

Chapter 8. Housing Element

8.1 Purpose

This Element identifies existing and projected housing needs and establishes goals, policies, standards and implementation measures for the preservation, improvement, and development of housing. It meets detailed requirements of state housing element law, including requirements for a residential land inventory sufficient to meet the County's share of the state prescribed regional housing need.

8.2 Relationship to Other Elements

Sections 8.1 through 8.5 of this Element contain goals, policies, standards and implementation measures. These sections are part of the main body of the General Plan. The remainder of the Housing Element, due to its size, is included in the General Plan as Appendix G. Appendix G is a part of the Housing Element. It contains technical background information to support the policies, standards and implementation measures in the Housing Element chapter. It also provides a more detailed analysis on many other issues related to housing, such as governmental constraints on housing and the effectiveness of the previous Housing Element. Appendix G also contains the detailed 2019 residential land inventory.

The Housing Element is central to the entire General Plan but is most closely linked with the Land Use Element, the Community Infrastructure and Services Element, Circulation Element, and the Open Space and Conservation Element, Chapters 4, 5, 7, and 10 and respectively. General Plan and zoning designations implement Land Use Element policies that guide overall patterns of development and specific locations for subdivisions and housing developments. Policies within the Community Infrastructure and Services Element are intended to develop public infrastructure and services necessary to support continued housing production. The Circulation Element plans transportation connections between housing and the balance of the community. These and other components of the General Plan, provide an integrated framework to guide and promote housing development.

Until recently the Housing Element was updated on a 5-year cycle according to a state-mandated schedule. As result of statutory changes, the Humboldt County region elected to change from a 5-year housing element cycle to an 8-year cycle. The last comprehensive update for Humboldt County was completed in 2014. The planning horizon for this Housing Element extends to August 2027. The planning horizon for the balance of the General Plan extends through 2040.

8.3 Background

An adequate supply of housing affordable to county residents is fundamental to community well-being and economic prosperity. Although economic conditions have generally improved housing affordable for purchase or rental remains out of reach for a majority of residents. The

housing needs of the very low income and the shelter needs of the homeless are not being adequately met and the supply of land available for multi-family housing is constrained by infrastructure limitations and zoning.

Table 8-1 below provides the income levels for the various income categories referenced in the Housing Element.

Table 8-1. 2018 State Income Limits

Income Category	Annual Household Income	Percent of Area Median Income
Extremely Low Income	\$0 - \$25,100	<30%
Very Low Income	\$25,201 - \$29,950	31 - 50%
Low Income	\$29,951 - \$47,900	51 - 80%
Median Income	\$59,900	100%
Moderate Income	\$47,901 - \$71,900	81 - 120%
Above Moderate Income	\$71,901+	>120%

Source: Housing and Community Development, 2018.

Note: The limits for the various income categories for Humboldt County in 2018 are based on a four person household.

One of the key priorities of this Housing Element is to increase the supply of housing affordable for all income levels by implementing regulatory policies, practices, and financial incentives that promote the creation of housing that is affordable to residents. This priority extends to all incomes levels and includes the housing needs of the vulnerable populations including residents experiencing homelessness, seniors, and farmworkers.

Another priority of this plan is to stimulate the production of workforce rental housing, particularly for those earning less than the median income. For the 2011 to 2015 period, 82% of low income renters in the County spent more than 30% of their income on housing, a 4 percent increase over 2010 data. An adequate supply of workforce housing in proximity to work will help businesses retain and recruit employees. Expansion of workforce housing will also provide opportunities for seniors with limited incomes looking for appropriately sized and priced housing near commercial and public services.

Continuing to provide an adequate supply of land for housing is one of the most significant goals of this Plan. The inventory of land available for large lot rural housing is more than adequate to meet foreseeable demands. The inventory of land for single family residential development served by public water and sewer is more limited, although it too is adequate to meet housing demands through 2027.

Vacant land zoned for multifamily housing remains in short supply. These properties are the most likely to result in workforce housing affordable to those earning minimum wage. While the inventory of land available for multi-family residential development is able to meet housing demands through 2027 there would be little left afterward. The 2014 Housing Element included a program to rezone properties to multifamily to increase the supply. That effort successfully added property to accommodate an additional 66 multifamily units. A selection of additional potential multifamily sites has been identified, and review of the proposed rezoning of those sites is scheduled for completion in 2019.

As of January 2019, there were over 1,400 residents experiencing homelessness. As the existing provisions that allow by-right development of emergency shelters have seen little implementation since adoption, the Housing Element includes programs to broaden the variety of emergency shelter options to improve housing and shelter options to better address the needs of people experiencing homelessness.

Significant new state legislation described in more detail later in this Element intended to stimulate production of affordable housing and to address the housing needs of those experiencing homelessness has led to several new policies and programs in this Housing Element. The State Department of Housing and Community Development (HCD) will review it for conformance with state housing element law. Approval of the Housing Element by HCD dramatically improves the County's eligibility to receive funding from numerous federal and state grant programs. State incentives, combined with legal liability associated with non-compliance, have led to more than 70% of local jurisdictions in California with state approved Housing Elements.

There are a wide variety of topics covered in the Housing Element; some are state-mandated, others are optional. This background section focuses on the following key topics;

- The effectiveness of the previous Housing Element in meeting the County's housing needs.
- The projected future housing needs for the 2019 - 2027 time period.
- The residential land inventory.
- New measures to make housing more affordable with federal and state program funding, and by reducing governmental constraints to the development, repair and maintenance of housing.

8.3.1 Effectiveness of the Previous Housing Element

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

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

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

Household Income Category	HOUSING UNITS Unincorporated Areas		
	Projected Housing Needs	Permitted Housing Construction*	Surplus (Deficit)
Extremely Low & Very Low	212	36	(176)
Other Low	135	61	(74)
Moderate	146	205	59
Above Moderate	366	203	(163)
Total	859	505	(413)

* Reported values are for building permits issued.

Source: Humboldt County Planning and Building Department, 2019

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

The 2014 Housing Element also included locally derived quantified objectives in standard H-S1 which are shown in the table below; they were based on the development patterns in the 2002 – 2007 time period, which was characterized by a strong housing market. The table shows the County did not meet its quantified objectives because the housing market slowed considerably compared to 2002-2007 levels.

Table 8-3. Comparison of Housing Constructed and Quantified Objectives, 2014 – 2018

Housing Type	HOUSING UNITS Unincorporated Areas		
	Quantified Objective	Actual Housing Construction*	Surplus (Deficit)
Single Family	814	376	-438
Multifamily	206	116	-90
Second Units	113	57	-56
Total	1,133	549	-584

* Reported values are for building permits finalized.

Source: Humboldt County Planning and Building Department, 2019

The quantified objectives in the 2019-2027 Housing Element scale back expectations to reflect current housing market conditions and align with the housing construction starts from the previous planning period. For the 2019 Housing Element the quantified objectives are for the permitting and construction by year 2027 of:

- 1) 602 single family units; 112 of which are under the Alternative Owner Builder (AOB) program.
- 2) 186 multifamily units
- 3) 91 second units.

This Housing Element's quantitative objectives are markedly more conservative than the previous two housing elements. The adjustment reflects the expectation that the County will permit at the same rate as the previous Housing Element cycle. While 2019 Housing Element includes programs to relax the allowances for accessory dwelling units and enable construction of more affordable forms of housing, the efficacy of these programs is unknown at this time, and their effect on housing production is too speculative to justify an upward adjustment to the quantified objectives.

Progress Toward Making Housing More Affordable with Federal and State programs, and Reducing Governmental Constraints: During the time period of the previous Housing Element, the County was successful in securing state and federal funding for projects shown in the following table.

Table 8-4. Grant Funded Programs between January 2013 – December 2018

Name	Type of Project	County's involvement	Number of Units
First Time Homebuyer	First Time Homebuyer	Low-Interest deferred loans	36 low income
Owner Occupied Rehab	Rehab for low-income owners	Low-Interest deferred loans	7 low income

Source: Humboldt County Planning and Building Department, 2019

In addition to the federal and state programs administered by the County, the County also implemented the following measures to make housing more affordable by reducing governmental constraints:

- Amended the General Plan and Zoning Ordinance to:
 - Added an allowance for the Multifamily portion of split-zoned sites to be treated as a floating zone on properties to facilitate construction of multifamily units.
 - Added an allowance to expand the timeframes for multifamily building permits so they don't automatically expire in one year.
 - Adopted a mobile home conversion ordinance and mobile home rent stabilization.
 - Continued to rezone properties to multifamily consistent with the 2014 Housing Element implementation measure H-IM37. In 2018 this effort resulted in the rezoning of a two acre property in the Myrtle town area that will lead to the construction of 66 multifamily units.
- Maintained the County GIS system to the internet, making parcel specific development information available to applicants.
- Maintained the County's parcel-specific residential land inventory on the internet, with updated development potential estimates.

- Established an amnesty program, the Safe Homes program, for unpermitted residential development available to all homeowners in the unincorporated area.

A more comprehensive analysis of the effectiveness of the previous Housing Element is presented in Appendix G.

8.3.2 Projected Future Housing Needs for the 2019-2027 Time Period

As with the previous Housing Element, HCD in consultation with the Humboldt County Association of Governments ("HCAOG") determined the projected housing need for the Humboldt county region for the current planning period – 2019 through 2027 - as shown in Table 8-5. The housing targets for this planning period are similar to the previous planning period, which had an annualized production rate of 172 units.

The table shows 1,413 new residential units will need to be built in the unincorporated areas to meet the projected housing need for the 2019 – 2027 time period. This is an annualized production rate of 177 housing units per year over the eight-year planning cycle. State law requires local governments to provide an inventory of adequate sites for the construction of housing to meet the County's fair share housing needs.

Table 8-5. Projected Fair Share Housing Needs, Humboldt County Unincorporated Areas, 2019 – 2027

Income Category	Projected Housing Needs	Percent of Total RHNA
Extremely Low*	175	12.3%
Very Low	176	12.4%
Low Income	223	16%
Moderate	256	17%
Above Moderate	583	42%
Total	1,413	100%

Source: 2019 Humboldt County Regional Housing Needs Assessment Plan, HCOAG, March, 2019

* This Element assumes 12.3% of the Extremely Low-Income category is in the Very Low-Income category.

8.3.3 Updated Residential Land Inventory

The residential land inventory identifies sites suitable for residential development with the capacity to meet the County's projected housing needs for all income levels. If there are not sufficient sites to meet the projected future housing needs, state law requires jurisdictions to bring additional sites into the inventory.

Table 8-6 below summarizes the residential land inventory in the Housing Element Appendix. Parcel specific information and maps are contained in the Housing Element Appendix, and on the County's website (gis.co.humboldt.ca.us). The inventory has been updated to reflect new residential development, information from services districts regarding the capacity of public water and sewer, new mapping information, and other site-specific information.

Except in rare cases, the residential land inventory excludes development potential on parcels planned Agricultural Exclusive, Agriculture Grazing and Timber Production because the land is primarily used for agriculture, timber production or other conservation and open space uses.

The land inventory also excludes properties with existing improvements of \$25,000 or more, and properties with extensive mapped physical constraints.

The land inventory includes development potential for second units (136 units) and properties proposed to be changed to "Rural Residential Agricultural" with the General Plan Update (162 units). The inventory excludes development potential on lots in areas with public water and sewer constraints and in the Shelter Cove area, which are often built as second homes and vacation homes that do not satisfy the County's RHNA. See §8.12.21 of the Housing Element Appendix for more detail.

Table 8-6. Residential Land Inventory Summary

Zoning Group	Dev. Acres	Potential Units (Gross)	Parcel Count	Potential Units for the Current RHNA Planning Period (Net)
Rural Residential (RR)	13,497	850	779	794
Rural Residential properties added by the GPU (RA)	5,061	613	162	162
Residential Estates (RE)	1,010	472	230	328
Residential Low Density (RL)	991	3,310	1,277	2,089
Residential Multifamily (RM)	158	1,441	267	1,018
Total	15,656	6,073	2,582	4,391

Source: Humboldt County Planning and Building Department, 2019

The above table shows the County has sites in the residential land inventory to accommodate its projected future housing needs of 1,413 units.

Inventory of Affordable Multifamily Housing Sites: The inventory of suitable sites to meet the County's housing needs for lower income households includes only those sites larger than one (1) acre in size that are planned and zoned for a density of 15 units per acre or more with public water and sewer services available. Consistent with self-imposed limitations from previous Housing Elements, no more than 100 potential units are assigned to any parcel even though the size and density would allow it. This is to help ensure the County has sites available to meet its lower income housing needs even if some of the sites in the residential land inventory are not available due to property owners' unwillingness to develop housing on their property during the planning period.

Based on these criteria, the land inventory contains sites with a development potential of 906 units affordable to lower income households. Second units will provide an additional 68 units affordable to lower income households. These figures demonstrate the County has sites in the Affordable Housing Inventory to meet the projected need of 574 units for the lower income categories.

8.3.4 New State Housing Element Laws

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

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

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

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

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

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

Inclusionary Zoning: Vacant and nonvacant sites identified to accommodate housing for lower income households cannot be deemed adequate unless the site is zoned at residential densities of at least 15 units per acre and the housing element includes a program that allows by-right approval to developments that include at least 20 percent or more of the units affordable to lower income households.¹ [Reference: Government Code Section 65583.2(c)]

¹ Qualification: For vacant sites identified in two or more consecutive housing elements or nonvacant sites identified in a prior housing element.

All parcels in the County's affordable land inventory, both vacant and nonvacant, are zoned Residential Multi-Family ("RM", coastal), Residential Multiple Family ("R-3", inland) or Apartment Professional ("R-4", inland). All of these zoning districts permit residential use by right for housing developments, including developments in which at least 20 percent of the units are affordable to lower income households, at a minimum density of 15 dwelling units per acre.

Moreover, many of the parcels in the County's affordable land inventory are subject to Ordinance No. 2460, adopted on August 11, 2011. Ordinance No. 2460 applies an overlay zone, also known as Qualified (or "Q") zone, to subject parcels and stipulates multiple dwellings and dwelling groups are allowed by right, and that the minimum density is 16 units per acre. Residential density can be increased up to 30 units per acre as qualified. In conclusion, the County's existing regulations as outlined above already satisfy the requirements specified in Government Code Section 65583.2(c). The County's analysis of the affordable inventory in Appendix G provides a detailed review of evidence qualifying the parcels in the Affordable Multifamily Land Inventory.

3. Government Code Section 65583(a)(6). This section stipulates the analysis requirements of nongovernmental constraints that may hinder a jurisdiction's ability to accommodate their fair share allocation. It was amended to add two requirements: 1) the housing element must identify and analyze requests to develop at densities below the density identified in the site inventory; and 2) the housing element must describe the length of time between the project's discretionary approval and the time of building permit application filing. Appendix G provides a detailed analysis of these constraints.

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

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

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

8.3.5 Funding for Housing Programs

The County's Department of Health and Human Services ("DHHS") and the Planning and Building Department both actively pursue federal and state funding for housing. The Planning

and Building Department focuses on funding programs aimed at workforce housing, while DHHS focuses on programs that focus on transitional and supportive housing and shelter and housing for individuals experiencing homelessness or at-risk of homelessness. DHHS and the Planning and Building Department will continue to coordinate their efforts to ensure efficiency, and best leverage their areas of expertise during the 2019-2027 planning period.

In 2018 the Board of Supervisors established and appointed a Housing Trust Fund and Homelessness Solutions Committee ("HTFHSC") and identified the source of seed money for the HTFHSC. At this time, however, HTFHSC does not yet have the capital to set up a revolving loan or grant program for housing projects. Allowable HTFHSC expenditures will be based on program standards currently under development and will be determined and governed by the Board of Supervisors. Once the HTFHSC is able to fund projects, their funding programs will be an important addition to the federal and state funding secured by DHHS and the Planning and Building Department for housing projects.

The Planning and Building Department has responsibility for implementation of most of the implementation measures in this Housing Element. During the planning period the Planning and Building Department's budget requests will supplement federal and state funding to implement the programs for which it is responsible.

8.3.6 Public Engagement

Preparation of this Housing Element was informed by the public at 13 public workshops held since August, 2018. The Housing Element Appendix (Appendix A) includes a detailed synopsis of the public engagement effort for this Housing Element update. In summary, significant interest expressed in the workshops focused on the following topics:

- Relaxing allowances for accessory dwelling units (formerly known as secondary dwelling units),
- Creating allowances for tiny houses, moveable tiny houses, and tiny house villages,
- Improved availability and access to technical expertise,
- Improving shelter and housing opportunities for residents experiencing homelessness, and
- Improving housing opportunities for existing development, and to not rely as much on new construction to meet housing needs.

8.4 Goals and Policies

Goals

(changes from the 2019 Housing Element Policy and Program Report are shown in underline and strikeout)

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

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

Policies

- H-P1. Development of Properties in the Residential Land Inventory.** The County shall encourage development of parcels in the residential land inventory for the current planning period at targeted residential density.
- H-P2. Flexibly Apply Development Standards to Low Income Housing.** The County shall support the flexible application of development standards through a streamlined permit process for housing for people in lower income affordability categories and special needs populations.
- H-P3. Use of Surplus County-owned Property.** The County shall consider using surplus County-owned property for development or financing of housing for low income and special need populations. County-owned parcels ~~developed with affordable housing shall be in close proximity to commercial areas and connected to them by pedestrian facilities services and public transit shall be preferred for development of affordable housing.~~
- H-P4. Maintenance of an Adequate Supply of Residential Land.** The County shall maintain an adequate supply of residentially zoned land to accommodate projected housing needs for all income categories and special needs populations throughout the Housing Element planning period.
- H-P5. Maintaining an Adequate Land Inventory.** Unless written findings are made pursuant to Government Code Section 65863 et seq. supported by substantial evidence, the County shall not allow a reduction in residential units in the residential land inventory below that specified in the current Regional Housing Need Allocation (RHNA).
- H-P6. Contributions to Infrastructure and Service Development.** Market-rate housing ~~pays will~~ pay its fair share of infrastructure and public service costs. Housing ~~that has with~~ long-term affordability covenants and restrictions ~~that require~~ requiring units to be available to, and occupied by, persons or families of low, very low or extremely low income ~~at affordable housing costs~~ for at least 20 years may be eligible for subsidies to pay for applicable infrastructure and public service costs.
- H-P7. Residential Subdivision Approvals within Housing Opportunity Zones.** The density of residential subdivisions within Housing Opportunity Zones shall not be reduced below the calculated minimum number of units per Standard H-S2 unless the County makes specified findings.
- H-P8. Residential Subdivision Permit Process.** The County shall maintain an efficient, streamlined and predictable permitting process designed for residential subdivisions that meet the goals and policies of this Element.
- H-P9. Expedited Residential Subdivision Review in Housing Opportunity Zones.** The County shall streamline environmental review of residential subdivisions in Housing Opportunity Zones by establishing standardized ~~maximum~~ thresholds of significance.
- H-P10. Rehabilitation of Substandard Housing.** The County shall work to improve substandard housing conditions throughout the County as indicated through housing condition surveys.

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

H-P12. Emergency Shelters. Emergency shelters, day centers and navigation centers, shall be allowed as principally permitted uses on sites mapped for emergency shelters in the Housing Element Appendix.

H-P13. Housing and Support Services for Elders and Disabled Persons. The County shall promote and encourage a range of housing and support services for elders and disabled persons that allow a wide spectrum of choices from fully independent to fully assisted living.

H-P14. Support Innovative Construction and Design Methods. The County shall support the use of innovative construction and design methods and building materials that make more efficient use of land and materials, including water conserving waste disposal systems, energy systems, dwelling designs, and uses of recycled materials for building. The County shall also encourage and support sweat-equity and collaborative construction methods.

H-P15. Encourage New and Experimental Techniques. The County shall encourage and be receptive to new and experimental construction techniques for housing.

H-P16. Support Alternative Owner Builder Program. The County shall support alternative owner-built/ owner-occupied housing to promote low cost housing and improved permit compliance in rural areas not served by public water or sewer.

H-P17. Reduce and Avoid Impacts to Biological Resources. ~~Consistent with the mitigation measures in the Supplemental Environmental Impact Report (SCH No. 2009022077) the~~ The County shall refer all building permit applications ~~that would result in the withdrawal of for structures whose water source is~~ from perennial streams or rivers, or from wells within ~~100'~~ 100 feet of a perennial stream or river, or from springs within 100 feet of a perennial stream or river to the Department of Fish and Wildlife (DF&W) ~~for comments and recommendations.~~

H-P18. Promote Infill, Reuse and Redevelopment. The County shall promote infill, re-use and redevelopment of vacant and under-developed land within Urban Development Areas and Housing Opportunity Zones as a strategy to create affordable housing, provide an economic stimulus and re-vitalize community investment.

H-P19. Housing Opportunity Zones. The County shall continue to stimulate residential and infrastructure development within Housing Opportunity Zones ~~while not diminishing opportunities for accessory dwellings units in other areas of the County.~~ The County shall review and consider the expansion of or the addition of new Housing Opportunity Zones, as needed and where appropriate.

H-P20. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks. The County shall support continuation of existing manufactured home parks and long-term occupancy special occupancy parks and shall support expansion of existing parks as an important source of affordable housing.

H-P21. Retain Historic and Legal Non-Conforming Housing. The County shall support retention of historic and legal non-conforming housing which exceeds the general plan density standards.

- H-P22. Siting of Multifamily Housing Developments.** The County shall plan, prioritize, and support development proposals that locate multifamily uses along major transportation corridors, near transit stops, public services, recreation areas, neighborhood commercial centers and work opportunities.
- H-P23. Allowances for a Mixture of Housing Sizes and Types.** The County shall allow a variety of housing types and sizes in all residential areas served by public sewer to encourage a mix of housing opportunities for all income categories.
- H-P24. Housing Rehabilitation.** The County's code enforcement requirements and program shall develop maintenance provisions in county code to prioritize rehabilitation of sub-standard housing requiring maintenance of residential structures in a suitable condition for housing.
- H-P25. Promote Fair Housing and Improved Access to Opportunity.** The County shall support the enforcement of state and federal fair housing and anti-discrimination laws, and improve public information and community engagement on fair housing topics.
- H-P26. ~~Housing Rehabilitation~~ Reduce Impacts of Displacement Caused by Enforcement Actions.** The County shall consider relocation costs for occupants displaced through housing code enforcement action in charging penalties and fines.
- H-P27. Technical Assistance Program.** The County shall develop a residential development technical assistance program to improve public engagement, outreach and availability of information and expertise regarding residential land use regulations and the residential development permitting process.
- H-P28. Pre-Approved Housing Plans.** The County shall increase the variety of housing designs available as pre-approved housing plan inventory plans offered for downloading at no cost on the County's website to encourage the production of affordable housing, including alternative housing designs.
- H-P29. Streamline Housing Review and Approval.** When amending the Zoning Regulations for residential zoning, uses or standards, the County shall adopt objective standards to improve the clarity and predictability of residential development standards for both the community and developers. "Objective standard" shall mean zoning, subdivision, or design review standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.
- H-P30. Encourage Accessory Dwelling Units.** The County shall stimulate the construction of accessory dwelling units by relaxing accessory dwelling unit development standards through modifications to the land use codes in order to provide low-cost housing and to make more efficient use of existing roads.
- H-P31. Allowance for Tiny Houses and Moveable Tiny Houses.** ~~The County shall improve housing diversity and encourage development of new low-cost housing by amending the Zoning Regulations to allow~~ allowing tiny houses and moveable tiny houses as permanent single-family dwellings ~~allowed and detached bedrooms in zoning districts that allow other residential dwellings of the same type single family and specify development standards to protect public health and safety multifamily zones.~~

H-P32. Allowance for Tiny House Villages. The County shall ~~improve housing diversity and encourage development of new low-cost housing by amending the Zoning Regulations to allow allowing~~ tiny house villages as a type of multifamily dwelling allowed in zoning districts that allow other residential dwellings of the same type, and ~~specify development and performance standards to protect public health and safety.~~ Multifamily zones.

H-P33. Farmworker Housing. The County shall ~~amend the Zoning Regulations consistent with Health and Safety Code Sections 17021.5 and 17021.6, and encourage and support~~ sufficient and affordable housing opportunities for farmworkers including the housing needs of cannabis industry farmworkers consistent with Health and Safety Code Sections 17021.5 and 17021.6.

H-P34. Estimating Farmworker Housing Needs of the Cannabis Industry. The County shall ~~develop a data source and methodology to estimate the population of farmworkers in the cannabis industry because they are not that may be under~~ represented in the census data of the United States Department of Agriculture Agricultural Census.

H-P35. Transitional Housing. Transitional housing shall be considered a residential use of property, ~~and to improve the.~~ The County shall increase Transitional housing capacity for special to meet the documented housing needs populations the County shall amend the Zoning Regulations consistent with Gov't Government Code Sections 65582(j) and 65583(c)(3).

H-P36. Supportive Housing. Supportive housing consisting of fifty (50) units or less shall be considered a use allowed by right (no discretionary permit required) in zones where multifamily and mixed uses are permitted allowed, including nonresidential commercial and industrial zones permitting where multifamily uses and to improve the are allowed above commercial uses. The County shall increase Supportive housing capacity ~~for special to meet the documented housing needs populations the County shall amend the Zoning Regulations consistent with Gov't Code Article 11, commencing at Housing Element requirements (Section 65650 of the Government Code).~~

H-P37. Single Room Occupancy Units. The County shall support the conversion and use of motels, and hotels, and discontinued hospitals, schools, and care facilities for single room occupancy units (SRO) units consistent with public health, safety and welfare.

H-P38. Support Emergency Shelters. The County shall continue to allow emergency shelters by right in areas mapped for that use, and shall continue to support and encourage coordination of funding for emergency shelter sites, services, and operation, through outreach to non-profits and religious organizations, and through multijurisdictional partnerships.

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

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

H-P42. Density Bonuses. ~~Consistent with Gov't Code Section 65915 et seq., the County shall offer and provide density bonuses for housing, including for Transitional and Supportive housing, and housing projects meeting the requirements of Gov't Code Section 65913.4 et seq., that has long-term affordability covenants and restrictions that require units to be available to, affordable to, and occupied by, persons or families of low-, very low or extremely low income for at least 30 years if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program, and at least 15 years for financing without such requirements, and shall amend the Zoning Regulations consistent with Gov't Code Section 65915 et seq.~~ The County shall continue to offer and provide density bonuses for housing affordable to lower income households consistent with Government Code Section 65915.

H-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 deferments on a project by project basis.

H-P44. Funding for Supportive and Transitional Housing. The County shall actively seek to obtain funding from other sources to intentionally partner with developers and landowners to develop Supportive and Transitional housing.

H-P45. Alternative Utility Systems. Support and encourage local pilot programs for cooperative decentralized services like water, waste treatment, composting, and energy production in areas where Alternative Owner Builder structures are allowed.

H-P46. Housing First. The County shall continue to support the Housing First approach for reducing homelessness as adopted by Board of Supervisors Resolution 16-30 on March 3, 2016.

H-P47. Replacement Policy for Nonvacant Sites Used for Affordable Housing. The County shall amend the Zoning Regulations to require development located on nonvacant inventory sites, identified pursuant to Government Code Section 65583.2(b)(3), that have residential uses or had residential uses within the past five years that have been vacated or demolished, that are or were subject to an affordability agreement or local law

restricting rents or other forms of price controls, or occupied by low or very low income households, and will remove or convert housing affordable to low or very low income households to be replaced with equivalent units. Replacement housing units shall be subject to the requirements of Government Code Section 65915(c)(3).

8.5 Standards

H-S1. Housing Program Implementation. The County shall implement a Housing Program consistent with this Plan to facilitate the permitting and construction by the year 2027 of:

- 1) ~~814-602~~ single family units; ~~151-112~~ of which are under the Alternative Owner Builder (AOB) program.
- 2) ~~206-186~~ multifamily units
- 3) ~~113-91~~ second units

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

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

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

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

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

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

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

H-S10-S9. Calculation of Development Potential for the Residential Land Inventory. The County shall identify land suitable for residential development consistent with Government Code Section 65583.2. Projections of residential development potential on individual parcels shall be based on applicable Plan densities, zoning standards and net developable parcel area. Net developable area may be based on best-available mapping of hazards and environmental resources known to have the potential to restrict development. Residential development potential on individual parcels may also be limited by infrastructure constraints identified within the Residential Land Inventory by Urban Development Area. Actual development potential on individual parcels is determined at the time of project application. Deviations between actual development potential identified at the time of project application and projected development potential identified in the residential land inventory shall be tracked and reported to the Board of Supervisors in comprehensive Housing Element updates.

H-S11-S10. Publication and Maintenance of the Residential Land Inventory. The County's residential land inventory, found consistent with state law according to Government Code Section 65583(a)(3), shall be published to the internet as a web-based GIS layer to aid the identification of vacant and underdeveloped residential sites. Thereafter, during the Housing Element planning period, the County shall periodically update the GIS inventory for public information purposes to reflect development approvals, changes in estimated development potential of individual parcels or infrastructure constraints.

H-S12-S11. Standards for Extremely Low, Very Low and Low Income Sites in the Residential Land Inventory. The RHNA Plan allocations for extremely low, very low and low income housing units shall be accommodated on sites suitable and zoned for multifamily residential development by right (no discretionary review is required). Multi-family sites shall be considered suitable if they contain one or more developable acres planned and zoned for at least 15 dwelling units per acre and can be provided with public water and sewer services within the planning period. No more than 100 units can be counted on any single parcel.

H-S13-S12. Standards for Environmental Review of Residential Subdivisions in Housing Opportunity Zones. The County shall develop standardized thresholds of significance for environmental review of residential subdivisions in Housing Opportunity Zones for the following subject areas:

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

- Noise Impacts

H-S14-S13. Fast Track Building Permit Application Review. All applications for housing projects, including mixed-use development consisting of residential and nonresidential with at least two-thirds of the square footage designated for residential use shall be fast-tracked through the Planning and Building Division Department, Environmental Health Division of Public Health, and the Land Use Division of the Department of Public Works on a priority basis ~~ahead of non fast track permit applications.~~ The County shall notify the applicant whether the application is complete within 30 days of receipt of a housing application. The County shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within ~~120~~60 days after the application is complete for a project with more than 50 units. If a housing application has not been approved within the specified timeframe net the time lapse waiting for applicant corrections, amendments, or other required information, the application shall be deemed approved by the Planning and Building Department. Projects that construct or rehabilitate at least 25% low income, 10% very low income, or 55% extremely low income, or are for Supportive, Transitional, Transitional Housing, or emergency shelters shall be prioritized.

H-S14. Vacant and Nonvacant Inventory Sites to Accommodate Housing for Lower Income Households and Used in Previous Housing Elements. Vacant sites identified in two or more consecutive housing elements, and nonvacant sites identified in the prior housing element, identified to accommodate housing for lower income households and meeting any of the following criteria: 1) residentially zoned and capable of being developed at a higher density; 2) sites owned or leased by the county; or 3) sites zoned for nonresidential use that can be redeveloped for residential use for there is a program to rezone the sites, as necessary, shall be zoned at residential densities of at least 15 units per acre and subject to zoning regulation that allows by-right approval to developments that include at least 20 percent or more of the units affordable to lower income households.³

8.6 Implementation Measures

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

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

³ Vacant site means a site having no improvements on the site other than being a finished lot; there are no existing uses including parking lots. Nonvacant sites include parking lots, underutilized or blighted sites, and sites having abandoned or unoccupied uses.

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

- H-IM2. Tiered Environmental Review,** ~~The General Plan Update EIR analysis of analyzed the cumulative impacts of residential development in Housing Opportunity Zones shall be completed and presented in a manner that facilitates.~~ The County shall tier environmental analysis off the ~~use of the analysis for individual project GP FEIR to~~ appropriately focus environmental review. ~~The County shall make use of tiered environmental analysis to reduce the burden of cumulative impacts analysis on individual residential projects in Housing Opportunity Zones.~~ Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2020.
- H-IM3. Distribution and Sharing of Publicly Available Fault Evaluation Reports,** The County shall maintain ~~records of the location of Fault Evaluation Reports that have been prepared for sites within Humboldt County and submitted to the California Geologic Survey pursuant to the Alquist-Priolo Earthquake Fault Zoning Act and make~~ Copies of these reports shall be available ~~copies of Fault Evaluation Reports upon request to residential developers within Housing Opportunity Zones.~~ Responsible Agency: Planning and Building Department. Timeframe: Ongoing.
- H-IM4. Tsunami Hazard Areas,** The County shall publish guidelines for housing development in identified tsunami hazard areas. The guidelines shall include development standards and mitigations for principally permitted and discretionary housing projects. The County shall work with Coastal Commission staff in the development of standards and mitigations to ensure consistency with Coastal Act requirements. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019 County to file Local Coastal Program Amendment with the California Coastal Commission. In 2020 the State is to release guidelines and tsunami hazard mapping.
- H-IM5. Initiate Annexation of Multifamily Housing Sites.** The County shall work with the City of Arcata and the Local Agency Formation Commission to initiate annexation of the multifamily parcel APN 505-161-11 to provide sewer services to the property for development of multifamily housing. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2022.
- H-IM6. Monitoring Affordable Housing Development on Properties Rezoned to Multifamily.** The County shall include in its Annual General Plan Progress Report prepared pursuant to § 65400 of the Government Code a description of the development that has occurred on the properties in the Affordable Multifamily Housing Land Inventory. The County shall also include in the 2019-2027 Housing Element Update an assessment of the effectiveness of the Affordable Multifamily Housing Land Inventory in meeting the County's housing needs for lower income households and propose changes to that program as necessary to increase its effectiveness. Responsible Agency: Planning and Building Department. Timeframe: Annually.
- H-IM7. Facilitate and Monitor The Martin Slough Interceptor (MSI) Project, and Implement Alternatives if the Project is Delayed or Canceled.** The County shall facilitate and monitor the MSI project, and implement the traffic mitigation measures required in the Environmental Impact Report for that project. ~~The County shall formally request an update to the official project schedule on an annual basis beginning in December, 2014. If new sewer hookups provided by the Phase II MSI project are unavailable by December 31, 2015 to accommodate the residential inventory in the area, the County~~

~~shall replace the loss of inventory on a one for one basis by rezoning qualified properties in other areas as needed to meet the proportional share of the RHNA for the MSI project area. Replacement of lots in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory. Rezoning shall be completed within one year of the date the County learns of the delay or cancellation. Responsible Agencies: Planning and Building Department, City of Eureka, Humboldt Community Services District. Timeframe: Ongoing.~~

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

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

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

H-IM11. Ten-Year Plan to End Homelessness. The County shall actively support the implementation measures outlined in the Ten-Year Plan to End Homelessness and plan updates. Responsible Agency: Humboldt Housing and Homeless Coalition, Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing.

H-IM12. Homeless Humboldt Housing and Homeless Coalition. The County shall support continuation of the Humboldt Housing and Homeless Coalition, or its equivalent, in order to guide policy development and implementation of programs that address the needs of the homeless population throughout the entire county. The County shall work cooperatively with cities to address the housing needs of the homeless population for the county as a whole. The Planning and Building Department shall appoint a representative to serve on the Humboldt Housing and Homeless Coalition Executive Committee. Responsible Agency: Humboldt Housing and Homeless Coalition, and Planning and Building Department and Department of Health and Human Services. Timeframe: By December 31, 2020.

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

H-IM14. Housing Trust Fund. The County shall support the Housing Trust Fund and Homelessness Solutions Committee, and its programs to develop shelter and conserve and develop housing affordable to low- and very low-income households. The County shall seek funding to provide an initial funding level of \$500,000. Sources of initial and long-term funding may include:

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

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

H-IM15. Facilitate Development of Sites in the Affordable Housing Land Inventory. The County shall allow the multifamily zoned ~~portion of~~ sites in the Affordable Housing Residential Land Inventory to be developed with multifamily housing as a principally permitted use independent of existing uses or other allowed uses that may occur on the site. The County shall encourage flexible application of the multifamily zoned areas on the properties to ensure the minimum housing density is achieved for the parcel. Further, the County shall encourage lot line adjustments, land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Affordable Housing Residential Land Inventory. When eligible, the County shall seek funding through state, federal and local financing programs. The County shall offer the following incentives for the development of affordable housing, including, but not limited to,

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

Responsible Agency: Planning and Building Department. Timeframe: Ongoing

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

- A. Interview the Humboldt County Code Enforcement Manager and Chief Building Official to identify communities with concentrations of substandard housing, and cross reference the identified communities with all of the following data:
 - a. The most recent census block groups in which more than 50 percent of the residents are Low Income, as defined by HUD.
 - b. Geographic areas identified as a low income community pursuant to AB 1550 or disadvantage or low income communities pursuant to SB 535.

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

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

development. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2021.

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

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

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

H-IM21. Use of Surplus County-owned Property. The County shall evaluate the use of surplus County-owned property, including properties within the boundaries of incorporated cities, for development or financing of housing for low income, very low income, extremely low income, and special need populations. For properties located within incorporated cities, the County shall coordinate with the city. Responsible Agency: Planning and Building Department. Timeframe: By June 1, 2022.

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

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

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

- H-IM25. Complete an Assessment of Fair Housing.** The County shall participate in a multijurisdictional Assessment of Fair Housing (AFH) and complete an AFH that meets the requirements of ~~Gov't~~ Government Code Section 65583(c)(9)(A). The AFH will identify elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs, including evaluation of the County's land use regulations for discriminatory language, and recommend a program to address identified fair housing issues. The completed AFH and its recommendation shall be considered by the Board of Supervisors upon the report's completion. Responsible Agency: Planning and Building Department. Timeframe: Commence no sooner than completion of the 2020 US Census and Housing and Urban Development (HUD) acceptance for filing of the State of California's Consolidated Plan for the period of 2021-2026.
- H-IM26. ~~Improve and Promote Fair Housing and Access to Opportunity~~ Article 34 Referendum to Increase the Supply of Affordable Housing.** The County shall initiate an Article 34 referendum that, if passed by a majority of voters, would allow the County to develop, construct or acquire low-~~rent~~ cost housing. The Article 34 referendum shall provide for ownership and lease of real property in order to provide housing. Responsible Agency: Planning and Building Department. Timeline: Completed in accordance with the Humboldt County Office of Elections deadlines for inclusion on the November 3, 2020 General Election ballot.
- H-IM27. Elder Housing Needs Assessment.** Building upon the elder housing needs assessment completed during the 2014-2019 Housing Element cycle, the County shall develop an implementation program to address needs identified. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.
- H-IM28. Access and Relevancy of Pre-Approved House Plans.** The County shall make pre-approved house plans available (at the Planning and Building Department and online) to the public ~~including online.~~ Pre-approved house plans shall be regularly reviewed and updated to remain current with California Building Code. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.
- H-IM29. Provide Pre-Approved House Plans.** The County shall expand its range of pre-approved housing plans available for public use to include a greater variety of housing types. Housing plans to be added to the pre-approval inventory to include:
- Accessory dwelling units in different configurations, including:
 - Non-moveable tiny houses.
 - Conversion of a garage to an ADU.
 - Small foot print single family residences not exceeding 1,000 square feet.
 - A duplex.
 - Farmworker housing group quarters for more than six employees.
 - Universal accessible bathroom that can be installed into an existing residence.
- Responsible Agency: Planning and Building Department. Timeframe: Initiate by December 31, 2021.
- H-IM30. Internet Accessible Residential Land Inventory and Development Constraint Maps.** The County shall continue to provide internet access to a searchable GIS based inventory documenting residential development potential and hazard and environmental building

constraints on a parcel-specific level. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

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

- A. Where multifamily housing development projects may be eligible for streamlined, ministerial approval process pursuant to ~~Gov't~~ Government Code Sections 65913.4(b) and (c).
- B. Sites for supportive housing.
- C. Suitable sites for use for managed low income, very low income, extremely low income, special occupancy parks.
- D. County-owned properties suitable for Emergency Shelters.

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

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

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

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

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

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

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

- A. A comparison evaluation of SRO land use regulations of similarly situated jurisdictions.
- B. Literature review for SRO development land use regulation Best Practices.

- C. An Objective Standard review of the County's existing SRO regulations.
- D. Completion of a report documenting the outcomes of evaluation and recommended amendments to the County's SRO regulations.

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

H-IM37. Density Bonuses. The County shall amend the Zoning Regulations consistent with Gov't Government Code Section 65915 et seq., and as may be amended from time to time, and shall offer and provide density bonuses for housing, including Transitional and Supportive housing, and housing projects meeting the requirements of Gov't Government Code Section 65913.4 et seq. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2020.

H-IM38. Allowance for Tiny Houses. The County shall amend the Zoning Regulations to allow tiny houses as permanent single-family dwellings that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone when connected to utilities, constructed or installed on a foundation, and objective health, safety and design standards are met. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

H-IM39. Allowance for Moveable Tiny Houses. The County shall amend the Zoning Regulations to allow moveable tiny houses as permanent single-family dwellings that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone when connected to utilities, and tie down and objective health, safety and design standards are met. Moveable tiny houses meeting the standards shall be allowed outside of manufactured home and special occupancy parks. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

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

H-IM41. Allowance for Accessory Dwelling Units. The County shall amend the Zoning Regulations consistent with Gov't Government Code Section 65852.2 et seq., to allow Accessory Dwelling Units, formerly known as Secondary Dwelling Units, to be permitted by right in all areas zoned to allow single family or multifamily use when standards for public health and safety are met, and when in compliance with the County General Plan, Open Space Plan, and the Open Space Action Program. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

H-IM42. Pursue a Categorical Exclusion Order for Accessory Dwelling Units. The County shall initiate the Categorical Exclusion process with the California Coastal Commission for accessory dwelling units to be located in the geographic areas currently eligible for exclusion from the requirement to secure a Coastal Development Permit for single family

residential development pursuant to Categorical Exclusion Order E-86-4. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2025.

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

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

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

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

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

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

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

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

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

3. A description of local development standards and processing requirements, including any special conditions of approval imposed on farmworker housing.
 4. Identification of zones with appropriate development standards and permit process procedures to encourage and facilitate the development of housing affordable to farmworkers (individuals and families).
 5. A program to provide sufficient sites with zoning that permits farmworker housing "by right" (in cases where there is insufficient capacity to accommodate the identified need for farmworker housing).
 6. A description of the local government's role in working cooperatively with local growers, ag-related businesses (such as packing and distribution facilities), the farm bureau, and advocates for farmworkers such as the California Rural Legal Assistance (CRLA) in order to determine available resources and shortfalls.
 7. A program that commits the local government to collaborating with agricultural employers in identifying sites and pursuing funding sources available through HCD and the U.S. Department of Agriculture's rural development programs.
- Responsible Agency: Planning and Building Department. Timeframe: December 31, 2021; ongoing thereafter.

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

H-IM52. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks. The County shall support continuation of existing and expansion of manufactured home and long-term occupancy special occupancy parks through actions such as legislative changes, zoning consistency determinations, analysis of legal-non-conforming status, Plan amendments or zone reclassifications. The County shall consider adoption of a Qualified (or "Q") combining zone for existing special occupancy parks to modify and restrict by-right uses to the special occupancy park. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

H-IM53. Property Owner Outreach Program. The County shall conduct a property owner outreach program to contact and survey the owners of property mapped and zoned for emergency shelters. To encourage property owner and service provider participation in the development of the emergency shelters, the outreach program shall include technical assistance from the Planning and Building Department for the preparation of emergency shelter entitlement applications and grant applications, and providing information about available incentives. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020; ongoing thereafter.

H-IM54. Emergency Shelters. The County shall amend the Zoning Regulations for emergency shelters consistent with Government Code Section 65583(a)(4)(A) et seq. and to meet the requirement that the management standards are objective. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

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

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

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

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

H-IM57. Improve and Increase Temporary Shelter Options. Initiate coordination with State and Federal agencies with developed recreational facilities with the objective to develop cooperative programs to make camping available for target populations outside the regular recreational season. Target populations used herein shall have the same meaning as Government Code Section 65583(a)(7); that is, elderly; persons with disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020.

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

Siting standards include the requirement for connection to commercial wastewater and water systems. The ALP standards will specify zoning districts where an ALP may be sited and the minimum parcel size. Standards for space size, internal circulation, buffer zones and screening devices, open space/recreational facilities and additional common buildings, etc. will be specified.

The maximum units per acre for any park will be determined by the Planning Commission based on site conditions.

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

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

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

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

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

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

H-IM64. Technical Assistance Program. The County shall implement a Residential Development Technical Assistance Program (RDTAP) encompassing both building and planning functions to improve public outreach and information about residential land use regulations and the residential development permitting process, including farm employee housing. The RDTAP shall supplement the existing Planner on Duty and Application Assistance programs. The RDTAP shall include the following in-person and online activities and events:

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

G. Maintain a knowledgeable Planning and Building Department workforce through professional development and training to better assist the public.

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

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

H-IM667. Expand Public Water and Sewer Capacity for Housing. The County shall work with community service districts to identify and overcome constraints to providing service for housing, including but not limited to the Redway Community Services District ("RCSD") to resolve the existing stormwater inflow and infiltration issues associated with the County road that affect the RCSD wastewater collection system, and for the development a community groundwater well. The County shall also work with the McKinleyville Community Services District (MCSD) identify capacity constraints and develop phasing plans to allow development within the limits of utility constraints and work to pursue funding mechanisms for the MCSD to design and implement capacity improvements. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

H-IM678. Reasonable Accommodation. The County shall amend Humboldt County Code Section 312-42 et seq. "Requests for Modifications or Exceptions for Residential Accessibility", consistent with the Americans with Disability Act of 1990 and Fair Housing standards. The amendments shall specify the Planning Director as the appropriate authority to review and decide requests for reasonable accommodation; that the decision on the request shall be rendered in writing within thirty (30) days; provide for an appeal to the Board of Supervisors, and remove reference to special permit procedures or requirements. Responsible Agency: Planning and Building Department. Timeframe: by December 31, 2019.

H-IM689. Replacement Program. The County shall amend the Zoning Regulations consistent with H-P47 and Government Code Section 65583.2(g)(3). Responsible Agency: Planning and Building Department. Timeframe: by December 31, 2019.

H-IM72 Housing Rehabilitation. The County shall consider amending Humboldt County Code to incentivize the maintenance of residential structures in a suitable condition for housing and to give priority to rehabilitation of sub-standard housing. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

H-IM73 Tenant Displacement Caused by Enforcement Actions. The County shall amend Humboldt County Code to provide for the penalties and fines charged in housing code enforcement actions to include tenant relocation expenses in accordance with Article 2.5 of the Health and Safety Code, commencing at section 17975. The amendment shall also provide for the advance of relocation expenses to the tenant prior to, or at the time of displacement, when the owner fails to do so in a timely manner. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

~~H-IM73. Reduce Impacts of Displacement Caused by Enforcement Actions. The County shall consider relocation costs for occupants displaced through housing code enforcement action in charging penalties and fines.~~