


## Plan Alternatives Comparison Chart Chapter 8 Housing Element

Plan Alternative				Chapter 8 Housing Element	Remarks/Implementation	Vote R,M,D
				<b>8.4 Goals</b>		
A	B	C		<b>H-G1. Housing Production.</b> Sufficient housing production on an annual basis for all income levels in accordance with the County's projected fair share housing needs allocation.		R
<b>Comments:</b> SUPPORT with the goal but need to ensure that low, very low and extremely low income housing have 40 year or more regulatory agreements than ensure the properties remain affordable.						
			D	<b>Goal 1.1</b> To provide for the projected future housing needs of the community.		D
<b>Comments:</b>						
			D	<b>Goal 2.1</b> To provide for adequate sites for all types of housing throughout the county.		D
<b>Comments:</b>						
A	B			<b>H-G2. Workforce Housing.</b> An adequate supply of rental and homeownership opportunities affordable to wage earners within close proximity to local businesses.	No emphasis on housing location in Alt. C.	R
<b>Comments:</b> SUPPORT but as in H-G1 provide a full range of affordable housing.						
			D	<b>Goal 1.2</b> To play a lead role in meeting the future housing needs of lower income households.		D
<b>Comments:</b>						

**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/Implementation	Vote R, M, D
A	B	C		<b>H-G3. Housing Needs of Special Populations.</b> Sufficient and affordable housing opportunities for seniors, disabled persons, homeless, nomadic, single-parent households, farm workers, and large families.		R
<b>Comments: SUPPORT with implementation of inclusionary zoning</b>						
A	B	C		<b>H-G4. Emergency Shelters and Transitional Housing.</b> Sufficient emergency shelter capacity and transitional housing opportunities to meet local demands.		R
<b>Comments:</b>						
A	B	C		<b>H-G5. Residential Land Inventory.</b> 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.		R
<b>Comments:</b> <b>SUPPORT and must include an adequate inventory of multi-family zoned land.</b>						
A	B	C		<b>H-G6. Safe Housing Accessible to All.</b> Housing maintained in a safe and aesthetic condition, accessible to all residents without regard to race, color, age, gender, religion, nationality, family status or disability.		R
<b>Comments:</b> <b>SUPPORT with strong <u>code enforcement</u>, particularly for multi-family and single family rental housing.</b>						
			D	<b>Goal 4.1</b> To conserve existing housing through maintenance and rehabilitation		D
<b>Comments:</b>						
	B	C		<b>H-G7. Minimize Governmental Constraints.</b> Regulatory policies, practices and costs that promote the creation of affordable housing and reflect the goals and priorities of this Plan.		R

**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/Implementation	Vote R, M, D
			D	<b>Goal 3.1</b> To assist in the construction of market rate housing by reducing government constraints whenever possible		D
<b>Comments:</b>						
A	B			<b>H-G8. Constructing Low-Cost, Resource-Conserving Housing.</b> Regulatory allowances and incentives for techniques and programs that reduce housing costs and minimize the environmental impacts of housing development.	No emphasis on reducing environmental effects in Alt. C.	R
<b>Comments:</b>						
			D	<b>Goal 5.1</b> To utilize techniques and programs which will reduce costs of new residential construction.		D
<b>Comments:</b>						
			D	<b>Goal 5.2</b> To encourage resource-conserving site utilization and dwelling unit construction techniques.		D
<b>Comments:</b>						
				<b>8.4 Policies</b>		
A	B			<b>H-P1. Promote Infill, Reuse and Redevelopment.</b> 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.	Leg, QJ, H-S7, H-S8, H-IM1 	M
<b>Comments: Rezone unused or underused publically owned parcels (i.e. county owned, school sites) for low, very low and extremely low income housing. Funds obtained from the sale of excess county property should be placed in the Housing Trust Funds.</b>						


**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
A	B			<b>H-P2. Housing Opportunity Zones.</b> The County shall adopt policies, standards and programs to stimulate residential and infrastructure development within Board adopted Housing Opportunity Zones.	Leg, QJ, H-S8, H-IM1	<b>R</b>
<b>Comments:</b>						
	B			<b>H-P3. Requirements for a Mixture of Housing Sizes and Types.</b> The County shall require a variety of housing types and sizes in specified major subdivisions 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.	QJ, H-S5, H-IM3	<b>D</b>
<b>Comments:</b>						
A				<b>H-P3. Requirements for a Mixture of Housing Sizes and Types.</b> The County shall require long-term affordability restrictions and covenants on housing for specified major subdivisions to ensure the availability of housing for very low and low income categories. The County shall allow payment in lieu of meeting these requirements under specified circumstances.	Requires developer subsidy of rents or purchase price	<b>M</b>
<b>Comments: In subdivisions of 5 or more units. Payment of in lieu fees is fine but actual construction of affordable housing would be better. County staff should work with developers to access appropriate government housing funds for the construction of affordable housing. County staff should also assist developers in meeting the long term regulatory requirements for maintaining affordability. <u>SUGGEST</u> County create another H-P committing to active short and long term assistance to developers.</b>						
			D	<b>Policy 1.1a</b> The County shall maintain an adequate supply of residentially zoned land to develop an affordable mix of housing in urban areas and accommodate projected housing needs.		<b>D</b>
<b>Comments:</b>						



**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
A	B	C		<b>H-P4. Residential Units in Commercial Zones.</b> Residential units shall be principally permitted when consistent with adopted performance standards in specified commercial zones.	Min, HS-8	R
<b>Comments:</b>						
A	B	C		<b>H-P5. Minimum Development Requirement Based on Mid-point Density.</b> 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.	QJ, H-S2, H-S3	R
<b>Comments:</b>						
			D	<b>Policy 1.1b.</b> Promote the development of various types of housing opportunities, by ensuring an adequate supply of residentially zoned sites at low, moderate and high densities for new housing construction.		D
<b>Comments:</b>						
			D	<b>Policy 1.1d.</b> Support residential project proposals that are appropriately designed, and meet required density ranges in order to promote the construction of affordable housing.		D
<b>Comments:</b>						
			D	<b>Policy 1.1e.</b> Promote the buildout of vacant residential properties in urban areas through infill, reuse and redevelopment activities.		D
A	B	C		<b>H-P6. Protecting Multifamily Uses in the Affordable Multifamily Land Inventory.</b> 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-multifamily use development.	QJ, H-IM4, H- IM17	R
<b>Comments:</b>						

**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
			D	<b>Policy 1.2a.</b> The land inventory shall be monitored annually to maintain a development potential of at least 1,000 multifamily units with public services available.		D
<b>Comments:</b>						
A	B	C		<b>H-P7. Encourage Second Units.</b> 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.	QJ, H-S8, H-S9, H-IM1, H-IM2	R
<b>Comments:</b>						
A	B	C		<b>H-P8. Retain Legal Non-Conforming Housing.</b> The County shall support the retention of legal non-conforming housing though modifications to the land use and building codes.	QJ, H-IM10	R
<b>Comments:</b>						
A	B	C		<b>H-P9. Flexibly Apply Development Standards to Low Income Housing.</b> 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.	QJ, H-IM22	R
<b>Comments:</b>						
			D	<b>Policy 1.2e.</b> The County shall support the flexible application of development ordinances to encourage residential projects that produce housing affordable to lower income households.		D
<b>Comments:</b>						
A	B	C		<b>H-P10. Contributions to Infrastructure and Service Development.</b> 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 <del>20</del> <b>50</b>	Leg, QJ, Min 	M

**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**



Plan Alternative				Chapter 8 Housing Element	Remarks/Implementation	Vote R, M, D
				years may be eligible for subsidies to pay for applicable infrastructure and public service costs.		
<b>Comments: Require 50 year period of affordability</b>						
			D	<b>Policy 1.1g.</b> The General Plan Update shall include actionable plans for infrastructure financing and construction.		D
<b>Comments:</b>						
A	B			<b>H-P11. Residential Development in Proximity to Transportation and Work.</b> Locate residential development, particularly development affordable to those earning less than median income, near transportation corridors, transit stops, employment centers and public services.	Leg, QJ, HS-8, HS-19, HS-20, H-IM1  	R
<b>Comments:</b>						
			D	<b>Policy 1.1c.</b> Support development proposals that seek to locate new market rate multi-family uses at strategic locations within transportation corridors and at transit stops, or at other strategically located reuse and underdeveloped sites.		D
<b>Comments:</b>						
			D	<b>Policy 1.1f.</b> Initiate appropriate plan and zone amendments which allow increased residential densities in areas where community health and safety will not be compromised.		D
<b>Comments:</b>						
A	B			<b>H-P12. Preservation of Mobile Home Parks and Long-Term Occupancy Recreational Vehicle Parks.</b> 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	Leg, QJ, Min	M

**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
				legislative changes, zoning consistency determinations, analysis of legal-non-conforming status or through Plan amendments or zone reclassifications.		
<b>Comments: Add need to implement a <u>mobile home rent control ordinance</u>.</b>						
			D	<b>Policy 2.1a.</b> The County shall acknowledge and make adequate provision for the County's nomadic households in vehicular dwellings as they are a significant and complex socio-economic component of the county population that eludes census data.		<b>D</b>
<b>Comments:</b>						
A	B	C		<b>H-P13. Single Room Occupancy Units.</b> The County shall support the conversion and use of motels, hotels and detached bedrooms for single room occupancy units.	Leg, QJ, Min, Prog, H-S15, H-IM2, H-IM11	<b>R</b>
<b>Comments:</b>						
	B	C		<b>H-P14. Emergency Shelters, Supportive and Transitional Housing.</b> Emergency shelters, supportive and transitional housing shall be allowed as principally permitted uses in specified zones.	Min, H-S12, H-S13, H-IM17	<b>M</b>
<b>Comments: DELETE "supportive"; this type of housing is multi-family and does not need special consideration. This is the most efficient and fair way to meet state law. It does not require anyone to sell the land for shelters. This just prevents government form requiring a conditional use permit thus avoiding a public hearing process.</b>						
A				<b>H-P14. Emergency Shelters, Supportive and Transitional Housing.</b> Emergency shelters, supportive and transitional housing shall be allowed as principally permitted uses on specified parcels within specified zones.	Limits extant	<b>D</b>
<b>Comments:</b>						
			D	<b>Policy 2.1b.</b> The County shall identify sites for permanent homeless shelters{ XE 'homeless shelters"} and { XE "homeless shelters"}transitional housing.		<b>D</b>
<b>Comments:</b>						



**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
A	B			<b>H-P15. Use of Surplus County-owned Property.</b> The County shall consider using surplus County-owned property for development or financing of housing for low income and special need populations.	Prog, H-IM9	R
<b>Comments:</b>						
A	B			<b>H-P16. Siting of Multifamily Housing Developments.</b> 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.	Leg, QJ, Min, H-P11  	R
<b>Comments:</b>						
A	B	C		<b>H-P17. Insufficient Multifamily Housing Land Inventory.</b> 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.	Leg, H-S6, H-S19, H-S20, H-IM3, H-IM9, H-IM17, H-IM18	R
<b>Comments:</b>						
A	B	C		<b>H-P18. Maintenance of an Adequate Supply of Residential Land.</b> 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.	Leg, QJ, Prog, H-17, H-S18,	R
<b>Comments:</b>						

**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
			D	<b>Program 1.3 in the Statement of Resolve of the 2004 Housing Element</b> To complete and maintain a land use inventory for all residentially zoned areas.		D
<b>Comments:</b>						
A	B			<b>H-P19. Housing Rehabilitation in Economically Distressed Communities.</b> The County shall work to improve housing conditions in communities with high proportions of substandard housing as indicated through housing condition surveys.	Prog, H-IM7, H-IM19	R
<b>Comments:</b>						
A	B			<b>H-P20. Enforcement of Tenant's Rights.</b> The County shall support the enforcement of state and federal tenant rights.	Iss, Prog, H-IM20	R
<b>Comments:</b>						
A	B			<b>H-P21. Prevention of Housing Discrimination.</b> The County shall support the enforcement of state and federal fair housing and anti-discrimination laws{XE " housing discrimination"}.	Iss, Prog, H-IM20	R
<b>Comments:</b>						
A	B	C		<b>H-P22. Elderly and Handicapped Housing and Support Services.</b> 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.	Leg, QJ, Min, H-IM2, H-IM7	R
<b>Comments:</b>						
			D	<b>Policy 2.1d.</b> The County shall exempt the construction of ramps for disabled persons from zoning setback provisions where it is the only feasible design and provides a "reasonable accommodation" consistent with the Americans With Disabilities Act.		R
<b>Comments:</b>						

**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
<b>Comments:</b>						
			D	<b>Policy 2.1e.</b> The County shall encourage removal of architectural barriers to housing access for persons with disabilities by providing fast-tracking reasonable accommodation requests for relief from development standards consistent with the Americans With Disabilities Act, and using rehabilitation funds and program income from closed-out CDBG grants to assist qualifying residents in. removal of architectural barriers.		R
<b>Comments:</b>						
	B	C		<b>H-P23. Residential Subdivision Approvals within Housing Opportunity Zones.</b> Residential subdivisions within Housing Opportunity Zones shall be approved unless the County makes specified findings for denial.	QJ, H-S8, H-IM1	D
<b>Comments:</b>						
A	B	C		<b>H-P24. Residential Subdivision Permit Process within Housing Opportunity Zones.</b> The County shall maintain an efficient, <del>streamlined</del> and predictable permitting process designed for residential subdivisions located within Housing Opportunity Zones.	Prog, H-S8, H-IM1, H-IM7	M
<b>Comments: Remove "streamlined" This term should be reserved for affordable housing developments.</b>						
			D	<b>Policy 3.1a.</b> The County shall reduce uncertainty, risk, and delay in the planning, environmental, and permitting process through a commitment to targeted timelines.		D
<b>Comments:</b>						
			D	<b>Policy 3.1b.</b> The County shall target 30 days from the submission of a complete application as a maximum review time for multifamily projects which require administrative approval by the Planning Department.		D

HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
A	B	C		<b>H-P25. Fee Deferrals and Subsidies.</b> 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 <del>20</del> <b>50</b> 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 <del>20</del> <b>50</b> years.	QJ, Min, Prog, H-IM2, H-IM7	M
<b>Comments: Support with change to 50 years.</b>						
			D	<b>Policy 3.1c.</b> Minimize increases to application processing fees which adversely impact housing affordability.		D
<b>Comments:</b>						
A	B	C		<b>H-P26. Fast Track Application Review.</b> 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.	QJ, Min, Prog, H-IM2, H-IM7	R
<b>Comments:</b>						
A	B	C		<b>H-P27. Deferral of Minor Subdivision Improvements.</b> 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.	QJ, Min, Prog, H-IM2, H-IM7	R
<b>Comments:</b>						
A	B	C		<b>H-P28. Support Innovative Construction and Design Methods.</b> The County shall support the use of innovative construction and design methods that make more efficient use of land and	Leg, QJ, Min, Prog, H-IM22, H-	R

HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
				building materials, including water conserving waste disposal systems, energy systems, dwelling designs, and uses of recycled materials for building.	IM26	
<b>Comments:</b>						
A	B	C		<b>H-P29. Encourage New and Experimental Techniques.</b> 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.	QJ, Min, H-IM8, H-IM22, H-IM26	<b>R</b>
<b>Comments:</b>						
	B	C		<b>H-P30. Support Alternative Owner Builder Program.</b> 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.	Min, H-IM26	<b>R</b>
<b>Comments:</b>						
			D	<b>Policy 1.2b.</b> The County shall encourage affordable housing projects and housing for special populations which integrate well with the surrounding neighborhood.		<b>D</b>
<b>Comments:</b>						
			D	<b>Policy 1.2c.</b> The County shall pursue funding for first-time home buyer programs.		<b>R</b>
<b>Comments:</b>						
			D	<b>Policy 1.2d.</b> The County shall pursue funding for HOME Tenant Based Rental Assistance (TBRA).		<b>R</b>
<b>Comments:</b>						

HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09

Plan Alternative	Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D				
<table border="1"> <tr> <td></td> <td></td> <td></td> <td>D</td> </tr> </table>				D	<p><b>Policy 2.1c.</b> The County shall continue to participate in the community-wide effort to operate the Multiple Assistance Center (MAC) in Eureka, as the MAC has promise in developing into an important transitional component in the delivery of existing and anticipated levels of County homeless services.</p>		R
			D				
<p><b>Comments:</b></p>							
<table border="1"> <tr> <td></td> <td></td> <td></td> <td>D</td> </tr> </table>				D	<p><b>Policy 2.1d</b> The County shall exempt the construction of ramps for disabled persons from zoning setback provisions where it is the only feasible design and provides a "reasonable accommodation" consistent with the Americans With Disabilities Act.</p>		R
			D				
<p><b>Comments:</b></p>							
<table border="1"> <tr> <td></td> <td></td> <td></td> <td>D</td> </tr> </table>				D	<p><b>Policy 2.1e</b> The County shall encourage removal of architectural barriers to housing access for persons with disabilities by providing fast-tracking reasonable accommodation requests for relief from development standards consistent with the Americans With Disabilities Act, and using rehabilitation funds and program income from closed-out CDBG grants to assist qualifying residents in. removal of architectural barriers.</p>		R
			D				
<p><b>Comments:</b></p>							
<table border="1"> <tr> <td></td> <td></td> <td></td> <td>D</td> </tr> </table>				D	<p><b>Policy 3.1a.</b> The County shall reduce uncertainty, risk, and delay in the planning, environmental, and permitting process through a commitment to targeted timelines.</p>		D
			D				
<p><b>Comments:</b></p>							
<table border="1"> <tr> <td></td> <td></td> <td></td> <td>D</td> </tr> </table>				D	<p><b>Policy 3.1b.</b> The County shall target 30 days from the submission of a complete application as a maximum review time for multifamily projects which require administrative approval by the Planning Department.</p>		D
			D				
<p><b>Comments:</b></p>							

**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative	Chapter 8 Housing Element				Remarks/ Implementation	Vote R, M, D
			D	<b>Policy 3.1c.</b> Minimize increases to application processing fees which adversely impact housing affordability.		D
<b>Comments:</b>						
			D	<b>Policy 4.1a.</b> Utilize federal, state and local funding programs offering low interest loans, or grants, for the rehabilitation of rental properties.		R
<b>Comments:</b>						
			D	<b>Policy 4.1b.</b> Provide low interest rate and deferred loans for the rehabilitation of substandard homes owned and occupied by lower income households.		R
<b>Comments:</b>						
				<b>8.5 Standards</b>		
	B	C		<b>H-S1. Housing Program Implementation.</b> 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 multi-family units 3) 117 Alternative Owner Builder (AOB) {xe "Alternative Owner Builder (AOB) Regulations"} units 4) 169 second units{xe " second units"}		D
<b>Comments:</b>						
A				<b>H-S1. Housing Program Implementation.</b> The County shall implement a Housing Program consistent with this Plan to facilitate the permitting and construction by the year 2014 of: 1) 1,389 single family units	Eliminates standard for rural housing and increases	M

**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
				2) 228 multi-family units 3) 169 second units	multi-family units	
<b>Comments: Use RHNA numbers for 09 when available. AOB is not a housing type, thus eliminated. County should produce a grid: number of units by income category (above moderate, moderate, low income, very low income and extremely low income).</b>						
A	B	C		<b>H-S2. Requirement to Develop the Minimum Number of Residential Units on a Parcel.</b> Parcels shall be developed at a residential density equal to or greater than the calculated minimum density unless the County makes findings supported by substantial evidence according to Government Code Section <del>65583 (b) (c)</del> 65589.5 (d).		R
<b>Comments:</b>						
A	B	C		<b>H-S3. Calculation of the Minimum Number of Residential Units on a Parcel.</b> The minimum number of required residential units on an individual parcel 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.		R
<b>Comments:</b>						
A	B	C		<b>H-S4. Calculation of the Maximum Number of Residential Units on a Parcel.</b> 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.		
<b>Comments: RETAIN</b>						
	B			<b>H-S5. Requirements for a Mixture of Housing Sizes and Types.</b> The County shall require a mix of housing types and sizes in <del>specified</del> major subdivisions in general proportion to the ratio of housing needs for designated income levels in the Regional Housing Needs Allocation Plan.	Delete "specified" add 5 or more units	M



**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
A	B			<b>H-S6. Consistent Density for the Residential Multifamily Plan Designation.</b> 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.		R
<b>Comments:</b>						
A	B			<b>H-S7. Infrastructure Development.</b> Infrastructure projects which reduce physical capacity constraints to residential land located within Housing Opportunity Zones shall be given priority for funding and development.		R
<b>Comments:</b>						
A	B			<b>H-S8. Incentives for Residential Development within Housing Opportunity Zones.</b> 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: <del>1) Deferral of improvements for minor subdivisions</del> <del>2) Deferral of subdivision fees until issuance of building permits</del> 3) Accommodations for residential units in commercial zones <del>4) Modified parking standards</del> 5) Reduced building setback requirements <del>6) Eligible for fast track and streamlined permit process</del> <del>7) Increased density bonuses and allowances</del> 8) Modified development standards for second units 9) Allowance for lot-splits for qualified second units 10) Reduced minimum parcel sizes 11) Reduced lot coverage standards <del>12) Modified Solar Shading Ordinance requirements</del> <del>13) Reduce Parkland Dedication requirements for existing structures</del> 14) Prioritized infrastructure development		M
<b>Comments: Delete: 1, 2, 4, 6, 7, 12, &amp; 13. Providing so many incentives for non-affordable housing construction reduces their value in promoting affordable housing development.</b>						

**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
A	B			<p><b>H-S9. Incentives for Affordable and Special Needs Housing.</b> Residential development affordable 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:</p> <ol style="list-style-type: none"> <li>1) Deferral or subsidy of permit and review fees</li> <li>2) Deferral of subdivision improvements</li> <li>3) Deferral of subdivision fees until issuance of building permits</li> <li>4) Deferral or subsidy of development impact fees</li> <li>5) Eligible for fast-track and streamlined permit process</li> <li>6) Modified parking standards</li> <li>7) Increased density bonuses and allowances</li> <li>8) Reduced lot coverage standards</li> <li>9) Modified Solar Shading Ordinance requirements</li> <li>10) Special Permit process for waiver of development standards</li> <li>11) Prioritized infrastructure development and service delivery</li> </ol>		M
<p><b>Comments: ADD #12 Reduced building setback requirements; #13 Reduced lot coverage standards</b></p>						
A	B	C		<p><b>H-S10. Retain Legal Non-Conforming Housing.</b> General Plan density standards shall be waived for existing legal non-conforming housing in new subdivisions.</p>		R
<p><b>Comments:</b></p>						
A	B	C		<p><b>H-S11. Supportive and Transitional Housing.</b> The County shall principally permit supportive and transitional housing in the R-4 Apartment Professional, R-3 Residential Multiple Family, and RM Residential Medium Density Zones.</p>		M
<p><b>Comments: If all county multi-family housing zones are included. If not now included, add.</b></p>						

**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
	B	C		<p><b>H-S12. Emergency Shelters.</b> The County shall identify areas for <u>allow</u> principally permitted emergency shelters <u>within</u> in the following zoning designations:</p> <ol style="list-style-type: none"> <li>1) MB – Business Park Zone</li> <li>2) ML – Limited Industrial Zone</li> <li>3) C-2 – Community Commercial Zone</li> <li>4) C-3 – Industrial Commercial Zone</li> <li>5) CG – Commercial General Zone</li> <li>6) R-3 – Residential Multiple Family Zone</li> <li>7) R-4 – Apartment Professional Zone</li> <li>8) RM – Residential Medium Density Zone</li> </ol>	Shelters allowed throughout the applicable zone in an identified area.	R
<b>Comments:</b>						
A				<p><b>H-S12. Emergency Shelters.</b> 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:</p> <ol style="list-style-type: none"> <li>1) MB – Business Park Zone</li> <li>2) ML – Limited Industrial Zone</li> <li>3) C-2 – Community Commercial Zone</li> <li>4) C-3 – Industrial Commercial Zone</li> <li>5) CG – Commercial General Zone</li> <li>6) R-3 – Residential Multiple Family Zone</li> <li>7) R-4 – Apartment Professional Zone</li> <li>8) RM – Residential Medium Density Zone</li> </ol>	Shelters allowed on specific identified properties with these zoning designations. More discrete selection of sites.	D
<b>Comments:</b>						
			D	<p><b>Program 2.1a.</b> The County shall develop a homeless shelter site inventory and identify the permit requirements for each potential site. Responsible Agency: Community Development Services.</p>		D
<b>Comments:</b>						

**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
A	B	C		<p><b>H-S13. Standards for Principally Permitted Emergency Shelters.</b> Emergency shelters allowed as principally permitted uses shall be required to meet ordinance standards developed by the County that address all the following:</p> <ol style="list-style-type: none"> <li>1) Maximum number of beds</li> <li>2) Off-street parking based upon demonstrated need</li> <li>3) Size and location of on-site waiting and intake areas</li> <li>4) Provision of on-site management</li> <li>5) Proximity to other shelters</li> <li>6) Length of stay</li> <li>7) Lighting</li> <li>8) Security during hours when the shelter is open</li> </ol>		R
<b>Comments:</b>						
A	B			<p><b>H-S14. Ten-Year Plan to END Homelessness.</b> The Board adopted Ten-Year Plan to End Homelessness <del>shall be used to</del> <u>will</u> guide the County's efforts to address the housing and service needs of the homeless, and at risk of homelessness populations.</p>		R
<b>Comments:</b>						
A	B	C		<p><b>H-S15. Single Room Occupancy Units.</b> The County shall allow single room occupancy units (SRO) under specified conditions in zones that allow transient habitation. Plan and zone density standards shall be waived for SRO units. Permit fees shall 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.</p>		R
<b>Comments:</b>						
A	B	C		<p><b>H-S16. Calculation of Development Potential for the Residential Land Inventory.</b> The County shall</p>		R

HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
				identify land suitable for residential <u>development</u> 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).		
<b>Comments:</b>						
A	B			<b>H-S17. Publication and Maintenance of the Residential Land Inventory.</b> 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.		R
<b>Comments:</b>						
A	B	C		<b>H-S18. Re-submittal of Residential Land Inventory to Housing and Community Development.</b> If changes during the Housing Element planning period result in an <u>Affordable Multifamily</u> 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 <u>any necessary rezonings and</u> an amended residential land inventory and re-submit the amended inventory to Housing and Community Development for a state law consistency review.		R
<b>Comments:</b>						

**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
<b>Comments:</b>						
A	B			<b>H-S19. Standards for Extremely Low, Very Low and Low Income Sites in the Residential Land Inventory.</b> 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 <u>public</u> water and sewer services within the planning period. No more than 100 units can be counted on any single parcel.		R
<b>Comments:</b>						
A	B			<b>H-S20. Surplus Sites for Extremely Low, Very Low and Low Income Sites in the Residential Land Inventory.</b> 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, Alternative Owner Builder development, duplexes, mobile homes, farm worker housing, single room occupancy units, emergency shelters, supportive housing or transitional housing.		R
<b>Comments:</b>						
A	B	C		<b>H-S21. Standards for Fast Tracking Projects.</b> 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.		R
<b>Comments:</b>						

HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09

Plan Alternative				Chapter 8 Housing Element	Remarks/Implementation	Vote R, M, D
				<b>8.6 Implementation Measures</b>		
A	B			<b>H-IM1. Housing Opportunity Zones.</b> The County shall adopt Housing Opportunity Zones and applicable residential and infrastructure development incentives and standards by ordinance. Responsible Agency: CDS. Timeframe: By August 31, 2009.		R
<b>Comments:</b>						
A	B			<b>H-IM2. Incentives for Affordable and Special Needs Housing.</b> 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 Agency: CDS. Timeframe: By August 31, 2009.		R
<b>Comments:</b>						
A	B			<b>H-IM3. Requirements for a Mixture of Housing Sizes and Types.</b> The County shall require a variety of housing types and sizes in <del>specified</del> major residential subdivisions, including provisions for payment in lieu by ordinance. Responsible Agency: CDS. Timeframe: By August 31, 2009.		M
<b>Comments: Delete "specified". Thus all major subdivisions (5 or more units) would require variety.</b>						
A			D	<b>Program 1.1a.</b> Create a redevelopment agency and establish redevelopment districts, and plans in those areas which set aside redeveloped land for residential development. Responsible Agency: Community Development Services.		R
<b>Comments:</b>						
A	B			<b>H-IM4. Protecting Multifamily Uses in the Affordable Multifamily Land Inventory.</b> The County shall protect multi-family sites identified in the residential land inventory from non-multi-family use development by ordinance. Responsible Agency: CDS. Timeframe: By August 31, 2009.		R

HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09

Plan Alternative		Chapter 8 Housing Element			Remarks/Implementation	Vote R, M, D
<b>Comments:</b>						
A	B			<b>H-IM5. Residential Density Bonus.</b> 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 Agency: CDS. Timeframe: By August 31, 2009.		M
<b>Comments: Density bonuses should be restricted to affordable housing developments if legally possible.</b>						
			D	<b>Program 1.2c.</b> Amend the density bonus ordinance pursuant to recent changes in State law to facilitate the construction of units affordable to lower income households. Responsible Agency: Community Development Services. Timeframe: By August 31, 2009.		D
<b>Comments:</b>						
A	B			<b>H-IM6. Housing Trust Fund.</b> 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 <del>seek funding to provide an initial funding level of \$500,000.</del> Sources of initial and long-term funding may include: <ul style="list-style-type: none"> <li>• State and Federal Grants</li> <li>• Local Financial Institutions</li> <li>• Local Jurisdictions</li> <li>• Redevelopment Agencies</li> <li>• Affordable Housing Developer Impact Fees</li> <li>• Sale of Surplus County Property</li> <li>• Economic Development Division Set-aside</li> <li>• County General Fund</li> </ul> Responsible Agency: CDS. Timeframe: By August 31, 2009.	<b>Add:</b> Headwaters Trust Fund  shall <b>work with other jurisdictions to</b>  shall <b>seed the fund with \$500,000 to manage the fund.</b>	M



**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
A	B			<p><b>H-IM7. Pursue Funding for Housing Programs.</b> The County shall pursue funding for housing programs; including:</p> <ul style="list-style-type: none"> <li>• First-time Homebuyer Program</li> <li>• Home Investment Partnership Program (HOME)</li> <li>• State Community Development Block Grant (CDBG)</li> <li>• Multifamily Housing Program (MHP)</li> <li>• Joe Serna, Jr. Farmworker Housing Grant Program (JSJFWHG)</li> <li>• CalHome Program</li> <li>• Building Equity and Growth in Neighborhoods Program (BEGIN)</li> <li>• United States Department of Agriculture Housing Programs</li> <li>• California Housing Finance Authority Loans (CHFA)</li> <li>• Federal Low Income Housing Tax Credit (LIHTC)</li> </ul> <p>Responsible Agency: CDS. Timeframe: on-going.</p>		M
<p><b>Comments: ADD: Emergency Housing Assistance Program, Capital Development (EHAPCD)</b></p>						
A				<p><b>H-IM7x. Pursue Redevelopment.</b> The County shall pursue the formation of a Redevelopment Agency and the designation of Redevelopment Areas to fund infrastructure and housing programs.</p> <p>Responsible Agency: CDS. Timeframe: By August 31, 2011.</p>		R
<p><b>Comments: <u>Very important for having an effective affordable housing program over time. The minimum set aside of 20% of the tax increment for affordable housing provides the County with much needed leveraging funds.</u></b></p>						
A				<p><b>H-IM7x. Jobs/Housing Linkage Fee.</b> <u>The County shall pursue enacting a jobs/housing linkage fee program to fund infrastructure and housing programs. Responsible Agency: CDS. Timeframe: By August 31, 2011. Responsible Agency: CDS. Timeframe: By August 31, 2011.</u></p>		R See Note
<p><b>Comments: Large commercial development creates a need for affordable housing for employees. If the project does not provide affordable housing a "Linkage Fee" is needed to support the development of affordable housing.</b></p>						
			D	<p><b>Program 1.1a.</b> Create a redevelopment agency and establish redevelopment districts, and plans in those areas which set aside redeveloped land for residential development. Responsible</p>		D

**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/Implementation	Vote R, M, D
				Agency: Community Development Services.		
<b>Comments:</b>						
			D	<b>Program 1.2a.</b> Use tax increment financing from redevelopment for affordable housing production and conservation countywide. Responsible Agency: Community Development Services.		R
<b>Comments:</b>						
A	B			<b>H-IM8. Planned Development Ordinance Revisions.</b> The County shall modify the Planned Development Ordinance to <del>encourage</del> a mix of housing sizes and affordability levels in residential developments. Responsible Agency: CDS. Timeframe: By August 31, 2009.		M
<b>Comments: Delete "encourage" replace with "require".</b>						
A	B			<b>H-IM9. Use of Surplus County-owned Property.</b> 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.		R
<b>Comments:</b>						
			D	<b>Program 1.2b.</b> Inventory sites owned by the County that are presently not used or underutilized and research the potential for selling them to a non-profit housing developer or for-profit developer for the construction of new housing affordable to very low income persons. Responsible Agency: Community Development Services.		D
<b>Comments:</b>						

HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
A	B	C		<b>H-IM10. Retain Legal Non-Conforming Housing.</b> The County shall waive General Plan density standards for legal non-conforming housing involved in new subdivisions by ordinance. Responsible Agency: CDS. Timeframe: By August 31, 2009.		R
<b>Comments:</b>						
A	B	C		<b>H-IM11. Single Room Occupancy Units.</b> The County shall accommodate the use of hotels, motels and detached bedrooms for single room occupancy units by ordinance. Responsible Agency: CDS. Timeframe: By August 31, 2009.		R
<b>Comments:</b>						
A	B			<b>H-IM12. Identify Potential Special Occupancy Park Sites.</b> The County shall develop and maintain an inventory of suitable sites for use for managed low income special occupancy parks{xe "special occupancy parks"} <b>}. Responsible Agency: CDS. Timeframe: on-going.</b>		R
<b>Comments:</b>						
A	B			<b>H-IM13. Ten-Year Plan to End Homelessness.</b> The County shall staff and support the implementation measures outlined in the Ten-Year Plan to End Homelessness{xe "special occupancy parks"} <b>}. Responsible Agency: HHS &amp;CDS. Timeframe: on-going.</b>		R
<b>Comments:</b>						
A	B			<b>H-IM14. Homeless Task Force.</b> 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. Responsible Agency: HHS &CDS. Timeframe: on-going.		R
<b>Comments:</b>						

**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
A	B			<p><b>H-IM15. Funding for the Multiple Assistance Center.</b> <del>The County shall provide program service support to the Multiple Assistance Center based on program and cost efficiency outcomes. Responsible Agency: HHS. Timeframe: on-going.</del>  <u>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.</u></p>		R
<b>Comments:</b>						
			D	<p><b>Program 2.1c.</b> The County shall provide \$600,000 in program service support to the Multiple Assistance Center (\$200,000 per year over initial three year period), and shall consider similar commitments to the MAC after the initial three year period expires, based on program and cost efficiency outcomes. Responsible Agency: Dept. of Health and Human Services.</p>		D
<b>Comments:</b>						
A	B	C		<p><b>H-IM16. Housing Accessibility for the Disabled.</b> 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.</p>		R
<b>Comments:</b>						
A	B			<p><b>H-IM17. Affordable Multifamily Housing Land Inventory.</b> The County shall create an inventory of lots suitable for affordable multifamily housing, <u>including any necessary rezonings to R-3: Residential Multiple Family or RM: Residential Multifamily</u> 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.</p>		R

**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
<b>Comments:</b>						
A	B			<b>H-IM18. Surplus Affordable Multifamily Housing Land Inventory.</b> 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.		R
<b>Comments:</b>						
A	B			<b>H-IM19. Housing Rehabilitation in Distressed Communities.</b> 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.		R
<b>Comments:</b>						
A	B			<b>H-IM20. Post Information Regarding Fair Employment and Housing.</b> The County shall continue to support the enforcement program of the State Fair Employment and Housing Commission. Responsible Agency: HHS & CDS. Timeframe: on-going.		R
<b>Comments:</b>						
A	B			<b>H-IM21. Revised Length of Stay Limits for Recreational Vehicles.</b> Consistent with the visitor serving provisions of the Coastal Act and recent amendments to state law, the County shall eliminate any provision of County Code limiting the period a tenant may reside in a recreational vehicle within a Recreational Vehicle Park pursuant to California Recreational vehicle Code Occupancy Law, Civil Code Section 799.20. Responsible Agency: CDS. Timeframe: on-going.		R
<b>Comments:</b>						

**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative				Chapter 8 Housing Element	Remarks/Implementation	Vote R, M, D
			D	<b>Program 2.1b.</b> Identify adequate housing sites for the low-income nomadic population throughout the County in proportion to the specific local needs as part of the ongoing development of the Land Use Element of the General Plan. Responsible Agency: Community Development Services. Timeframe: Ongoing.		M
<b>Comments: Delete "throughout" Add "within urban development areas by May 2010".</b>						
A	B	C		<b>H-IM22. Flexible Application of Development Standards.</b> 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 Agency: CDS. Timeframe: August 31, 2009.		r
<b>Comments:</b>						
A	B	C		<b>H-IM23. Reduce Parkland Dedication Requirements for Existing Structures.</b> The County shall modify the Parkland Dedication Fee Ordinance to subtract existing structures from parkland dedication fee requirements for those structures which pre-dated the original Quimby Act ordinance applicable to the property. Responsible Agency: CDS. Timeframe: By August 31, 2009.		
<b>Comments: NO POSITION</b>						
A	B			<b>H-IM24. Provide Second Unit House Plans.</b> The County shall maintain plan-checked second dwelling unit plans for public use. Responsible Agency: CDS. Timeframe: ongoing.		R
<b>Comments:</b>						
			D	<b>Program 3.1a.</b> The County shall apply for grant funding to hire designers to develop a set of five pre-approved low-cost housing plans kept on file so the Building Division may offer them to property owners seeking to streamline the permit approval process. Responsible Agency: Community Development Services.		D

HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09

Plan Alternative				Chapter 8 Housing Element	Remarks/ Implementation	Vote R, M, D
<b>Comments:</b>						
A	B			<b>H-IM25. Internet Accessible Residential Land Inventory and Development Constraint Maps.</b> 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.		R
<b>Comments:</b>						
			D	<b>Program 1.1.b</b> The Planning Division shall make available at the public information counter of Community Development Services a GIS computer that will enable developers to identify real-time mapped constraints to housing development. Responsible Agency: Community Development Services.		D
			D	<b>Program 1.1.e</b> The Planning Division shall develop materials for the Department's website that clearly show the existing vacant and underdeveloped land inventory, including thematic maps, graphs, and tables documenting development potential and constraints on a parcel-specific level.		D
<b>Comments:</b>						
			D	<b>Program 1.1f</b> The Planning Division shall establish a procedure for updating the land inventory on annual basis to incorporate the best available information.		D
<b>Comments:</b>						
A	B			<b>H-IM26. Alternative Owner Builder Program.</b> 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.		R
<b>Comments:</b>						

**HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09**

Plan Alternative		Chapter 8 Housing Element		Remarks/Implementation	Vote R, M, D
A	B			<b>H-IM27. Encourage Efficiency Unit Construction.</b> 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.	R
<b>Comments: Very useful tool in creating affordable housing.</b>					
			D	<b>Program 1.1.c.</b> The Planning Division shall make available at the public information counter of Community Development Services a handout describing recent changes in State law that exempt affordable housing projects from "prevailing wage" requirements. Responsible Agency: Community Development Services.	D
<b>Comments:</b>					
			D	<b>Program 1.1.d.</b> The Planning Division shall quantify in a replicable format the development potential for each alternative land use pattern evaluated in the Environmental Impact Report for the General Plan Update.	D
<b>Comments:</b>					
			D	<b>Program 1.1g.</b> The Planning Division shall develop development timing procedures as part of the General Plan Update process that link updates of the Housing Element to infrastructure improvements and other development timing initiatives to ensure an adequate supply of housing to meet the County's future housing needs.	R
<b>Comments:</b>					
<b>NO FURTHER COMMENTS ARE MADE END HOUSING FOR ALL COMMENTS</b>					
			D	<b>Program 1.1h</b> The Planning Division shall perform an internal consistency review as part of the	



HOUSING FOR ALL COMMENTS TO HUMBOLDT COUNTY PLANNING COMMISSION 3/10/09