Multifamily Rezone Project Public Workshop

February 1, 2022
Workshop Agenda

• Welcome
• Introduction to the Multifamily Rezone Project
• Lower Income Inventory Up-Zoning
  • Lower Income Inventory Q & A
• SB 10 Up-Zoning
  • SB 10 Q & A
• Rezone Process and Next Steps for Property Owners
  • Q & A
• Workshop Conclusion
Multifamily Rezone Project

- What is the Multifamily Rezone Project?
- Why is the County undertaking the MPR?
- Where will property be up-zoned?
- How will zoning be changed?
Pathway 1: Lower Income Inventory

Properties will have a minimum density of 16 dwelling units per acre

- Public water and sewer must be available and accessible.
- Properties need to be greater than 0.50 acres and smaller than 10 acres in size.
- Nonvacant property: the existing use cannot impede additional residential development.
- Properties located in the Coastal Zone will require further screening to determine eligibility.

✗ Properties in the Martin Slough Interceptor service area in the Eureka area and in Shelter Cove are not eligible.
Pathway 1:
Lower Income Inventory

Properties will have a minimum density of 16 dwelling units per acre

- An EIR will be prepared.
- Properties will have new zoning: R-3-Q.
- The properties can be developed for rental or ownership housing.
- Nonvacant sites: new State law that protects rental housing.
- Parcels located in the Coastal Zone will require certification by the Coastal Commission prior to the up-zoning taking effect.
Inv. Q & A
Pathway 2:

**SB 10**

10 housing units per parcel.

- Parcels must meet all SB 10 urban infill criteria.
- Up-zoning cannot reduce a parcel’s existing General Plan or zoning density.
- Properties in the Martin Slough Interceptor service area may qualify.
- Properties located in the Coastal Zone will require further screening to determine eligibility.
Pathway 2:

SB 10

10 housing units per parcel.

- Minimum density requirement.
- Number of housing units is capped at 10 units (not counting ADUs and JADUs).
  - The property owner occupancy requirement must be met for JADUs.
- Properties will have new zoning: R-3-Q.
- Parcels located in the Coastal Zone will require certification by the Coastal Commission prior to the up-zoning taking effect.
When are housing units required to be price- or rent-restricted?

- Housing projects using public funding
- Housing projects using specific laws that incentivize housing.
  - Examples: Density Bonus, Ministerial Streamlining, Supportive Housing
- Housing projects on government land
Rezoning Process & Next Steps for Property Owners
Owners Volunteer Property

Co. Hires EIR Consultant

Circulate DEIR & Public Comment

Mar ‘22

Apr-May ‘22

Jul-Sept ‘22

Oct ‘22-Dec ‘23

Jan-Mar ‘24

Apr-Aug ‘24

Property Screening Completed by Co.

Co. Initiates & Prepares EIR. Also, draft R-3-Q

FEIR Prep, PC & BOS Hearings

Lower Income Inventory Up-Zoning: Process & Timeline
SB 10 Up-Zoning: Process & Timeline

- Owners Volunteer Property
- SB 18 Tribal Consult.
- Public Workshops

- Mar ‘22: Property Screening Completed by Co.
- Apr ‘22
- May ‘22
- Jun ‘22: Co. Drafts R-3-Q Zoning
- Jul ‘22
- Aug-Nov ‘22: PC & BOS Hearings
Up-Zoning by SB 10 or Lower Income Inventory?
Lower Income Inventory and SB 10

✓ Public water and sewer must be available and accessible to be eligible.
✓ State law dictates the qualifying criteria for property to be eligible for up-zoning.
✓ Properties located in the Coastal Zone will require further screening to determine eligibility.
✓ Sites will have new zoning: R-3-Q.
✓ Short term rentals will not be allowed.
✓ Noticed public hearings before the Planning Commission and Board of Supervisors
✓ Parcels located in the Coastal Zone will require certification by the Coastal Commission prior to the up-zoning taking effect.
### Lower Income Inventory

- More units can be constructed: minimum density of 16 dwelling units per acre.
- County will prepare an EIR
- Will take more time: ETA for completion: CY 2024 (non-Coastal)
- Is property in the Martin Slough Interceptor service area eligible? No.

### SB 10

- Fewer units can be developed: cap of 10 housing units per parcel (not counting ADUs/JADUs).
- No CEQA
- Will be completed more quickly: ETA for completion: CY 2022 (non-Coastal)
- Is property in the Martin Slough Interceptor service area eligible? Yes.
Benefits of Participating

- Low to zero cost to up-zoning your property because the County will complete the pre-entitlement work.
- Property shovel-ready for multifamily development at completion.
- Applications for Coastal Development Permits and building permits for multifamily projects are prioritized.
- State law requires public and private water and sewer providers to prioritize the allocation of connections to housing projects that include affordable units.
- Tiny house villages will be an option in the near-future.
Save the Date…
DEVELOPER WORKSHOP

February 16
Wednesday, February 16, 2022
5:30 pm – 7:30 pm

Topics will include:
- Humboldt County housing incentives and goals
- New State legislation and affordable housing funding sources
- Technical assistance for community-funded efforts

ADU COMMUNITY WORKSHOP

April 13
Wednesday, April 13, 2022
5:30 pm – 7:30 pm

Topics will include:
- Introduction to ADUs, also called granny flats, and how they can meet housing needs
- Humboldt County’s new ADU website complete with an ADU calculator, GIS look-up tool, resources, guidebook, and more
- California Housing Financing Agency’s ADU Grant Program