

## SUPPLEMENTAL INFORMATION

For Planning Commission Agenda of:  
June 6, 2019

<input type="checkbox"/>	Administrative Agenda Item	}
<input checked="" type="checkbox"/>	Continued Hearing Item	} [F-1]
<input type="checkbox"/>	New Hearing Item	}
<input type="checkbox"/>	Old Business Item	}
<input type="checkbox"/>	New Business Item	}

Attached for the Planning Commission's record and review are the following supplementary information items:

1. Email from the Humboldt County Housing Trust Fund Homelessness Solutions Committee, received June 5, 2019, requesting that the Planning Commission give more time for the public to review and provide input on the entire draft 2019 Housing Element prior to taking action.
2. Revised excerpts of Attachment 3, Draft 2019 Housing Element consisting of:
  - A. Updates to Table 8-2 as a result of the Corrected Annual Progress Report filed May 30, 2019 with State Housing and Community Development (HCD), and accepted by HCD on May 30th.
  - B. Revisions to H-IM56. Safe Parking Pilot Program, as per the May 16, 2019 Planning Commission hearing.
  - C. Suggested Modifications to the text of H-P9, H-IM2, and H-IM11.
  - D. Grammar corrections; corrections to the policies and implementation measures numbers that are cross referenced in the Element's text.
  - E. Corrections and clarifications made to:
    - H-P3. use of surplus county property
    - H-P47: Replacement Policy for Inventory Sites
    - H-S2: Achieving target densities in HOZs
    - H-IM19: Assisted Units
  - F. Corrected Numbering
    - H-IM66
    - H-IM67
    - H-IM68
3. To ensure the record is clear, inclusion of the comment letter from Legal Services of Northern California, dated May 13, 2019, transmitted to the Planning Commission May 16, 2019, and made available to the public at the May 13, 2019 Planning Commission hearing although not formally identified as a supplemental item.

**From:** [Beth Matsumoto](#)  
**To:** [Nielsen, Michelle](#)  
**Subject:** Public Participation Period - Housing Element  
**Date:** Wednesday, June 05, 2019 2:37:56 PM

---

Hi Michelle,

On behalf of Humboldt County's Housing Trust Fund and Homelessness Solutions Committee (HTFHSC), I am contacting you regarding the time frame allotted for public participation in drafting the Humboldt County Housing Element. We understand that at the next Planning Commission meeting, the commission will have an opportunity to complete its review and make a recommendation to the Board of Supervisors for approval. The HTFHSC is of the opinion that there was not enough time between the posting of the full draft of the Housing Element and the upcoming Planning Commission meeting to review the document and provide comments. Therefore, we ask the Planning Commission to consider giving the public more time to review the full document and provide meaningful public participation.

Thank you for ensuring that the Planning Commission receives this input.

Beth Matsumoto, Chair  
Housing Trust Fund and Homelessness Solutions Committee

CONFIDENTIALITY STATEMENT: This message, together with any attachments is intended only for the use of the individual or entity to which it is addressed. It may contain information that is confidential and prohibited from disclosure. If you are not the intended recipient, you are hereby notified that any review, dissemination or copying of this message or any attachment is strictly prohibited. If you have received this item in error, please notify the original sender and destroy this item, along with any attachments. Thank you.

## Chapter 8. Housing Element

...

### 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	<del>36</del> 33	<del>(176)</del> 179
Other Low	135	<del>61</del> 44	<del>(74)</del> 91
Moderate	146	<del>205</del> 226	<del>59</del> 80
Above Moderate	366	<del>203</del> 201	<del>(163)</del> 165
<b>Total</b>	<b>859</b>	<b><del>505</del> 504</b>	<b><del>(413)</del> (435)</b>

\* Reported values are for building permits issued.

Source: Humboldt County Planning and Building Department, 2019

The table shows the County permitted construction of ~~413~~ 435 fewer units than the total projected housing need during the 2014-2018 time period, ~~and constructed 59~~ 58% of the projected need. Although there was surplus of ~~59~~ 80 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.

...

### 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~~IM51 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~~IM69, respectively, to implement this statutory requirement.

...

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-Because 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.

## 8.4 Goals and Policies

### Goals

...

### Policies

...

**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 and shared transit shall be preferred for development of affordable housing.

...

**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. When funding is available and in partnership with the developer, the County may complete pre-development environmental studies for parcels eligible for subdivision into five or more parcels.

...

**H-P47. Replacement Policy for Nonvacant Sites Used for Affordable Housing Inventory Sites.** The County shall amend the Zoning Regulations to require development located on nonvacant inventory sites, identified pursuant to Government Code Section 65583.2(b)(3), that have residential uses or had residential uses within the past five years that have been vacated or demolished, that are or were subject to an affordability agreement or local law restricting rents or other forms of price controls, or occupied by low or very low income households, and will remove or convert housing affordable to low or very low income households to be replaced with equivalent units. Replacement housing units shall be subject to the requirements of Government Code Section 65915(c)(3).

## 8.5 Standards

...

**H-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 identified in the Housing Element inventory are adequate to accommodate the County's regional housing needs pursuant to Government Code 65584 et seq.; and the

property contains insurmountable physical or environmental limitations and clustering of residential units has been maximized.

...

## 8.6 Implementation Measures

...

**H-IM1. 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. The County shall actively support the objectives, priorities, and strategies outlined in the Ten-Year Plan to End Homelessness and Plan updates. The Planning and Building Department shall collaborate with the Humboldt Housing and Homeless Coalition (HHHC) and the Department of Health and Human Services to facilitate implementation of the Ten-Year Plan's measures for increasing access to stable and affordable housing for people experiencing homeless or most at risk of homelessness.~~ Responsible Agency: Humboldt Housing and Homeless Coalition, Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing.

...

**H-IM2. ~~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 as -the early warning system. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

...

**H-IM3. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks.** The County shall support continuation of existing and expansion of manufactured home and long-term occupancy special occupancy parks through actions such as legislative changes, zoning consistency determinations, analysis of legal-non-conforming status, Plan amendments or zone reclassifications. When funding is available and in partnership with the developer, the County may complete pre-development environmental studies for the expansion of existing manufactured home parks and long-term occupancy special occupancy parks on parcels eligible for the addition of five or more spaces. The County shall consider adoption of a Qualified (or "Q") combining zone for existing special occupancy parks to modify and restrict by-right uses to the existing special occupancy park use. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

...

**H-IM4. 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, **schedule**, including incentives to improve property owner participation, **and** a public outreach campaign, **and metrics for program evaluation**.
- 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 **evaluation report**. **The closeout evaluation report shall be considered by the Board of Supervisors within ninety days.**
- **Should the pilot program be evaluated to be successful, the extension and/or expansion of the pilot program shall be considered.**

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

...

**H-IM57. Expand Public Water and Sewer Capacity for Housing.** The County shall work with community service districts to identify and overcome constraints to providing service for housing, including but not limited to the Redway Community Services District ("RCSD") to resolve the existing stormwater inflow and infiltration issues associated with the County road that affect the RCSD wastewater collection system, and for the development a community groundwater well. The County shall also work with the McKinleyville Community Services District (MCSD) **to identify capacity constraints and develop phasing plans to allow development within the limits of utility constraints and work to pursue funding mechanisms for the MCSD to design and implement capacity improvements.**  
Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

...

**H-IM68. 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-IM79. 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.

...

<end>

### SUPPLEMENTAL INFORMATION #3

For Planning Commission Agenda of:  
May 16, 2019

<input type="checkbox"/>	Administrative Agenda Item	}	
<input checked="" type="checkbox"/>	Continued Hearing Item	}	<b>G-1</b>
<input type="checkbox"/>	New Hearing Item	}	
<input type="checkbox"/>	Old Business Item	}	
<input type="checkbox"/>	New Business Item	}	

Attached for the Planning Commission's record and review are the following supplementary information items:

1. A letter from Jan Turner, attorney for Legal Services of Northern California, received May 16, 2019.

**NOTE:** The purpose of Supplemental #3 is to memorialize and document for the record that the referenced letter was received by the Planning and Building Department on May 16, 2019 at 11:39 am, and thereby entered into the project's record. The referenced letter was transmitted to the Commissioners at 1:40 pm, on May 16, 2019, by the Planning Clerk, via email and prior to the May 16, 2019 Planning Commission hearing. Ms. Turner brought hardcopies of the referenced letter to the Planning Commission, and these copies were available to the public at the hearing.

Supplemental #3 will be made part of the June 6, 2019 Planning Commission staff report.

Prepared May 17, 2019, by Michelle Nielsen, Senior Planner



**LEGAL SERVICES**  
*of*  
**NORTHERN CALIFORNIA**

May 13, 2019

Michael Richardson  
Michelle Neilson  
Humboldt County Planning Department  
Planning Commissioners

[longrangeplanning@co.humboldt.ca.us](mailto:longrangeplanning@co.humboldt.ca.us)

Re: Draft Housing Element Goals and Policies

Dear Michael:

Thank you for asking for my comments on the Goals and Policies for 2019-2027 Housing Element. It is difficult to fully evaluate these policies, as the draft Housing Element has yet to be completed and made available for public review. The goals, policies, standards and implementation measures should be responsive to needs identified in the Element, including population trends, housing problems and needs for special groups, governmental and non-governmental constraints to the development of housing, and zoning shortfalls for housing that is affordable to lower income community members Government Code § 65583(c). Without the needs, resources, and constraints analysis it is difficult to assess whether the proposed programs address the County's housing needs and whether the programs are compliant with State Housing Element law. Many of the policies have been recycled from the prior Element. Thus, an assessment of how successful they have been to date is essential in evaluating them.

Hearings on the Housing Element, including the draft policies, should be scheduled to occur after the public has had a reasonable time for review of the draft Housing Element.

The County has put forward some interesting new policies and programs to address the severe local lack of affordable housing and shelter. I commend the County for coming up with new policies, as well as improving some old ones.

Although we do not yet have the complete Housing Element for review, I will none-the-less submit some suggestions for improvement on the draft goals, policies, standards and implementation measures. Please note, that we will submit further comments after the full draft Housing Element is released for public review.

**Our most important global comment is that the County needs to add quantified objectives, dates and responsible parties, as well as, where appropriate, the means by which the element will be made consistent with the general plan and community goals. Gov. Code §**

Redwood Regional Office:  
123 Third Street  
Eureka, CA 95502  
P: 707.445.0866  
Toll Free: 800.972.0002  
F: 707.445.0935  
[www.lsnr.net](http://www.lsnr.net)

Legal Services Corporation Program 

**§65583(b)(1); 65583(c)(7). Where funding is required, identifying the funding source is also needed.**

Specific additional suggestions for improving the document follow:

*H-P6. Contributions to Infrastructure and Service Development. Market-rate housing pays its fair share of infrastructure and public service costs. Housing that has long-term affordability covenants and restrictions that require 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. (Policy from Housing Element website.)*

The statement that such units may be eligible for subsidies is too vague to be meaningful. Will the County be offering any subsidies for such units? If so, the county should specify which subsidies will be made available and include this in an implementation program.

*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.*

The County has not stated how it will support tenant's rights. There is no implementation measure or action related to this policy. Without stating how the County will do this, this policy is unlikely to be effective.

*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.*

This is a good policy which needs an implementation measure

*H-P26. 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.*

This is a good, new policy. Assuming that the intention is to provide relocation expenses for displaced tenants, it would be helpful to state that the County will advance relocation expenses to tenants displaced by code enforcement activities as set forth in Health and Safety Code §17975 et. seq., prior to, or at the time of displacing the tenant, when the owner fails to do so in a timely manner. The County should also include an implementation measure stating that the County will consider adopting a relocation ordinance by a certain date.

*H-S1. Housing Program Implementation. The County shall implement a Housing Program consistent with this Plan to facilitate the permitting and construction by the year 2027 of:*  
*1) 814 single family units; 151 of which are under the Alternative Owner Builder (AOB) program.*

- 2) 206 multifamily units
- 3) 113 second units

This standard is from the prior Housing Element. The county should develop new quantified goals based on the current community needs, maximum possible development, and current RHNA. The goals from the prior Element will not produce sufficient housing to meet the RHNA, which I believe is 839 for moderate and above moderate income, and 574 for low, very low and extremely low income.

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

It would be helpful to state when the fees will be subsidized, and to include an implementation measure and funding source.

HS9...

This standard is missing.

### **Implementation Measures**

As was mentioned above, all of the implementation programs lack quantified objectives, responsible staff, compliance dates, and funding source. These must be identified in order for the Implementation Measures to be meaningful and compliant with state law.

*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)*

This policy is carried over from the prior element. I am pleased that the County will continue to seek funding for the Housing Trust Fund, and looking forward to an update on how this is going.

At one point I believe there was consideration of including 20% of any excess energy tax related to marijuana production for housing development. This has now been removed. The County might consider dedicating 20% of any new taxes on legalized Marijuana to affordable housing development and/or the Housing Trust Fund.

*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.*

The compliance date on this Implementation measure from the prior Element was January of 2018. A progress report and reasonable time for completion of the project should be included in this element.

*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.*

This policy is also from the prior Element. Unless Arcata is actually currently considering annexing this site, it should be removed from this Element. This parcel should not be included in the County's affordable housing inventory, as it appears sewer service will be unavailable to the site.

*H-IM7. Facilitate and Monitor The Martin Slough Interceptor (MSI) Project, and Implement Alternatives if the Project is Delayed or Canceled.*

*The County shall facilitate and monitor the MSI project, and implement the traffic mitigation measures required in the Environmental Impact Report for that project. The County shall continue to formally request an update to the official project schedule on an annual basis beginning in December, 2014. If new sewer hookups provided by the Phase III MSI project are unavailable by December 31, 2015 to accommodate the residential inventory in the area, the County shall replace the loss of inventory on a one-for-one basis by rezoning qualified properties in other areas as needed to meet the proportional share of the RHNA for the MSI project area. Replacement of lots in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory. Rezoning shall be completed within one year of the date the County learns of the delay or cancellation. Responsible Agencies: Planning and Building Department, City of Eureka, Humboldt Community Services District. Timeframe: Facilitating and monitoring the MSI project – ongoing; Re-zoning shall be completed within one year of receipt of notification of project delay or cancellation.*

This implementation measure is also from the prior Housing Element, and is out of date. Was the project Martin Slough Project completed, and are there sufficient sewer hookups now available to support the housing inventory in this area? As part of this Housing Element, the County needs to perform an assessment of whether there are sufficient sewer hookups reasonably accessible to developers to support the housing inventory in the areas covered by the project. If the project was not completed during the past planning cycle, rezoning is likely overdue under this policy. This cannot be kicked down the road any further. Any assessment and rezoning should occur as part of this housing element, and this implementation measure removed.

In addition, the County was to implement mitigation measures required by the draft EIR report. Did that occur? If the project is moving forward, or was completed, presumably the mitigation measures should be completed as well. If not, a short compliance date would appear to be indicated.

*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.*

In order to comment on these policies, we would need to see them.

*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.*

This policy should specify which implementation measures it plans to support, and specifically how it will support them, including staffing and compliance dates for the specific measures.

*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.*

If the County lacks a reasonable accommodation ordinance, the element should include a program to implement one.

In addition, The County might include a program to put forward an ordinance requiring Universal Design Standards in new housing as is outlined on the California Department of Housing and Community Development website, <http://www.hcd.ca.gov/building-standards/state-housing-law/universal-design.shtml>

*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*

See above: The County might consider including 20% of revenue from taxes on legalized Marijuana for affordable housing development.

*H-IM15. Facilitate Development of Sites in the Affordable Housing Land Inventory.*

*The County shall allow the multifamily zoned sites in the Affordable Housing Residential Land Inventory to be developed with multifamily housing as a principally permitted use independent of existing uses or other allowed uses that may occur on the site. The County shall encourage flexible application development of the multifamily zoned areas on the properties to ensure above the minimum housing density for the parcel is achieved. Further, the County shall encourage lot line adjustments, land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Affordable Housing Residential Land Inventory. When eligible, the County shall seek funding through state, federal and local financing programs.*

The portion of this policy from the prior Element which was lined out was seen to have value during the last Housing Element cycle . I believe it allowed the property owner to move the multifamily development on a lot to different part of the lot, where only part of the lot was zoned multifamily. Should this portion of the implementation measure be retained? Again, we may have more comments on this specific program once we see the entire Housing Element including the land inventory.

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

This measure should state when or how often the surveys will occur, and should specify how the County will help with rehabilitation funding and assistance. Funding may need to be sought and a program established to help with this need. Staff, compliance dates and funding source should be identified.

*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 nonconforming housing involved in new subdivisions, or planned development .*

This implementation measure was to be completed by August 31, 2018. What is the status? If it was not completed, it would seem a short compliance date would be warranted.



*H-IM19. At Risk Units. The County shall seek to preserve all assisted multifamily housing units at risk of being converted to market rate rental housing through establishing an early warning system and providing financial assistance when funding is available.*

This implementation measure was to be completed by December of 2016. Was the early warning system established? Does the county have a funding source for preserving at risk units? This implementation measure is too vague to be meaningful. It should specifically state what actions the County will take, who at the County is responsible and dates for the actions.

*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.*

This seems like a good general policy. Does the County actually have any surplus county owned property at this time? If so, it would be helpful if the County identified specific parcels currently available, and how they might be used within the period of the element, in addition to continually evaluation surplus properties. The County should also specifically state what actions it will take to evaluate the use of surplus land and who will be responsible for this.

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

This measure is unlikely to significantly promote fair housing goals.

I am not acquainted with the State Fair Employment and Housing Commission. Does this measure intend to refer to the California Department of Fair Housing and Employment?

The wording on this policy is confusing. Is the intention that the county disseminate fair housing information to the Humboldt County Housing Authority, a provider of subsidized housing? (Some people mistakenly believe that the Housing Authority investigates fair housing complaints, which is not the case.)

There is no local agency that performs fair housing investigations. Encouraging the establishment of, seeking funding for, or funding such an agency would be a much more powerful implementation measure.

***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 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.***

If possible, the county needs to increase the inventory of lots suitable for Recreational Vehicle and Mobilehome parks near urban areas. It would be helpful to include this inventory in this list as number D. In addition, the Element might include an implementation measure to seek to identify additional parcels.

***H-IM52. Transitional Housing. The County shall amend the Zoning Regulations to be consistent with Government Code Section 65582(j) and 65582(c)(3).***

I thought this had already been done during the last Housing Element cycle. If not, it should be done immediately

***H-IM53. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks. The County shall support continuation of existing and expansion of manufactured home and long-term occupancy special occupancy parks through actions such as legislative changes, zoning consistency determinations, analysis of legal-non-conforming status, Plan amendments or zone reclassifications.***

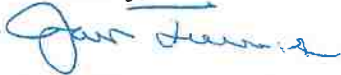
This policy is too vague. The county should identify specific changes that would support continuation and expansion of Special Occupancy Parks, and create a specific implementation measure to make those changes. One specific step the County should take to preserving current parks is to change the zoning to Mobile Home only districts for sites where there are current parks.

***H-IM54. Property Owner Outreach Program. The County shall conduct a property owner outreach program to contact and survey the owners of property mapped and zoned for emergency shelters. To encourage property owner and service provider participation in the development of the emergency shelters, the outreach program shall include technical assistance from the Planning and Building Department for the preparation of emergency shelter entitlement applications and grant applications, and providing information about available incentives.***

This is an interesting new policy. The County should add to it that if as a result of this survey it is determined that sites to meet the emergency shelter need are not actually likely to be available for development as emergency shelter during the planning period, additional sites be rezoned for shelter by right.

Thank you for the opportunity to comment on the County's proposed Housing Element Goals and Implementation Measures. We look forward to submitting additional comments once the County releases the full draft Housing Element.

Sincerely,



Jan L. Turner  
Attorney