

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 2014 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 comprehensive update for Humboldt County was completed in 2010. The planning horizon for this Housing Element extends to 2019. This is shorter than the planning horizon for the 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 8-1. Income Categories, 2013

Income Category	Annual Household Income	Percent of Median Income
Extremely Low Income	\$0 - \$17,200	<30%
Very Low Income	\$17,201 - \$28,650	31 - 50%
Other Low Income	\$28,651 - \$45,850	51 - 80%
Median Income	\$53,300	100%
Moderate Income	\$45,851 - \$68,760	81 - 120%
Above Moderate Income	\$68,760+	>120%

Source: US Department Housing and Urban Development, 2013.

Note: The limits for the various income categories for Humboldt County in 2013 are based on a four person household."

Home ownership in the County in 2010 was 67%; 10% higher than in 2000 and 10% higher than the homeownership rate in California. The County's housing affordability index, a measure of wage earners' ability to afford a median priced home, was 37% in 2012, which is 15% lower than the state average, but an improvement over the 17% figure in the County several years ago. It remains a priority of this Plan to stimulate the production of low cost housing by the private sector in order to increase homeownership rates.

It also remains a priority of this plan to stimulate the production of workforce rental housing, particularly for those earning less than the median income. In 2010, 78% of low income renters in the County spent more than 30% 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 2011 there were an estimated 1,064 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 more limited, although it too is adequate to meet housing demands through 2019. With the multifamily rezoning program implementation in 2012, the inventory of land available for multi-family residential development is also able to meet housing demands through 2019. A selection of additional potential multifamily sites has been identified, and a Phase 2 Multifamily Rezoning Program is proposed to be implemented in 2014.

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 70% 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 2014 - 2019 time period.
- The residential land inventory.
- 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 and Quantified Objectives: 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 2010 Element and the projected housing needs during that time period.

Table 8-2. Comparison of Housing Constructed and Projected Housing Needs; Humboldt County Unincorporated Areas, 2007 – 2013

Household Income Category	HOUSING UNITS Unincorporated Areas		
	Projected Housing Needs	Permitted Housing Construction	Surplus (Deficit)
Extremely Low & Very Low	567	114	(453)
Other Low	364	205	(159)
Moderate	390	70	(320)
Above Moderate	928	777	(151)
Total	2,249	1,166	(1,083)

Source: Humboldt County Planning and Building Department, 2013

The table shows the County permitted construction of 1,116 fewer units than the total projected housing need during the 2007-2013 time period, about half of the projected need. There were fewer units built than the projected needs in each category, even for the higher income categories where there is an abundance of property in the land inventory to accommodate those needs. This suggests the projected housing needs in the previous planning period may have been excessive. The slower pace of actual residential development compared to earlier projections is understandable; with the downturn of the economy in the middle of the planning period, the market forces that normally encourage housing production became much weaker during the planning period than first expected, resulting in fewer homes constructed.

The previous Housing Element also included quantified objectives in standard H-S1 which are shown in the table below; they were based on the development patterns in the 2002 – 2007 time period, which was characterized by a strong housing market. The table shows the County exceeded its quantified objective for multifamily units, but did not meet its objectives for second units or other single family residential construction.

Table 8-3. Comparison of Housing Constructed and Quantified Objectives, 2007 – 2013

Housing Type	HOUSING UNITS Unincorporated Areas		
	Quantified Objective	Permitted Housing Construction	Surplus (Deficit)
Single Family	1,372	814	(558)
Multifamily	128	206	78
Second Units	169	113	(56)
Total	1,669	1,133	(536)

Source: Humboldt County Planning and Building Department, 2013

As with the projected housing needs described above, the quantified objectives in the previous Housing Element may also have been excessive. As noted in the above paragraphs, a weaker than expected housing market is viewed as the primary factor in explaining the difference between the objectives in the beginning of the previous planning period and the actual construction that took place during that period. The quantified objectives in the current Housing Element scale back expectations to reflect current housing market conditions.

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

Table 8-4. Grant Funded Programs between July 2008 –January 2013

Name	Type of Project	County's involvement	Number of Units
First Time Homebuyer	First Time Homebuyer	Low-Interest deferred loans	22 low income
Owner Occupied Rehab	Rehab for low-income owners	Low-Interest deferred loans	35 low income
Aster Place Apartments	Rental New Construction	Construction and Offsite Improvements/ 2 Low-Interest deferred loans	39 very-low income
Multiple Assistance Center	Transitional Center for Homeless	Operational Expenses (CalWorks funding for 18 homeless families)	200 persons per year (extremely low income)
All-Faith Homeless Shelter	Grant	Acquisition and expansion	28 bed homeless shelter

Source: Humboldt County Planning and Building Department, 2013

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 as principally permitted uses in commercial areas.
 - Reduce parking requirements for homes of 1,000 square feet in size or less.
 - Increase the allowed densities and rewards offered for producing affordable housing through the Residential Density Bonus Program.
 - Provide exceptions to lot coverage and yard setbacks for second units that are 800 square feet in size or less.
 - Allow emergency shelters and transitional housing facilities as principally permitted uses in commercial zones.
- Maintained the County GIS system to the internet, making parcel specific development information available to applicants.
- Maintained 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 2014-2019 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 future need for housing by income level for the County for January 2014 to June 2019 as shown in Table 8-5. The figures for this planning period are substantially less than for the previous planning period more accurately reflecting the current soft housing market.

The table shows 859 new residential units built in the unincorporated areas will meet the projected housing need for the 2014 – 2019 time period. State law requires local governments to provide adequate sites for the construction of housing to meet the County's fair share housing needs.

Table 8-5. Projected Fair Share Housing Needs, Humboldt County Unincorporated Areas, 2014 – 2019

Income Category	Projected Housing Needs	Percent of Total RHNA
Extremely Low*	106	12.5%
Very Low	106	12.5%
Other Low	135	16%
Moderate	146	17%
Above Moderate	366	42%
Total	859	100%

Source: HCOAG, December 2013

* This Element assumes ½ of the Very Low-Income category is in the Extremely Low-Income category.

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 8-6 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.

Except in rare cases, the residential land inventory excludes development potential on Agricultural Exclusive and Timberland designated area. Similarly properties designated Agriculture Grazing, Agriculture Lands and Agriculture Rural are generally excluded from the inventory because the land is primarily used for agriculture, timber production or other conservation and open space uses. Excluded for the current planning period are properties with existing improvements of \$25,000 or more, and properties with extensive mapped physical constraints.

Included in the residential land inventory for the current planning period is a development potential for second units (113 units), multifamily units principally allowed in commercial areas (33 units), planned construction by Native American tribes (39 units), and properties proposed to be changed from agriculture land use designations to "Residential Agricultural" with the General Plan Update (393 units). See §8.12.21 of the Housing Element Appendix for more detail.

Table 8-6. Residential Land Inventory Summary

Zoning Group	Dev. Acres	Potential Units (Gross)	Parcel Count	Potential Units for the Current RHNA Planning Period (Net)
Rural Residential (RR)	19,019	1,483	1,417	832
Rural Residential properties added by the GPU (RR)	5,238	1,270	393	393
Residential Estates (RE)	1,469	575	398	341
Residential Low Density (RL)	1,554	3,803	1,579	2,177
Residential Multifamily (RM)	273	1,497	351	1,104
Total	27,553	8,628	4,138	4,847

Source: Humboldt County Planning and Building Department, 2013

The above table shows the County has sites in the residential land inventory to accommodate its projected future housing needs of 859 units.

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. No more than 100 potential units are assigned to any parcel.

Based on these criteria, the land inventory contains sites with a development potential of 919 units affordable to lower income households. Second units will provide an additional 113 units affordable to lower income households¹, and planned construction of 39 units affordable to very low-income households in the next five (5) years by Native American tribes for their members will also contribute toward meeting the affordable housing needs. These figures demonstrate the County has sites in the Affordable Housing Inventory to meet the projected need of 347 units for the lower income category.

8.3.4 New State Law Addressing Disadvantaged Communities

SB 244 (Wolk, 2011) requires cities and counties to identify the infrastructure and service needs of unincorporated legacy communities in their general plans at the time of the next Housing Element update. SB 244 defines an unincorporated legacy community as a place that meets the following criteria:

- Contains 10 or more dwelling units in close proximity to one another;
- Is either within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
- Has a median household income that is 80 percent or less than the statewide median household income.

Accordingly, this Element includes the required analysis of legacy communities in the Housing Element Appendix (§8.20.22), and includes the following implementation measure to reference this analysis in the Land Use Element of the Framework Plan in §2611 – Community Plan Areas: Background.

“H-IM34. Revise the Land Use Element to Facilitate Development in Legacy Communities. The County shall amend Section 2611 of the Framework Plan (Community Plan Areas: Background) to include a reference to the discussion of Legacy Communities in the Housing Element Appendix (§8.20.22). Responsible Agency: Planning and Building Department; Timeframe: concurrent with adoption of the Housing Element.”

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 (H-IM1) that would receive revenue from multiple sources such as state and federal grants and revolving loan program revenue. Revenue would be generated through a fund raising program managed by the Planning Division (H-IM2) Allowable expenditures from the Trust will be determined and governed periodically by the Board of Supervisors based on program standards.

¹ The quantified objective of this Housing Element for second units is 113, which is the number of second units constructed from 2007 – 2013. Based on a 2006 survey of recently constructed second unit owners, 1/3 of second units are affordable to low income households and the remainder are affordable to very low income households.

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 get fee waivers or deferrals only 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 Departments and Community Services Districts could 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.

A major concern expressed in the Housing Element workshops is the damage to the housing stock and the displacement of affordable housing caused by indoor marijuana grows. The City of Arcata recently adopted an excessive energy tax whereby households using more than 600% of the normal electrical energy use are required to pay a higher rate for their electricity. The County Board of Supervisors recently initiated steps toward adopting a similar program within the County. This Housing Element includes a program to apply 20% of the net revenue from any excessive energy tax program toward housing programs to address impacts from indoor marijuana grows.

8.4 Goals and Policies

Goals

- H-G1. Housing Production.** Regulatory policies, practices and costs that promote the creation of affordable housing protect the public health, safety and welfare, encourage compliance with permit requirements, minimize the environmental impacts of housing development and reflect the goals and priorities of this Plan.
- H-G2. Housing Diversity.** An adequate supply of all types of affordable housing for all income levels in all areas of the County, including urban, suburban, rural, hamlet and remote areas.
- H-G3. 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-G4. 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-G5. 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-G6. Emergency Shelters and Transitional Housing.** Sufficient emergency shelter capacity and transitional housing opportunities to meet local demands.

Policies

- H-P1. Promote Infill, Reuse and Redevelopment.** The County shall promote 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 continue to stimulate residential and infrastructure development within Housing Opportunity Zones while not diminishing opportunities for second dwellings in other areas of the County. The County shall, review and consider the expansion of or the addition of new Housing Opportunity Zones, as needed.
- H-P3. Development of Properties in the Residential Land Inventory.** The County shall encourage development of parcels in the residential land inventory for the current planning period at targeted residential density.
- H-P4. Encourage Second Units.** The County shall stimulate the construction of second units by relaxing second-unit development standards through modifications to the land use codes in order to provide low-cost housing and to make more efficient use of existing roads.
- H-P5. Retain Legal Non-Conforming Housing.** The County shall support retention of legal non-conforming housing which exceeds the general plan density standards through modifications to the land use codes for new subdivisions.
- H-P6. 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-P7. 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-P8. 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-P9. Maintenance of an Adequate Supply of Residential Land.** 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-P10. Contributions to Infrastructure and Service Development.** Market-rate housing pays 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 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-P12. Residential Subdivision Permit Process.** The County shall maintain an efficient, streamlined and predictable permitting process designed for residential subdivisions that meet the goals and policies of this Element.
- H-P13. Expedited Residential Subdivision Review in Housing Opportunity Zones.** The County shall streamline environmental review of residential subdivisions in Housing Opportunity Zones by establishing standardized maximum thresholds of significance,
- H-P14. 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 housing opportunities for all income categories.
- H-P15. Fee Deferrals, Subsidies and Density Bonuses.** The County shall offer and provide density bonuses and shall defer until occupancy fees for building permits, discretionary land use permits, parkland dedication fees, 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, affordable to, and occupied by, persons or families of low-, very-low or extremely low income for at least 30 years if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program, and at least 15 years for financing without such requirements. All fees to be paid prior to issuance of a certificate of occupancy.
- H-P16. 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 Division Department, 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-P17. Deferral of Minor Subdivision Improvements.** The County shall allow applicants to defer improvements for minor subdivisions until the time of building permit issuance 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. Public Works shall specify allowable deferrals on a project by project basis.
- H-P18. 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.
- H-P19. 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-P20. Emergency Shelters.** Emergency shelters, shall be allowed as principally permitted uses on sites mapped for emergency shelters in the Housing Element Appendix.
- H-P21. Rehabilitation of Substandard Housing.** The County shall work to improve substandard housing conditions throughout the County as indicated through housing condition surveys.
- H-P22. Support for Tenant's Rights.** The County shall support residential tenants and landlords rights and responsibilities and the enforcement of state and federal tenant-rights.
- H-P23. Prevention of Housing Discrimination.** The County shall support the enforcement of state and federal fair housing and anti-discrimination laws.
- H-P24. Housing and Support Services for Elders and Disabled Persons.** The County shall promote and encourage a range of housing and support services for elders and disabled persons that allow a wide spectrum of choices from fully independent to fully assisted living.
- H-P25. Support Innovative Construction and Design Methods.** The County shall support the use of innovative construction and design methods and building materials that make more efficient use of land and materials, including water conserving waste disposal systems, energy systems, dwelling designs, and uses of recycled materials for building.
- H-P26. Encourage New and Experimental Techniques.** The County shall encourage and be receptive to new and experimental construction techniques.
- H-P27. 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 areas not served by public water or sewer.
- H-P28. 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-P29. Reduce and Avoid Impacts to Biological Resources.** Consistent with the mitigation measures in the Supplemental Environmental Impact Report (SCH#2009022077) 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 Wildlife (DF&W) for comments and recommendations.
- H-P30. Conservation of Affordable Housing Damaged or Displaced by Indoor Marijuana Grows.** The County shall earmark a minimum twenty percent (20%) of the net revenue from any future excessive energy tax toward programs for conservation of affordable housing.
- H-P31. Maintaining an Adequate Land Inventory.** Unless written findings are made pursuant to Government Code 65863 supported by substantial evidence, the County shall not allow a reduction in residential units in the residential land inventory below that specified in the current Regional Housing Need Allocation (RHNA).

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 2019 of:
- 1) 814 single family units; 151 of which are under the Alternative Owner Builder (AOB) program.
 - 2) 206 multifamily units
 - 3) 113 second units
- H-S2. Achieving the Target Densities in Housing Opportunity Zones.** Parcels in the residential land inventory in Housing Opportunity Zones for the current planning period shall be developed to meet or exceed the “mid-point” density. A lower density may be approved only if specific findings are made supported by substantial evidence that the proposed development will not preclude future development at the “mid-point” density, or the “mid-point” density is not feasible.
- H-S3. Calculation of the Target Density in Housing Opportunity Zones on a Parcel.** The target residential density on each parcel in the residential land inventory in Housing Opportunity Zones for the current planning period 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 mapped 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. Infrastructure Development.** Infrastructure projects which reduce physical capacity constraints to residential land located within Housing Opportunity Zones or other areas where health and safety concerns are evident shall be given priority for funding and development.
- H-S6. Retain Legal Non-Conforming Housing.** General Plan density standards shall be waived for existing legal non-conforming housing in new subdivisions.
- H-S7. Ten-Year Plan to END Homelessness.** The County’s Ten-Year Plan to End Homelessness as adopted in 2009 will guide the County’s efforts to address the housing and service needs of the homeless, and “at risk of homelessness” populations.
- H-S8. 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-S9. Incentives for Second Units. Second residential units principally permitted in housing opportunity zones and conditionally permitted in other residential zones, that do not exceed 50% of the square footage of the primary unit, or 800 square feet, whichever is smaller shall be provided with one or more of the following incentives as detailed in the land use ordinance:

- Parking space requirements shall be reduced to a maximum of one space
- Second units may be located more than 30 feet from the primary residence as principally permitted
- Access to the second unit does not need to be subordinate to the primary unit access
- Second units may be exempted from solar shading requirements with a special permit.

H-S10. 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 comprehensive Housing Element updates.

H-S11. 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-S12. Standards for Extremely Low, Very Low and Low Income Sites in the Residential Land Inventory. 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 by right (no discretionary review is required). Multi-family sites shall be considered suitable if they contain one or more developable acres planned and zoned for at least 15 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-S13. 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-S14. Standards for Environmental Review of Residential Subdivisions in Housing Opportunity Zones. The County shall develop standardized thresholds of significance for environmental review of residential subdivisions in Housing Opportunity Zones for the following subject areas:

- Aesthetic Impacts
- Agricultural and Forest Impacts
- Air Quality Impacts
- Land Use and Planning Impacts
- Mineral and Energy Impacts
- Noise Impacts
- Population and Housing Impacts
- Public Services
- Recreation
- Utilities and Service Systems
- Cumulative Impacts

8.6 Implementation Measures

H-IM1. Housing Trust Fund. The County shall establish a Housing Trust Fund to support the conservation and development of housing affordable to low- and very 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
- Sale of Surplus County Property
- County General Fund
- Private Foundations and Individuals
- 20% of the revenue from any future Excessive Energy Use Tax

Responsible Agencies: Planning and Building Department and County Counsel.
Timeframe: By August 31, 2017.

H-IM2. Pursue Funding for Housing Programs. The County shall pursue funding for housing programs, and prioritize funding for development of housing affordable to very low-income households when competing for resources with other projects including:

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

Responsible Agency: Planning and Building Department and Health and Human Services. Timeframe: annually or more often if funding becomes available.

- H-IM3. Provide Second Unit House Plans.** The County shall maintain online second dwelling unit plans for public use. Responsible Agency: Planning and Building Department. Timeframe: ongoing.
- H-IM4. 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: Planning and Building Department. Timeframe: on-going.
- H-IM5. Encourage Efficiency Unit Construction.** The County shall consider adopting changes to County 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: Planning and Building Department. Timeframe: By April 30, 2018.
- H-IM6. Internet-Based Permitting Software to increase Transparency of Permit Review Process.** The County shall maintain and improve the internet based permitting software open to the public to make permit review more transparent, and to publish reports identifying the specific factors contributing to processing times of ministerial permits, such as the length of review times for projects. Responsible Agencies: Planning and Building Department, Health and Human Services Department, and Public Works. Timeframe: on-going.
- H-IM7. 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, very low income, extremely low income, and special need populations. Responsible Agency: Planning and Building Department. Timeframe: By April 30, 2018.
- H-IM8. 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: Planning and Building Department and County Counsel. Timeframe: By August 31, 2018.
- H-IM9. Facilitate Development of Sites in the Affordable Housing Land Inventory,** The County shall allow the multifamily zoned portion of sites in the Affordable Housing Residential Land Inventory to be developed with multifamily housing as a principally permitted use independent of existing uses or other allowed uses that may occur on the site.
- The County shall encourage flexible application of the multifamily zoned areas on the properties to ensure the minimum housing density is achieved. Further, the County shall encourage lot line adjustments, land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Affordable Housing Residential Land Inventory in light of state, federal and local financing programs.
- The County shall offer the following incentives for the development of affordable housing, including, but not limited to,
- priority to processing subdivision maps that include affordable housing units, and consideration of exceptions to solar shading requirements,
 - expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plans and master environmental impact reports,

- financial assistance (based on availability of federal, state, local foundations, and private housing funds), and
- modification of development requirements, such as reduced parking standards for elders, assisted care, and special needs housing on a case-by-case basis.

Responsible Agency: Planning and Building Department, Health and Human Services Department, Public Works Timeframe: on-going.

- H-IM10. Tiered Environmental Review,** The General Plan Update EIR analysis of the cumulative impacts of residential development in Housing Opportunity Zones shall be completed and presented in a manner that facilitates the use of the analysis for individual project environmental review. The County shall make use of tiered environmental analysis to reduce the burden of cumulative impacts analysis on individual residential projects in Housing Opportunity Zones. Responsible Agency: Planning and Building Department. Timeframe: January 1, 2018.
- H-IM11. Distribution and Sharing of Publicly Available Fault Evaluation Reports,** The County shall maintain records of the location of Fault Evaluation Reports that have been prepared within Humboldt County and submitted to the California Geologic Survey pursuant to the Alquist-Priolo Earthquake Fault Zoning Act and make available copies of Fault Evaluation Reports upon request to residential developers within Housing Opportunity Zones. Responsible Agency: Planning and Building Department, Building Division. Timeframe: January 2018.
- H-IM12. Tsunami Hazard Areas,** The County shall publish guidelines for housing development in identified tsunami hazard areas. The guidelines shall include development standards and mitigations for principally permitted and discretionary housing projects. The County shall work with Coastal Commission staff in the development of standards and mitigations to ensure consistency with Coastal Act requirements. Responsible Agency: Planning and Building Department. Timeframe: January 2018.
- H-IM13. 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: Planning and Building Department. Timeframe: By January 2018.
- H-IM14. Accounting for Unpermitted Development in the Land Inventory.** The County shall work with HCD to develop an appropriate method of assigning development potential for lower income units based on the unpermitted construction of homes. Responsible Agency: Planning and Building Department. Timeframe: By January 2018.
- H-IM15. Monitoring Affordable Housing Development on Properties Rezoned to Multifamily.** The County shall include in its Annual General Plan Progress Report prepared pursuant to §65400 of the Government Code a description of the development that has occurred on the properties rezoned to multifamily under H-IM17 and H-IM18 of the 2009/2010 Housing Element. The County shall also include in the 2019-2024 Housing Element Update an assessment of the effectiveness of the Affordable Multifamily Housing Land Inventory in meeting the County's housing needs for lower income households, and propose changes to that program as necessary to increase its effectiveness. Responsible Agency: Planning and Building Department. Timeframe: Annually.

- H-IM16. Facilitate and Monitor The Martin Slough Interceptor (MSI) Project, and Implement Alternatives if the Project is Delayed or Canceled.** The County shall facilitate and monitor the MSI project, and implement the traffic mitigation measures required in the Environmental Impact Report for that project. The County shall formally request an update to the official project schedule on an annual basis beginning in December, 2014. If new sewer hookups provided by the Phase II MSI project are unavailable by December 31, 2015 to accommodate the residential inventory in the area, the County shall replace the loss of inventory on a one-for-one basis by rezoning qualified properties in other areas as needed to meet the proportional share of the RHNA for the MSI project area. Replacement of lots in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory. Rezoning shall be completed within one year of the date the County learns of the delay or cancellation. Responsible Agencies: Planning and Building Department, City of Eureka, Humboldt Community Services District. Timeframe: Facilitating and monitoring the MSI project – ongoing; Re-zoning shall be completed within one year of receipt of notification of project delay or cancellation.
- H-IM17. Reduce Permit Requirements for Second Units.** The County shall amend the second unit ordinance to reduce the permit requirements for second units on privately maintained roads to be the same as for second units on publicly maintained roads. Responsible Agency: Planning and Building Department. Timeframe: By April 30, 2018.
- H-IM18. 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 storage and water conservation measures intended-to-reduce_surface water withdrawals from streams and creeks during summer low flow periods. Responsible Agency: Planning and Building Department. Timeframe: By April 30, 2018.
- H-IM19. Continued Implementation of Effective Policies from the Previous Housing Element.** The County shall continue to implement the policies from the 2009/2010 Housing Element labeled as "✓" in §8.12.20 of the Housing Element Appendix. Responsible Agency: Planning and Building Department. Timeframe: on-going.
- H-IM20. Consideration of Policies from the "Idea Bank".** The County shall consider implementing the policies and implementation measures labeled with a "→" in §8.12.20 of the Housing Element Appendix as stand-alone projects with separate environmental review. Responsible Agency: Planning and Building Department. Timeframe: to be determined.
- H-IM21. Ten-Year Plan to End Homelessness.** The County shall actively support the implementation measures outlined in the Ten-Year Plan to End Homelessness. Responsible Agency: Health and Human Services, Humboldt Housing and Homeless Coalition & Planning and Building Department. Timeframe: on-going.
- H-IM22. Homeless Humboldt Housing and Homeless Coalition.** The County shall support continuation of the Humboldt Housing and Homeless Coalition, or its equivalent, in order to guide policy development and implementation of programs that address the needs of the homeless population throughout the entire county. The County shall work cooperatively with cities to address the housing needs of the homeless population for the county as a whole. Responsible Agency: Health and Human Services & Planning and Building Department. Timeframe: on-going.

- H-IM23. 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: Health and Human Services. Timeframe: on-going via annual review.
- H-IM24. Housing Accessibility for People with Disabilities.** 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: Planning and Building Department. Timeframe: on-going.
- H-IM25. Housing Rehabilitation.** The County shall periodically conduct housing condition surveys and prioritize housing rehabilitation funding and assistance to sub-standard housing. Responsible Agency: Planning and Building Department. Timeframe: on-going.
- H-IM26. 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 disseminate information about fair housing rights and procedures for filing fair housing complaints to public libraries and the Humboldt County Housing Authority. Timeframe: Post and maintain posters annually. Responsible Agency: Planning and Building Department.
- H-IM27. Revised Length of Stay Limits for Recreational Vehicles.** The County shall revise local regulations to remove the 6 month time limit for tenants residing in RV parks. 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: Planning and Building Department. Timeframe: By January 1, 2018.
- H-IM28. Identify Potential Special Occupancy Park Sites.** The County shall maintain an online inventory of suitable sites for use for managed low income, very low income, extremely low income, special occupancy parks. Responsible Agency: Planning and Building Department. Timeframe: on-going.
- H-IM29. Procedures for Conversion of Mobilehome Parks and Recreational Vehicle Parks.** The County shall amend County Code to adopt a mobilehome park conversion ordinance pursuant to Government Code §65863.7), and to require similar procedures acceptable to the Planning Commission for conversion of Recreational Vehicle Parks to other uses. Responsible Agency: Planning and Building Department. Timeframe: By January 1, 2016.
- H-IM30. Elder Housing Needs Assessment.** The County shall facilitate an assessment of the housing needs of elders. Responsible Agency: Planning and Building Department, Health and Human Services Department, Senior Resource Center, Area I Agency on Aging. Timeframe: By January 1, 2016.
- H-IM31. 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: Planning and Building Department. Timeframe: By January 1, 2018.

- H-IM32. “Safe Homes” Program to Increase Building Code Compliance.** The County shall allow qualified unpermitted homes to become permitted through a “safe homes” program. Reduced or eliminated penalty fees for owners wishing to obtain permits for unpermitted homes shall be included as an incentive to bring the unpermitted units into compliance. Responsible Agency: Planning and Building Department. Timeframe: By July 1, 2016
- H-IM33. Standards for Alternative Sewage and Wastewater Disposal Systems.** Consistent with Regional Water Quality Control Board requirements, the Division of Environmental Health shall consider approval of gray water and other acceptable treatment and disposal systems, including composting toilets, in areas where Alternative Owner Builder structures are allowed. Responsible Agency: Health and Human Services Department. Timeframe: By July 1, 2016.
- H-IM34. Revise the Land Use Element to Facilitate Development in Legacy Communities.** The County shall amend §2611 of the Framework Plan to include a reference to the discussion of Legacy Communities in the Housing Element Appendix (§8.20.22). Responsible Agency: Planning and Building Department. Timeframe: By January 1, 2018.
- H-IM35. 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 through actions such as legislative changes, zoning consistency determinations, analysis of legal-non-conforming status, Plan amendments or zone reclassifications. Responsible Agency: Planning and Building Department. Timeframe: on-going.
- H-IM36. Reduce Building Permit Application Fees.** The Chief Building Official may reduce building permit and plan check fees by fifty percent (50%) or more as reflected in the adopted fee schedule for resubmittal of expired housing development applications for the same plan check-approved project within the same Building Code cycle. Responsible Agency: Planning and Building Department. Timeframe: on-going.
- H-IM37. Affordable Multifamily Housing Land Inventory.** The County shall increase the inventory of lots suitable for inclusion in the affordable multifamily housing inventory and allowed by right (no discretionary review is required), including any necessary rezonings to R-3: Residential Multiple Family or RM: Residential Multifamily to accommodate 77 additional units, which can accommodate the housing need for extremely low, very low and low income households pursuant to Government Code Section 65583 (c) (1) (A). This program will be on a voluntary basis and use the Q – Qualified zone to establish minimum density and other requirements. Responsible Agency: Planning and Building Department. Timeframe: Begin program by December 31, 2014 with completion by December 2016.
- H-IM38. Farmworker Housing.** The County shall review the zoning ordinance to comply with the requirements of state law (Health and Safety Code 17021.5 and 17021.6). Responsible Agency: Planning and Building Department. Timeframe: December, 2016.

- H-IM39. At Risk Units.** The County shall seek to preserve all assisted multifamily housing units at risk of being converted to market rate rental housing through establishing an early warning system and providing financial assistance when funding is available. Responsible Agency: Planning and Building Department. Timeframe: December, 2016.
- H-IM40. Expedited Residential Subdivision Review in Housing Opportunity Zones.** The County shall develop standardized thresholds of significance in the subject areas listed in H-S13 to simplify environmental review of residential subdivisions in Housing Opportunity Zones. Responsible Agency: Planning and Building Department. Timeframe: December, 2015.