

**Multifamily
Rezone
Project**



Summary of the Multifamily Rezone Project

- Replaces 169 housing units in the Martin Slough service area of unincorporated Eureka as required by the County's 2019 Housing Element
- Meet local housing needs. To meet these needs, the MRP needs to accomplish more than replacement of the Martin Slough units

Why is the Multifamily Rezone Project important?

(1 of 2)

1. Anticipated changes in local housing demand and need due to:
 - HSU's expansion and transition to a polytechnic
 - Job growth in the Humboldt Bay region associated with Nordic Aquafarms and expansion of the harbor to support offshore wind energy development and delivery

Why is the Multifamily Rezone Project

important?

(2 of 2)

2. Compliance with the certified Housing Element, housing law and to reduce risk of litigation. On-point sections of the Gov't Code:
 - Section 65585
 - Section 65863
3. Housing Element compliance is an eligibility requirement for many State workforce housing programs

Goals of Multifamily Rezone Project

1

Increase the capacity of the County's Lower Income Inventory

2

Up-zoned parcels are shovel-ready

3

Increase the number of sites with larger housing unit capacities

Lower Income Inventory Capacity

of Housing Units

802 As of August 2019 Housing Element Adoption

633 As of January 1, 2021



982 At Completion of Multifamily Rezone Project

**Summary of
MRP
Eligibility
Criteria**

MRP sites will need to meet all the following standards:

1. Sufficient water, sewer and dry utilities available and accessible.
2. Be greater than 0.50 acres and smaller than 10 acres in size.
3. If the property is nonvacant, the existing use cannot constitute an impediment to additional residential development.
4. Properties located in the Coastal Zone will require certification by the Coastal Commission prior to the rezoning taking effect.

Properties within the Martin Slough Interceptor service area in the Eureka area and in Shelter Cove are not eligible.

Summary of SB 10 Requirements

- Parcels must meet all the urban-infill criteria
- Must be a legal parcel.
- Up-zoning cannot reduce a parcel's existing General Plan or zoning density.
- Building permit applications for projects on SB 10 parcels must meet the designated density.
- By-right and ministerial housing development is capped at 10 Units (not counting ADUs and JADUs).
- ADU and JADUs: Up to two ADUs and two JADUs are exempt from the 10-unit maximum on SB 10 parcels.
- The County's SB 10 ordinance must establish a height limit.
- Parcels located in the Coastal Zone will require certification by the Coastal Commission prior to the up-zoning taking effect

1. \$55,400 in unspent LEAP funds will be used to start the Multifamily Rezone Project.
2. In FY 2022-2023, Planning and Building's budget will request +/- \$200,000 to be used to complete the environmental analysis.

**How will the
Multifamily
Rezone Project
be paid for?**

Multifamily Rezone Project Schedule

Description of Milestone	Planned Start Date	Planned Completion Date
Property owner outreach and engagement	By 12/15/2021	3/18/2022
Public workshops	Jan 2022	By 2/18/2022
Finalize list of volunteered properties and notify property owners	Apr 2022	Apr 2022
McK MAC and PC Workshops	May 2022	May 2022
SB 10 Parcels: PC and Board of Supervisor hearings for adoption	Jun 2022	Aug 2022
Initiate and prepare draft EIR	Aug 2022	Dec 2023
Circulate draft EIR, public comment period, and hold public workshops	Jan 2024	Mar 2024
Preparation of final EIR	Apr 2024	May 2024
PC and Board of Supervisor hearings for adoption	Jun 2024	Aug 2024
File application for Local Coastal Program Amendment	Oct 2024	Dec 2025