



Mr. Jeffrey Smith, Chairman
Members, Humboldt County Planning Commission
3015 "H" Street
Eureka, CA 95501

January 20, 2009

Subject: Housing Element- Humboldt County General Plan Update (December 29, 2008)

Dear Chairman Smith and Members of the Planning Commission:

Representatives of our various organizations have conducted a very preliminary review of the subject document and have the following very general comments:

- (1) We understand and agree with the focus of the proposed changes to provide the majority of the housing within the areas of the county that are zoned for residential uses and have the infrastructure capacity to support such development.
- (2) It appears; however, that the housing within the rural lands of the County have not been fully inventoried or considered in meeting the County's housing needs (See Section 8.3.3 paragraph 4). This omission could result in a requirement of far more housing within the targeted residential areas than is necessary. It also serves to omit a significant housing component within the County. It is not that we believe that the rural areas should be set up to accelerate the development of new housing, only that they should not be omitted in the discussions of the desire and availability of housing for citizens of all income levels within the County.
- (3) We would suggest that a separate section be created to provide the financial information associated with the Element. This would include the costs, timing and feasibility of the various implementation measures. This section would identify the implementation measure, the estimated costs to implement and the feasibility of achieving the measure. The section would also be used to provide the historic information associated with the County's Housing Element Program. How much money has it cost, say in the past ten years; what are the sources of funds; how many of the desired units have been created, etc.
- (4) Several of the informational items found within Attachment G appear to be outdated (or not recently updated). Examples of this are found in several of the tables where the census data thru the year 2000 is found. Updates to this information would be helpful in understanding relevant changes over the past eight or so years.

Thank you for allowing us to participate and for your consideration of our comments. We appreciate your continued efforts in addressing the County's pressing housing needs for all income levels.

Humboldt County Resource Lands Working Group

The Buckeye Conservancy *Humboldt Del Norte Cattlemen Association*
Large Timberland Owners Group *Humboldt County Farm Bureau*
Forest Landowners CA (Humboldt Co. Representatives)

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