

2019 Housing Element Update Humboldt Association of Realtors Workshop

COUNTY OF HUMBOLDT

Planning and Building Department

February 26, 2019



AGENDA

What

Summarize purpose of meeting

Review of regulatory context

- Housing element law
- New housing laws

Review Humboldt Co. 2019 Housing Element Update

- RHNA and HCD demographic info
- Housing topics of interest

Discussion

- What data trends is HAR seeing, e.g., for construction costs?
- What are the needs; what needs are not being captured?
- What is working?
- What is not working: what are the housing issues?
- Ideas for solutions: how do we get more housing built; better incentivize housing construction?

Next Steps

Close

When

11:00-11:02 (2')

11:02-11:12 (10')

11:12-11:22 (10')

11:22-11:55 (33')

11:55-11:59 (4')

11:59-12:00 (1')



Humboldt County 2019 Housing Element Update Workshop Schedule

Wednesday, February 27, 2019, 6-8 PM Azalea Hall, 1620 Pickett Road, McKinleyville

Note: This is a special meeting of the McKinleyville Municipal Advisory Committee (MMAC)

Thursday, February 28, 2019, 6:30-8:30 PM Redway Elementary School, 344 Humboldt Ave.,
Redway

Tuesday, March 5, 2019, 6-8 PM Humboldt County Agricultural Building, 5630 South
Broadway, Eureka

Wednesday, March 6, 2019, 6-8 PM Willow Creek Community Services District office,
135 Willow Rd, Willow Creek

What is the Housing Element?

The Housing Element :

- It's one of the 8 mandatory elements of the General Plan
- Provides a roadmap for residential development in the unincorporated areas of the county
 - *It proposes policies and programs to facilitate residential construction but it doesn't build houses.*
- Regular updates; the planning horizon for this housing element extends to 2027.



Housing elements are required to have the following four components:

- Housing needs
- Site inventory and analysis
- Constraints analysis
- Program requirements



What are some of the new housing laws?

- Allowances for Accessory Dwelling Units
- Additional data to be reported for Annual Progress Report
- Streamlined ministerial review for eligible multi-family projects
- Affirmatively further fair housing, Gov't Code § 8889.50

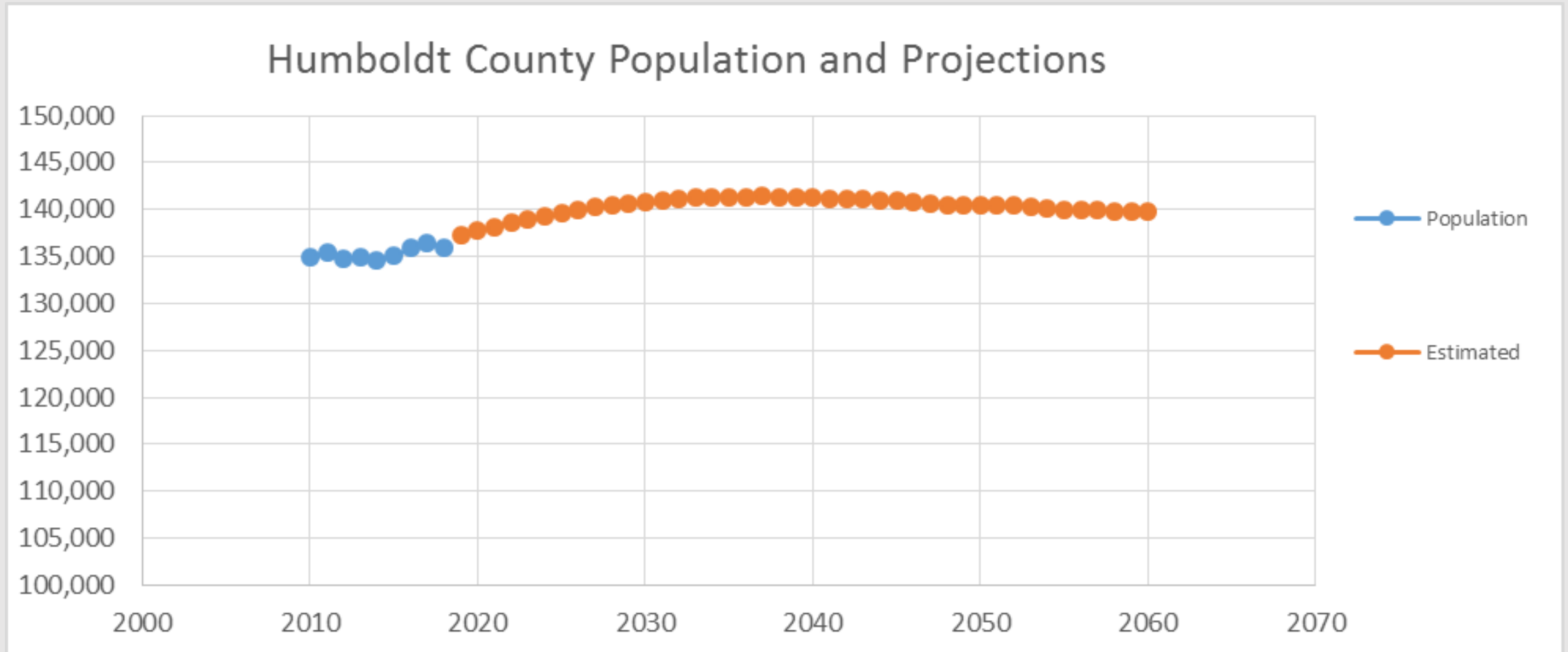


Population Growth Trends 2014 -2018, with 2010 Benchmark

| COUNTY/CITY | Population | Population | Population | Population | Population | Population | Average Annual Change | |
|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------------|-------------|
| | 4/1/2010 | 1/1/2014 | 1/1/2015 | 1/1/2016 | 1/1/2017 | 1/1/2018 | Number | Percent |
| Humboldt County | | | | | | | | |
| Arcata | 17,231 | 17,943 | 18,122 | 18,242 | 18,388 | 18,398 | 91 | 0.5% |
| Blue Lake | 1,253 | 1,281 | 1,299 | 1,306 | 1,301 | 1,280 | 0 | 0.0% |
| Eureka | 27,191 | 26,635 | 26,355 | 26,348 | 26,500 | 26,362 | -55 | -0.2% |
| Ferndale | 1,371 | 1,366 | 1,370 | 1,367 | 1,373 | 1,367 | 0 | 0.0% |
| Fortuna | 11,926 | 11,885 | 11,914 | 11,907 | 12,008 | 12,042 | 31 | 0.3% |
| Rio Dell | 3,368 | 3,333 | 3,326 | 3,322 | 3,355 | 3,348 | 3 | 0.1% |
| Trinidad | 367 | 339 | 330 | 325 | 335 | 340 | 0 | 0.1% |
| Unincorporated | 71,916 | 72,195 | 72,467 | 72,600 | 73,170 | 72,865 | 134 | 0.2% |
| County Total | 134,623 | 134,977 | 135,183 | 135,417 | 136,430 | 136,002 | 205 | 0.2% |

[Source: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-](#)

Is Humboldt's population growing?



6th Cycle RHNA Allocation by Income Category

Using 50/50 Jobs-Housing Balance Method

| Jurisdiction | Very Low Income Allocation | Low Income Allocation | Moderate Income Allocation | Above Moderate Allocation | Proposed Total RHNA Allocation |
|----------------------------|----------------------------|-----------------------|----------------------------|---------------------------|--------------------------------|
| Arcata | 142 | 95 | 111 | 262 | 610 |
| Blue Lake | 7 | 4 | 5 | 7 | 23 |
| Eureka | 231 | 147 | 172 | 402 | 952 |
| Ferndale | 9 | 5 | 6 | 13 | 33 |
| Fortuna | 73 | 46 | 51 | 120 | 290 |
| Rio Dell | 12 | 8 | 9 | 22 | 51 |
| Trinidad | 4 | 4 | 3 | 7 | 18 |
| Unincorporated Area | 351 | 223 | 256 | 583 | 1413 |
| RHNA TARGETS | 829 | 532 | 613 | 1416 | 3390 |

Annualized RHNA spread across incorporated and unincorporated areas is 390 units over the 8.7 year projection cycle. For the unincorporated area this is 163 units annually.

| Number of dwelling units constructed by building permits issued: | | 2015 | 2016 | 2017 | 2018 | Total |
|--|-----------------|------|------|------|------|-------|
| | Total In County | 104 | 87 | 117 | 92 | 400 |

Lots approved by subdivision between 2014-12/31/2018: 232

Lots created by subdivision between 2014-12/31/2018): 74

Topics Related to Housing

We are seeking public input on several housing topics being considered. Some of these topics are in response State law mandates, and some spring from recognized unmet housing needs.

All are open to public discussion and comment...



Topics Related to Housing

1. New allowances for Accessory Dwelling Units (ADUs).
2. Facilitate and fund development of Emergency Shelters on parcels previously zoned for them.
3. Facilitate and fund the development transitional and supportive housing.
4. Allowances for more Farm Employee Housing.
5. New allowances for Tiny Houses.



Humboldt County Housing Element Process and Schedule

- It must be updated and submitted to the state by August 2019.

Public workshops inform policy and implementation



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2019 Housing Element Update Info

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2019 Housing Element

Welcome to Humboldt County's Housing Element Update page. It is intended to inform people, and invite community input about current and future housing in the unincorporated parts of the county.

What is it?

The state requires cities and counties to have Housing Elements as part of their general plans. The Housing Element identifies existing and projected housing needs and establishes goals, policies, standards and implementation measures for the preservation, improvement, and development of housing in the unincorporated areas of the county. Humboldt County's Housing Element was last updated in 2014. The planning horizon for this Element extends to 2027; it must be updated by August 15, 2019 per state requirements.

Project web page:

<https://humboldt.gov.org/2448/2019-Housing-Element>

Contact: Michelle Nielsen: longrangeplanning@co.humboldt.ca.us



[https://humboldt.gov.org/2448/2019-Housing-Element.](https://humboldt.gov.org/2448/2019-Housing-Element)

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What is the Update Schedule?

Because California requires that Housing Elements be certified for compliance by the California Department of Housing and Community Development (HCD), the County's process will follow this schedule.

| Planning Activity | Timeline |
|---|-----------------------------------|
| Topics of interest, policies and implementation measures on the web | End January 2019 |
| Public Workshops | Late February to early March 2019 |
| Release of CEQA document | Late March to early April 2019 |



Notify Me

| METHOD | LIST NAME | DESCRIPTION |
|---|---|---|
|   | Auction Updates | Receive instant notification whenever new items are added to the County Auction Bill. |
|   | County Newsletter | |
|   | Eureka Main Library Thursday Afternoon Book Group | Anyone is welcome to drop in at this book group for adults. The group meets on one Thursday afternoon each month for a lively discussion of the latest book. It's at lunch hour so feel free to bring a sack lunch. |
|   | General Plan Implementation | Meeting Notifications, Draft Documents, and Public Comments for the 2019 Housing Element Update, and the Zoning Text Amendments and Zone Reclassifications. |

Contact person: Michelle Nielsen, Senior Planner, at (707) 268-3708 or LongRangePlanning@co.humboldt.ca.us.