
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 2009 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, the Open Space and Conservation Element and the Circulation Element. 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.

The Housing Element is typically updated on a 5-year cycle according to a state-mandated schedule. The last update for Humboldt County was completed in 2004. The planning horizon for this Housing Element extends to 2014. This is shorter than the planning horizon for balance of the General Plan, which extends through 2025.

8.3 Background

An adequate supply of housing affordable to county residents is fundamental to community well being and economic prosperity. Recent economic conditions have increased the availability of housing and reduced prices but home ownership is still out of reach for many. 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 H1 below provides the income levels for the various income categories referenced in the Housing Element.

Table – H1. Income Categories, 2009		
Income Category	Annual Household Income	Percent of Median Income
Extremely Low Income	\$0 - \$16,750	<30%
Very Low Income	\$16,751 - \$27,900	31 - 50%
Other Low Income	\$27,901 - \$44,650	51 - 80%
Median Income	\$55,800	100%
Moderate Income	\$44,651 - \$66,950	81 - 120%
Above Moderate Income	\$66,951+	>120%

Source: US Department Housing and Urban Development, 2009.

Note: The limits for the various income categories for Humboldt County in 2009 are based on a four person household."

Home ownership in the County in 2000 was 57%; 3% below the homeownership rate in California which has the second lowest homeownership rate among states in the nation. In 2000, only 34% of individuals in the County between the ages of 25 and 34 owned their homes. The County's housing affordability index, a measure of wage earners' ability to afford a median priced home, is currently among the lowest in the state. It is a priority of this Plan to stimulate the production of low cost housing by the private sector in order to increase homeownership rates.

It is also a priority of this plan to stimulate the production of workforce rental housing, particularly for those earning less than the median income. In 2000, 85% of low income renters in the County spent more than 25% of their income on housing. 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.

This Plan also seeks to provide housing and shelter opportunities for the homeless and extremely low income populations. In 2009 there were an estimated 1,033 homeless individuals in the County on any one day.

Providing 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 much more limited. It is adequate to meet housing demands through 2014 but without significant infrastructure upgrades; it is inadequate to meet the demands through 2025, the timeframe for the General Plan. The inventory of land available for multi-family residential development is inadequate to meet the demands through 2014 because of a lack of properly zoned lands and infrastructure limitations.

The County's current land inventory offers plentiful opportunities for building moderate and above moderate income housing, but significantly less opportunities for building low income housing. To address this imbalance, this Plan focuses on the re-zoning of land to create multi-family building opportunities and developing infrastructure within urban areas so that relatively lower cost housing can be built.

The Housing Element is reviewed by the State Department of Housing and Community Development (HCD) for conformance with state housing element law. State approval makes the County eligible to receive funding from numerous state grant programs. State incentives, combined with legal liability associated with non-compliance, have led to more than 80% of local jurisdictions in California having state approved Housing Elements.

There is 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 2007 – 2014 time period.
- The residential land inventory.
- New state laws addressing the housing needs for the homeless.
- 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 §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: The following table shows the projected regional housing needs assigned to the County and a comparison between the number of units permitted during the timeframe of the 2003 Element and the projected housing needs during that time period.

The table shows the County permitted construction of 260 more units than the total projected housing need during the 2001 – 2007 time period. Further, the state projected housing needs were exceeded by 124 moderate income units and 571 above moderate income units permitted, and a deficit of 353 very low income units and 82 low income units permitted. The low income category includes families of four earning up to 80% of the median income, or \$43,050 per year as of 2008 (the Glossary contains a description of all the household income categories). The median family income in the County in 2000 was \$51,500 per year for a family of four (4).

The affordability of existing housing stock decreased dramatically during the previous Housing Element period. In 2001, the affordability index, a measure of the affordability of a median price home developed by the National Association of Realtors, averaged 44. In 2008 the affordability index averaged 15. This trend placed the vast majority of existing homes beyond the reach of those households earning below median income. This trend has significantly curtailed first time homebuyers' ability to buy homes vacated by homeowners trading up in the marketplace, although recently this trend has reversed.

Table 8-2. Comparison of Cumulative Housing Construction and Projected Housing Needs; Humboldt County Unincorporated Areas, 2001 – 2007

Household Income Category	HOUSING UNITS			
	Incorporated Areas	Unincorporated Areas		
	Projected Housing Needs	Projected Housing Needs	Permitted Housing Construction	Surplus (Shortfall)
Very Low	452	581	228	(353)
Other Low	298	378	296	(82)
Moderate	311	484	608	124
Above Moderate	826	645	1,216	571
Total	1,887	2,088	2,348	260

Source: Humboldt County Community Development Services, 2007

Progress Toward Making Housing More Affordable with Federal and State programs, and Reducing Governmental Constraints: During the time period of the 2003 Housing Element, the County was successful in securing state and federal funding for projects shown in the following table.

Table 8-3. Grant Funded Programs between January 2004-June 2008

Name	Type of Project	County's involvement	Number of Units
Habitat Village	First Time Homebuyer	On-Site Improvements/First Time Home Buyer No Interest Gap Loans	9
Owner Occupied Rehab	Rehab for low-income owners	Low-Interest deferred loans	21
First Time Homebuyer	Loans for First Time Homebuyers	Low-Interest deferred loans	6
Willow Creek Apartments	Rental New Construction	Offsite Improvements/Low-Interest deferred loan	24
Redwood Village	Rental New Construction	Offsite Improvements/Low-Interest deferred loan	20
Multiple Assistance Center	Transitional Center for Homeless	Operational Expenses (CalWorks funding for 18 homeless families)	200 persons per year

Source: Humboldt County Community Development Services, 2007

The County also provides funding for a number of beds at a Winter Severe Weather Shelter and a year round homeless shelter, and the County is committed to expanding permanent supportive housing beds with a \$1.9M grant, and other additional beds as funding and resources become available.

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 allow apartments above commercial establishments in urban areas, and to allow mixed residential and commercial uses in planned unit developments.
- Adopted ordinance changes to allow encroachment into yard setback areas with a Special Permit in residential zones.
- Adopted ordinance changes to allow tandem parking in residential zones.
- Adopted ordinance changes to specify that the density standards under the General Plan are to be used in determining the number of dwelling units permitted on lots zoned Residential Multiple Family (R-3) and Apartment-Professional (R-4)
- Amended the Zoning Ordinance to specifically allow second units on roads that do not meet Road Category 4 standards provided the use is consistent with the County's Fire Safe Ordinance, and served by public water and sewer.
- Amended the Zoning Ordinance to include procedures for accommodating the housing needs of disabled persons.
- Amended the Zoning Ordinance to provide for emergency shelters and transitional housing facilities.
- Formed a Permit Assistance Division within the Community Development Services Department Division to improve permit processes and assist applicants with the application process.
- Instituted fast-track permitting processes for in-fill subdivisions and affordable housing projects.
- Published the County GIS system to the internet, making parcel specific development information available to applicants.
- Provided the County's parcel-specific residential land inventory on the internet, with updated development potential estimates.

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 2007 – 2014 Time Period

Based on population projections, the California Department of Housing and Community Development determines the housing need for Humboldt County in the following income categories: extremely low, very low, low, moderate and above moderate income households. The Humboldt County Association of Governments (HCAOG) then distributes the need to individual jurisdictions through a Regional Housing Needs Allocation Plan (RHNA Plan). The most current RHNA Plan quantifies the need for housing

by income level for each jurisdiction of the County for the period January 2007 to June 2014.

State law requires local governments to provide adequate sites for the construction of housing to meet the RHNA Plan. Table 8-4 contains the RHNA Plan information for the total County, and an estimate of the anticipated allocation for the unincorporated area. It shows that there will need to be constructed 4,797 residential units countywide to meet the projected housing need for the 2007 – 2014 time period.

Income Category	Housing Units	
	Unincorporated Areas	Total County
Extremely Low	385	685
Very Low	276	490
Other Low	426	762
Moderate	502	825
Above Moderate	870	1,985
Total	2,459	4,747

Source: HCOAG & Humboldt County Community Development Services, 2007

HCOAG has not completed the RHNA Plan process for the current planning period. The projected housing needs for the unincorporated areas shown in the table may need to be revised to reflect the allocations from HCAOG when they become available. The figures in the above table were estimated by Humboldt County Community Development Services staff based on the distribution formula used by HCAOG in the previous RHNA Plan.

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 8-5 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.

The residential land inventory only includes development potential on land that is intended to be used for housing; Agricultural Exclusive and Timberlands are not included. The development potential on these lands was not included because typically the land is primarily used for agriculture, timber production or other conservation and open space uses.

The exclusion of resource zoned property from the official inventory is a highly conservative assumption and eliminates more than 97% of the total land area of the

County. These lands are used for residences and have significant development potential. The gross residential development potential on resource lands in the County is approximately 16,000 units. This gross development potential does not reflect constraints such as access and water supply.

Table 8-5. Residential Land Inventory Summary

Zoning Group	Dev. Acres	Potential Units	Parcel Count	Potential Units Without Capacity Constraints
Rural Residential	51,043	2,292	1,775	2,218
Residential Estates	3,033	1,246	609	1,080
Residential Low Density	2,250	4,744	1,758	3,390
Residential Multifamily	117	1,639	356	1,465
Total	56,443	9,921	4,498	8,153

Source: Humboldt County Community Development Services, 2009.

The above table shows the County has sites to accommodate the number of residential units needed to meet its total projected future housing needs of 2,459 units. Environmental and hazard limitations reduce the total available development potential. Public water and sewer constraints within urban development areas reduce the total available development potential by 1,768 units to 8,153 residential units. With these constraints, the County has a development potential surplus of approximately 5,694 units or a factor of 2.3 above projected future housing needs for the 2007 – 2014 time period.

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. Based on these criteria, the land inventory contains sites with a development potential of only 530 units affordable to lower income households as shown in Table 8-6. This compares to a projected need of 1,087 units affordable to lower income households.

Table 8-6. Comparison of Affordable Multifamily Land Inventory and Projected Future Lower Income Housing Needs

Income Category	Projected Future Lower Income Housing Needs	Development Potential of Affordable Multifamily Sites (units)	Deficit of Affordable Multifamily Units
Extremely Low	385		
Very Low	276		
Other Low	426		
Total	1,087	530	557

Source: Humboldt County Community Development Services, 2008

Implementation measures in this Element will create additional multifamily sites with a minimum development potential of 557 affordable multifamily units. To attain a 1.50 ratio between available land inventory and projected lower income housing need, the zoning

program should identify suitable sites for an additional 1,101 multifamily or other lower income units.

8.3.4 New State Law Addressing Housing Needs of the Homeless

Senate Bill 2 was recently signed into law which addresses the housing needs of the homeless population by requiring every jurisdiction to identify potential sites where new emergency shelters can be located without discretionary review by the local government. It also increases protections for providers seeking to open a new emergency shelter, transitional housing or supportive housing development, by limiting the instances in which local governments can deny such developments.

The Housing Element incorporates these new requirements of state law by eliminating the Special Permit requirement for emergency shelters and transitional housing facilities in specific zones. Principally permitted emergency shelters would have to meet specific criteria, such as a requirement for a maximum number of beds per shelter.

Table 8-7 below shows the maximum inventory of vacant commercially zoned sites where emergency shelters and transitional housing facilities would be allowed as principally permitted uses if all the commercial areas were included. Another zone where emergency shelters could be principally permitted is the, ML – Limited Industrial Zone.

An implementation program is included in this Element to specifically identify zones, and establish appropriate criteria, where emergency shelters are allowed by right to meet the County's emergency shelter needs of 1,033 persons. (The on-going homeless shelter programs already funded by the County may be counted toward meeting the emergency shelter needs.)

Table 8-7. Inventory of Emergency Shelter and Transitional Housing Sites	
Zoning District	Acres of Vacant Land
C-2 – Community Commercial	33.4
C-3 – Industrial Commercial	0.3
CG – Commercial General	19.8
Total	53.5

8.3.5 Funding for Housing Programs

Implementation of Housing Element policies and programs is contingent upon the availability of funding. The Housing Element proposes a Trust Fund mechanism (see H-IM6) that would receive revenue from multiple sources such as impact fees, state and federal grants and revolving loan program revenue. Revenue would be generated through a fund raising program managed by Community Development Services (see H-IM7) Allowable expenditures from the Trust will be determined and governed periodically by the Board of Supervisors based on program standards.

If funds are not available for an adopted Housing Element implementation measure, then the measure would not be implemented. For example, low income housing projects

will only get fee waivers or deferrals if there are sufficient funds earmarked for this purpose in the Housing Trust Fund. Alternatively, if earmarked Trust Funds are available, the Planning, Building, Public Works and Environmental Health would recoup waived permit fees by billing the Trust Fund. In the case of fee deferrals, the Trust Fund would pay the fees on behalf of the applicant at the time they are due to the Departments and delay the ultimate billing to the applicant for the length of the approved deferral period.

8.4 Goals and Policies

Goals

- H-G1. Housing Production.** Sufficient housing production on an annual basis for all income levels in accordance with the County's projected fair share housing needs allocation.
- H-G2. 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-G3. Housing Needs of Special Populations.** Sufficient and affordable housing opportunities for seniors, disabled persons, homeless, nomadic, single-parent households, farm workers, and large families.
- H-G4. Emergency Shelters and Transitional Housing.** Sufficient emergency shelter capacity and transitional housing opportunities to meet local demands.
- H-G5. Residential Land Inventory.** An inventory of land, suitable for development within a five-year period, which provides adequate capacity to meet projected regional housing needs for all income levels.
- H-G6. Safe Housing Accessible to All.** Housing maintained in a safe and aesthetic condition, accessible to all residents without regard to race, color, age, gender, religion, nationality, family status.
- H-G7. Minimize Governmental Constraints.** Regulatory policies, practices and costs that promote the creation of affordable housing, protect the public health, safety and welfare, and reflect the goals and priorities of this Plan.
- H-G8. Constructing Low-Cost, Resource-Conserving Housing.** Regulatory allowances and incentives for techniques and programs that reduce housing costs and minimize the environmental impacts of housing development.

Policies

- H-P1. Promote Infill, Reuse and Redevelopment.** The County shall prioritize infill, re-use and redevelopment of vacant and under-developed land within Urban Development Areas as a strategy to create affordable housing, provide an economic stimulus and re-vitalize community investment.

- H-P2. Housing Opportunity Zones.** The County shall adopt policies, standards and programs to stimulate residential and infrastructure development within Board adopted Housing Opportunity Zones.
- H-P3. Requirements for Inclusionary Zoning.** The County shall require a percentage of units with long-term affordability restrictions and covenants in all residential subdivisions and multifamily developments to ensure a mix of very low, low, moderate and above moderate housing opportunities necessary to meet the Regional Housing Needs Allocation Plan. The County shall allow payment in lieu of meeting these requirements under specified circumstances.
- H-P4. Residential Units in Commercial Zones.** Residential units shall be principally permitted when consistent with adopted performance standards in specified commercial zones.
- H-P5. Minimum Development Requirement Based on Mid-point Density.** Residential parcels shall be developed equal to or greater than the mid-point density of the parcel based on the applicable Plan designation and zoning standards unless specific findings are made.
- H-P6. Protecting Multifamily Uses in the Affordable Multifamily Land Inventory.** Sites identified in the residential land inventory as being suitable for meeting extremely low, very low and low multifamily uses shall be protected by ordinance standards or zoning overlay from non-multi-family use development.
- H-P7. Encourage Second Units.** The County shall stimulate the construction of second units by relaxing second-unit development standards in order to provide low-cost housing and to make more efficient use of existing infrastructure.
- H-P8. Retain Legal Non-Conforming Housing.** The County shall support the retention of legal non-conforming housing through modifications to the land use codes.
- H-P9. 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 lower income affordability categories and special needs populations.
- H-P10. Contributions to Infrastructure and Service Development.** Market-rate housing shall pay 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.
- H-P11. Residential Development in Proximity to Transportation and Work.** Locate residential development, particularly development affordable to those earning less than median income, near transportation corridors, transit stops, employment centers, schools and public services.
- H-P12. Preservation of Mobile Home Parks and Long-Term Occupancy Recreational Vehicle Parks.** The County shall support continuation of existing mobile home and long term occupancy recreational vehicle parks as an important source of

affordable housing through actions such as legislative changes, zoning consistency determinations, analysis of legal-non-conforming status Plan amendments or zone reclassifications.

- H-P13. Single Room Occupancy Units.** The County shall support the conversion and use of motels, and hotels for single room occupancy units (SRO) units consistent with public health, safety and welfare.
- H-P14. Emergency Shelters.** Emergency shelters, shall be allowed as principally permitted uses on specified parcels within specified zones. *(see related Policy H-P31)*
- H-P15. 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 and public transit.
- H-P16. Siting of Multifamily Housing Developments.** The County shall Plan and support development proposals that locate multi-family uses along major transportation corridors, near transit stops, public services, recreation areas, neighborhood commercial centers and work opportunities.
- H-P17. Insufficient Multifamily Housing Land Inventory.** The County has determined there are an insufficient number of suitable sites adequate to accommodate the RHNA Plan allocation for extremely low, very low and low income categories in the unincorporated area. Therefore, before May 31, 2010, the County shall create an inventory of sites suitable for multifamily housing which can accommodate a minimum of 100% of the County's fair share regional housing need for extremely low, very low and low income households.
- H-P18. Maintenance of an Adequate Supply of Residential Land.** Once the residential land inventory is adopted, 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-P19. Housing Rehabilitation in Economically Distressed Communities.** The County shall work to improve housing conditions in communities with high proportions of substandard housing as indicated through housing condition surveys.
- H-P20. Enforcement of Tenant's Rights.** The County shall support the enforcement of state and federal tenant rights.
- H-P21. Prevention of Housing Discrimination.** The County shall support the enforcement of state and federal fair housing and anti-discrimination laws.
- H-P22. Elderly and Handicapped Housing and Support Services.** The County shall promote and encourage a range of housing and support services for elderly and handicapped persons that allow a wide spectrum of choices from fully independent to fully assisted living.

- H-P23. 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-S3 unless the County makes specified findings.
- H-P24. Residential Subdivision Permit Process within Housing Opportunity Zones.** The County shall maintain an efficient, streamlined and predictable permitting process designed for residential subdivisions located within Housing Opportunity Zones that fully meet the goals and policies of this Element.
- H-P25. Fee Deferrals and Subsidies.** If requested, the County shall defer until occupancy fees for building permits, discretionary land use permits, 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 units to be available to, and occupied by, persons or families of low income at affordable housing costs for at least 20 years. The County shall subsidize such fees so there is no cost to the applicant for residential units that have long-term affordability covenants and restrictions that require units to be available to, and occupied by, persons or families of very-low or extremely low income at affordable housing costs for at least 20 years.
- H-P26. Fast Track Application Review.** Projects which construct or rehabilitate at least 25% low income, 10% very low income, or 5% extremely low income residential units shall be fast-tracked through the Planning and Building Divisions of Community Development Services, Environmental Health Division of Public Health, and the Land Use Division of the Department of Public Works. When calculating the number of lower income units, any fractions of units shall be rounded to the next larger integer.
- H-P27. Deferral of Minor Subdivision Improvements.** The County shall allow applicants to defer improvements for minor subdivisions until the time of building permit issuance for the development of housing affordable to low, very low or extremely low income households. Public Works shall specify allowable deferrals on a project by project basis.
- H-P28. Support Innovative Construction and Design Methods.** The County shall support the use of innovative construction and design methods that make more efficient use of land and building materials, including water conserving waste disposal systems, energy systems, dwelling designs, and uses of recycled materials for building.
- H-P29. Encourage New and Experimental Techniques.** The County shall encourage and be receptive to new and experimental construction techniques to facilitate optimum utilization of residential sites identified in the residential land inventory.
- H-P30. 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 lands outside of Urban Development Areas.
- H-P31. Supportive and Transitional Housing.** Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to

those restrictions that apply to other residential dwellings of the same type in the same zone.

- H-P32. Allowances for a Mixture of Housing Sizes and Types.** The County shall allow a variety of housing types and sizes in all residential subdivisions in areas served by public sewer to encourage a mix of very low, low, moderate and above moderate housing opportunities necessary to meet the Regional Housing Needs Allocation Plan.
- H-P33. Reduce and Avoid Impacts to Biological Resources.** The County shall refer all building permit applications that would result in the withdrawal of water from perennial streams or rivers, or from wells within 100' of a perennial stream or river, or from springs within 100' of a perennial stream or river to the Department of Fish and Game (DF&G) for comments and recommendations.

8.5 Standards

Housing Production

- 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 2014 of:
- 1) 1,372 single family units
 - 2) 128 multifamily units
 - 3) 169 second units
- H-S2. Requirement to Develop the Minimum Number of Residential Units on a Parcel.** Parcels in the residential land inventory of the Housing Element shall be developed at a residential density equal to or greater than the calculated minimum density unless the County makes findings the prescribed density is not feasible supported by substantial evidence.
- H-S3. Calculation of the Minimum Number of Residential Units on a Parcel.** The minimum number of required residential units on an individual parcel in the residential land inventory of the Housing Element 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 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. Requirements for Inclusionary Zoning.** The County shall require a percentage of units with long term affordability restrictions and covenants in all subdivisions and

multifamily developments in general proportion to the ratio of housing needs for designated income levels in the Regional Housing Needs Allocation Plan.

- H-S6. Consistent Density for the Residential Multifamily Plan Designation.** The County shall establish a uniform maximum density of 30 units per acre for all Residential Multi-family (RM) Plan designated parcels in the County.
- H-S7. Infrastructure Development.** Infrastructure projects which reduce physical capacity constraints to residential land located within Housing Opportunity Zones shall be given priority for funding and development.
- H-S8. Incentives for Residential Development within Housing Opportunity Zones.** Residential development within designated Housing Opportunity Zones shall be provided with one or more of the following incentives as detailed in the land use ordinance:
- 1) Accommodations for residential units in commercial zones
 - 2) Modified parking standards
 - 3) Increased density bonuses and allowances
 - 4) Modified development standards for second units that do not exceed 50% of the square footage of the primary unit, or 800 square feet, whichever is smaller.
 - 5) Reduced minimum parcel sizes
 - 6) Prioritized infrastructure development
- H-S9. Incentives for Affordable and Special Needs Housing.** Residential development with long term covenants and restrictions to ensure continued affordability to persons or families of low, very low or extremely low income or meeting the housing needs of identified special populations shall be provided with one or more of the following incentives as detailed in the land use ordinance:
- 1) Deferral or subsidy of permit and review fees
 - 2) Deferral of subdivision improvements
 - 3) Deferral of subdivision fees until issuance of building permits
 - 4) Deferral or subsidy of development impact fees
 - 5) Eligible for fast-track and streamlined permit process
 - 6) Modified parking standards
 - 7) Increased density bonuses and allowances
 - 8) Reduced lot coverage standards
 - 9) Modified Solar Shading Ordinance requirements
 - 10) Special Permit process for waiver of development standards
 - 11) Prioritized infrastructure development and service delivery
- H-S10. Retain Legal Non-Conforming Housing.** General Plan density standards shall be waived for existing legal non-conforming housing in new subdivisions.
- H-S11. Supportive and Transitional Housing.** The County shall allow supportive and transitional housing in all the zones where housing is allowed, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. In zones that allow principally permitted single family residential uses, the occupancy of a supportive or transitional housing facility may only exceed 10 beds with a special permit.

H-S12. Emergency Shelters. The County shall use a zoning overlay to identify specific parcels or areas for principally permitted emergency shelters. Parcels shall have one of the following underlying zone designations

- 1) ML – Limited Industrial Zone
- 2) C-2 – Community Commercial Zone
- 3) C-3 – Industrial Commercial Zone
- 4) CG – Commercial General Zone
- 5) R-3 – Residential Multiple Family Zone
- 6) RM – Residential Medium Density Zone
- 7) PF – Public Facilities Zone

H-S13. Standards for Principally Permitted Emergency Shelters. Emergency shelters allowed as principally permitted uses shall be required to meet ordinance standards developed by the County that address all the following:

- 1) Maximum number of beds
- 2) Off-street parking based upon demonstrated need
- 3) Size and location of on-site waiting and intake areas
- 4) Provision of on-site management
- 5) Proximity to other shelters
- 6) Length of stay
- 7) Lighting
- 8) Security during hours when the shelter is open

H-S14. Ten-Year Plan to END Homelessness. The Board 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-S15. Single Room Occupancy Units. The County shall allow conversion of hotels and motels 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 legal non-conforming status or Plan amendments or zone reclassifications for motel and hotel conversions that have already occurred.

H-S16. Calculation of Development Potential for the Residential Land Inventory. The County shall identify land suitable for residential development consistent with Government Code 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 the General Plan Annual Progress Report (Government Code Section 65400).

- H-S17. 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 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-S18. Re-submittal of Residential Land Inventory to Housing and Community Development.** If changes during the Housing Element planning period result in an Affordable Multifamily residential land inventory that is inadequate to meet 100% of the regional housing needs, the County shall identify within 180 days of the known deficiency additional adequate and available sites, formally adopt any necessary rezonings and an amended residential land inventory and re-submit the amended inventory to Housing and Community Development for a state law consistency review.
- H-S19. Standards for Extremely Low, Very Low and Low Income Sites in the Residential Land Inventory.** At least 100 percent of 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. Multi-family sites shall be considered suitable if they contain one or more developable acres planned and zoned for at least 16 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-S20. Surplus Sites for Extremely Low, Very Low and Low Income Sites in the Residential Land Inventory.** A surplus of at least 50 percent of the RHNA Plan allocations for extremely low, very low and low income housing units shall be included in the residential land inventory. Surplus sites may include parcels of any size or density, suitable for extremely low, very low, or low income housing including; second unit development, duplexes, mobile homes, farm worker housing, single room occupancy units, emergency shelters, supportive housing or transitional housing.
- H-S21. Standards for Fast Tracking Projects.** Residential permit applications eligible for fast track processing shall be processed through the Planning and Building, Environmental Health and Public Works Land Use Divisions by dedicated staff on a priority basis ahead of non-fast track permit applications.
- H-S22. Allowances for a Mixture of Housing Sizes and Types.** The County shall allow a mix of housing types and sizes in all subdivisions in areas served by public sewer in general proportion to the ratio of housing needs for designated income levels in the Regional Housing Needs Allocation Plan.

8.6 Implementation Measures

- H-IM1. Housing Opportunity Zones.** The County shall adopt Housing Opportunity Zones and applicable residential and infrastructure development incentives and standards by ordinance. Responsible Agencies: CDS and County Counsel. Timeframe: By December 31, 2009.
- H-IM2. Incentives for Affordable and Special Needs Housing.** The County shall adopt residential and infrastructure development incentives and standards by ordinance to encourage housing affordable to persons or families of low, very low or extremely low income or meeting the housing needs of identified special populations. Responsible Agencies: CDS and County Counsel. Timeframe: By December 31, 2009.
- H-IM3. Requirements for Inclusionary Zoning and a Mixture of Housing Sizes and Types.** The County shall require a percentage of units in all residential subdivisions and multifamily developments with long term affordability restrictions and covenants, including provisions for payment in lieu, and transfer mechanisms to allow transfer of multifamily development requirements to other sites under the control of the owner by ordinance. Responsible Agency: CDS. Timeframe: By May 31, 2010.
- H-IM4. Protecting Multifamily Uses in the Affordable Multifamily Land Inventory.** The County shall protect multi-family sites identified in the residential land inventory from non-multi-family use development by ordinance. Responsible Agencies: CDS and County Counsel. Timeframe: By December 31, 2009.
- H-IM5. Residential Density Bonus.** The County shall develop density bonus provisions within Housing Opportunity Zones, and maintain consistency with the density bonus provisions of state law, by ordinance. Responsible Responsible Agencies: CDS and County Counsel. Timeframe: By December 31, 2009.
- H-IM6. Housing Trust Fund.** The County shall establish a Housing Trust Fund to support the development of housing affordable to low, very low, and extremely 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
 - Redevelopment Agencies
 - Affordable Housing In-lieu fees
 - Sale of Surplus County Property
 - Economic Development Division Set-aside
 - County General Fund

Responsible Agencies: CDS and County Counsel. Timeframe: By December 31, 2009.

- H-IM7. Pursue Funding for Housing Programs.** The County shall pursue funding for housing programs; including:

- First-time Homebuyer Program
- Home Investment Partnership Program (HOME)
- State Community Development Block Grant (CDBG)
- Multifamily Housing Program (MHP)
- Joe Serna, Jr. Farmworker Housing Grant Program (JSJFWHG)
- CalHome Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- United States Department of Agriculture Housing Programs
- California Housing Finance Authority Loans (CHFA)
- Federal Low Income Housing Tax Credit (LIHTC)

Responsible Agency: CDS. Timeframe: annually or more often if funding becomes available.

- H-IM8. Planned Development Ordinance Revisions.** The County shall modify the Planned Development Ordinance to encourage a mix of housing sizes and affordability levels in residential developments. Responsible Agencies: CDS and County Counsel. Timeframe: By December 31, 2009.
- H-IM9. Use of Surplus County-owned Property.** The County shall evaluate the use of surplus County-owned property for development or financing of housing for low income and special need populations. Responsible Agency: CDS. Timeframe: By August 31, 2010.
- H-IM10. Retain Legal Non-Conforming Housing.** The County shall waive General Plan density standards for legal non-conforming housing involved in new subdivisions by ordinance. Responsible Agencies: CDS and County Counsel. Timeframe: By December 31, 2009.
- H-IM11. Single Room Occupancy Units.** The County shall accommodate the use of hotels and motels for single room occupancy units by ordinance. Responsible Agencies: CDS and County Counsel. Timeframe: By December 31, 2009.
- H-IM12. Identify Potential Special Occupancy Park Sites.** The County shall develop and maintain an inventory of suitable sites for use for managed low income special occupancy parks. Responsible Agency: CDS. Timeframe: on-going.
- H-IM13. Ten-Year Plan to End Homelessness.** The County shall staff and support the implementation measures outlined in the Ten-Year Plan to End Homelessness. Responsible Agency: HHS & CDS. Timeframe: on-going.
- H-IM14. Homeless Task Force.** The County shall support continuation of the Humboldt County Homeless Task Force, or its equivalent, in order to guide policy development and implementation of programs that address the needs of the homeless population. The County shall work cooperatively with cities to address the housing needs of the homeless population for the county as a whole. Responsible Agency: HHS & CDS. Timeframe: on-going.
- H-IM15. Funding for the Multiple Assistance Center.** Within available resources of the Department of Health and Human Services and consistent with the mandates of the Department and the needs of its core service populations, the

Department will consider entering into ANNUAL contract service arrangements with the Multiple Assistance Center. Continuation of service contracts will be based on fund availability, and program or cost efficiency outcomes.
Responsible Agency: HHS. Timeframe: on-going via annual review.

- H-IM16. Housing Accessibility for the Disabled.** 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: CDS.
- H-IM17. Affordable Multifamily Housing Land Inventory.** The County shall create an inventory of lots suitable for affordable multifamily housing, including any necessary rezonings to R-3: Residential Multiple Family or RM: Residential Multifamily which can accommodate a minimum of 100% of the County's fair share regional housing need for extremely low, very low and low income households pursuant to Government Code Section 65583 (c) (1) (A).
Responsible Agency: CDS. Timeframe: prior to May 31, 2010.
- H-IM18. Surplus Affordable Multifamily Housing Land Inventory.** The County shall add to the required inventory of multifamily lots sufficient additional sites to achieve a total affordable residential land inventory of 150% of the County's fair share regional housing need for extremely low, very low and low income households.
Responsible Agency: CDS. Timeframe: prior to May 31, 2010.
- H-IM19. Housing Rehabilitation in Distressed Communities.** The County shall periodically conduct housing condition surveys and prioritize housing rehabilitation funding and assistance to communities with high proportions of sub-standard housing.
Responsible Agency: CDS. Timeframe: on-going.
- H-IM20. Post Information Regarding Fair Employment and Housing.** The County shall continue to support the enforcement program of the State Fair Employment and Housing Commission. The Planning Division shall also disseminate information about fair housing rights and procedures for filing fair housing complaints to County government offices, public libraries, post offices, colleges and universities, shopping centers and Laundromats. The Planning Division shall also maintain the information at all County government office locations. Timeframe: Mail and post posters by January 1, 2010 and maintain posters annually beginning January 1, 2011. Responsible Agency: HHS & CDS. Timeframe: on-going
- H-IM21. Revised Length of Stay Limits for Recreational Vehicles.** The County shall revise local regulations that limit the period of time a tenant may reside in a recreational vehicle within a Recreational Vehicle park as necessary to achieve consistency with State law and the visitor serving provisions of the Coastal Act. 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: CDS. Timeframe: on-going.
- H-IM22. Flexible Application of Development Standards.** The County shall adopt by ordinance provisions which allow exceptions and modifications to development standards for extremely low, very low and low income housing

through a special permit process. Responsible Agencies: CDS and County Counsel. Timeframe: By December 31, 2009.

- H-IM23. Provide Second Unit House Plans.** The County shall maintain plan-checked second dwelling unit plans for public use. Responsible Agency: CDS. Timeframe: ongoing.
- H-IM24. 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: CDS. Timeframe: on-going.
- H-IM25. Alternative Owner Builder Program.** The County shall update standards for alternative owner-built/ owner-occupied housing to ensure consistency with environmental and resource protection policies of this Plan, health and safety requirements and to promote permit compliance in rural lands. Responsible Agency: CDS. Timeframe: By August 31, 2011.
- H-IM26. Encourage Efficiency Unit Construction.** The County shall consider adopting changes to the Uniform Building Code to allow construction of efficiency units as small as 150 square feet in size consistent with the requirements of state and local law. Responsible Agency: CDS. Timeframe: By August 31, 2011.
- H-IM27. Consider Pursue Redevelopment.** The County shall consider the formation of a Redevelopment Agency and the designation of Redevelopment Areas to fund infrastructure and housing programs. Responsible Agency: CDS. Timeframe: By August 31, 2011.
- H-IM28. 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. Responsible Agency: CDS. Timeframe: By May 30, 2010.
- H-IM29. Standards for Alternative Wastewater Disposal Systems.** The Division of Environmental Health shall create design standards for graywater and other alternative sewage disposal systems that will be allowed in areas where Alternative Owner Builder structures are allowed. Responsible Agency: CDS. Timeframe: By May 30, 2011.
- H-IM30. 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 conservation measures which limit surface water withdrawals from streams and creeks during summer low flow periods. Responsible Agency: Tax Collector and Assessor. Timeframe: By May 30, 2011.
- H-IM31. Emergency Shelters.** The County shall adopt by ordinance provisions which allow emergency shelters consistent with H-P14 and H-S12. Responsible Agencies: CDS and County Counsel. Timeframe: December 31, 2009

- H-IM32. Transitional and Supportive Housing.** The County shall accommodate transitional and supportive housing consistent with H-P31 and H-S11. Responsible Agencies: CDS and County Counsel. Timeframe: December 31, 2009.
- H-IM33. Allowances for a Mixture of Housing Sizes and Types.** The County shall allow a variety of housing types and sizes in all residential subdivisions in areas served by public sewer. Responsible Agency: CDS. Timeframe: By May 31, 2010.
- H-IM34. Reduce and Avoid Air Quality Impacts from Naturally Occurring Asbestos.** The County shall refer all building permits on parcels which appear to be underlain by ultramafic rock on the County's GIS system to the NCUAQMD for appropriate standards and recommendations. Responsible Agency: CDS. Timeframe: Before December 31, 2009.
- H-IM35. Reduce and Avoid Impacts to Biological Resources.** For the six (6) month period from October 1, 2009 through March, 2010, all building permit applications for new homes will be referred to DF&G for the purpose of developing modifications to the building permit processing system to minimize and avoid impacts to biological resources, including requiring a Special Permit for all building permits that may impact biological resources. Responsible Agency: CDS. Timeframe: October 1, 2009 – April, 2010.
- H-IM36. Requirements for Water Storage in Temperature Impaired Watersheds.** The County shall revise the development ordinances to require for each proposed new home not served by public water in temperature-impaired watersheds, water storage tanks capable of providing 100% of the domestic and outdoor water needs during low-flow summer months upon recommendations from DF&G. Responsible Agency: CDS. Timeframe: Before December 31, 2009.