlands or the wetland buffer area.

Non-Vacant Sites Analysis

This City Center property has a combination of commercial and multifamily zoning. It has an assessed land value of \$736,686 with \$4,520,059 in assessed improvements. The Central Avenue frontage of the property is the commercial center of McKinleyville, and the property is developed with a large grocery store, liquor store, a bakery, and several other retail storefronts.

The multifamily zoned portion of the property could be developed by right independent of the commercially zoned area. The County's track record of approving multifamily development on properties with mixed commercial and multifamily zoning was documented in the earlier discussion of the Site 6.

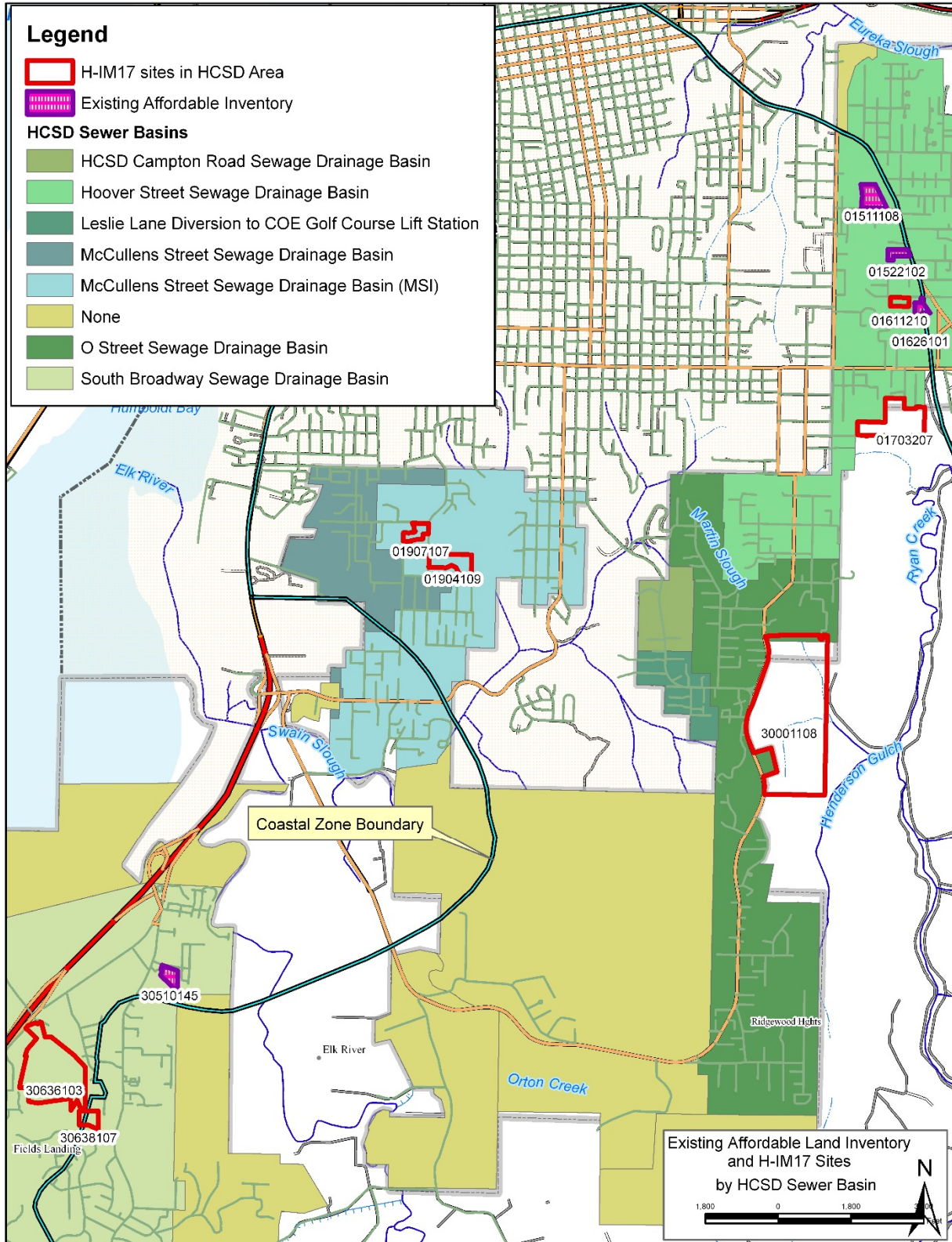
The historic development pattern of the property has been a phased development by the property owner, who has expressed an interest in developing an affordable senior housing project on the site. Policies and programs described below will encourage development of the site with multifamily uses.

The multifamily zoned portion could also be isolated on a separate parcel through a lot line adjustment with the adjacent property to the south (APN 510-133-013), which is under the same ownership. The same property owners also own two (2) other adjacent properties to the east, APN 510-132-013 and 510-132-07, which could also be used in a lot line adjustment to isolate the multifamily zoned portion of the property. As described earlier, lot line adjustments are typically inexpensive, involve minimal review time, and have limits on the conditions of approval that may be imposed.

Infrastructure Capacity

Table Z9 presented earlier in Section 812.20. shows the parcels in the existing Affordable Multifamily Land Inventory can all be served by the existing capacity of the HCSD sewer system. The figure on the following page shows these sites by HCSD sewer basin. The City of Eureka recently confirmed the MSI project is on schedule to be completed by the end of 2014.

HOUSING ELEMENT APPENDIX FIGURE - 33. Affordable Housing Sites in HCSD Sewer Basin Areas



Source: Humboldt County Planning and Building Department, 2014

The districts providing sewer services to the Affordable Housing sites added in other service districts have capacity for the additional units as shown in the following table.

HOUSING ELEMENT APPENDIX TABLE – Z14. Affordable Housing Sites in Other CSD Areas

	Manila CSD	McKinleyville CSD	Redway CSD
Sewer capacity (connections)	500	1,453	175
Affordable Housing Inventory	16	420	19
Development Potential			
Remaining capacity with buildout of Affordable Housing Inventory	484	1,033	156
Development Potential			

Source: Humboldt County Planning and Building Department, 2014

The following table summarizes development potential within urban study areas based on current zoning classifications, known environmental constraints, and an analysis of water and wastewater capacity.

The column labeled “Residential Land Inventory” is the net development potential (based on mid-point density of the current Zoning) of residential land after known environmental constraints are subtracted. The column labeled “Available Capacity” is either the number of available water or sewer connections (which ever is more limiting) that are planned to be available during the Housing Element planning period. The column labeled “Difference” is the difference between the Available Capacity and the Residential Land Inventory, whereby if the number is positive the service provider has more capacity than the County’s estimate of developable land, and if the number is negative the service provider does not have adequate capacity to accommodate planned development. “Description of Limitation” is a brief description of the nature of the service limitation.

Following the table are discussions of infrastructure availability for each urban and water study that includes summaries of water supply and water and wastewater capacity for the appropriate service provider. Water study areas are those areas where water service exists or may be feasible to provide. Detailed information regarding infrastructure capacity within Humboldt County communities can be found in the Humboldt County General Plan Update Community Infrastructure and Services Technical Report (prepared by Winzler & Kelly, 2008) which is available with other background documents on the County webpage at <http://planupdate.org/gpu/documentsBackground.aspx>.

Water and wastewater standards contained in federal and state laws and regulations have been used to establish the available capacity of local service providers. The California Department of Public Health Drinking Water Branch and Regional Water Quality Control Board, and the authorized local agency providers or public utilities, are together responsible for enforcing these laws and regulations. The Community Infrastructure and Services Technical Report consistently applied these water and wastewater standards.

HOUSING ELEMENT APPENDIX TABLE - Z15. Water and wastewater service based on Humboldt County General Plan Update, Draft EIR, April 2012, and permits and reports adopted thereafter.

Urban Study Area	Service Provider	Available Capacity	Development Potential	Difference	Development Potential with Capacity Constraints	Description of Limitation
Alderpoint WS	Alderpoint County Water District	0	13	-13	0	The Alderpoint CWD has funding to construct a water treatment facility that is expected to be on line by 2015 and to have capacity for approximately seven additional units.
Benbow WS	Benbow Water Company	0	6	-6	0	The number of available connections in the Benbow WSA was set at zero because treatment capacity is currently exceeded. According to CDPH, the Benbow Water Company planning to install additional treatment.
Big Lagoon WS	Big Lagoon Community Services District	166	2	164	2	The water system is operating in good condition. Current peak water use is at approximately 17% of available production capacity.
Briceland WS	Briceland Community Services District	0	0	0	0	The number of available connections in the Briceland WSA was set at zero because source capacity is currently exceeded.
Arcata USA	City of Arcata	151	0	151	0	Water supply through Humboldt Bay Municipal Water District is not limiting. Development capacity is dependent upon annexation to the City of Arcata. Service capacity would be limited to planned development within annexation areas.
Blue Lake USA	City of Blue Lake	0	0	0	0	Water supply through Humboldt Bay Municipal Water District is not limiting. The wastewater systems have further capacity, although Blue Lake summertime disposal method may come under scrutiny in the future.
Blue Lake WS	City of Blue Lake	8	5	0	5	
Fortuna USA	City of Fortuna	0	10	-10	0	WWTP currently operates at 100% of peak wet weather design capacity.

HOUSING ELEMENT APPENDIX TABLE - Z15. Water and wastewater service based on Humboldt County General Plan Update, Draft EIR, April 2012, and permits and reports adopted thereafter.

Urban Study Area	Service Provider	Available Capacity	Development Potential	Difference	Development Potential with Capacity Constraints	Description of Limitation
Rio Dell WS	City of Rio Dell	6	5	0	5	The water system has further capacity.
Glendale USA	Fieldbrook Community Services District	100	22	78	22	The wastewater system has capacity for an estimated 50 to 100 remaining connections, and the water system has further capacity. Land use densities currently limit development.
Fieldbrook WS	Fieldbrook Community Services District	54	32	22	32	The water system has further capacity.
Glendale WS	Fieldbrook Community Services District	0	0	0	0	
Garberville USA/WS	Garberville Sanitary District	25	6	19	6	The wastewater system operates at approximately 39% of capacity (Garberville SD MSR, 2013). The Garberville SD has been approved for funding and is in the design phase for a Drinking Water Improvement Project that will be capable of diverting and treating the maximum diversion allowed under the permit and license once complete.
Freshwater WS	Humboldt Community Services District	60	31	29	31	The water system has further capacity.
South Eureka WS	Humboldt Community Services District	14	3	11	3	
Indianola WS	None	0	3	-3	0	Capacity is dependent on locating suitable water supply. Barring limitations due to site specific suitability for onsite wastewater, land use densities currently limit development.

HOUSING ELEMENT APPENDIX TABLE - Z15. Water and wastewater service based on Humboldt County General Plan Update, Draft EIR, April 2012, and permits and reports adopted thereafter.

Urban Study Area	Service Provider	Available Capacity	Development Potential	Difference	Development Potential with Capacity Constraints	Description of Limitation
Myrtletown WS	Humboldt Community Services District	3	1	0	1	The water system has further capacity.
Humboldt Hill USA, South Eureka USA, Myrtletown USA	Humboldt Community Services District	3,238	2,126	1112	2,126	HCSD has completed Phase 2 of the Martin Slough Interceptor project. Current HCSD wastewater treatment plant capacity is about 2,749 additional equivalent dwelling unit (EDU) connections
Hydesville USA/WS	Hydesville County Water District	326	23	303	23	The water system has further capacity. Barring limitations due to site specific suitability for onsite wastewater, land use densities currently limit development.
Jacoby Creek WS	Jacoby Creek County Water District	33	20	13	20	The water system has further capacity.
Loleta USA	Loleta Community Services District	75	21	54	21	Water system improvements are complete and are were sized to serve existing development and current planned development. It should be noted that the actual capacity of the installed water filters could be different than projected capacity.
Manila USA	Manila Community Services District	81	39	42	39	The water and wastewater systems have further capacity.
McKinleyville USA	McKinleyville Community Services District	781	845	-64	781	Number of available connection by sewer basin per McKinleyville CSD October, 2013.

HOUSING ELEMENT APPENDIX TABLE - Z15. Water and wastewater service based on Humboldt County General Plan Update, Draft EIR, April 2012, and permits and reports adopted thereafter.

Urban Study Area	Service Provider	Available Capacity	Development Potential	Difference	Development Potential with Capacity Constraints	Description of Limitation
McKinleyville WS	McKinleyville Community Services District	72	8	62	8	The water system has further capacity.
Miranda USA	Miranda Community Services District	59	14	45	14	The water system has an estimated capacity of 77 connections, while the wastewater system has an estimated capacity of 59 connections.
Myers Flat WS	Myers Flat Mutual Water Company	0	0	0	0	The number of available connections in the Myers Flat WSA was set at zero due to undersized source capacity and lack of treatment capacity.
Orick USA/WS	Orick Community Services District	37	11	26	11	The water system has further capacity.
Orleans WS	Orleans Community Services District	0	8	-8	0	The number of available connections in the Orleans study area was estimated based on the District currently being at 104% of its treatment capacity. Source capacity is not an issue.
Scotia USA	Scotia CSD	0	0	0	0	Waste Discharge Requirements for the Scotia wastewater treatment plant have been established (NCRWQCB Order No. R1-2012-0065, NPDES NO. CA0006017).
Phillipsville WS	Phillipsville Community Services District	2	0	2	0	The water system improvement project has been completed, The improved water system would be expected to adequately serve existing development and current planned development.
Redcrest WS	Redcrest Water Association	0	0	0	0	The number of available connections in the Redcrest study area was set at zero due to the

HOUSING ELEMENT APPENDIX TABLE - Z15. Water and wastewater service based on Humboldt County General Plan Update, Draft EIR, April 2012, and permits and reports adopted thereafter.						
Urban Study Area	Service Provider	Available Capacity	Development Potential	Difference	Development Potential with Capacity Constraints	Description of Limitation
						system being in noncompliance with the Surface Water Treatment Rule.
Redway USA	Redway Community Services District	175	83	92	83	Redway CSD has prepared a facilities plan for the wastewater treatment plant and determined that the plant can accommodate approximately 15 years of growth at current rates. Planned wastewater and water system capacity are roughly similar.
Shelter Cove USA	Resort Improvement District No. 1	1,288	1,142	-1,157	14	The development potential in Shelter Cove is limited to 14 units, which was the development that occurred in the previous Housing Element cycle.
Shelter Cove WS	Resort Improvement District No. 1	2	0	0	0	Current peak water use is at approximately 45% of available production capacity. The District is in the process of locating additional source capacity. The RID has identified new water well sites, several of which have been approved by the State for service. The RID Board has approved funds for the exploration of five new well sites to be located in regions of the upper Cove where successful well sites have been established and geologic conditions are similar (Resort Improvement District #1 General Manager's Report, February 2012).
Riverside WS	Riverside Community Services District	0	0	0	0	The water system has further capacity. Barring limitations due to site specific suitability for onsite wastewater, land use densities currently limit development.

HOUSING ELEMENT APPENDIX TABLE - Z15. Water and wastewater service based on Humboldt County General Plan Update, Draft EIR, April 2012, and permits and reports adopted thereafter.

Urban Study Area	Service Provider	Available Capacity	Development Potential	Difference	Development Potential with Capacity Constraints	Description of Limitation
Samoa USA	Samoa Pacific Group	80	80	0	80	Existing wastewater treatment plants are in the process of being replaced.
Weott USA	Weott Community Services District	0	6	-6	0	According to the Weott CSD MSR, 2012, the district has installed water meters on all service connections and repaired water leaks in the system, which has dramatically reduced average daily water use to approximately 25,000-30,000 gpd. The Weott CSD water system intake recently failed and has temporary repairs have been completed.
Westhaven WS	Westhaven Community Services District	0	8	-8	0	The number of available connections in the Westhaven study area was set at zero due to inadequate source capacity.
Willow Creek USA/WSA	Willow Creek Community Services District	618	54	564	54	The water system has further capacity. Barring limitations due to site specific suitability for onsite wastewater, land use densities currently limit development.
Total		7,454	4,645	--	4,536	

LIST OF ACRONYMS

ACLC – administrative civil liability complaint
 ACLO – administrative civil liability order
 ADWF – average dry weather flow
 ARDWP – Annual Report to the Drinking Water Program
 BOD – biological oxygen demand
 CAO – cleanup abatement order
 CDBG – Community Development Block Grant
 CDO – cease and desist order
 CDPH – California Department of Public Health Drinking Water Branch

CEQA – California Environmental Quality Act
CIP – capital improvements plan
CPUC – California Public Utilities Commission
CSD – community services district
CWD – County water district
DOF – Department of Finance
DWR – Department of Water Resources
EDU – equivalent dwelling unit
FEMA – Federal Emergency Management Agency
gpd – gallons per day
gpm – gallons per minute
HBMWD – Humboldt Bay Municipal Water District

DESCRIPTION OF CAPACITY BY SPECIAL DISTRICT

The following paragraphs describe in detail the availability of public water and sewer services to properties in the residential land inventory, and the planned improvements to the storage, treatment, collection and distribution systems.

Humboldt Bay Municipal Water District. The Humboldt Bay Municipal Water District (HBMWD) provides treated drinking water on a wholesale basis to seven municipal agencies in the greater Humboldt Bay region. The District's wholesale municipal customers are: the City of Arcata, the City of Eureka, the City of Blue Lake, the Fieldbrook-Glendale CSD, Humboldt CSD, Manila CSD, and McKinleyville CSD. Via this wholesale relationship, the District serves water to a population of approximately 80,000 people, representing 60% of the current Humboldt County population.

The infrastructure summaries below provide information regarding water deliveries and contract for supply of municipal water for each of the HBMWD wholesale customers. It is anticipated that the demands for treated HBMWD water will exceed the currently capacity within the planning time frame of this document, based on County housing and corresponding population projections. While the District has excess water available in its industrial system, they will require either expansion of or upgrades to the existing Ranney collectors and treatment facilities to increase the capacity of their domestic water system. In addition, improvements to their transmission system, including replacement of the 15-inch and 18-inch Techite pipelines on the Samoa peninsula, will need to be completed to fully serve future development. The District is also currently exploring options to increase the life of the District's infrastructure and to potentially add capacity to continue to provide a reliable, safe source of drinking water to its customers.

The following summaries are excerpted from Community Infrastructure and Services Technical Report and include updates, as appropriate, that have been provided by the individual service providers and state regulators. Information presented includes the quantity of water supply and demand (or wastewater flows), volumes of treatment and storage, a condition assessment, and a listing of proposed improvements and projected completion dates, if known. Summaries have been organized by study area; however, where a provider serves more than one study area the summaries are organized by service provider. Please refer to the list of acronyms at the end of this section.

ALDERPOINT WATER STUDY AREA

Water Supply & Availability. The Alderpoint County Water District (CWD) provides water service to approximately 74 service connections within the Alderpoint WSA. The Alderpoint CWD has a permit to divert 0.25 cubic feet per second (112 gallons per minute), up to a maximum of 166 acre feet (54.1 million gallons) per year, from an infiltration gallery located in the Middle Fork Eel River and contains approximately 100,000 gallons of storage. The Alderpoint CWD produced approximately 14 million gallons of drinking water in 2005, according to the 2007 CDPH annual inspection report. Average daily use is estimated at 0.039 MGD, and peak daily use was reported as approximately 0.080 MGD in 2005. Water supply capacity ranges from 216,000 to 320,000 gallons per day, which is well in excess of the current demands and production.

The Alderpoint CWD system has only chlorination and no form of treatment and is therefore not in compliance with Surface Water Treatment Rule (SWTR). The District has been issued a compliance order by the EPA, and is in the process of seeking funding for a new treatment system. The Alderpoint CWD is planning to install new pumps, which would provide about 200 gallons per minute (gpm) or 288,000 gallons per day (gpd) (Oscar Larson & Associates, 2003). The California Department of Public Health reports that the Alderpoint CWD has been approved

for Proposition 50 funding to address treatment deficiencies and, subject to funding availability, improvements should be complete by 2012. The design for the new treatment system has not yet been completed, but it is expected to accommodate existing development plus ten percent additional capacity for growth, or approximately seven additional units (CDPH, 2009).

BENBOW WATER STUDY AREA

Water Supply & Availability. Water service in Benbow is provided to approximately 113 existing service connections by the Benbow Water Company, a private water system regulated by the California Public Utilities Commission. The Benbow Water Company diverts water from the East Branch of South Fork Eel River through an infiltration gallery located within the river bed. The Benbow Water Company produced approximately 31 million gallons of drinking water in 2005 (2006 CDPH Annual Inspection Report). Average daily use is estimated at 0.085 MGD, and peak daily use was reported as 0.382 MGD. The Benbow State Recreation Area is also connected to the system and accommodates large special events in the summer (3000+ people), and a campground (400+ maximum). There is also a golf course/RV park that sees seasonal variation in its use. On some occasions in the summer there can be up to an additional 3500+ people served by the system per day.

Source capacity is a serious problem for this system. Pumping capacity is less than maximum day capacity, and at maximum pumping rates the filters are loaded at nearly double the allowed filter loading rate. The Benbow Water Company is currently not meeting the State requirements which mandate that total available source capacity shall not be less than the needed source capacity. The California Department of Public Health has asked the Benbow Water Company to develop a plan to correct the source capacity and filter loading rate issues. In 2005, the CPUC granted the Benbow Water Company the authority to file tariffs to increase fees for new connections for the purpose of generating funds to build new facilities to serve 25 new customers in Pressure Zones 2 and 3. Additional facilities fees are to be collected from customers requesting new or upgraded service connections.

BIG LAGOON WATER STUDY AREA

Water Supply & Availability. The Big Lagoon CSD was established in 1998 and acquired the water system one year later from a private owner, and has approximately 34 existing service connections. The Big Lagoon CSD system produces approximately 1.7 million gallons of drinking water in 2005, according to the 2007 CDPH annual inspection report. Average daily use is estimated at approximately 4,650 gpd, and peak daily use was reported as 11,650 gpd. The water system is supplied by 2 wells and supply has never been a problem, even in the driest of years. The maximum system delivery output totals approximately 70,000 gallons per day, well in excess of current maximum demands. The Big Lagoon CSD water system is operating in good condition and is in need of only minor repairs. Current peak water use is at approximately 17% of available production capacity.

BRICELAND WATER STUDY AREA

Water Supply & Availability. The Briceland Community Services District provides domestic water to approximately 26 existing service connections from a spring located on private property. The District, through agreement with the owner and formal deeding, receives 90% of the spring's flow. The spring's flow is variable and dependent on rainfall. However, in the summertime, the spring output is five to seven gallons per minute, or between 7,200 and 10,080 gallons per day. The Briceland CSD produced approximately 3.88 million gallons of drinking water in 2005. Average daily use is estimated at 10,630 gallons per day, and peak daily use was reported as 40,000 gallons per day (CDPH Annual Inspection Report).

The Briceland CSD water system is in poor condition, source capacity is unable to meet current maximum day demands, the treatment system is unable to meet turbidity performance standards during winter months, and storage capacity is barely able to meet even one day of maximum day demands. Briceland is currently operating under a moratorium for new connections. There are currently at least 4 homes within the District that have requested service connections; the oldest application is approximately 16 years old. The Briceland CSD anticipates installing a new roughing filter and a solar powered hypo chlorination unit in the near future.

AREAS WITHIN OR ADJACENT TO CITY SPHERES OF INFLUENCE

The following USAs and WSAs are within city Spheres of Influence (SOI) and the city is only logical water or wastewater service provider. Section 1.5, LAFCo and Service Provider Boundaries, of the Community Infrastructure and Services Technical Report describes the Local Agency Formation Commission (LAFCo), which are independent county-level regulatory commissions created by the California Legislature to act on proposals concerning the formation of cities and special districts and on other changes in jurisdiction or organization of local agencies. Cities and districts are required to provide services within their boundaries and seek approval to expand their boundaries or extend services beyond the boundaries. Section 1.5.2, Service District Boundaries, describes the procedures provision of service outside city or district boundaries, which in Humboldt County

A city or district may provide new or extended services by contract or agreement outside its jurisdictional boundaries only if it first requests and receives written approval from LAFCo. The Humboldt County LAFCo has added additional provisions to state law that specify that in order for a city or district to provide services outside its jurisdictional boundaries and outside its SOI to respond to an existing or impending threat to the public health or safety of the residents of the affected territory if both of the following requirements are met: (1) the entity applying for the contract approval has provided the commission with documentation of a threat to the health and safety of the public or the affected residents; and (2) The LAFCo has notified any alternate service provider that has filed a map and a statement of its service capabilities with the commission (Government Code Section 56133(c)). Because the Humboldt LAFCo will only approve out-of-agency service agreements in anticipation of subsequent jurisdictional changes, applicants shall submit an annexation or reorganization application, or other documentation demonstrating that the agreement is in anticipation of a subsequent jurisdictional change.

ARCATA URBAN STUDY AREA

Water Supply & Availability. The Arcata USA is located within the City of Arcata SOI and in order for parcels within the USA to develop at urban densities they must first annex to the City. The City of Arcata is a wholesale customer of the HBMWD, which has sufficient water supply to meet City demands water system is not limited by either source or treatment capacity with respect to its availability of connections. The City of Arcata's average daily use was 1.825 MGD and peak daily use was 3.405 MGD. The City delivered over 676 million gallons of HBMWD water in fiscal year 2005/2006. The City has approximately 6,000 existing connections (City of Arcata, 2005). The City's main deficiency with respect to its water system is the lack of adequate storage within some pressure zones. The City plans on installing additional storage capacity. Plans for approximately one million gallons of storage within the new Sunnybrae tract of the Arcata Community Forest are underway. An additional four million gallons of storage are planned for Zone 1. The City is also looking into a second connection with HBMWD.

The Arcata USA is located within the Arcata Urban Services Boundary, and it is likely that the areas within the Arcata USA would be annexed and developed within the General Plan period. As a condition of annexation approval, areas such as the proposed Creekside Homes, which is

the portion of the Arcata USA with the most significant development potential, would be required to make specified improvements to the City of Arcata water system.

Wastewater Capacity & Availability. The City of Arcata wastewater treatment plant is noted for its innovative system which includes the Arcata Marsh and Wildlife Sanctuary where the wastewater treated to post-secondary standards is re-used for wetlands, ponds, and related wildlife habitat. The wastewater system is in fair condition overall and the treatment facility is operating at approximately 59% of dry weather capacity and could accommodate approximately 4,439 additional residential connections based on dry weather flows. However, the wastewater facility has had difficulty meeting its discharge requirement as suggested by recent compliance orders issued by the RWQCB, which state that treatment capacity is being exceeded. The City has appealed the certain portions of the compliance orders, as they do not believe the infractions are water quality related but relate more technical violations of permit parameters. The City and the RWQCB have agreed to a compliance project and the RWQCB will hold other penalties in abeyance until the lawsuit is settled.

Similar to the water system above, areas such as the proposed Creekside Homes would be required to make specified improvements to the City of Arcata wastewater system as a condition of annexation approval.

BLUE LAKE URBAN STUDY AREA/WATER STUDY AREA

Water Supply & Availability. The City of Blue Lake's average daily use was 0.223 MGD and peak daily use was 0.378 MGD. The City delivered over 84 million gallons of water in fiscal year 2005/2006. The City has approximately 650 existing connections and does not retail water to any other Districts. The City's receives its water supply through contract with HBMWD. Water is delivered through an unknown length of water distribution mains and storage reservoirs located throughout the community. The City has approximately 0.9 MG of storage capacity spread over two redwood tanks ranging in size from 400,000 gallons to 500,000 gallons. The City of Blue Lake's water system is in good condition overall. Peak daily use of HBMWD water for the City (0.378 MGD in 2005/2006) is currently less than their peak rate allocation of 0.50 MGD set in contract with HBMWD on July 1, 2006.

Wastewater Capacity & Availability. The City of Blue Lake provides wastewater services to residents within the City and 17 parcels outside the City, most of which are within the Blue Lake WSA. There are approximately 515 wastewater connections within the City of Blue Lake USA. The City also provides wastewater services to the Blue Lake Rancheria through contract. The entire USA would be expected to receive wastewater service from the City of Blue Lake, upon annexation. Average dry weather flows are approximately 0.15 MGD, while peak wet weather flows are approximately 1.0 MGD. This represents a system wide peaking factor of approximately six to seven (Winzler & Kelly, 2006b). The WWTP is designed to handle an average hydraulic loading of 0.25 MGD and a BOD loading of 300 lbs/day. The plant is likely exceeding its treatment capacity. Average flows are currently 0.15 MGD with an average BOD concentration of 325 mg/L, which results in a BOD loading of over 400 lbs/day. Maximum month influent loadings of 1,400 mg/L BOD and 1,700 mg/L TSS have been experienced at the plant (Winzler & Kelly, 2006b).

The City's collection system experiences significant I&I during winter months, and the WWTP is operating in excess of its designed treatment capacity. The City continues to address shortfalls within their wastewater collection and treatment systems. The City will need to invest significant effort and resources to reduce I&I within their collection system and to make improvements to the treatment and disposal system.

FORTUNA URBAN STUDY AREA

Water Supply & Availability. A portion of the Fortuna USA is located within the boundaries of the Palmer Creek CSD, which provides water service from its own source and wastewater collection services. The remainder of the Fortuna USA is located within the City of Fortuna SOI, and the City is the most logical provider of water and wastewater services. The City of Fortuna produced an average of 505.6 million gallons of drinking water per year between 2003 and 2007, and 503.7 million gallons in 2007. Average daily use is therefore estimated at 1.39 MGD. Peak daily use for 2005 was reported as 2.3 MGD in the 2007 DHS annual inspection report. The City has approximately 4,331 existing connections and does not retail water to any other Districts.

Palmer Creek CSD produced more than 11 million gallons of drinking water in 2003. Average daily use is estimated at approximately 0.031 MGD, and peak daily use is reported at approximately 0.084 MGD. The District has approximately 150 service connections, of which 127 are active connections. All active connections are metered.

The City of Fortuna's water system is in good condition. There are no major deficiencies associated with the City's water supply and distribution system. City of Fortuna annual pumping records indicate that current water demand is approximately 94% of permitted capacity, and there are approximately 257 available connections. Therefore, the City of Fortuna may need to seek permits from DWR for additional source capacity to accommodate additional development within its boundaries and SOI. The Palmer Creek CSD water system is in excellent condition as it was constructed in 1997.

Wastewater Capacity & Availability. Approximately 5,229 units receive wastewater service within the City of Fortuna (City of Fortuna, 2007). Approximately 90% of these connections are residential, while the remaining 10% are commercial. Average dry weather flows totaled approximately 0.95 MGD in 2006. Peak wet weather flows reached approximately 7 MGD in 2006 (Gehrke, 2007). There are 153 existing residential wastewater connections within the Palmer Creek CSD generating an average dry weather flow of 20,000 gpd and wet weather flows of 30,000 gpd (Palmer Creek CSD, 2007). The Palmer Creek CSD reports that it is currently at its contracted limit with the City of Fortuna for wastewater flows. This contract would need to be amended to allow additional development within the District.

The City of Fortuna's wastewater system is in good condition overall, and was recently expanded in 2006 to improve capacity and performance. The City's wastewater facilities are permitted to treat up to 1.5 MGD mean daily dry weather flow averaged over a period of one calendar month. Existing dry weather flows are currently 0.95 MGD. Therefore, the treatment facility is operating at approximately 63% of its dry weather flow capacity. However, wet weather flows continue to pose a problem for the City.

RIO DELL URBAN STUDY AREA/WATER STUDY AREA

Water Supply & Availability. The City produced 97.5 million gallons of drinking water in 2004 (2005 CDPH Annual Inspection Report). Average daily use is estimated at 0.267 MGD, and peak daily use was reported as 0.474 MGD. However, these demand figures may be slightly high, as they are from 2004, before the City invested heavily into repairing its distribution system to minimize water losses. In 2006, the City only produced 91.1 MG of drinking water, representing approximately 7% decrease as compared to 2005. It is unclear what part of this decrease is attributable to the water system improvements versus natural variability in demands. The City has approximately 1,179 connections within the system, of which approximately 96% are residential connections. The City also serves 49 commercial connections, two landscape connections, and two agricultural connections.

The City received \$5.0 million in grant funds to rehabilitate the water distribution system City-wide and \$1.0 million in grant funds and a loan in the amount of \$2.3 million to construct a new infiltration gallery and water treatment plant. The new treatment plant has a design capacity of 700 gpm. The system was put on line in 2006, is in very good condition overall, and has sufficient capacity to accommodate growth anticipated in Rio Dell's new General Plan currently in the process of being updated. Current peak day demands are about 60% of source capacity.

Wastewater Capacity & Availability. Approximately 1,310 units receive wastewater service within the City of Rio Dell (Winzler & Kelly, 2007). Approximately 94% of these connections are residential and the remaining 10% are commercial and institutional. Average dry weather flows totaled approximately 0.430 MGD, while peak wet weather flows totaled approximately 2.820 MGD in 2005 (Winzler & Kelly, 2006).

The City is currently under a Cease and Desist Order for its use of percolation ponds as a summertime disposal method. The City is in the process of actively exploring alternative disposal methods and funding mechanisms. The CDO restricts new connections to the wastewater system and as of spring 2009 there are 65 new connections available.

The City has developed a Wastewater Effluent Disposal Facilities Plan and prepared an environmental impact report to develop a new wastewater treatment plant that would meet the City's long-term wastewater treatment and disposal needs and the requirements of the RWQCB. The City is annexing approximately 250 acres of land across the Eel River in the Metropolitan area that, upon purchase or lease, would be used for a new wastewater treatment plant. The new facility is expected to cost between \$12 and \$15 million and to be completed in 2012.

FIELDBROOK-GLENDALE COMMUNITY SERVICES DISTRICT

Fieldbrook-Glendale CSD provides waster service to the Fieldbrook WSA and the Glendale USA/WSA. The Fieldbrook-Glendale CSD purchases treated water from Humboldt Bay Municipal Water District (HBMWD) for delivery to its customers. Fieldbrook-Glendale CSD's water system begins at a water meter just north of the intersection of Fieldbrook Road and Glendale Drive. The system contains approximately 13 miles of water mains, two booster pump stations, and one 400,000 and one 20,000 gallon water tank. Water quality is representative of HBMWD's excellent water source and meets or exceeds State standards. According to 2005/2006 HBMWD records, Fieldbrook-Glendale CSD's average daily use was 0.166 MGD and peak daily use was 0.389 MGD. The Fieldbrook-Glendale CSD retailed approximately 64 million gallons of drinking water in fiscal year 2005/2006. Fieldbrook-Glendale CSD services approximately 528 existing connections according to the 2005 CDPH annual inspection report. Peak daily use of HBMWD water for the District (0.389 MGD in 2005/2006) is currently about 90% of their peak rate allocation of 0.43 MGD set in contract with HBMWD on July 1, 2006.

GLENDALE URBAN STUDY AREA/WATER STUDY AREA

Water Supply & Availability. The Fieldbrook Glendale Community Services District (CSD) provides water and wastewater service to this area. Some portions of the study area rely on private wells, springs or surface water intakes generally of poor quality, while other portions (up Liscomb Hill Road and Hilltop Lane) receive water from the City of Blue Lake. The Fieldbrook-Glendale CSD's receives treated water through the HBMWD and is not limited by either source or treatment capacity with respect to its ability to serve new connections.

Water service within the Glendale USA is generally very good with the exception of some low pressure areas. The only major deficiency associated with the existing system and the existing

development they serve is lower system pressure within some localized areas. The study area does not have any storage in its service area and normally relies on the HBMWD water reservoirs, although the Fieldbrook reservoir can be used to back feed to this area in an emergency. Glendale will need to expand its water system infrastructure to serve additional growth.

Wastewater Capacity & Availability. The Glendale USA receives wastewater service from the Fieldbrook-Glendale CSD. Glendale's wastewater system is in very good condition overall and has approximately 165 connections. Flows currently range between 37,000 gpd during dry weather and 75,000 gpd during wet weather. The District is under contract to pump raw wastewater to the City of Arcata for treatment and disposal. The existing contract allows for up to 71,200 gpd average dry weather flow, indicating that the system has the capacity for approximately 50 to 100 more connections. Alternative solutions to treatment and disposal must be found to accommodate any development in excess of this. The City has indicated it is not interested at this time to increase the District's contract amount and has recommended the District consider other alternatives. The District has approached the City of Blue Lake and will participate in other studies to evaluate alternatives and costs for potential interconnection.

FIELDBROOK WATER STUDY AREA

Water Supply & Availability. Fieldbrook WSA receives water from the Fieldbrook-Glendale CSD. The system is in good condition overall and available connections are not limited by either source or treatment capacity. The Fieldbrook-Glendale CSD's receives treated water through the HBMWD and is not limited by either source or treatment capacity with respect to its ability to serve new connections. The only major deficiency associated with the existing system and the existing development they serve is lower than desirable water pressure within some localized areas. In addition, a stand by generator is needed at the main (Lyman Rd) booster pump station and a new roof is needed on the redwood tank. The Fieldbrook-Glendale CSD may need to expand its water system infrastructure to serve this additional growth.

GARBERVILLE URBAN STUDY AREA/WATER STUDY

Water Supply & Availability. The Garberville Sanitary District (SD) was originally formed in 1932 to provide sewer service to the town of Garberville and in 2006 purchased the private Garberville Water Company, which provides water service to approximately 394 connections. The Garberville SD produced approximately 64 million gallons of drinking water in 2003 (CDPH Annual Inspection Report). Average daily use is estimated at approximately 0.175 MGD, and peak daily use is estimated at approximately 0.310 MGD. The water system is in poor to fair condition, with deficiencies that include lack of storage capacity, standby power, and an aging and undersized distribution system, most of which was installed in the 1930s.

The main source of water is from an infiltration gallery in the South Fork of the Eel River that was installed in 1940. A secondary groundwater source is also available; however, substantial draw down has been known to occur and the well has even been known to stop producing water during dry periods. The District is limited by their appropriative water rights, which allow for maximum diversions of 0.155 and 0.595 cubic feet per second, respectively, for a combined allowable extraction of 336 gallons per minute from the infiltration gallery. The production capacity of the infiltration gallery is approximately 0.46 MGD. The water treatment plant has a maximum production capacity of 250 gpm (0.33 MGD if operated 22 hours per day), and is therefore more limiting than the source capacity. Given existing maximum day demands are 0.31 MGD, the system is operating at approximately 94% of treatment capacity.

The District has plans for a Water System Improvements Project and has been placed on priority lists for funding by California Department of Public Health. The project will consist of two new infiltration gallery pumps, a new treatment plant, emergency backup power for the pumps and

treatment plant, a new treated water booster pump station and water main, and additional storage capacity. The District hopes to complete construction of this project in 2010.

Wastewater Capacity & Availability. The Garberville SD wastewater collection system consists of a collection system that flows by gravity with the aid of lift stations to convey the wastewater to the treatment facility. The treatment plant was constructed in 1984, and the design capacity of the system is for a peak wet weather flow of 0.3 MGD. The treatment plant is permitted to treat up to 0.06 MGD mean daily dry weather flow and existing dry weather flows are currently 0.14 MGD, or over twice the permitted amount. The treatment facility is operating at approximately 233% of its dry weather capacity. The facility is also exceeding its permitted wet weather capacity.

The Garberville SD is operating subject to a wastewater cease and desist order from the Regional Water Quality Control Board (R1-2004-0097) for discharging effluent in violation of its waste discharge requirements due to increased population growth and summertime tourism activity. The cease and desist order prohibits new connections to the system until improvements are completed. The RWQCB has allowed new connections when improvements to the collection system are completed that simultaneously reduce volumes of inflow and infiltration greater than wastewater flows from the new development (example, recent senior housing project approved in Garberville).

The District prepared a draft report analyzing viable alternatives to increase its treatment capacity and has chosen a constructed wetlands alternative as well as new locations for the summertime disposal of treated effluent. The cease and desist order has set forth a completion date for the new facility of November 2009. The Garberville SD has been placed on priority lists for funding by the State Water Board and expects to receive funding that will allow it complete improvements addressing the cease and desist order within the next year.

HUMBOLDT COMMUNITY SERVICES DISTRICT

The Humboldt Community Services District provides water, wastewater, and street lighting services to the unincorporated areas surrounding the City of Eureka. The District extends from the Freshwater Valley in the north nearly to College of the Redwoods in the south. Humboldt Bay and the City of Eureka form the districts western boundary and the eastern edge of the Freshwater Creek valley forms the eastern boundary. Included within or adjacent to the boundaries of the district are the following USAs and WSAs, each of which will be analyzed in detail below:

- Freshwater WSA (includes the Freshwater, Mitchell Heights, and Redmond Road areas)
- Humboldt Hill USA (includes Fields Landing, Humboldt Hill, and King Salmon,)
- Myrtletown USA & WSA
- South Eureka USA & WSA (includes the Bayview, Cutten, Pine Hill, and Ridgewood areas)

Humboldt CSD Water Supply & Availability. The Humboldt CSD water system is not limited by either water source or treatment capacity with respect to its availability of connections. Water for the Humboldt CSD system is provided by the Humboldt Bay Municipal Water District (HBMWD), which also provides treated drinking water on a wholesale basis to other municipal service providers in the greater Humboldt Bay region, including the City of Arcata, the City of Eureka, the City of Blue Lake, the Fieldbrook-Glendale CSD, Manila CSD, and the McKinleyville

CSD. HBMWD has sufficient water supply to meet the demands of Humboldt CSD and its other municipal customers, and Humboldt CSD has extensive available capacity within District wells.

According to 2005/2006 HBMWD records, Humboldt CSD's average daily use was 1.253 MGD and peak daily use was 2.32 MGD. The District purchased over 479 million gallons of HBMWD water in fiscal year 2005/2006 direct from HBMWD. However, HBMWD water represents only part of Humboldt CSD's water supply. According to the 2007 Humboldt CSD records, they produced approximately 914 million gallons of water for customers in 2006 (257.2 MG from wells, and 659.9 from HBMWD either direct from HBMWD or through the City of Eureka). Therefore, average daily use is estimated at 2.53 MGD, and peak daily use estimated at 4.71 MGD (utilizing the HBMWD peaking factor from above – 1.86). The District has approximately 7,494 existing water connections, of which 97% are residential connections.

Humboldt CSD receives approximately 75% of their water from HBMWD and the City of Eureka. Humboldt CSD also maintains three water supply wells (two active and one active backup) that supplement their water supply, with a rated capacity of 1,580 gpm (2.28 MGD). Humboldt CSD's active connection with the City of Eureka has a capacity of 800 gpm, or 1.15 MGD. Their contract with the HBMWD allows for a peak rate allocation of 2.9 MGD. Therefore, the combined source capacity is estimated at 6.33 MGD.

Unlike the other USAs and WSAs within the Humboldt CSD service area, the Humboldt Hill USA's water system is served almost exclusively by Humboldt CSD well water sources, although HBMWD water can also be supplied to this part of the system. Reservoirs serving Humboldt Hill include the 1.0 MG Blue Spruce tank and the 0.5 MG Donne Drive tank, for a total storage capacity of 1.5 MG.

Humboldt CSD's distribution system extends from Freshwater in the north to College of the Redwoods in the south and contains approximately 125 miles of pipe. The District has approximately 5.0 MG of storage capacity within ten storage tanks ranging in size between 0.12 MG and 1.0 MG. The District serves over fourteen pressure zones. Water quality is representative of HBMWD's excellent water source and meets or exceeds State standards.

There are no significant deficiencies within Humboldt CSD's water system although some storage and fire flow improvements are anticipated. Water service within Humboldt CSD is generally very good. The District has an ongoing program for replacing some old steel water line of various sizes and anticipates that all of it will be replaced by 2012. Peak daily use of HBMWD water for the District (2.32 MGD in 2005/2006) was below their peak rate allocation of 2.90 MGD set in contract with HBMWD on July 1, 2006. Overall peak daily use is at approximately 71% of existing source capacity. The Humboldt Hill study area's main water source is the District's wells. Current peak day demands within the Humboldt Hill Urban Study Area are estimated at 40% of total capacity Humboldt CSD's well's serving that area.

Humboldt CSD Wastewater Capacity & Availability. Humboldt CSD operates a wastewater collection system that interconnects with the City of Eureka collection system and the City's Elk River Wastewater Treatment Plant (WWTP). The City and Humboldt CSD are under a contractual agreement to convey wastewater through several points of interconnection between the Humboldt CSD and Eureka's collection system and share treatment capacity at the Elk River WWTP.

Wastewater is collected from approximately 6,285 connections within the Humboldt CSD service areas. Average dry weather flows for the District were approximately 0.93 MGD in 2008 based on flow data collected on a daily basis. The permitted average dry weather flow (ADWF) at the Elk

River WWTP is 5.24 million gallons per day (MGD). The Humboldt CSD share of this capacity is 30.5 % (1.598 MGD) and the City of Eureka share is 69.5 % (3.642 MGD). Based on a 2008 analysis of ADWF at the treatment plant, the City of Eureka has determined that the Humboldt CSD can accommodate about 2,749 additional equivalent dwelling unit (EDU) connections, and the City of Eureka about 2,457 additional EDU's.

The City is conducting a study of the Elk River WWTP infrastructure to identify hydraulic and process "bottlenecks" and propose cost effective improvements to increase capacity, rather than construct a total plant expansion. The City expects that this strategy will allow step-wise increases in WWTP capacity that keep pace with development within the Humboldt CSD and the City of Eureka over the next 20 years.

Portions of the Humboldt CSD and City of Eureka collection systems experience inflow and infiltration (I&I) of rain water and are near or at capacity in a number of locations during significant rain events. Although extreme wet weather flows approach the design capacity of the WWTP, the plant is designed to treat all flows that the collection system conveys in its current configuration and with the current peaking factor.

The City of Eureka and Humboldt CSD are cooperatively working on the Martin Slough Interceptor Project to address the collection system capacity issues identified above. The Martin Slough project is multi-purpose in function; reducing sewer overflows that degrade the environment, eliminate existing city and Humboldt CSD sewage lift stations (by conversion to gravity service), improve energy conservation, and provide capacity for planned development.

The Martin Slough project boundaries include areas within the City of Eureka that will gravity flow into the proposed interceptor, and portions of the unincorporated area surrounding Eureka that can utilize the interceptor based on proximity and topography located within the urban limit line established by the Eureka Community Plan and the Humboldt Bay Area Plan. Portions of the Bayview/Pine Hill/Rosewood areas and a portion of the Cutten area of the South Eureka USA are not within the Martin Slough project boundaries. Wastewater within these areas drains to portions of the City of Eureka collection system other than the proposed Martin Slough Interceptor. Other portions of the South Eureka USA are located outside the Eureka Community Plan and the Humboldt Bay Area Plan urban limit line

The City of Eureka and Humboldt CSD are actively working to correct current wastewater collection deficiencies and to provide capacity for future growth. The City of Eureka and the Humboldt CSD have set forth the following list of actions that are intended to result in the completion of the Martin Slough Interceptor by 2014:

HOUSING ELEMENT APPENDIX TABLE – Z16. Schedule for the completion of the Martin Slough Interceptor.

Action	Status	Projected Completion
Preliminary project design and Environmental Review	Final EIR completed September 2004 – SCH No. 200282043	Completed
Construction specifications	Completed	Completed
Memorandum of Understanding between Humboldt CSD and City of Eureka for the construction of the Martin Slough Interceptor	Completed	Completed

HOUSING ELEMENT APPENDIX TABLE – Z16. Schedule for the completion of the Martin Slough Interceptor.

Action	Status	Projected Completion
Sewer service rates incorporating the Martin Slough Interceptor project and future increases in Elk River WWTP capacity	Completed	Completed
Phase I Martin Slough Interceptor request for bids and bid award	Completed	Completed
Phase I Martin Slough Interceptor construction	Completed	Completed
Phase II Martin Slough Interceptor request for bids and bid award	Completed	Completed
Phase II Martin Slough Interceptor construction	Completed	Completed
Martin Slough Interceptor		Phase II completion by 2014

Source: HCSD, City of Eureka, 2019

The following is a general discussion of water and wastewater service within each of the USAs and WSAs served by Humboldt CSD. Additional discussion of the MSI project is in the South Eureka Urban Study Area/Water Study Area

HCSD FRESHWATER WATER STUDY AREA

Water Supply & Availability. Residents of the Freshwater Valley originally received drinking water through private, individual wells and several private water companies. In 1992, the residents requested that Humboldt CSD annex this area and create the Freshwater Assessment District to provide high quality public water to correct a long-standing water quality problem. The Freshwater WSA is located within a valley east of Humboldt Bay. The Freshwater WSA also includes the Mitchell Heights and Redmond Road areas.

Humboldt CSD's water system in Freshwater is in good condition overall. There are no major infrastructure deficiencies associated with the existing system. To the extent that development occurs where existing facilities are available, no major improvements will be needed. However, where development is not adjacent to an existing water main, an extension of service will be needed.

HCSD HUMBOLDT HILL URBAN STUDY AREA

Water Supply & Availability. Most of the Humboldt Hill USA was added to Humboldt CSD boundaries in the 1980's with the purchase of the Pialorsi Private Water System and of the consolidation with County Service Area 3 (CSA 3) Sewer System, which was established in 1972 through the merger of three sanitation districts serving Fields Landing, King Salmon, and Humboldt Hill.

Following the purchase of the Pialorsi Water System, the District drilled three municipal water wells to further serve the Humboldt Hill USA. Reservoirs serving Humboldt Hill include the 1.0 MG Blue Spruce tank and the 0.5 MG Donna Drive tank, for a total storage capacity of 1.5 MG.

Water service within the Humboldt Hill USA is generally very good. The District has an ongoing program for upsizing undersized water mains installed to improve fire protection. The Humboldt Hill study area's main water source is the District's wells. Current peak day demands within the study area are estimated at 40% of the well's total capacity. Humboldt CSD anticipates adding an additional 1.0 Million gallons of water storage to support planned development, provide fire protection, and to serve the higher elevation zones in the Humboldt Hill area.

Wastewater Capacity & Availability. All proposed development within the Humboldt Hill USA would receive wastewater service from the Humboldt CSD. Humboldt Hill's collection system was originally part of the now dissolved CSA No. 3, and was taken over by Humboldt CSD in 1982. Wastewater is collected from residences throughout the USA and flows by gravity to the South Broadway pump station, where it is then pumped through a 14-inch force main to the Elk River WWTP.

Development within the Humboldt Hill USA is not constrained by capacity limitations in the City's collection system. New growth in Humboldt Hill may trigger the need for increased pumping capacity at the South Broadway pump station.

HCSD MYRTLETOWN URBAN STUDY AREA/WATER STUDY AREA

Water Supply & Availability. The Myrtletown WSA/USA is located just east of the City of Eureka along Myrtle Avenue. Myrtletown's water system is in good condition overall. There are no major infrastructure deficiencies associated with the existing system. Humboldt CSD is currently replacing some older steel pipe in the distribution system. Humboldt CSD may need to extend and expand its water system infrastructure to serve significant levels of additional growth.

Wastewater Capacity & Availability. Myrtletown's wastewater collection system is generally in good condition; although some improvements are needed to reduce I&I. Development within the study area is dependent upon the City of Eureka's collection, treatment, and disposal systems.

All proposed development within the Myrtletown USA would receive wastewater service from HCSD. The District maintains a collection system that was originally installed in 1965. The Myrtletown USA is located within the Hoover Street Sewer Drainage Basin, which pumps wastewater from the Humboldt CSD Hoover St. Pump Station to the City of Eureka Hill St. Pump Station. Wastewater is then pumped from Hill Street to the Elk River Treatment Plant.

The pumping capacity of the Hill Street Pump Station limits development within the Hoover Street Sewer Drainage Basin. This capacity limitation will be eliminated with an approximately \$250,000 pump upgrade and when wastewater from the "O" Street Pump Station is diverted from entering Hill Street Pump Station through the construction of the Martin Slough Interceptor. Until the Hill Street Pump Station pump improvements and Martin Slough project are complete, the remaining capacity within the Hoover Street Sewer Drainage Basin is approximately 178 dwelling units.

HCSD SOUTH EUREKA URBAN STUDY AREA/WATER STUDY AREA

Water Supply & Availability. The South Eureka USA contains the Bayview, Pine Hill, Rosewood, Cutten, and Ridgewood areas. The Humboldt CSD South Eureka's water system is in good condition overall. There are no major infrastructure deficiencies associated with the existing water system. Some older steel pipe in the distribution system is currently being replaced and additional water capacity storage added to support planned growth and improve fire protection.

Wastewater Capacity & Availability. Wastewater that is generated by existing development within the South Eureka USA is collected within the following sewage drainage basins:

Area	Sewage Drainage Basin
Bayview/Pine Hill/Rosewood	McCullens Street
Campton Road (North)	Campton Road
Campton Road (South)	Leslie Lane Diversion to the City of Eureka Golf Course Lift Station
Cutten (North)	Hoover Street
Cutten (South)/Ridgewood	"O" Street

Most of the above sewage drainage basins are within the Martin Slough Interceptor project boundaries, except for portions of the McCullens Street and the Hoover Street Sewage Drainage Basins. As such, the following development capacity limitations are in effect until the Martin Slough Interceptor project is complete in 2014 or until other infrastructure is added:

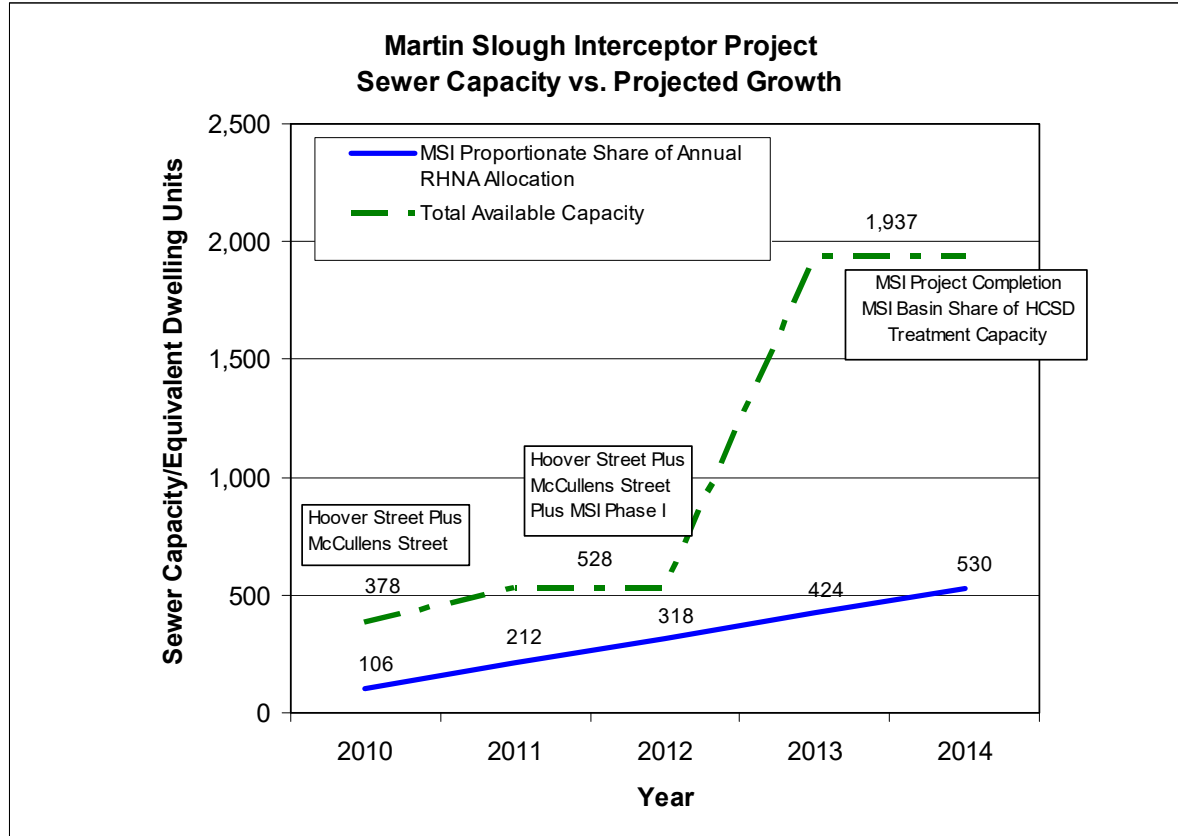
- Development capacity is constrained to 150 units within the "O" Street and Campton Road Sewage Drainage Basins as well as the Leslie Lane Diversion to the City of Eureka Golf Course Lift Station since Phase I of the Martin Slough Interceptor project is completed.
- Upon completion of Phase II of the Martin Slough Interceptor project, development will be constrained to the average dry weather flows remaining at the Elk River WWTP (See Humboldt CSD Wastewater Capacity and Availability above for a discussion of planned improvements to Elk River WWTP capacity.)
- Development capacity within the McCullens Street Sewage Drainage Basin is limited to approximately 200 additional dwelling units until the Martin Slough Interceptor project is complete.
- See the discussion of wastewater capacity in the Myrtle town USA above for an analysis of the existing capacity of the Hoover Street Sewage Drainage Basin.

The Martin Slough project Phase II was completed in 2017. Phase III is in the early stages of completion.

Figure 33 shows a comparison between the Martin Slough Basin's proportionate share of the RHNA allocation, converted to an annual sum, and the immediately available and planned wastewater collection capacity of the Martin Slough Basin during the planning period of the previous housing element.

The paragraph above describes the immediately available and planned wastewater collection capacity of the Martin Slough Basin during the planning period of the housing element. The following figure illustrates the Martin Slough Basin's proportionate share of the RHNA allocation:

HOUSING ELEMENT APPENDIX FIGURE - 33. Martin Slough Interceptor Project Sewer Capacity vs. Projected Growth, 2010 - 2014



Given the importance of the MSI project to attaining the County's projected housing needs goals, a program is included to continue to monitor the project's completion.

HYDESVILLE URBAN STUDY AREA/WATER STUDY AREA

Water Supply & Availability. Water service in the Hydesville area is provided by the Hydesville County Water District (CWD). The Carlotta portion of the study area has no public water system and depends solely on individual private water sources. The Hydesville CWD has approximately 450 existing connections and produces approximately 38 million gallons of drinking water per year. Average daily use for the District is estimated at approximately 0.104 MGD, and peak daily use was reported as 0.28 MGD. The District's water supply is obtained from two wells located on District owned land near Yager Creek that have a rated pumping capacity of 360 gpm, or 0.52 MGD. Hydesville CWD storage tanks have a total storage capacity of 0.6 MG and the distribution system consists of approximately 14 miles of steel, AC, and PVC pipe.

Water service within the Hydesville USA is generally good. The District is at approximately 60% of its source capacity during peak usage periods. In some areas, located in the northern part of the District (Quail Hill subdivision area) the 4-inch mainline is inadequate in size to maintain the fire flow requirements and topography is a constraint on service area expansion utilizing the existing gravity fed system. The District is planning the following improvements as funds become available: increase size of distribution lines in the Quail Hill subdivision, and install an additional well and 500,000 gallons storage. The Carlotta area is also not served by a community water system and expansion of the Hydesville CWD is the logical solution to serving this area.

JACOBY CREEK WATER STUDY AREA

Water Supply & Availability. The Jacoby Creek WSA receives water service from the Jacoby Creek County Water District (CWD), although portions of the study area rely on private wells, springs, or surface water intakes generally of poor quality. The Jacoby Creek CWD serves approximately 562 existing connections and receives its water by contract with the City of Arcata through the City's wholesale relationship from HBMWD. The City of Arcata also operates and maintains the Jacoby Creek CWD water system.

The Jacoby Creek CWD purchased 114.6 MG of water in 2006 (2007 CDPH Annual Inspection Report). Average daily use is therefore estimated as 0.314 MGD. Jacoby Creek's water system is in good condition. The biggest deficiency with the existing system is lack of adequate storage capacity. The study area has only about 27% of maximum day demand in storage capacity. In addition, some distribution piping within the system is less than six inches in diameter and unable to provide adequate fire flows.

LOLETA URBAN STUDY AREA

Water Supply & Availability. The Loleta Urban Study Area receives water and wastewater service from the Loleta Community Services District. The water system has approximately 239 existing connections, of which approximately 226 are residential connections and the remaining 13 connections are non-residential connections serving 11 businesses and 2 industrial connections including the Loleta Cheese Factory and the Humboldt Creamery (note: the Humboldt Creamery facility in Loleta is no longer operating). Roughly 25% of water demands are associated with the commercial and industrial users (Markus Drumm, 2007); therefore residential maximum day usage is estimated at 0.158 MGD (697 gpd/connection). The Loleta CSD water system is in poor to fair condition. Major deficiencies associated with the existing system are poor water quality and quantity from the wells, undersized distribution mains, and inadequate storage capacity.

Due to poor water quality, the Loleta CSD is providing water service through the use of a temporary well and above ground supply line. As a result of this circumstance, the Loleta CSD has implemented a self-imposed water connection limitation of eight new connections per year (this is a cumulative total whereby unused connections are carried over to the next year). The Loleta CSD has designed an improvement project that includes a new well and backup well as well as new treatment. The District has received funding approval for this project from USDA as well as American Recovery and Reinvestment Act funding. The Loleta CSD expects to have the new system on line by summer 2009 (Markus Drumm, 2009). When the new system is on line, the self-imposed connection limitation will be lifted. A precise calculation of the capacity of the proposed improvements cannot be completed until the new well is on-line and functioning. However, the water system improvements are being sized to serve existing development and current planned development.

Wastewater Capacity & Availability. Approximately 240 connections within the Loleta USA receive wastewater service from the Loleta CSD, of which most are residential connections except for the two industrial connections, as identified above. The system currently has flows that range between .06 MGD during dry weather and 0.6 MGD during wet weather. The facility has an average dry weather flow design capacity of 0.1 MGD, and is therefore operating at approximately 60% of its dry weather capacity.

The District has significant problems with I&I within their collection system. The District currently relies on percolation ponds for disposal. This form of disposal is becoming increasingly difficult to permit due to stringent regulations governing disposal to the Eel River during the discharge

prohibition period. Other communities such as Rio Dell and Ferndale are being required by the RWQCB at this time to find alternative methods of disposal.

The Loleta CSD is operating its wastewater system under a cease and desist order (R1-2004-0096) due primarily to excessive inflow and infiltration. The cease and desist order does not include any limitations on the approval of new connections by the Loleta CSD. The Loleta CSD is required to complete repairs and upgrades to the system by the end of this year to address inflow and infiltration.

MANILA URBAN STUDY AREA

Water Supply & Availability. The Manila CSD provides water (The Manila CSD is a wholesale customer of the HBMWD) and wastewater service to the Manila USA. According to 2005/2006 HBMWD records, Manila CSD's average daily use was 0.119 MGD and peak daily use was 0.157 MGD. Peak daily use of HBMWD water for the Manila CSD is currently less than their peak rate allocation of 0.21 MGD. The District delivered approximately 45 million gallons of water in fiscal year 2005/2006. The District has approximately 342 active connections, of which 336 are residential connections (308 single family and 28 multi family). Non-residential connections include Sierra Pacific Industries, Redwood Coast Trucking, Manila Community Center and Park, an RV Park, and formerly Manila Market.

Manila's water system is in good condition. The only major deficiencies associated with the existing system are some undersized water mains and inadequate storage capacity. The District has no major plans for system upgrades at this time. The Manila CSD is planning to carry out minor upgrades, such as replacing valves, installing new fire hydrants, and replacing the storage tank roof in the near future. The District is also applying for grants to increase water storage capacity.

Wastewater Capacity & Availability. The Manila CSD wastewater system is in good condition overall. The community relies on a Septic Tank Effluent Pump (STEP) system that pumps liquid effluent from septic tanks into a force main to the treatment facility. The treatment system consists of three free surface wetlands, two surface aerated facultative ponds, and four percolation ponds (rapid infiltration basins) for disposal. The system currently has approximately 444 connections, and flows currently range between 0.066 MGD during dry weather and 0.21 MGD during wet weather. The facility has an average dry weather flow design capacity of 0.14 MGD, and is therefore operating at approximately 47% capacity.

The District's collection system and treatment system are in overall good condition. This system is in compliance with its WDR and has sufficient capacity to serve forecasted potential future development without major improvements, although infrastructure extensions might be needed to serve a particular parcel.

MCKINLEYVILLE URBAN STUDY AREA/WATER STUDY AREA

Water Supply & Availability. The McKinleyville USA receives water and wastewater service from McKinleyville Community Services District (The McKinleyville CSD is a wholesale customer of the HBMWD). The McKinleyville CSD has approximately 5,085 existing service connections, of which about 4,785 are residential connections, and retails water to the Patrick's Creek CSD. According to 2005/2006 HBMWD records, the McKinleyville CSD average daily use was 1.696 MGD and peak daily use was 3.792 MGD. The District delivered over 636 million gallons of water in fiscal year 2005/2006.

The McKinleyville CSD water system is in good condition overall. Peak daily use of HBMWD water for the District (3.792 MGD in 2005/2006) currently exceeds their peak rate allocation of 2.80

MGD set in contract with HBMWD on July 1, 2006. The McKinleyville CSD currently has 5.25 million gallons of storage capacity and the existing distribution system has more than sufficient capacity for existing demands and is sized to serve approximately 10,000 homes. The pump station on North Bank Road that supplies the McKinleyville CSD system is currently limited by the water level at the HBMWD's Essex Hill storage tank at Korblex. Efforts to upgrade the pump station are underway.

Wastewater Capacity & Availability. The McKinleyville CSD wastewater system currently has approximately 4,600 connections, and flows range between 0.9 MGD during dry weather and 2 MGD during wet weather. The facility has a biological treatment capacity of 1.18 MGD, and is therefore operating at approximately 76% capacity. McKinleyville CSD collection system was installed in the mid 1980's and has been well maintained over the years. The treatment system consists of two primary oxidation ponds, three secondary oxidation ponds, a new constructed wetland completed in 2005, and disinfection facilities.

The McKinleyville CSD wastewater system is in overall very good condition. The McKinleyville CSD is currently investigating improvements to some main trunk lines to increase capacity and reduce inflow and infiltration. Pump station upgrades are also being planned. The Letz Lane pump station is in need of additional pumping capacity. The pump station at the existing WWTF is not currently having problems, but if flows from the Letz Lane pump station increase, then pumping capacity at the WWTF will also have to be increased. The District is also interested in upgrading their wastewater computer model to better understand tradeoffs associated with various proposed improvements.

MIRANDA URBAN STUDY AREA

Water Supply & Availability. The Miranda USA receives water and wastewater service from the Miranda Community Services District. The Miranda CSD produces approximately 33 million gallons of drinking water per year to approximately 143 existing connections (2005 CDPH Annual Inspection Report). Average daily use for the District is approximately 0.100 MGD and peak daily use is approximately 0.220 MGD. The District's water source comes from two wells with a total capacity of 0.338 MGD. The District has 0.2 MG of total storage and the distribution system consists of one pressure zone, which is gravity fed by the two tanks. Low pressures are known to occur, especially in the School Road area, due to small diameter (2") mains.

Miranda's water system is in fair to good condition. The primary deficiencies associated with the existing system are some undersized water mains and inadequate storage capacity. The Miranda CSD will need to expand its water system infrastructure to serve this additional growth.

Wastewater Capacity & Availability. The Miranda CSD wastewater system serves approximately 110 residential connections, which represents approximately 50% of homes within the USA. Average dry weather flows are estimated at approximately 30,000 gpd (Miranda CSD, 2007). Peak wet weather flows are estimated at approximately 100,000 gpd (Ristow, 2007). The Miranda CSD collection system consists of small diameter, gravity sewers that collect effluent from individual septic tanks in the community. The system is a combined septic tank effluent gravity and pump system (STEG/STEP). The treatment plant has a dry weather design capacity of 46,000 gpd, as set forth in their waste discharge requirements.

The District's collection system and treatment system are in generally good condition. The District estimates the treatment system is currently operating at approximately 65% of its design capacity. The Miranda CSD uses percolation ponds for disposal. This form of disposal is becoming increasingly difficult to permit due to stringent regulations governing disposal to the South Fork Eel River during the discharge prohibition period. Other communities such as Rio Dell

and Ferndale are being required by the RWQCB at this time to find alternative methods of disposal.

MYERS FLAT WATER STUDY AREA

Water Supply & Availability. The Myers Flat WSA receives water service from the Myers Flat Mutual Water System (MWS), a private water system. Myers Flat MWS water supply consists of a well of unknown capacity, but is barely able to meet peak summertime demands, and a surface water source on Pete's Creek. The latter source was the primary source of drinking water prior to 1998, but is no longer an approved source due to lack of treatment. Myers Flat MWS also has an emergency connection to a State Park well in Hidden Springs Campground in Humboldt Redwoods State Park.

Myers Flat MWS water system produced approximately 25.2 million gallons of drinking water in 2005 (2007 CDPH annual inspection report). Average daily use for the Myers Flat MWS is estimated at 0.069 MGD. The Myers Flat WSA has approximately 103 existing connections, all of which are metered and approximately 16 of the connections are commercial. The existing well source is of unknown capacity and reportedly barely meets peak summertime demands. Therefore, it is assumed that current peak water use is at approximately 100% of available production capacity.

Water service within the Myers Flat WSA is poor. The system is under a court order to find a new source of water by 2013 and other parts of the system are in significant need of repair and/or replacement. The Myers Flat MWS is currently working with a consulting engineer and CDPH to establish a new well.

ORICK URBAN STUDY AREA/ORICK WATER STUDY AREA

Water Supply & Availability. The Orick Community Services District provides water to the Orick USA and is developing plans to provide wastewater service. The Orick CSD retailed approximately 17 million gallons of drinking water in 2003 (2007 CDPH Annual Inspection Report). The District does not maintain average daily use and maximum daily use statistics. Average daily use for the entire District was approximately 0.047 MGD, and the District estimates peak daily use is approximately 0.216 MGD. The Orick CSD has approximately 140 existing connections, of which approximately 120 are residential connections.

The District maintains two active wells with a total production capacity of 0.274 MGD. The District maintains one pressure zone in its distribution system, serviced by approximately 6 miles of 4-inch through 8-inch PVC and AC pipe. The District's storage capacity includes two 100,000 gallon redwood storage tanks. This represents less than one day of storage.

Water service within the Orick USA is generally good. Current peak water use is at approximately 79% of available production capacity. A significant deficiency of the current water system is its lack of proper storage – less than one day at maximum day demands.

Wastewater Capacity & Availability. Orick is in the process of evaluating alternatives for a community wastewater. Pollution from failing septic tanks has been found to be widespread and contaminating local groundwater sources. A report titled Feasibility Study – Wastewater Collection, Treatment and Disposal was completed in September 2004 by SHN Consulting Engineers & Geologists, Inc. as part of a Housing and Community Development Block Grant. The system is forecast to have approximately 144 connections (245 EDUs), and flows are expected to range between an average dry weather flow of 29,400 gpd to a peak day average flow of 102,532 gpd (SHN, 2004). The Orick CSD has received approximately \$2.6 million from various

sources towards the construction of a wastewater treatment system and expects to begin construction in 2010.

ORLEANS WATER STUDY AREA

Water Supply & Availability. The Orleans WSA is provided water service through the Orleans Community Services District (CSD). The Orleans WSA has approximately 149 active connections and 15 inactive connections. Orleans CSD water supply consists of an infiltration gallery within Peach Creek with unknown but adequate capacity. Orleans CSD retailed approximately 26 million gallons of drinking water in 2005 (2005 CDPH Annual Inspection Report). Average daily use for the entire District is estimated at 0.071 MGD, and peak daily use is estimated at approximately 0.513 MGD. Current peak water use is estimated at approximately 79% of available treatment capacity if CDPH loading rates are used but 104% using the manufacturers' recommended maximum loading rate. Source capacity is not an issue.

The Orleans CSD water system is in good condition overall but does not have adequate storage. Source capacity from an infiltration gallery in Peach Creek is unknown, but reportedly more than enough to satisfy maximum day demands. Additional treatment capacity is also available. The District has plans to install additional storage, increase treatment capacity, upgrade the infiltration gallery, and expand the main water line on Highway 96 with installation of several fire hydrants in an active brush fire area.

PHILLIPSVILLE WATER STUDY AREA

Water Supply & Availability. The Phillipsville Community Services District (CSD) was formed in order to assume responsibility for the Phillipsville Mutual Water Association water facilities. The Phillipsville WSA has approximately 65 active service connections. The system relies on two water sources to meet maximum day demands – an untreated surface water spring that is not in compliance with SWTR and a groundwater well high in iron and manganese. Phillipsville CSD retailed an estimated 8.75 million gallons of drinking water in 2003. Average daily use for the entire District is estimated at 0.024 MGD, and peak daily use is estimated at approximately 0.085 MGD.

Phillipsville CSD water system is in poor condition. Storage capacity is currently inadequate to even meet one day of maximum day demands. The distribution system consists of non-standard materials, such as electrical conduit, and the sizing and type of piping in the rest of the system is unknown. As a result, there are no available connections within the Phillipsville due to limited source capacity and lack of treatment. The District is working with the CDPH and has secured the necessary funds to upgrade the water system infrastructure to resolve the issues described above. Construction has begun and all improvements are expected to be complete by the end of 2010. Upon completion of the project, the water system would be expected to adequately serve existing development and current planned development.

REDCREST WATER STUDY AREA

Water Supply & Availability. The Redcrest WSA receives water service from a privately owned system owned and operated by Redcrest Water Works (WW). Redcrest WW produced 8.535 million gallons of drinking water in 2005 and provides water service to 33 residential connections, none of which are metered. Average daily use is estimated at approximately 0.023 MGD, and peak daily use was reported as 0.048 MGD.

Redcrest WW's water source consists of an infiltration gallery located in Chadd Creek with an estimated capacity of 40 – 50 gpm (0.057 – 0.072 MGD). The Redcrest WW also has a spring source for emergency standby during winter storms. This source has lower turbidity to reduce load on the filters during storms. Availability of connections within the Redcrest water system is

currently limited by source capacity and noncompliance with SWTR. The CDPH has determined that Redcrest WW exceedences of turbidity standards during winter months are in the sub-micron size range relate to secondary, or aesthetic, standards and are too small to be Giardia or cryptosporidium, which are the focus of primary, or health based, standards. The CDPH has determined that it will not pursue enforcement at this time.

There are no available connections under the existing infrastructure. The Redcrest WW is considering adding a roughing filter to reduce load on the slow sand filters and improve turbidity reduction. They also have plans to add 10,000 gallons of raw water storage.

REDWAY URBAN STUDY AREA

Water Supply & Availability. The Redway USA receives water and wastewater services from the Redway Community Services District (CSD). According to the District, Redway CSD produces approximately 60 million gallons of drinking water per year. Average daily use was approximately 0.175 MGD, and peak daily use was approximately 0.419 MGD in 2006. Peak daily use is 0.475 MGD (Spencer Engineering). The District has approximately 600 existing service connections.

Redway CSD's water system consists of two water sources, an infiltration gallery in the South Fork of the Eel River and an unnamed spring. The gallery has a reported capacity of 550 gpm, or 0.792 MGD. The maximum production for the spring is historically around 46,000 gallons per day. Total source capacity is estimated at 0.838 MGD. However, the water treatment plant design capacity is only 0.46 MGD, so treatment is limiting. The Redway CSD's total storage capacity is approximately 375,000 gallons. The District maintains approximately 25 miles of distribution piping.

Redway CSD's water system is in overall fair to good condition. However, treatment capacity is currently below maximum day demands. Storage capacity can provide water during peak demand periods; however storage capacity is insufficient to meet one day of maximum day demands. Current peak day demands are about 57% of source capacity.

The District has developed a plan to address current water system deficiencies. The District is securing funding through the CDPH to add additional treatment capacity (total treatment capacity will equal 0.618 MGD), maintain the Eel river intake, and abandon the spring source. Upon completion of these improvements (estimated completion date 2011) the treatment system will accommodate approximate 180 new dwelling units, which is roughly equivalent to the remaining capacity in the wastewater treatment plant.

Wastewater Capacity & Availability. The Redway CSD wastewater system currently has approximately 524 connections, and flows range between 0.14 MGD during dry weather and 0.43 MGD during wet weather. The facility has a permitted dry weather capacity of 0.186 MGD and wet weather capacity of 0.64 MGD. The District's NPDES Permit states that the WWTP has a dry weather design flow of 0.186 MGD and a peak wet weather design flow of 0.615 MGD. Therefore the WWTP is operating at approximately 75% capacity with respect to both dry weather and wet weather capacities.

The Redway CSD wastewater system is in fair condition. The District completed a compliance project in 2008 involving the conversion of a clarifier to a sludge thickener that related to an Administrative Civil Liability Order issued for effluent limit violations. This project is intended to improve suspended solids removal and the general performance at the plant. In addition, as a requirement of the NPRDES the District prepared a facilities plan for the wastewater treatment

plant and found that the plant can accommodate approximately 15 years of growth at current rates.

RIVERSIDE WATER STUDY AREA

Water Supply & Availability. The Riverside CSD provides water service throughout the Riverside WSA. The District's water source consists of three wells with a maximum production capacity of approximately 74,000 gallons of water a day. Riverside CSD produced 12.5 million gallons of drinking water in 2005 (CDPH, 2005 Annual Inspection Report). Average daily use was approximately 0.034 MGD, and peak daily use was approximately 0.046 MGD. The District currently provides water service to 74 residential customers and 24 agricultural operations (dairies on the Ferndale bottoms).

Water service within the Riverside WSA is generally good. Current peak water use is at approximately 62% of available production capacity. The District's deep well can only be used as an auxiliary well due to high manganese content. The District does not currently have any fire hydrants. Due to small main size and low pressure, the system is not capable of supporting fire suppression.

SAMOA URBAN STUDY AREA

Water Supply & Availability.

Existing residences within the Samoa USA receive water service from the Samoa Pacific Group, LLC. The Samoa Pacific Group, LLC purchased the town of Samoa in 2001 and is a retail customer of HBMWD. The Samoa Pacific Group LLC has submitted a master plan for the development of the town of Samoa, which will require the approval of Humboldt County and the California Coastal Commission. The EIR prepared for the project indicates the Group is interested in forming a management entity to serve the existing and proposed development within the town. However, what from this entity will take on has not been specified.

According to the Samoa Town Master Plan Draft EIR, the Samoa Pacific Group, LLC has contracted with HBMWD to receive up to 0.450 MGD of treated water. Estimated average day flows for the proposed Samoa Town are approximately 0.175 MGD, while peak day flows are being estimated at around 0.315 MGD. Samoa Town has approximately 104 connections, while the proposed development would add approximately 318 more residential connections and several industrial connections.

The Samoa Pacific Group, LLC has proposed to upgrade the entire domestic distribution system as a part of its development proposal. Water storage will also be provided as part of the project to provide for domestic and fire uses in case of a power outage or catastrophic failure on the Peninsula supply line. To the extent that the Samoa Town Master Plan project is not approved, development potential within Samoa would be fully constrained.

Wastewater Capacity & Availability. There are currently two permitted wastewater treatment and disposal facilities operated by the Town of Samoa LLC that serve the town of Samoa. The north system serves about 25 residences and consists of a 15,000 gallon septic tank and leachfield. The south system serves about 75 residences, the Samoa Block, Hostelry, and the Samoa Cookhouse through a series of septic tanks, bark filters, a treatment pond/wetland, and approximately 2.5 acres of infiltration area. The existing systems are expected to be replaced as part of the Samoa Town Master Plan with a single community system that would serve approximately 454 connections within the It is estimated that average dry weather flows would amount to approximately 0.2 MGD. Peak hourly flowrates are estimated at 1 MGD, using a

peaking factor of 5 (Winzler & Kelly, 2003). The collection system would be new so I&I is not expected to be a factor.

As described above, the Samoa Pacific Group will be responsible for upgrading and expanding the collection system and construction of new collection, treatment and disposal facilities as part of the development proposal.

SCOTIA URBAN STUDY AREA

Water Supply & Availability. The Scotia USA currently receives water service from the Town of Scotia LLC. The Town of Scotia LLC owns, operates, and maintains the town's domestic water system, the wastewater system, nearly all of the other utilities, and most of the town's real property. Town of Scotia LLC is processing an application with Humboldt County that would amend the General Plan and Zoning Regulations to apply residential and commercial designations, as appropriate, to what was previously an industrial campus, and subdivide the property so that most structures will be on their own lot. Following the County's approval, the Town of Scotia LLC will process an application with the Humboldt Local Agency Formation Commission to form a community services district to operate the water and wastewater systems, in addition to other existing services.

The Town of Scotia LLC water supply comes from an infiltration gallery in the Eel River that supplies separate domestic water and raw water fire systems. The domestic system is fed by a domestic booster pump station with a firm capacity of 1.728 MGD. Average day production at Scotia's water treatment facility was estimated at 0.412 MGD, with approximately 0.151 MGD used by Scotia's industrial customers and the remaining 0.261 MGD used by residential and commercial customers (Winzler & Kelly, 2006). Peak day flows in Scotia were estimated at 0.606 MGD (2006 CDPH Annual Inspection Report). Assuming a similar percentage usage for industrial uses, the domestic water peak demand is estimated at 0.384 MGD. Scotia currently has approximately 280 residential connections, 15 commercial connections, and 20 industrial connections. Current peak water use is at approximately 22% of available production capacity.

The existing water treatment plant is generally in good condition. However, some improvements are needed at the treatment plant and the distribution system is in poor condition and will require significant upgrading and replacement (Winzler & Kelly, 2006). Water use averages about two to three times higher than would be expected for the existing service population, indicating significant leaks in the system. There are significant losses that occur in the existing water system. The existing water distribution system is combined so that it provides fire flows to both the mill and residential properties.

Wastewater Capacity & Availability. Approximately 295 connections within the Scotia USA receive wastewater service from the Town of Scotia LLC, approximately 92% of which are residential connections. Average dry weather flows currently amount to approximately 0.178 MGD, while peak wet weather flows are estimated at approximately 1.4 MGD (Winzler & Kelly, 2006).

Scotia's wastewater system is in poor condition. The WWTP is located within the 100-year floodplain. The treatment capacities of multiple unit processes within the facility are exceeded even by average day maximum month flows (Winzler & Kelly, 2006). However, under current conditions the three treatment ponds at the WWTP provide the necessary treatment to meet current permit conditions (SHN, 2007). Since October 2006 the facility has been operating under a new NPDES permit and to date has met the WWTP permit treatment requirements. Prior to the permit going into effect however there was concern that the facility would not meet the secondary treatment standards for 85% removal of BOD and TSS. PALCO requested the facility

be placed under a Cease and Desist Order (CDO) that set forth a time schedule for compliance with the BOD and TSS percent removal permit requirements. The Scotia WWTP currently discharges to percolation ponds adjacent to the Eel River during the summertime discharge prohibition period. The town will likely have to find alternative methods for summertime disposal, as percolation ponds on the Eel River are becoming more difficult to permit with time.

SHELTER COVE URBAN STUDY AREA/WATER STUDY AREA

Water Supply & Availability. Resort Improvement District No. 1 (RID) provides water and wastewater service to the Shelter Cove USA/WSA and produced approximately 57.4 million gallons of drinking water in 2004 (2006 CDPH Annual Inspection Report). Average daily use is estimated at 0.157 MGD, and peak daily use was reported as 0.331 MGD in 2004. The District has approximately 455 existing connections. The number of water connections available to the RID is limited by its permit to a total of 990 until such time that it identifies additional sources of water.

The RID water source consists of two active surface water spring intakes (Rick Spring and Upper Telegraph Creek), a seasonal standby surface water spring intake (Lower Telegraph Creek), and two standby wells. During summer months when demands are high, the District is required to maintain environmental flows within Telegraph Creek and is allowed to withdraw at Lower Telegraph Creek at a point prior to the water's infiltration into beach sands. The source capacity of the District is approximately 508 gpm (0.732 MGD), well over current maximum day demands (230 gpm). The treatment capacity of the plant is 350 gpm, or 0.504 MGD.

Water service within the RID is generally very good. Current peak water use is at approximately 45% of available production capacity. The District is in the process of locating additional source capacity. The RID has identified sites for five new water wells. All five well pumps are operational and connected to the system. Two of the wells have been approved by the State for service and approval of the remaining three is expected soon (RID, 2009).

Wastewater Capacity & Availability. Approximately 393 residential connections and 22 commercial connections receive wastewater service within the Shelter Cove USA (RID, 2007). Average dry weather flows currently amount to approximately 0.1 MGD, while peak wet weather flows are estimated at approximately 0.5 MGD (Luce, 2007). According to the District's discharge permit, the RID WWTP is designed for an average dry weather flow of 0.17 MGD, an average wet weather flow of 0.27 MGD, and a peak wet weather flow of 0.77 MGD.

The District is currently under an Administrative Civil Liability Order due to the District's inability to meet percent removal requirements for BOD and TSS. In essence, the influent to the treatment plant is so diluted, it is virtually impossible to meet these requirements. A mandatory compliance project to reduce I&I has been developed with the RWQCB and was recently completed in early 2007. Based on existing flows, the District is approximately at 59% of dry weather treatment capacity and approximately 78% wet weather capacity at its WWTP.

The District last developed a Master Plan Update for its wastewater treatment and disposal facilities in 1997, which outlines necessary improvements to meet different forecasted growth scenarios. The District also developed a ten-year CIP in 2007 to address required maintenance and upgrades to their wastewater system. The District is in the process of upgrading the collection system to reduce I&I as part of a compliance project for its current ACLO. The District is also in the process of replacing sewer manhole lids that are located below grade, which can allow large amounts of rain water to enter the sewer system during storm events (RID, 2009).

To respond to HCD's comments, reduced development potential expectations in the Shelter Cove USA and WSA are discussed earlier in this section.

WEOTT URBAN STUDY AREA

Water Supply & Availability. The approximately 140 existing, unmetered service connections in the Weott USA receive water service from Weott WCSD. Average daily use is estimated at approximately 0.129 MGD and peak daily is estimated to be approximately 0.258 MGD. The Weott CSD is supplied by two surface water sources located across the Eel River that have a total rated capacity of approximately 0.202 MGD that flow through two separate treatment and distribution systems. Treatment capacity totals approximately 85.4 gpm (0.113 MGD if operated 22 hours per day) and is therefore more limiting than source capacity.

Weott CSD's water system is in fair condition and has historically suffered supply problems during summer months. Estimated peak daily use is currently greater than available supply from the District's springs. Overall peak daily use is in excess of the spring's source capacity and the treatment plant's treatment capacity. Peak daily demands are approximately 128% of existing source capacity and 210% of existing treatment capacity. The District is planning to install meters on all service connections and is working with CDPH to install additional filter capacity and replace some steel water mains. CDPH reports that water system improvements that will address treatment deficiencies are underway and should be complete in 2009.

Wastewater Capacity & Availability. Weott's wastewater system is operated by the Weott CSD and is in good condition overall. The system has approximately 134 connections, and flows currently range between 0.014 MGD during dry weather and 0.03 MGD during wet weather. The facility has a permitted dry weather capacity of 0.03 MGD, and is therefore operating at approximately 47% capacity. Therefore, the system has capacity for an additional 151 connections.

The operation of the facility is occurring well within its design capacity and is meeting its waste discharge requirements. The system currently is operating without any problems and no improvements are planned. Future development within the existing service area can be served by the existing facilities.

WESTHAVEN WATER STUDY AREA

Water Supply & Availability. Approximately 15% of the Westhaven WSA is within the boundaries of the Westhaven Community Services District (WCSD) and receive water service. The remainder is outside any water related special district SOI or boundaries. Portions of the WSA (approximately 15 connections within WCSD service boundaries) receive water service from the Moonstone Heights Mutual Water Association. The northern portions of the WSA also receive water from the City of Trinidad.

The Westhaven CSD produced 14.3 million gallons of drinking water in 2004 and provides water service to 233 residential customers (2005 CDPH Annual Inspection Report). Average daily use was approximately 0.039 MGD, and peak daily use was approximately 0.066 MGD. The system is supplied by three small, spring-fed tributaries of Two Creek at and a well within the residential area. The creek source represents approximately 75% of the total source capacity, with the well accounting for the remaining 25%. Source capacity varies between 40 – 60 gpm (0.058 – 0.086 MGD). Source capacity currently varies between 40 – 60 gpm, compared to a maximum day demand of 0.66 MGD, or approximately 46 gpm. The District has expended considerable resources in efforts to locate additional local water sources. An attempt by the District to develop a municipal well just outside the northeast boundary failed due to local political impasse. The District has installed meters on all residential connections recently, which has facilitated the District in identifying leaks and distribution system problems.

No serious deficiencies were identified in the most recent CDPH inspection, aside from the source capacity issue stated above. The District plans on replacing the storage tank roof. Plans are also underway to upgrade the distribution system's undersized water mains, increase storage capacity, and further explore additional sources of water.

WILLOW CREEK URBAN STUDY AREA/WATER STUDY AREA

Water Supply & Availability. The Willow Creek USA and WSA receive water service from Willow Creek Community Services District (WCCSD which has approximately 967 existing service connections). The Willow Creek CSD produced approximately 244 million gallons of drinking water in 2003, according to the 2004 CDPH annual inspection report. Average daily use is estimated at approximately 0.668 MGD, and peak daily use was reported as 1.80 MGD in 2004. The District's source of supply consists of six wells located in the mouth of Willow Creek. Four wells draw water from infiltration galleries in the Willow Creek, which are believed to be under the influence of surface water and two wells separate from the infiltration gallery, which may or may not be under the influence of surface water. A new water treatment plant was completed in 2007, and has a design capacity of 2,140 gpm. If run for 23 hours per day, treatment capacity is approximately 2.953 MGD. Total source capacity is 2,610 gpm, or 3.76 MGD.

Willow Creek CSD's water system is generally in good condition, although per capita demand is very high (1861 gpd/cap) and may be the result of system leaks. Current peak water use is approximately 48% of available production capacity. The new water treatment plant has been designed for 2,140 gpm, approximately 40% greater than existing peak day demands. The District does not have adequate storage capacity and the District has plans to construct of a new 400,000 gallon storage tank above the new treatment plant and Brannan Mountain Road.

Wastewater Capacity & Availability. Willow Creek has been evaluating alternatives for a community wastewater system for a number of years. Willow Creek's business center along Highway 299 is in need of a centralized wastewater system due to existing disposal field problems which currently limit development. A preliminary engineering report was prepared for the system in 2008 and additional alternatives are under consideration. Although the Willow Creek CSD expects to complete construction of the collection, treatment, and disposal system by 2014, the project is dependent upon securing grant funding.

8.12.22 Infrastructure and Service Needs of Legacy Communities

SB 244 (Wolk, 2011) requires cities and counties to identify the infrastructure and service needs of unincorporated legacy communities in their general plans at the time of the next Housing Element update. The following paragraphs provide a summary of the required analysis of legacy communities. The detailed analysis is provided in Attachment J of this Element.

An Unincorporated Legacy Community (ULC) is a geographically isolated inhabited area containing no less than ten housing units that has existed for at least 50 years, with a median household income of less than 80 percent of the state-wide average, and that is not located within the Sphere of Influence of a city.

County staff used Community Plans, the Framework General Plan, Census enumeration areas (Census Designated Places), and a listing of identified places from the U.S. Geological Service to identify ULCs. Humboldt County is a large county with many small isolated communities distributed across the primary north-south and east-west transportation corridors. Accordingly, the identification of ULCs was conducted in a comprehensive manner to minimize the possibility that none were overlooked.

ULC's were mapped in three different ways: Census Designated Place boundary (CDP - based on Census 2010 boundaries); General Plan land use designation boundaries; and service district boundaries. Where communities are mapped by the Census as a CDP, that boundary was used to create the ULC boundary. If an identifiable community was present, but there is no mapped CDP, then the community service district boundary was used. In some instances the community service district boundary did not include the entire identified community so additional area was added to create the ULC boundary. Where community service district boundaries were not present, the current or proposed General Plan land use designation boundaries were used to create the ULC boundary, whichever best represents the community.

The following table contains a listing of the identified Humboldt County ULC's. The table contains information regarding the source of information for mapping of the ULC. In addition, the table identifies the provider of each of the services that are required to be analyzed as well as the community plan area that relates to the ULC. When the community is outside district boundaries but service is provided or no services are provided, that information is noted.

HOUSING ELEMENT APPENDIX TABLE – Z17. Unincorporated Legacy Communities Infrastructure and Service Needs.

Name	Service Provider				Mapping Source	Community Planning Area
	Fire	Water	Sewer	Drainage		
Alderpoint	Alderpoint VFC	On site water	On site septic	None	CDP	Garberville-Redway-Benbow-Alderpoint
Blocksburg	None	On site water	On site septic	None	GPU land use designations	None
Briceland	Briceland FPD	Briceland CSD	On site septic	None	GPU land use designations	None
Carlotta	Carlotta CSD	On site water	On site septic	None	CSD boundaries plus other areas	Carlotta-Hydesville
Fairhaven	Samoa Peninsula FPD	HBMWD	On site septic	None	GPU land use designations	Humboldt Bay AP
Fieldbrook	Fieldbrook CSD & Out of district response	Fieldbrook CSD	On site septic	None	CDP	Fieldbrook-Glendale
Fruitland	Fruitland Ridge VFC	On site water	On site septic	None	GPU land use designations	None
Garberville	Garberville FPD & Out of district response	Garberville Sanitary Dist & On site water	Garberville Sanitary Dist & On site septic	None	CDP	Garberville-Redway-Benbow-Alderpoint
Glendale	Blue Lake FPD	Fieldbrook CSD	Fieldbrook CSD	None	GPU land use designations	Fieldbrook-Glendale
Holmes Flat	Redcrest VFC	On site water	On site septic	None	GPU land use designations	Avenue of the Giants
Indianola	Humboldt Bay Fire & Arcata FPD	On site water	On-site septic	None	CDP	Humboldt Bay AP/Jacoby Cr & Freshwater
Manila	Arcata FPD	Manila CSD	Manila CSD	None	CDP	Humboldt Bay AP

HOUSING ELEMENT APPENDIX TABLE – Z17. Unincorporated Legacy Communities Infrastructure and Service Needs.

Name	Service Provider				Mapping Source	Community Planning Area
	Fire	Water	Sewer	Drainage		
McKinleyville	Arcata FPD	McKinleyville CSD	McKinleyville CSD & On-site septic	Humboldt County	CDP	McKinleyville/McKinleyville AP
Miranda	Miranda CSD & Out of district response	Miranda CSD & On site water	Miranda CSD	None	CDP	Avenue of the Giants
Myers Flat	Myers Flat FPD	Myers Flat Mutual & On site water	On-site septic	None	CDP	Avenue of the Giants
Orick	Orick CSD	Orick CSD	On-site septic	None	CDP	Orick/North Coast AP
Orleans	Orleans VFC	Orleans CSD & On site water	On site septic	None	CSD boundaries plus other areas	Orleans
Petrolia	Petrolia FPD	On site water	On site septic	None	GPU land use designations	None
Phillipsville	Phillipsville VFC	Phillipsville CSD & On site water	On-site septic	None	CDP	Avenue of the Giants
Port Kenyon/Arlynda/Meridian	Ferndale FPD	Riverside CSD & Del Oro Water Co	On site septic & City of Ferndale	None	CSD boundaries plus other areas	Eel River AP
Redcrest	Redcrest VFC	Redcrest Water Works	On-site septic	None	CDP	Avenue of the Giants
Redway	Redway FPD	Redway CSD	Redway CSD	None	CDP	Garberville-Redway-Benbow-Alderpoint
Samoa	Samoa Peninsula FPD	Samoa Pacific Group (HBMWD)	Samoa Pacific Group	None	CDP	Humboldt Bay AP
Scotia	Scotia CSD	Scotia CSD	Scotia CSD	None	CDP	Rio Dell-Scotia
Shelter Cove	Resort Improvement District No. 1	Resort Improvement District No. 1	Resort Improvement District No. 1	None	CDP	South Coast AP

HOUSING ELEMENT APPENDIX TABLE – Z17. Unincorporated Legacy Communities Infrastructure and Service Needs.

Name	Service Provider				Mapping Source	Community Planning Area
	Fire	Water	Sewer	Drainage		
Shively	Out of district response - Scotia CSD & Redcrest VFC	On site water	On site septic	None	GPU land use designations	Avenue of the Giants
Stafford	Out of district response - Scotia CSD & Redcrest VFC	On site water	On site septic	None	GPU land use designations	Avenue of the Giants
Weott	Weott CSD	Weott CSD	Weott CSD	None	CDP	Avenue of the Giants
Westhaven	County Service Area 4 & Westhaven VFC	Westhaven CSD & On site water	On site septic	None	CDP	Trinidad AP
Whitethorn	Whitethorn FPD	On site water	On site septic	None	GPU land use designations	None
Willow Creek	Willow Creek FPD & Out of district response	Willow Creek CSD & On site water	On site septic	None	CDP	Willow Creek

SUMMARY OF UNINCORPORATED LEGACY COMMUNITY NEEDS AND DEFICIENCIES

The following is a description of fire protection, water, wastewater, and storm drainage services in Humboldt County ULC's and a general description of the needs and deficiencies that are present. For each service type analyzed there is a general description of the feasible measures that are available to address the needs and deficiencies. An analysis of each ULC can be found in Appendix j.

Fire Protection Service

There are 43 fire departments providing fire protection to cities and unincorporated communities in Humboldt County including: one County Service Area (CSA); eight Community Service Districts (CSDs); 18 Fire Protection Districts (FPDs), one Resort Improvement District (RID), two city fire departments, and 12 fire companies in unincorporated towns not associated with local government agencies. Aside from the Arcata and Humboldt Bay Fire Departments and the Blue Lake and Fortuna Fire Chiefs, all fire fighters in the County are volunteers.

The majority of local fire service providers in Humboldt County are associated with a special district. These districts were formed to provide services within a specific jurisdictional boundary and are supported by revenue from a combination of taxes, fees, and fundraising. Many of these jurisdictional boundaries were created as far back as the 1930's. Since that time, neighborhoods, scattered subdivisions, and rural residential development have emerged outside of district boundaries. This newer development requires year-round fire protection and emergency services, which it receives in a variety of ways.

Some areas outside the boundaries of an established district receive fire protection from district resources responding outside of their jurisdictional areas. This type of service is identified as "Out of District" and is often referred to as "goodwill service." District fire departments provide service to these areas even though they are under no obligation to do so and receive no compensation for their service, other than donations. This practice can put a strain on already limited resources. Furthermore, property owners within the district may question why the services funded through their taxes are benefiting out of district residents, particularly if they pay a special tax or benefit assessment specifically for fire protection.

Many areas outside the boundaries of an established district receive fire protection from a fire company that is not affiliated with a district at all. These fire companies receive no tax revenue. The survival of these fire companies depends on revenue generated from community donations, fundraisers, and grants. Some communities are more supportive of their local fire companies than others and support can fluctuate dramatically depending on local economic conditions. Since the publication of the 2006 MFPP, the Maple Creek Fire Company was forced to close its doors as the cost of providing fire service outstripped available funds. Consequently, the level of service in that community has been significantly reduced and a strain has been placed on the neighboring fire departments of Kneeland and Blue Lake to fill the service gap.

The Fire Suppression Rating Schedule is used by ISO to grade the response capabilities within a community. The schedule is the tool used to develop a numerical PPC grading for communities. The ISO has measured the major elements of most of Humboldt County's community fire suppression systems and subsequently developed a numerical PPC grading. The ISO grading audit for Humboldt County communities measured their compliance with a national minimum standard in specific "capability" areas. Examples of evaluation criteria include:

- Can the emergency caller find the fire department number in the phone book?
- Does the water system match the needed fire flow requirements of residential and commercial buildings in the community?
- Is the fire department capable of suppressing the types and magnitudes of fires that are likely to occur in the community?
- Are the fire department's ladders long enough to reach the buildings that they protect?

The specific ISO rating for each ULC is contained in the analysis in Appendix j.

Section III.1.3, Developing a Reliable Revenue Source for Fire Protection, of the Humboldt County 2013 Community Wildfire Protection Plan clearly indicates that most – if not all – fire departments in Humboldt County lack adequate and sustainable ongoing sources of revenue:

"Through this Community Wildfire Protection Plan (CWPP) update process, it was emphatically confirmed that a lack of adequate funding is still one of the most critical issues facing local fire service. Some departments indicate that revenue is insufficient to cover even the basic costs of operation and administrative tasks."

The CWPP identifies the following measures to address this condition as well as the implementer(s) of the action and the implementation priority ["S" (short), "M" (medium), "L" (long), and/or "O" (ongoing)]:

- Develop reliable sources of ongoing funding for fire protection districts and departments, such as revenue exchange agreements, benefit assessments, mitigation fees, and user fees.—Local governments, Fire Chiefs, HCFSC Revenue Source for Fire Protection Committee, Local Foundations (M, O)
- Provide technical support to local organizations that seek to establish (tax) benefit assessment areas as well as alternative funding mechanisms. Coordinate with state/federal government funding programs (e.g., Amador) as sources of funding for community fire protection.—Fire Chiefs, HCFSC Revenue Source for Fire Protection Committee, LAFCO (S, O)
- Encourage the provision of fire protection services through a district or local agency that provides a stable source of revenue from property tax, assessments, fees, or other sources. —HCFSC, County of Humboldt, LAFCO, Fire Chiefs (S, O)
- Provide guidance to local special districts regarding how to ground-truth and update local tax rolls to reflect new developments in order to capture the additional revenues they are due through benefit assessments or special taxes.—Fire Protection Districts, Fire Chiefs, County Assessor, HCFSC Revenue Source for Fire Protection Committee, Humboldt County Planning and Building (S)
- Support local fire departments with funding and countywide coordination for training, equipment, and improved communications.—Fire Chiefs, HCFSC Revenue Source for Fire Protection Committee, Local Foundations (O)
- Support the continued allocation of a portion of Proposition 172 funds to local fire agencies. —BOS (O)

Where fire protection services in a ULC are provided by a volunteer fire company (VFC) there is no local agency responsible for fire protection services (such as a fire protection district or a community services district). In these instances there is not local agency with authority to establish an ongoing source of revenue such as a special tax or special assessment. Therefore, the first priority in these areas is to establish as a fire related district through formation or annexation.

Where fire protection services are provided by a special district through "out of district response" the first priority is to annex the ULC to the district. The local agency may have existing special assessments or taxes that can be imposed immediately in the annexation area that will fund fire protection services. If not, an adequate source of ongoing revenue should be established as part of the annexation process.

Where the ULC is already within a local agency that provides fire protection services, but existing revenue is not sufficient to provide adequate services, an adequate source of ongoing revenue should be established such as a special tax or a special assessment.

None of these measures are easy to carry out, especially for all-volunteer organizations. In addition, all of the measures will take considerable time and effort and in most cases cost. However, there are examples of recent efforts by communities to begin to address the conditions described above. After several years of planning, outreach, and effort, the communities of Briceland and Bridgeville circulated petitions, negotiated the Local Agency Formation Commission process, and held an election to form fire protection districts in 2012 and establish special taxes. In addition, voters within the Fieldbrook-Glendale CSD approved a measure to nearly double their fire protection special tax from \$42 per parcel per year to \$75 to pay for additional equipment and facilities essential to their mission.

Grant funding for equipment, training, and in certain circumstances recruitment, retention, and personnel is available annually from state and federal agencies. These programs are highly competitive and although they can be effective in supplementing equipment and apparatus needs, they rarely support the critical need for ongoing revenue. Other resources available to communities and fire departments include the "How To Guide" put together by the Humboldt Fire Chiefs Association and Humboldt County Fire Safe Council that includes a wide range of resources, including samples and examples, relating fire district formation, establishing special taxes and assessments, various methods of district consolidation, and laws affecting fire department funding and organization. In addition, the Fire Chiefs Association, Fire Safe Council and County staff of the Public Works Natural Resources Planning Program are available to provide assistance to communities and fire departments.

Water Service

Water service related issues affecting ULCs fall into two general categories: community water systems exist (typically special districts or mutual water systems) and are aging and in disrepair, lack adequate capacity, or have poor quality, or all development within the ULC are served by on-site water systems affected by poor water quality or quantity.

The following list generally describes the facility needs of community water systems in ULCs and is summarized from the Community Infrastructure and Services Technical Report, 2008:

- System needs additional source capacity
- System needs additional storage capacity

- System needs additional treatment capacity or not in compliance with Surface Water Treatment Rule
- Distribution system piping is undersized for adequate fire flows and/or in need of replacement
- System needs qualified operator
- Additional funding required to carry out maintenance and required improvements

Many public water systems in Humboldt County were constructed in the 1960s and 1970s through grant funding and are approaching the end of their useful lives. Water systems are almost always maintained through monthly rates. However, rates often do not cover capital repair and replacement. Grants are available through state and federal agencies, but often require upfront investment in engineering and other services to prepare grant applications. Grant programs are highly competitive and often require that projects rank highly on a list of state or federal priorities (state priorities relate to health emergencies, contamination, or poor water quality) and have local matching funds.

There is an existing network of service providers that are available to address the issues faced by ULC's. The California Department of Public Health both regulates and provides funding and technical assistance. Under certain circumstances, the Rural Community Assistance Corporation (RCAC) and the California Rural Water Association (CRWA) can provide services at no cost to the system. Potential RCAC and CRWA services include: system needs assessments, develop capital improvement programs or improved budgeting, and rates analyses. In addition, service providers can seek assistance from the above entities to complete the California Department of Public Health technical, managerial, and financial requirements which are a pre-requisite for receiving grant and loan funding.

Humboldt County is an active participant in the North Coast Regional Partnership (NCRP - formerly the North Coast Integrated Regional Water Management Plan) which is collaboration among local government, watershed groups, tribes and interested partners in the North Coast region of California that integrates long term planning and high quality project implementation in an adaptive management framework—fostering coordination and communication among the Region's diverse stakeholders. The NCRP is eligible to apply on behalf of the Region for California water bond funding to address the needs of its stakeholders. The NCRP was awarded funding from the Department of Water Resources to implement a pilot program dedicated to improving the capacity and quality of service of small water supply and waste water services providers, especially disadvantaged communities, in the North Coast region through coordination, technical assistance, trainings, integrated planning, funding opportunity identification, and education.

Where a ULC is not served by a community water system the issues are somewhat different. In certain areas groundwater levels, local geology, and land use contribute to poor water quality. The installation of on-site treatment can be prohibitive. In other instances on-site water sources are not adequate. Where possible, there ULC's should annex and connect to nearby community water systems with adequate capacity. However, beyond a certain distance, especially where only a few residents will be connected, service extensions are often not financially feasible.

Wastewater Service

Wastewater service related issues affecting ULCs are similar to water system and fall into several categories: community wastewater systems exist (typically special districts) and are

aging and in disrepair, lack treatment capacity due to excessive inflow and infiltration of rainwater, have inadequate treatment systems, have difficulty meeting state discharge requirements, or all development within the ULC are served by on-site septic systems affected by high groundwater or poor soil conditions.

The following list generally describes the facility needs of community wastewater systems in ULCs and is summarized from the Community Infrastructure and Services Technical Report, 2008:

- System has aging collection system and significant inflow and infiltration
- Treatment system beyond useful life and needs to be upgraded or lack adequate capacity
- Treatment system unable to meet existing effluent limits for their permitted discharge
- Summertime disposal methods will likely not meet future discharge requirements

Like public water systems, many public wastewater systems were constructed in the 1960s and 1970s through grant funding and are approaching the end of their useful lives. Wastewater systems are almost always maintained through monthly rates. However, rates often do not cover capital repair and replacement. Grants are available through state and federal agencies, but often require upfront investment in engineering and other services to prepare grant applications and are highly competitive.

There are fewer technical assistance resources available to wastewater systems, compared to water system. RCAC provides many of the same technical assistance services on behalf of wastewater systems; however their funding for these services is more limited. The State wastewater system regulator, the Regional Water Quality Control Board, does not have the same ability to provide technical assistance as the CDPH. However, participation in the NCRP provides the same benefits to wastewater service providers as it does water service providers.

For ULC's where there is no community wastewater system, on-site septic systems are used. A septic system typically consists of a septic tank and a leaching device. The total size of tank and leaching area needed is determined by the expected amount of sewage flow into the system and capabilities of the soil to absorb water. An important septic system design factor, in addition to lot size and configuration, is the characteristics of the soil that will be used to filter and clarify the effluent before it reaches surface or groundwater. To determine septic suitability, soils must have a certain percolation rate, which is determined by conducting an on-site test.

The Land Use Program of the Humboldt County Department of Health and Human Services Public Health Branch is responsible for the review and approval of applications to construct septic systems. Determination of the septic suitability of soils is dependent on site-specific conditions and requires a thorough site investigation and analysis of the surface and subsurface characteristics. A septic system may have a limited or extended lifespan or can immediately fail if such analysis is not conducted.

In certain areas groundwater levels, soil, and parcel size make it difficult to design an effective septic system. Where possible, there ULC's should annex and connect to nearby community wastewater systems with adequate capacity. However, beyond a certain distance, especially where only a few residents will be connected, service extensions are often not financially feasible.

Storm Drainage

Urban storm drainage services are provided only in a few areas throughout the County. Humboldt County operates integrated storm drainage systems in portions of the unincorporated area around Eureka, and McKinleyville. There are very few underground storm conveyance systems in the unincorporated area. Most storm drainage facilities maintained by Humboldt County consist of ditches along County roads and culverts that ultimately convey drainage to the streams and rivers.

Standard measurement of floodplains includes demarcation of areas expected to be flooded during floods with these recurrence intervals, as determined by the Army Corps of Engineers. The Federal Emergency Management Agency (FEMA) has adopted the 100-year (1 percent annual chance) flood as the base for floodplain management purposes.

The FEMA has mapped flood-prone areas. The maps provide the basis for regulating floodplains in conformance with the National Flood Insurance Program. The County has adopted floodplain regulations in order to continue participation in the federal flood insurance program. Humboldt County's 100-year floodplains are shown in Natural Resources and Hazards Report Volume 1, Figure 11-1. As shown on the maps, the largest 100-year floodplain areas are the Eel River delta and Lower Eel River up to its confluence with the South Fork Eel; the Van Duzen River upstream of its confluence with the Lower Eel River; the region between the lowest five miles of the Mad River and the northern end of Humboldt Bay; the Mad River ten miles upstream of its mouth; the downstream ends of the Elk River, Salmon Creek, and Freshwater Creek (on Eureka Plain); and the Maple Creek delta in the Trinidad planning watershed. The Natural Resources and Hazards Report, Vol. 1 discusses FEMA's designated 100-year flood zones in Humboldt County's planning watersheds, with respect to CPAs and other populated areas

To protect new development in flood prone areas within ULC's and elsewhere within the County, the County adopted Flood Damage Prevention Regulations that are part of the County Code and located in Title III - Land Use and Development, Division 3 - Building Regulations, Chapter 5 - Flood Damage Prevention. These regulations were developed to comply with the California Model Floodplain Management Ordinance and meet the minimum requirements of the National Flood Insurance Program (NFIP).

POTENTIAL FUNDING TOOLS

The following is a general discussion of funding sources that are available to address the service needs and deficiencies in ULC's. A comprehensive listing of funding sources is contained in the ULC analysis in Appendix XX.

Grants

Various federal, state and private grant programs exist that can provide whole or partial funding for water, wastewater, or drainage improvements, or the acquisition of fire related equipment or fire station construction. Grant programs can be narrowly focused, are only available during certain years or times of year. Grant programs have stringent eligibility requirements which often limit their applicability. Often grant programs require matching funds.

Loans

Many of the government agencies that provide grant funding also have loan programs or couple grant funding with loans. However, loans require a secure source of revenue to repay the debt and accrued interest. For loan funding to be feasible, a revenue source

such as a special assessment or special tax must be imposed for the term of the loan so to ensure that those who benefit from the improvement repay the loan amount.

Special Taxes

There are various state laws that provide authority for a local agency to impose special taxes. With few exceptions, only local agencies, such as counties, cities, or special districts, can impose special taxes. Special taxes can have a limited life and be used to repay a loan or retire bond debt or be imposed in perpetuity. Taxes can be imposed throughout a jurisdictional boundary or within specific zones of benefit. In order for a tax to be imposed, the local agency must adopt a resolution or ordinance at an appropriately noticed public hearing consistent with the law authorizing the tax, and the tax must receive at least two-thirds vote of voters casting ballots during an election.

Special Assessments

Like special taxes, there are various state laws that provide authority for local agencies to impose special assessments and only counties, cities, or special districts can do so. Special assessment also can be imposed for limited terms or last in perpetuity and can be imposed throughout a jurisdiction or within a limited area. Differences between special assessments and special taxes arise in how they are established and the relationship between the assessment and what is being funded. Special assessments can only fund special benefit to a property, not benefits that are generally available, and must be allocated to property in proportion to the estimated benefit received. Proceedings to establish them require that all owners of property be given appropriate notice of the hearing at which the local agency plans to approve the assessment and an opportunity to protest the tax in person or in writing. If protest ballots equaling more than 50 percent of the benefit to property are received from property owners, then the special assessment is not approved.

Fees

Development fees or impact fees can be charged to new development to fund public improvements related to new development. Fees are required to be proportionate to the need for the improvement resulting from the new development. Only cities and counties can collect impact fees. The Mitigation Fee act establishes the procedure for the calculation and adoption of impact fees. Impact fees can only be a viable source of funding for public improvements if the rate and amount of new development will generate sufficient revenue to fund the facilities when they are needed.

8.12.23 Assessment of County Owned Parcels for Affordable Housing Development

The County completed an evaluation of 58 of the 60 County-owned properties that might be suitable for housing development IN 2007. One County-owned property on Lucas Street in the Eureka Area (APN 015-111-08) is zoned for multifamily use, and has a development potential of 18 units in the residential land inventory. It was studied for use for a supportive housing development in 2007, and appears to be a good site for such a use. The County is actively pursuing the development of this site for multifamily development.

Aside from the Lucas Street property described above, three (3) other properties are believed to have residential development potential. They are described as follows:

Profile of Property #1

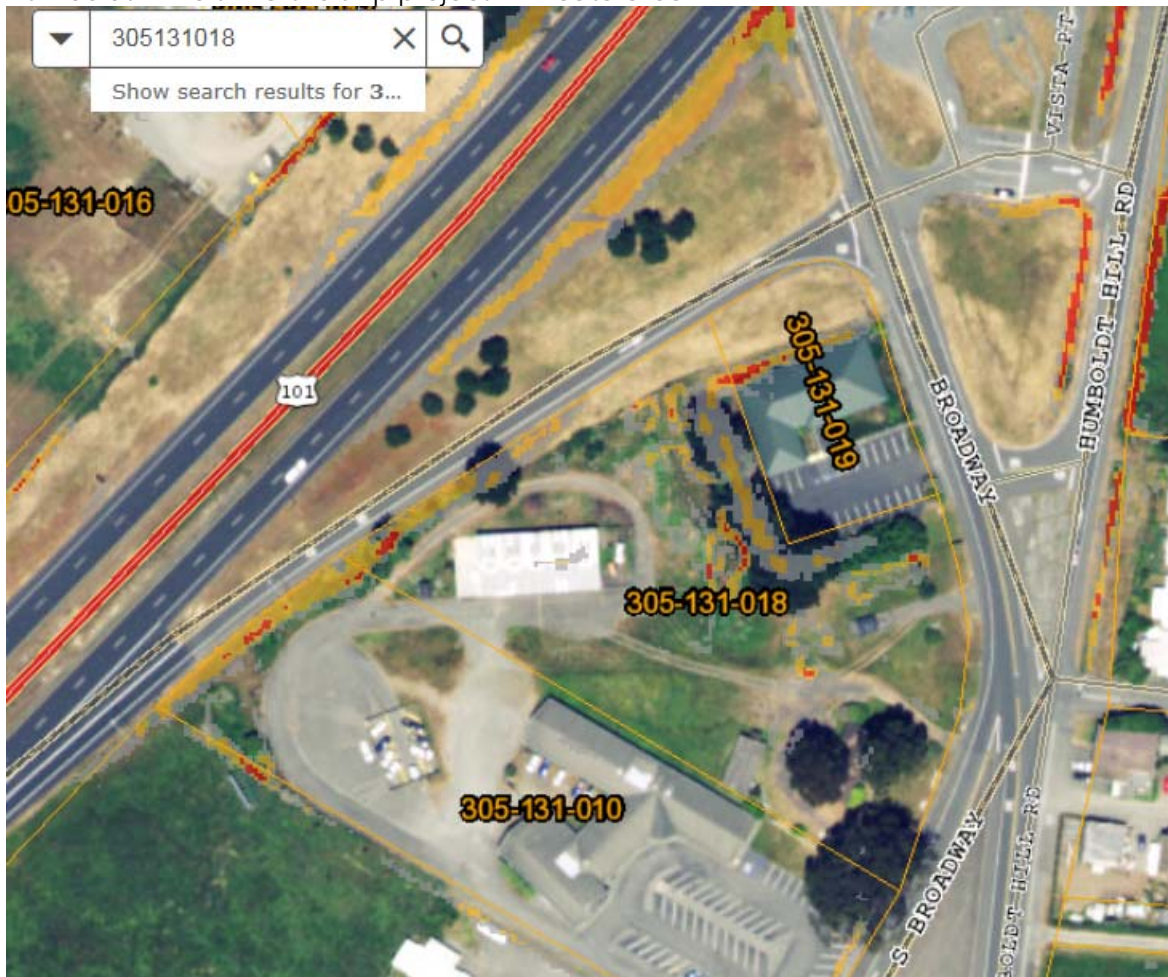
APN: 305-131-18
General Plan: Commercial General (Humboldt Bay Area Plan)

Zoning: Commercial General
Parcel Size: 2.76 acres
Site Address: ~ 5600 South Broadway abuts the County Ag. Building to the south-west
Owner's Name: County of Humboldt
Owner's Address: c/o Auditor Controller 825 5 th Street Eureka
Phone: Ronda Hollenbeck, Public Works 268-2667
Land Value: n/a
Improvement Value: Listed as 0 but there are several buildings on the site.
Land Use Constraints (Mapped):
Coastal Zone: Yes
Alquist-Priolo: No
Geologic Hazard: No
Flood Zone: No
Fire State Responsibility Area: No
Airport: No
Wetlands: No
Williamson Act Contracts: No
Agricultural Soils: No
Landslides: No
Slope in excess of 30%: No
Tsunami Zone: No
Biological Res.: No
Non-Mapped Land use constraints:
Road Access: Yes
Power Availability: Yes
Sewer Availability: available, but not on site
Water Availability: Yes
Public Safety (Sheriff): Yes
Surface Water Runoff Limitations: none
Conservation Easements: Unlikely
Potential Environmental Contamination: Phase I warranted. Possible contamination associated with garage operations on the property.

Other Planning Jurisdiction Concerns: The property came up in a discussion with Ronda Hollenbeck, Public Works, when this division was researching possible sites for new single family development. Important facts to discover would be: Is the property a general fund property? Has the property been surplus? What is the history of use on the site? The county will have brownfield assessment funds in fall 2008, a Phase I ESA would be a good first step.

Development Potential: According to Ronda, the house on the property should be demolished not rehabbed. The parcel is partially used by the "Way station" a garage type building used by the Agricultural Center next door. They want to maintain their use of the way station. A lot split would be needed to maintain the use of the way station. A zone change would also be required. A change in zone would take land out of the commercial land supply but there are other similar undeveloped commercial parcels in the area. Tsunami hazards are a concern although the Humboldt County Hazard Map shows the parcel is out of the Tsunami Zone. Access to the parcel is confused by the location adjacent to the HWY101 on ramp (easy access to 101 south). Any development would have the

potential for excellent bay views, but might be impacted by noise from Highway 101. This might be a good site for a night shelter to be built/rehabbed in a fashion similar to the Humboldt All Faith Partnership project in Arcata area.



Profile of Property #2

APN: 01813119
General Plan: Residential Low Density (Eureka Community Plan)
Zoning: R-1*/GO
Planned Density 3 – 7 du/ac.
Parcel Size: 4.15 acres.
Site Address: between Fern and Excelsior and Fern and T Street; Cutten Area
Owner's Name: Humboldt County
Improvement Value: \$0
Land Use Constraints (Mapped):
Suspense: No
Coastal Zone: No
Alquist-Priolo: No
Geologic Hazard: Steep Slopes
Flood Zone: No
Fire State Responsibility Area: No

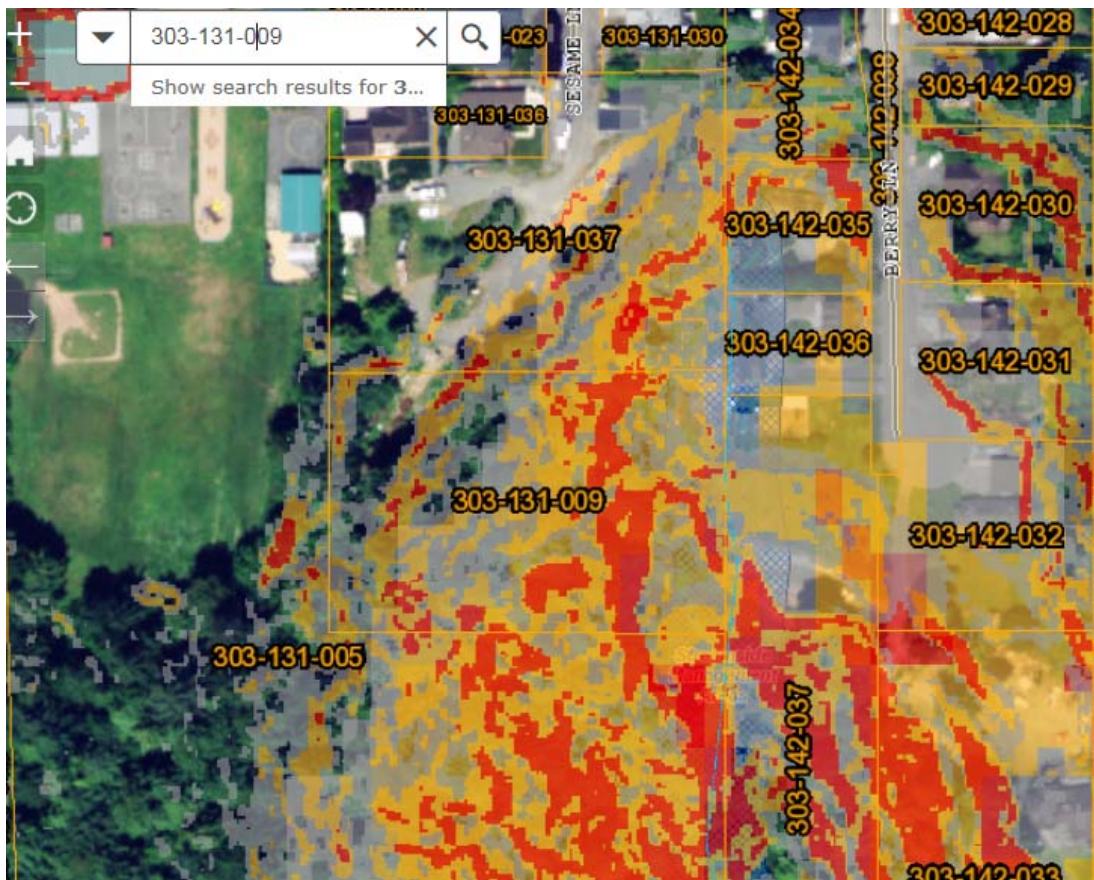
Airport: No
Wetlands: No
Williamson Act Contracts: No
Agricultural Soils: No
Landslides: No
Slope in excess of 30%: Likely
Tsunami Zone: No
Biological Res.: No
Non-Mapped Land use constraints:
Road Access: Best Access from Fern via Walnut
Power Availability: Yes
Sewer Availability: Likely, will need laterals and pump
Water Availability: Likely, will need laterals extended
Public Safety (Sheriff): Yes
Surface Water Runoff Limitations: Possible
Potential Environmental Contamination: Not likely, though Phase I warranted
Other Planning Jurisdiction Concerns: Public works may have thought about connecting the two sides of Fern St. through this parcel. This still could be a possibility.

Summary: The parcel is challenged by steep slopes but it could be suitable for a small multi-family development. It could accommodate ten, two story, two bedroom units and parking. Foundation costs would be high. It would need a zone change and would have to be surplus. Surrounding land uses are single family. Easy walking distance to grocery store. This parcel may be part of a public works project to extend Fern Ave. across the gulch to the North McKay Tract, but extending Fern Ave. would not necessarily preclude development on the site.



Appendix G Housing Element
Planning Commission Draft 5-28-19

Airport: No
Wetlands: Possible
Williamson Act Contracts: No
Agricultural Soils: No
Landslides: Unlikely
Slope in excess of 30%: Possible
Tsunami Zone: No
Non-Mapped Land use constraints:
Road Access: Yes
Power Availability: Yes
Sewer Availability: Yes
Water Availability: Yes
Public Safety (Sheriff): Yes
Surface Water Runoff Limitations: Unknown
Potential Environmental Contamination: Some garbage on the parcel, neighbors are using it to dispose slash/yard debris



Other Planning Jurisdiction Concerns: the neighbor recently completed a subdivision of his property to the north of the subject. County has maintained a deeded Right of Way across the subdivision. This parcel could make a good site for a small multifamily development with a rezone.

INDEX

- affordability index, 26
- Alquist Priolo, 66
- Alternate Owner Builders, 39
- Appendix M, 52
- Article 34, 95
- Board of Supervisors, 102
- Business Administration loans, 102
- California Department of Finance, 2
- Categorical Exclusions, 52
- Co-Housing, 98
- Elderly Persons, 29
- Emergency Shelters, 36
- Energy Conservation, 89
- erratic, 42
- Federal Emergency Management Agency programs, 102
- Fire Protection Agencies, 45
- Fortuna Community Services program, 102
- General Plan, 99
- Handicapped Persons, 30
- Homeless Persons, 16
- Homeworkers Organized for More Employment (H. O. M. E.), 99
- Housing and Community Development Department, 95
- Humboldt County Housing Authority, 88
- Humboldt County's young people, 5
- Humboldt Mediation Services, 98
- Limited Equity Cooperatives, 97
- manufacturing, 8
- Marsh Commons, 98
- mortgage rate, 100
- national and state averages, 8
- Native Americans, 7
- Office of Emergency Services, 102
- Overcrowding, 27
- Owner Builder Regulations, 52
- Owner-Builders, 85, 87
- Planned Unit Development (PUD), 96
- red cross relief efforts, 102
- Redwood Community Action Agency, 21
- Redwood Community Action Agency (RCAA), 89
- Reservations, 7
- retail trade, 8
- River Community Homes, 98
- secondary units, 44
- service industries, 8
- Solar Rights Act, 90
- Solar Shade Control Act, 90
- special occupancy parks, 37, 38
- Subdivision Map Act, 90
- Subdivision Ordinance, 66
- Title 25 of the Uniform Building Code, 91
- Total overall employment, 8
- unemployment rate, 8
- Uniform Building Code, 80
- Uniform Building Code (UBC), 80
- Uniform Building Code (UBC), 87
- Women Headed Households, 15
- zoning, 53
- Zoning Ordinance, 82

Attachment A

Public Participation

The “Workshops and Public Input” tab on the County’s 2019 Housing Element web page (<https://humboldt.gov.org/2448/2019-Housing-Element>) contains a synopsis of the extensive public participation effort for the 2019 Housing Element update. The public outreach program included workshops held throughout the County and with the Planning Commission, surveys and attendance at community events such as the “ADU Fair” sponsored by the County in 2018 and the OLLI Brown Bag Luncheon in 2019. The web page documenting the public outreach and public comments received is provided below.

2019 Housing Element

The documents below are the result of community workshops and public comments as they become available. Here you will find presentations, Fact Sheets, Surveys and other materials pertaining to the 2019 Housing Element Update.

Fact Sheets

- [Accessory Dwelling Unit Fact Sheet \(PDF\)](#)
- [Tiny House Fact Sheet \(PDF\)](#)
- [Farmworker Housing for Ag Employers \(PDF\)](#)

Surveys & Results

- [Tiny House Survey \(LINK\)](#)
- [Tiny House Survey Results as of March 25th, 2019 \(PDF\)](#)
- [Accessory Dwelling Unit \(ADU\) Survey \(LINK\)](#)

Comments

- [Housing Element Written Comments Numbers 1-9 \(PDF\)](#)
- [Workshop Public Comments by Topic as of March 7th, 2019 \(PDF\)](#)
- [Workshop Public Comments by Location as of March 7th, 2019 \(PDF\)](#)

Presentations

- [Presentation to Humboldt Housing Coalition on February 7th, 2019 \(PDF\)](#)
- [Presentation to Humboldt Association of Realtors on February 26th, 2019 \(PDF\)](#)
- [Presentation to McKinleyville Municipal Advisory Committee on February 27th, 2019 \(PDF\)](#)
- [Presentation in Redway on February 28th, 2019 \(PDF\)](#)
- [Presentation in Eureka on March 5th, 2019 \(PDF\)](#)
- [Presentation in Willow Creek on March 6th, 2019 \(PDF\)](#)
- [Presentation to Housing Trust Fund and Homeless Solutions Committee on March 19th, 2019 \(PDF\)](#)
- [Presentation in Eureka on April 23rd, 2019 \(PDF\)](#)
- [Presentation to McKinleyville Municipal Advisory Committee on April 25th, 2019 \(PDF\)](#)
- [Presentation in Redway on April 25th, 2019 \(PDF\)](#)
- [Presentation to Humboldt Association of Realtors on April 23rd, 2019 \(PDF\)](#)
- [Presentation in Willow Creek on April 29th, 2019 \(PDF\)](#)

Reports

- [McKinleyville Municipal Advisory Committee Report on February 27th, 2019 \(PDF\)](#)

Attachment B

State Housing Requirements

Introduction

In addition to requiring each city and county to periodically review their housing element, the California legislature has enacted specific requirements to ensure that local regulatory procedures do not constrain housing development. This appendix summarizes these requirements.

Findings on Housing Limits

A city or county adopting or amending its general plan in a manner that limits the number of units that may be constructed on an annual basis must make specified findings. These findings must address the efforts it has made to implement its housing element and the public health, safety and welfare considerations that justify reducing the housing opportunities of the region (Government Code section 65302.8).

The General Plan does not limit the number of units that can be constructed on an annual basis.

Residential Zoning

Cities and counties must zone a sufficient amount of vacant land for residential use to maintain a balance with land zoned for non-residential use (e.g. commercial and industrial) and to meet the community's projected housing needs as identified in the housing element of the General Plan (Government Code Section 65913.1).

The Community Plan and zoning phase of the General Plan Revision Program incorporates both requirements in Section 2400 of those plans.

Density Bonuses

When a developer agrees to construct at least 25% of the total units in a housing development for low or moderate income households, or 10% of the total units for lower-income household, the city or county must either grant a density bonus or provide other incentives of equivalent financial value (Government Code Section 65915). The density bonus must increase by at least 25% of the otherwise maximum allowable density specified by the zoning ordinance and the land use element of the General Plan. Each city or county must set up procedures for carrying out these provisions.

The formulation of procedures to grant a bonus or equivalent incentives was part of the implementation program relating to revisions of the zoning ordinance in 1998, 2003 and 2010.

Mobilehomes in Single-Family Zones

Cities and counties may not prohibit throughout the community installation of mobilehomes on permanent foundations on lots zoned for single-family dwellings (Government Code Section 65852.3). However, cities and counties may specify those single-family zoned lots

upon which mobilehomes may be placed. Cities and counties may subject mobilehomes to the same standards that apply to single-family dwellings.

The Humboldt County Zoning Ordinance provides for the placement of mobilehomes on foundations in residential zones.

Mobilehome Parks - Permitted Uses

A mobilehome park is deemed by State Law to be a permitted use on all land planned and zoned for residential use, provided, however, cities and counties may regulate mobilehome parks by use permit (Government Code Section 65852.7).

The County satisfies this requirement by providing for the development of mobilehome parks within the residential zone classifications.

Mobilehome Park Conversions

Any person proposing to convert a mobilehome park to another use must prepare and file a report on the impact of the conversion on the displaced mobilehome park residents (Government Code Section 65863.7 and 66427.4). The County must consider the impact report at a public hearing and may require as a condition of approval of the conversion that the project sponsor mitigate the impact of displacement.

The County has not received an application for conversion of a mobilehome park since the effective date of this requirement. Applications will be considered on a case-by-case basis.

CEQA and Density Reductions

Cities and counties may deny or reduce the density set forth by the general plan for a housing project only as a mitigation measure for a specific adverse impact upon public health or safety pursuant to the California Environmental Quality Act and only when there is no other feasible mitigation that would achieve comparable density results (Public Resources Code Section 21085). This requirement is implemented locally on a case-by-case basis.

Housing Disapprovals and Reductions

When a proposed housing development complies with applicable local policies and regulations in effect at the time the application is determined to be complete, the local agency may not disapprove the project or reduce its density unless it makes specified findings (Government Code Section 65589.5). This requirement is implemented locally on case-by-case basis.

Coordination of Permit Processing

By January 1, 1983, each city and county must designate a single administrative entity to coordinate the review and decision-making and provision of information regarding the status of all applications and permits for residential developments (Government Code Section 65913.3). The Planning and Building Department carries out this responsibility.

Limitations on Development Permit Fees

Fees charged by local public agencies for zoning changes, variances, use permits, building inspections, building permits, subdivision map processing, or other planning services may not exceed the estimated reasonable cost of providing the service for which the fee is charged (Government Code Section 54990). Development permit fees adopted by the County target the full processing costs.

Secondary Residential Units

State law provides for the development of Accessory Dwelling Units (ADUs) in lands zoned to allow single-family or multifamily use through new construction or conversion of existing structures. Where an existing ADU ordinance does not meet the requirements as set forth in the law is null and void. Moreover, ADU applications meeting the provisions of Government Code 65852.2 shall be ministerial approved until the jurisdiction adopts a compliant ordinance.

This Element continues this effort, and includes additional measures to encourage second units. As part of the Element update, it is proposed that an ordinance meeting the requirements be adopted.

Coastal Housing

Requires that new development within the coastal zone include, where feasible, housing units for persons and families of low or moderate income. Where it is not possible to include these units within the development, developers can satisfy the requirement by constructing units elsewhere within the coastal zone or within three miles of the coastal zone. To assist developers in meeting these requirements, local governments must provide density bonuses or other incentives. The law also prohibits the conversion or demolition of existing residential units in specific cases. Where conversion or demolition of low or moderate income housing is allowed, provision must be made for replacement of those residential units (Government Code Section 65590).

The County has not yet adopted procedures to implement these requirements. However, development and demolition applications are evaluated for consistency to these coastal housing requirements on a case- by-case basis pending adoption of procedures.

Residential Energy Conservation

Requires cities and counties to implement State energy conservation standards for new residential dwellings.

The County Planning and Building Department implements energy standards embodied in Title 24: State Energy Conservation Regulations for Residential Buildings through the building permit process.

Attachment C

Federal, State and Local Housing Programs

FEDERAL FUNDING SOURCES

There are three ways that the federal Department of Housing and Urban Development (HUD) provides assistance in the development of affordable housing: capital investment, rental assistance, and mortgage insurance.

In addition, the Internal Revenue Service and the Treasury Department provide Low-Income Housing Tax Credits to investors as an incentive to development.

Capital Investment: Grants and Loans

There are several special needs programs offered through the Department of Housing and Urban Development: including the Section 811 Supportive Housing for the Disabled Program and the Section 202 Program, Housing for the Elderly.

The Supportive Housing Program provides funding for transitional housing (up to 24 months) and for permanent housing for people with disabilities. These funds may be used for acquisition, rehabilitation, or new construction. The grants are competitive on a national basis and the grant cycle is once a year. Matching funds are required.

The Section 811 Program provides aid in the form of non-repayable capital advances which may be used to finance the acquisition, construction or rehabilitation of housing to be used as supportive housing for very low (less than 50% of area median income) persons with disabilities (long term and limits his/her ability to function independently). Section 811 programs do not pay for supportive services.

The Section 202 Program provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for projects to help make them affordable. The Program is similar to the Supportive Housing for the Disabled (Section 811), except persons must be over 62.

The HOME Investment Partnership Program (HOME) is a grant made to large jurisdictions and states. In California it is administered as a revolving loan fund for the development of low income housing including transitional housing. Funds may be used for acquisition and rehabilitation of housing for families with low or very low incomes. HOME is available to public jurisdictions who can then utilize the repayment funds for their own loan fund; or nonprofit Community Housing Development Organizations whose repayments return to the State of California. Matching funds are required.

Community Development Block Grants (CDBG): are also federal funds that are administered through the states. Funds may be used for housing rehabilitation loans and grants, housing multi-family housing acquisition and rehabilitation, construction of shelters, including transitional shelters, infrastructure, public facilities, public services and code enforcement. Grants are competitive within the state and both cities and counties may apply. Currently the maximum grant available is for \$2,000,000, but that amount changes year to year.

Farmers Home Administration (FmHA), Section 515 Rural Rental Housing Loans: provides loans to fund the purchase, construction, an/or rehabilitation of apartment style housing for very-low, low-, and moderate income housing. Funds also can be used to purchase land and pay for necessary infrastructure. Housing must remain available for low income tenancy for up to 20 years. Section 515 projects are eligible for interest subsidies to bring the effective interest rate down to 1 percent (Interest Credit Plan II).

Rental Assistance:

Another way of providing affordable housing is to enhance the ability of the low income renter to pay for rent that would be otherwise unaffordable. The following are programs currently available through the Department of Housing and Urban Development (HUD) and the Farmers Home Administration (FmHA):

Section 8 Certificates and Vouchers: pay that portion of the rent that exceeds 30 percent of their household income. Section 8 certificates can only be used if rents are at or below Fair Market Rent. Households with vouchers can supplement their vouchers with their own income and rent housing higher than Fair Market Rent.

Currently, Section 8 certificates and vouchers are granted to households and transfer with the householder if they move to another area, thus diminishing the local stock.

Shelter Plus Care Program: provides either Tenant-, Sponsor- or Project-based Rental Assistance for five years. The program is designed to link federally provided rental assistance with locally supplied supportive services for the families of hard-to-serve persons: with disabilities, chronic problems with alcohol/drugs, or AIDS. Funding is competitive nationwide, once a year.

Mortgage Insurance for Single-Room Occupancy (SRO) Projects:

This program insures loans made by private HUD-approved lenders by guaranteeing up to 100 percent of the banks replacement costs if the borrower is a nonprofit organization or public entity; and up to 90 percent if the borrower is profit-motivated. The insurance may cover the cost of acquisition and rehabilitation of the SRO housing.

Low Income Housing Tax Credit

The Tax Reform Act of 1986 authorized a tax credit for residential rental property that qualifies as low-income housing. The credit is offered to investors on the cost of acquisition, rehabilitation or construction and they may obtain the credit each year over a ten year period. Investors use these tax credits to reduce taxes due on income from other sources.

Typically, the sponsor is a for-profit partnership, structured so the tax benefits flow through to the limited partners (corporations or individuals) who put up the money. However, non profit Housing Development Corporations may act as the general partner, while the limited partner puts up the money. The non-profit can take the money received from the investors and add it to other sources of funding to make up the financing package needed to develop a project.

If a public/private housing partnership develops and functions successfully, they will be eligible for:

STATE OF CALIFORNIA FUNDING SOURCES

Multi-Family Housing Program: Assists the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. It is a 3% loan to a developer and requires 50% match. The property must remain low-income for a period of 55 years.

Emergency Solutions Grant: This funds projects that serve homeless individuals and families with supportive services, emergency shelter/transitional housing, assisting persons at risk of becoming homeless with homelessness prevention assistance, and providing permanent housing to the homeless population. The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 places new emphasis on assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Low-Income Housing Tax Credit: This program is designed to complement the federal low-income housing tax credit. Currently funds are available for new construction tax bond projects.

PRIVATE CORPORATION AND FOUNDATION FUNDING SOURCES

Community Development Loan Funds: These are non-profit corporations that receive loans from a variety of individual and institutional investors, on terms set by the investors, and in turn lend these funds to community based housing, business and service projects - with priority given to projects that address the needs of very low-income people.

They combine traditional financial skills with knowledge of low-income communities and so can provide the technical assistance required to help their borrowers (community based programs) make effective use of the loan funds.

Some lend exclusively to housing projects, some to cooperatives; but most loan to a broad range of development projects. There is one such fund in California: the Low Income Housing Fund. Others, such as the Institute for Community Economics (ICE) of Springfield, Massachusetts and the McAuley Institute, of Silver Springs, Maryland (projects involved in housing for women and children), will work with sponsors in California.

Private Foundations:

There are three private foundations, providing funds to this area, who fund acquisition, building and renovation of low-income housing. With the high cost of housing development, any private foundation funds would be a match or a piece of a financial package.

S.H. Cowell Foundation, San Francisco: averages \$20,000-\$100,000 grants and \$550,000 for loans. Applications accepted on an ongoing basis. Grantees must wait 5 years to re-apply.

Hedco Foundation, Oakland: give only 23 grants with high of \$470,000 in grants. The board meets in November. Gives predominantly to qualified educational and health services; but, does also give to social services.

There are also private foundations who will fund various aspects of service programs, including the local Humboldt Area Foundation and the McLean Foundation. References for

these foundations can be accessed through The Foundation Directory, published by The Foundation Center.

In order to identify specific sites appropriate for the models proposed in this Element, it is necessary to address the social and zoning issues that impact these decisions. First one must identify permitted zones where sites might be found, and then gain community involvement and support in choosing specific parcels or properties.

San Francisco Federal Home Loan Bank Affordable Housing Program (AHP) provides grants to assist in the purchase, construction, or rehabilitation of housing for lower-income households. All grants are funded through its member financial institutions to affordable housing sponsors or developers or to homebuyers in the form of grants or below-market rate loans

Article 34 Referendum

Article 34 of the California constitution requires that state and local agencies obtain voter approval before they develop, construct, or acquire a low rent housing project. An article 34 referendum is required only if three narrowly defined factors are found to exist: (1) a public body which (2) develops, constructs, or acquires (3) a low rent housing project. If all three factors are not present, Article 34 is not applicable. Court opinions and legal interpretations have restricted the applicability of the Article 34 requirement.

Some of numerous opinions and interpretations which help clarify and narrow the scope of the Article 34 requirement follow:

1. Article 34 does not require countywide elections. Referenda may be limited to affected cities or unincorporated areas.
2. Lease-purchase agreements by low-income persons in a project owned or developed by private developers, with Section 23 subsidies from a Housing Authority, do not require Article 34 approval.
3. Razing and reconstruction substantially the same number of public housing units on the same site is not subject to Article 34.
4. Referendum approval is not necessary for cooperative ownership developments of low income families.
5. The use of Marks-Foran long term low interest loans to owners of property for rehabilitation loans does not require an Article 34 approval.

While for most programs Article 34 should not be an obstacle, a referendum would be required for any development financed by the California Housing Finance Agency in which more than 49% of the occupants are low income, or for any development built by or for a housing authority.

Non-profit Housing Development

A non-profit housing development (corporation) (HDC) is a corporation created specifically to promote, assist or sponsor housing for low and moderate income people. A non-profit HDC does not build public housing. Rather, it builds or rehabilitates privately-owned housing for people who cannot afford market rate housing but whose incomes are generally above

the poverty level. Non-profit Housing Development Corporations (HDC) can build housing for families, the elderly and the handicapped. HDC's may build rental housing, or they may sponsor limited equity cooperative housing. (Eligibility Code 4 identifies major funding sources from State and Federal grants and loans to non-profit entities which undertake qualified housing programs.)

Landbanking

Landbanking is the purchase of developable land by a jurisdiction for future use. Sources of funds for landbanking have usually come from a jurisdiction's redevelopment funds or community development block grant (CDBG), although money from a community's general fund can and has been used. Many jurisdictions have used landbanked sites to provide affordable housing for low and moderate income people. There are two variations of the landbanking process. A developer may go to the locality with a parcel in mind and the locality will buy it for the developer. Alternatively, the community may choose a parcel and keep it until a developer comes along to build on it. In this case, the jurisdiction has several options regarding control of the site. The most obvious is outright purchase, but this may not be the best way for the locality to use the funds set aside for landbanking.

Other options include: the option to purchase, at a stated price under stated conditions; the option of first refusal, under which the property owner agrees to notify the community in case an offer is made by a second party to purchase the land; and a lease, which is useful if the property owner is unwilling to sell but is willing to develop the land. Sources of funds for landbanking have usually come from a jurisdiction's community development block grant (CDBG) monies, although money from a community's general fund can and has been used.

Limited Equity Cooperatives

A limited equity cooperative provides low and moderate income residents with the opportunity for affordable home ownership. In a limited equity co-op, like a market rate co-op, the residents form a non-profit corporation which has as many shares as there are units in the building. The units may be converted from an existing rental building, or a new building may be constructed as a limited equity cooperative.

To live in a co-op, the residents purchase a share by making a down payment. The residents' monthly payment is their share of the mortgage payment plus the costs of utilities and maintenance. A share entitles co-op members to the use of common areas and their dwelling unit. While they do not own their dwelling unit, co-op members may deduct their share of interest and tax payments when filing tax returns because they are part owners of the building.

Limited equity co-ops differ from market rate co-ops primarily in that the cost of buying a share in a limited equity co-op is generally measured in the hundreds rather than thousands of dollars and can rise only a certain amount each year. The point of limiting the equity build-up is to remove the units from market forces (unlike market rate co-ops, as well as from the rent increases of a profit owner (unlike most rentals). Thus, the dwelling is kept permanently affordable to low and moderate income people.

Mortgage Revenue Bonds

Tax exempt mortgage revenue bonds are a source of funds which may be used to raise money for mortgage insurance and mortgage loans. The money that is generated by the

bonds can then be issued at below market rates, for both single family owner-occupied homes and multi-unit rental housing. The loans may be used for rehabilitation or new construction. Outstanding mortgage loans are collateral for the bonds; housing finance agencies are created to issue such bonds, but other agencies, such as housing authorities, local governments, redevelopment agencies, and the state may also do so. The interest rate on the mortgage loans issued by these agencies is usually around 1-1/4% above the interest rate paid to bondholders. Private lenders originate the loans, sell them to the city or agency, and service the loans. Private lenders collect a portion of the 1- 1/4% for their services.

State law gives cities and counties authority to issue tax exempt mortgage revenue bonds under a number of programs including AB 1355 (owner- occupied), AB 665 (multi-family rental), Marks-Foran (rehabilitation), SB 1149 (employee housing) and AB 604 (seismic safety rehabilitation). Redevelopment agencies can issue both Marks-Foran bonds and SB 99 bonds (residential construction and rehabilitation). Housing authorities may also issue Marks-Foran bonds as well as tax exempt bonds for purchase of homes by low income households and rehabilitation and new construction of multi- family rental housing.

Limited Density Owner-Built Rural Dwellings

The state housing law authorizes cities and counties to adopt special standards for owner-built housing in rural areas. (Title 25, Chapter 1, subchapter 1, Article 10 of the California Administrative Code). The standards, also known as Class K, allow for innovative construction techniques that do not necessarily meet current, state adopted code standards applicable to most housing. The structures need not be connected to electrical service or include traditional sewage disposal systems. In approving owner built housing, the local building officials must insure the protection of the public's and the occupants' health and safety while exercising broad discretion.

Attachment D

Glossary

Above Moderate Income Households. Households that make more than 120% of the median household income (Section 65915 California Government Code (CGC)).

Affordable. This term is used in two ways. When referring to homes “affordable” to lower income households, it means that the household is paying no more than 35% of their income on housing costs, including utilities. When referring more generally to housing of any income group, “affordable” means housing that costs less to construct.

Affordable Multifamily Land Inventory. That portion of the residential land inventory containing properties with at least one developable acre, which are planned and zoned for principally permitted multifamily uses at a density of 16 units per acre or more served by public water and sewer with hookups available during the time frame of the Element.

Calworks. A welfare program that gives cash aid and services to eligible needy California families. Families that apply and qualify for ongoing assistance receive money each month to help pay for housing, food and other necessary expenses.

Extremely low income households. Households that make 30% or less of the median household income (Section 65915 CGC).

Fast tracking. Fast Tracking refers to prioritizing the review of plans so they are approved as soon as possible after they are submitted. Normally, fast-tracked plans are placed at the front of the line of plans waiting to be reviewed. Also, there is staff allocated to speed up the review of such plans.

Fair share regional housing need. The projected housing needs for the unincorporated areas described in the most recent Regional Housing Needs Allocation.

General Relief. The public assistance program that provides income to non-disabled homeless single adults is the County funded General Relief program.

Household. The person or persons occupying a housing unit.

Housing Unit. A house, apartment, mobilehome or trailer, group of rooms, or single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building or through a common hall.

Low income households. Households that make between 51% - 80% of the median household income (Section 65915 CGC).

Lower income households. Households that make 80% or less of the median household income.

Moderate income households. Households that make between 81 and 120% of the median household income (Section 65915 CGC).

Overcrowding. A condition caused by insufficient living space. A housing unit is defined as overcrowded when there is more than 1.01 person per room.

Very low income households. Households that make between 31% - 50% of the median household income (Section 65915 CGC).

Supplemental Security Income: SSI pays benefits to disabled adults and children who have limited income and resources, including those 65 and older without disabilities.

Social Security Disability Benefits: SSDI pays disability benefits to you and certain members of your family if you have worked long enough and have a medical condition that has prevented you from working or is expected to prevent you from working for at least 12 months or end in death.

Attachment E

Agencies/Persons Contacted & Distribution List

Beth Matsumoto
Kevin Caldwell'
Bear River Band of the Rohnerville Rancheria
Wiyot Tribe
Big Lagoon Rancheria
Blue Lake Rancheria
Hoopa Valley Tribe
Karuk Tribe
Intertribal Sinkyone Wilderness Council
Trinidad Rancheria Community Council
Yurok Tribe of California
Resighini Rancheria
Round Valley Tribes
879 subscribers to the General Plan Implementation listserv

Attachment F

Regional Housing Needs Plan

Attachment G

Parcels Which are Zoned to Principally Permit Emergency Shelters

Attachment H

Housing Opportunity Zones

Attachment I

Detail of Residential Land Inventory

Attachment J

Detail of Infrastructure and Service Needs of Legacy Communities