

2019 Housing Element Update

Southern Humboldt, at Redway Elementary

COUNTY OF HUMBOLDT

Planning and Building Department

February 28, 2019

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Workshop Agenda

What

Introductions and summary of purpose of workshop

Review Humboldt Co. 2019 Housing Element Update

- Housing law
- RHNA and HCD demographic info
- Questions and answers

Discussion

- Housing topics of interest
- What are the needs; what needs are not being captured?
- What housing policies and programs are working?
- What policies and programs are not working: what are the housing issues?
- Ideas for solutions: how do we get more housing built?

Next Steps

- Questions and answers

Close

When

6:30-6:35 (5')

6:35-6:55 (20')

6:55-8:00 (55')

8:00-8:15 (15')

8:15-8:25 (10')



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's new with housing laws?

- Allowances for Accessory Dwelling Units

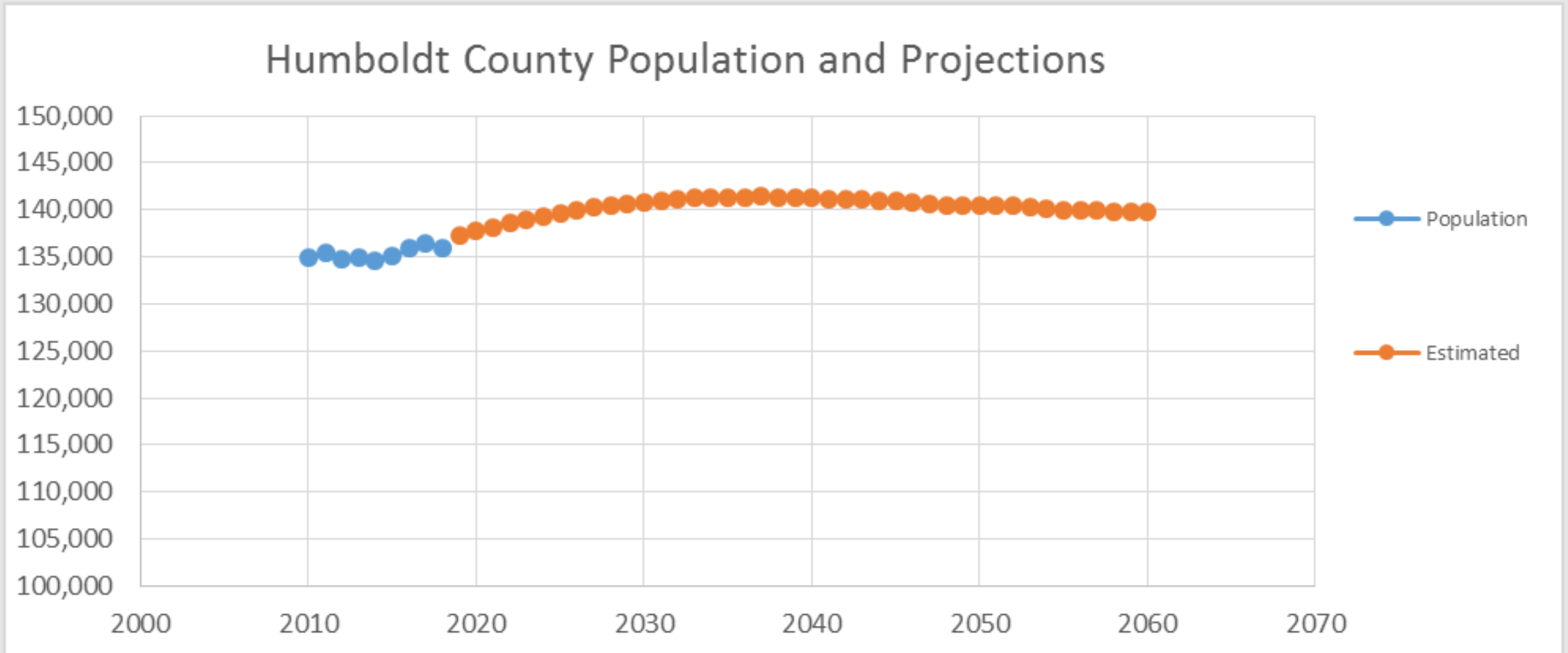


Population Growth Trends 2014 -2018, with 2010 Benchmark

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?



Humboldt's demographic trends

Age and Sex Distribution, 2000-2017

Age Group	2000 Total	2010 Total	2017 Total	2017 % Total	% Change (2000-2017)	2017	
						Male	Female
Under 5	7,125	7,738	7,407	5%	4%	3,741	3,666
5-14	16,716	14,566	14,166	10%	-15%	6,743	7,423
15-24	21,234	21,409	22,904	17%	8%	11,862	11,042
25-34	16,016	19,995	16,864	12%	5%	8,384	8,480
35-44	18,679	15,068	18,262	13%	-2%	9,576	8,686
45-54	19,861	18,749	15,075	11%	-24%	7,403	7,672
55-64	11,111	19,373	18,981	14%	71%	9,226	9,755
65-74	8,020	9,671	14,627	11%	82%	7,037	7,590
75-84	5,754	5,489	5,912	4%	3%	2,908	3,004
85+	2,002	2,565	2,556	2%	28%	699	1,857
Total	126,518	134,623	136,754	100%	N/A	67,579	69,175

Source: U.S. Census Bureau, Census 2000, 2010; American Community Survey, 2017

Previous RHNA's for the Incorporated and Unincorporated Areas

	Planning Period (PP)	HCD Allocation/PP	Annualized RHNA
CYCLE 2	12/31/90-06/30/97	5,984/6.5 years	921/year
CYCLE 3	12/31/00-06/30/08	3,975/7.5 years	530/year
CYCLE 4	12/31/06-06/30/14	4,747/7.5 years	633/year
CYCLE 5	12/31/13-06/30/19	2,060/5.5 years	375/year

2014 Housing Element

Question: So what was the unincorporated area share for the 2014 Housing Element?

Answer: 859 units or 41.7%

So, what has been built since the 2014 Housing Element?

RHNA Allocation for the 2014 Housing Element for the unincorporated area				
Very Low Income	Low	Moderate	Above Moderate	Total Allocation
211	136	146	366	859

Number of Dwelling Units Constructed by building permits issued					
	2015	2016	2017	2018	Total
Total in Unincorporated Area	104	87	117	92	400

From 2014-2018:			
Lots approved by subd:	232	Lots created by subdivision:	74

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.

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 of [transitional and supportive housing](#).
4. Allowances for more [Farm Employee Housing](#).
5. New allowances for [Tiny Houses](#).



Tiny Houses

Tiny Houses straddle the classifications for conventional homes and RVs.

The county proposes to allow moveable tiny houses outside parks, subject to zoning, building, and health & safety regulations, just like conventional homes.



How are conventional homes, RVs, manufactured homes, and Tiny Houses classified and regulated now?

Dwelling Type	Characteristics	Size	Standards	Locations if used as permanent housing
Conventional home	Stick built, on foundation	Full size	California building code	Single family and some other zones
Factory-built home	Built offsite, set up foundation	Full size	California building code	Single family and some other zones
Manufactured home	Built offsite, set up foundation or in park	Full size	Manufactured Home Construction and Safety Standards (Fed)	Single family if on foundation; mobilehome parks if not
Recreational vehicle	On wheels	Small	ANSI 119.2, 119.5	mobilehome park or special occupancy park
(Moveable) Tiny House	Sits on foundation or on wheels	Small	ANSI 119.2, 119.5, and/or alternative	mobilehome park or special occupancy park



Discussion and Brainstorming

- What are the needs? Are there needs not being captured?
- What housing policies and programs are working? What is not working?
- Ideas for solutions? How do we get more housing built?



Housing Element Update Schedule

Tasks and Subtasks	MONTH	MAR				APR					MAY				JUN				JUL				AUG				
	MONDAY	04	11	18	25	01	08	15	22	29	06	13	20	27	03	10	17	24	01	08	15	22	29	05	12	19	26
Public Participation																											
Co. HE website development, etc.																											
FB Page																											
Twitter																											
Public workshops-meetings																											
Eureka: 4/5/2019			X																								
secure venue																											
noticing																											
Willow Creek			X																								
secure venue																											
noticing																											
Garberville-Redway			X																								
secure venue																											
noticing																											
McKinleyville: 2/27/2019			X																								
Prep of HE, SR and CEQA Env Doc^																											
Prep of HE, background info, etc.		*		*																							
Prep CEQA Initial Study																											
Planning Commission hearing(s)																											
1st meeting 5/9/19 (Special Mtg)																											
2nd meeting date options:																											
5/23/2019 (Special Mtg); or																											
5/30/2019 (Special Mtg)																											
Deadline for PC to make recommendation																											
BOS hearing(s)																											
1st meeting: NLT 6/18/2019 (date is contingent upon completion of PC)																											
2nd meeting: 7/9/2019 (assuming 1st mtg date)																											
Submit to HCD																											

Due to the State August 2019

X

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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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[2009 / 2010 Housing Element Description](#)
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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.