



Questions & Answers
Housing Forward Humboldt: Developer Workshop
Wednesday, February 16, 2022
5:30-7:30 pm

1. Question: Moveable tiny houses can be considered permanent housing for Regional Housing Needs Allocation (RHNA)? What are the safety standards?
 - a. Answer: Currently moveable tiny houses are an option as Accessory Dwelling Units (ADUs). There are building standards. For more information about the building standards, please contact the Building Inspection Division at 707-445-7245 or buildinginspections@co.humboldt.ca.us.
 - b. Living situations that meet the US Census definition of housing unit count towards RHNA. The US Census definition of housing unit is:

“A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.”

“Mobile home” is also defined: see “HUD-code” manufactured (mobile) home - <https://www.census.gov/construction/chars/definitions/#hud>. Whether a moveable tiny house meets the US Census definition of housing unit to determine if it counts towards RHNA will be assessed on a unit-by-unit basis.
2. Question: Do you have moveable tiny house plans? I found the building code requirements for moveable tiny houses:
<https://www.sandiego.gov/sites/default/files/dsdib403.pdf>
 - a. Answer: We don't have those. We will check out the link.
3. Question: Can you provide a link to preapproved ADU plans?
 - a. Answer: Preapproved ADU plans can be found at this link - <https://humboldt.gov.org/184/Accessory-Dwelling-Unit-Plans>

4. Question: Do the incentives apply to Eureka, Arcata etc.? Or just unincorporated county urban clusters?
 - a. Answer: The state law initiatives apply in the cities as well. The cities may be taking on the work locally and we encourage you to contact the city where the parcel is located for more information.

5. Question: [Multifamily Rezone Project] - Does the general public get to provide any input on the housing inventory for Path 1 & Path 2? If yes, how does the process work?
 - a. Answer: Yes, in both cases there will be noticed public hearings before the Humboldt County Planning Commission and Board of Supervisors. The public hearings would have opportunities for the public to share input in addition to via email.

6. Question: Are any public hearings coming up?
 - a. Answer: Not at this time. Pathway 2 up-zones, which are up-zones using SB 10 (= 10 housing units per parcel), are anticipated to advance to the Planning Commission late summer/fall 2022. The Pathway 1 up-zones of the Multifamily Rezone Project are tracking for 2024.

7. Question: How long does it take to split a parcel under SB 9?
 - a. Answer: It's still requiring a subdivision administrative decision, tentative approval, then preparing a record and a subdivision map to actually create the lots. Some of this requires a surveyor. Historically, we tell people who do traditional subdivisions, they take up to 6 months through hearings, timing with surveyor and other things may affect timeline.

8. Question: What rates are available through the county loan funds?
 - a. Answer: We have several loan products. For HOME that would likely be 0% for 15 years, with affordability restriction on it for 60% of area median income (AMI). For owner-occupied rehabilitation, it would be 3% simple interest, fully deferred for 30 years. This would be the same for first time home buyer loans. The problem right now is home prices have risen so far so fast, even with loans, homebuyers are unable to get an accepted offer.

9. Question: I am interested in an ADU.
 - a. Answer: We invite you to attend our upcoming Accessory Dwelling Unit (ADU) Workshop via Zoom on Wednesday, April 13th from 5:30-7:30 pm. During this workshop, you'll learn more about the resources and tools

available to you through Humboldt County's Planning and Building Department aimed to help you build an ADU on your property.

Register & join via the web (recommended): bit.ly/WorkshopADU

Link is case sensitive

Or call in via phone: +1 669 900 9128

Zoom meeting ID: 859 0340 3711

Closed captions available

10. Question: Have all of the parcels for the Multifamily Rezone Project Paths 1 and 2 been chosen or is the process continuing?

- a. Answer: Parcels are not being chosen. Property owners volunteer their properties. We have created an online application form and interested property owners complete the online application form to volunteer their property. We anticipate the application period will close in April 2022. Multifamily Rezone Project webpage - <https://humboldt.gov/653/Multifamily-Rezone-Project>.

11. Question: Are coastal zone rezone fees for SB 10 or low-income inventory up-zone paid by property owner or the County?

- a. Answer: As part of the properties being up-zoned under SB 10, one of the incentives is that the normal application fees are being underwritten by the County if you volunteer your parcel.

12. Question: Will phased development over time be allowed under the two multifamily up-zone programs?

- a. Answer: What the program does is it creates the zoning for the development to occur. When construction occurs is up to the property owner and developer. Some properties are phased and work with County staff to address that.

13. Question: We've recently acquired a couple of apartments complexes in the Eureka area, who do we contact to discuss what type of housing opportunities we can provide?

- a. Answer: If the apartments are in the unincorporated area, please contact Andrew Whitney, Program Coordinator, at 707-445-7541. If the apartments are located in the City of Eureka, we suggest contacting Development Services at 707-441-4160. You may also contact the Housing Authorities of the City of Eureka and County of Humboldt at 707-443-4538.

14. Question: Can we see the details on the funding options on the County's website?
- a. Answer: Not yet, they are pending. We will be putting out an Request for Proposals (RFP) for HOME Program Income and Permanent Local Housing Allocation (PLHA) funds in late 2022 or early 2023 and will get it on the website at that time - <https://humboldt.gov/210/Housing-and-Grants>. If you have a project that needs funding, contact Andrew Whitney, Housing and Grants Program Coordinator, by phone at 707-445-7541 or by email at awhitney2@co.humboldt.ca.us.
15. Question: I think it would be good to have one of these info sessions and have the city representatives attend to answer questions that come up for the cities
- a. Answer: This is a great suggestion. We'll ask the cities about having a joint community housing workshop in the future. There has also been a multijurisdictional coordination through the COVID Economic Resilience Consortium (CERC) group. People from all over the county attend the group including Eureka, Arcata, Fortuna, etc. Housing is a regional issue, and many residents don't care if they live inside or outside of the city limits. CERC Housing Group occurs every Monday effective 1/31/2022 from 11:00 AM to 12:00 PM. You may find more information on the Redwood Regional Economic Development Commission (RREDC) website - <https://rredc.com/>.
16. Question: How closely is Humboldt County Planning Dept. working with other City entities (City of Eureka, Arcata, Redway, etc.) to develop affordable housing goals as outlined in this presentation? Given that so much of Humboldt County is unincorporated, is there an estimated percentage of additional housing that will be developed in unincorporated areas vs. cities?
- a. Answer: There is some regional collaboration, syncing up our housing goals isn't to that level. Under state law, we are individually held accountable, so at the state level there are some barriers to collaboration. We have open channels of communication to talk with our counterparts.
17. Question: May property owners qualify for these funding sources, or must we be a developer?
- a. Answer: A property owner would not typically be eligible for funding unless they are working with an affordable housing developer. Funding would be granted to a non-profit entity who would develop and run the

affordable housing project. The County is working to fund a loan program for homeowners wishing to develop an ADU.

18. Question: How do we connect with nonprofit housing agencies?

- a. Answer: There are a few in our community. Below is contact information so people can connect.
 - i. Attendee provided contact information: Housing Authorities of the City of Eureka and County of Humboldt. Address: 735 W Everding Street, Eureka, CA 95503. Phone: 707-443-4583. Email for Jennifer Boone: jboone@eurekahumboldtha.org.
 - ii. Rural Communities Housing Development Corporation operates as an affordable housing developer in Humboldt County. Link to website <http://www.rchdc.org/development/>.
 - iii. Redwood Community Action Agency: <https://rcaa.org/> has acted as an affordable housing developer in the past.
 - iv. Danco Communities, <https://www.danco-group.com/affordable-housing>, has played a significant role in the development of affordable housing in Humboldt County.

19. Question: Will there be a recording of this workshop made available?

- a. Answer: Yes, the presentation portion of the workshop is being recorded and will be made available on YouTube and the Housing and Grants Webpage, and via email to those who registered for the workshop.
 - i. Direct link to YouTube video - <https://www.youtube.com/watch?v=2WrozmGnQcl&feature=youtu.be>
 - ii. Housing and Grants Webpage - <https://humboldt.gov/210/Housing-and-Grants>

20. Question: Is the Humboldt County Housing Authority returning any funding due to lack of units? Choice, or section 8? I have been told yes, we are and no, we are not. Is the Housing Authority here tonight?

- a. Answer: We're not the Housing Authority but we have heard the challenge is finding units for qualifying tenants to rent.
 - i. Attendee provided contact information: Housing Authorities of the City of Eureka and County of Humboldt. Address: 735 W Everding Street, Eureka, CA 95503. Phone: 707-443-4583. Email for Jennifer Boone: jboone@eurekahumboldtha.org.

21. Question: I think this county effort needs to coordinate more with the Housing Authority and that funding, for the trust fund, affordable housing and developers that do tax credit projects.

a. Answer: Thanks for the feedback. We are working on that.