

Comments may appear more than once if they touch multiple topics.

WORKSHOP PUBLIC COMMENTS – BY TOPIC As of March 7, 2019

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No.	Comment	Workshop Location
	What housing policies or programs are not working? What are the pitfalls?	
17	Why is housing not getting built? Answer: that is our question for the public.	Redway
37	Commenter is always surprised to hear people working in store are living in tents in the woods.	Redway
43	Commenter wonders what is the profit margin on development projects. He sees very high prices compared with calculators & other areas. Wonders whether there is a lack of competition in Humboldt.	Redway
128	The strategy in the past has been to herd and centralize the homeless. Commenter questions that strategy. Less cost and better efficiency by dispersing among population.	Eureka
171	The state is facing a housing crisis	McKinleyville
176	Affordable housing crisis is obvious. This is the anniversary of the shelter crisis declaration. The problem with SB2 zones, most are privately owned. Commenter advocates tiny house villages, emergency shelters, safe parking. Most homeless are local. Suggests we create better SB2 zones.	McKinleyville
109	Infill development. What about adding units in remote areas? How is it dealt with? Answer: that is part of the site analysis. Supervisor answer: catch 22, to make it affordable, we waive fees; but then development does not pay for infrastructure.	Eureka
117	Supervisor comment: After 6-7 years it's hard to move a mobile home without breaking all seals. 5-6 years for RVs.	Eureka
118	There are lots of examples recently with RVs that have suffered damage.	Eureka
275	RV parks may negatively affect property value.	Willow Creek
283	Composting toilets and alternative waste management systems needed. What is the status of the DEH project on rules? Answer: public draft forthcoming.	Willow Creek

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What policies or programs have worked or could work?		
47	Why not use RVs as dwellings? There is an RV park in Rio Dell that works well, for low income housing.	Redway
49	Mixed use development, guest houses should be principally permitted; non-conforming uses should be able to be rebuilt if destroyed, if owner occupied. County should have more pre-approved building plans.	Redway
50	County should have a program where builders donate their completed plans for a discount; then county could make available at low or no cost.	Redway
110	Commenter advocates for rehabbing. Affordable housing should include reuse, not just new.	Eureka
114	He thinks maybe cheapest, most sanitary solution would be to buy up old RVs in good condition. County should get some land, buy 20, and get some services there.	Eureka
121	Can the county coordinate with other jurisdictions? Yes we are. County could supply case studies as part of web info. Nezzie offers her research for collaboration.	Eureka
127	Recommends Andrew Heben's book - Tent City Urbanism. It examines tiny houses in depth from planning perspective. We need expertise in those areas to overcome barriers. Suggests a field trip. Asks county to make a commitment to making housing happen. Something needs to be done for the homeless in Humboldt.	Eureka
206	Commenter envisions mill and local industry constructing tiny houses.	McKinleyville
221	Commenter questions the assumption that all seniors, low income, and young people should be restricted to their own groups. Favors a mix of people, less segregation, facilitates helping and internal support.	McKinleyville
222	Commenter works in transitional housing services, agrees with encouraging a mix of people. New people cross-trained by older residents. Knowledge share.	McKinleyville
246	Would he donate his plan for tiny house when done? Answer: Yes	Willow Creek
258	Idea: multi-level multi-family units on parcels near the city.	Willow Creek
294	County should support ideas with narratives, success stories.	HHHC
295	Ditto to last comment.	HHHC
120	Information is hard to get, rules are complex. Can we make information more available? Wants better web access, more proactive dissemination of information to community. Answer: higher level technical assistance (POD); pre-approved plans, more workshops, staff help, could be written as implementation measures. possibly a tiny house summit.	Eureka
244	Small business development center for property owners -dedicated to housing projects in rural areas.	Willow Creek
247	County could invest in plans to facilitate tiny house building.	Willow Creek
54	We need an emergency shelter. There is now one being built at the old vet's center.	Redway
107	People in her neighborhood living in RVs everywhere. Clean, can't tell people are living there because they are well kept. But junk buildup is a risk. Storage requirement?	Eureka
313	Wants to share interviews she has done with people; objective is to overcome NIMBYism. Part of her HSU study. Would like a place on website to share video.	HHHC
169	There must be an opportunity for low income housing in rural areas, not just around cities. Answer: do you mean waive GP density in rural areas? CM: yes; multi-generational folds want second residences in rural areas too.	McKinleyville

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126	Butte County currently allows RVs as residences. MN: They are permitted on a temporary basis due to needs related to the fires.	Eureka
124	Separating people and "taking care of them" is not effective. Need to control cost by integrating special needs populations with other populations. Has worked well elsewhere.	Eureka
207	Supports clustering of tiny houses. Transitional housing example in McKinleyville (Janine).	McKinleyville
272	Tiny houses too expensive, he says. Repeats housing voucher idea, could be contracts for tiny homes, then community effort.	Willow Creek
189	What if the number of tiny houses depends on the location and standards?	McKinleyville
251	Would it be possible for the county to subsidize architects? We did that for ADUs, online.	Willow Creek
192	There are lots of proven models for clustered tiny houses. They do exist, and must have perfected standards.	McKinleyville

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No.	Comment	Workshop Location
Accessory Dwelling Units (ADUs)		
3	How many ADUs have been built in the county? MR: about 15 per year.	Redway
5	Can existing unpermitted ADUs become compliant? Answer: yes, safe homes program can be used until 2022. Allows permit and fine amnesty. There is a checklist form with standards that is part of the application process.	Redway
119	When will ADU standards be out? Answer: same time as housing element, June. But state regulations are in effect now.	Eureka
131	Would like to see public ADU plans updated. Answer: done in 2018.	HAR
134	Are we going to change setbacks, density for ADUs?	HAR
145	Are sprinklers required in ADUs? Answer: not unless required in primary residence.	HAR
146	Will all lots with ADUs be counted toward county's RHNA numbers? Answer: no.	HAR
147	Do ADUs inside an existing structure have to meet building codes? No, exception in new law.	HAR
148	What about allowing ADUs under AOB? No, would not want to revisit AOB permit process.	HAR
150	Are there square footage restrictions for ADUs? What are they? Answer: Straight 1200 square foot limit.	HAR
151	what about parking? Answer: one per ADU, with exceptions for proximity to transit, and some other situations.	HAR
165	Me: we would like to require owner occupancy on ADUs to prevent use as vacation rentals. Response: Arcata tried that and made a lot of people mad.	HAR
166	Reports of unpermitted buildings being used as vacation rentals and aribnb. Barns, sheds, etc.	HAR
168	In the general plan update, there was language that distinguished between rural and urban for second units. How did that end up? Answer: the new state regulations wiped out that distinction.	McKinleyville
170	Existing structures may be converted under new state law	McKinleyville
180	Would support tiny houses in any SFU zone, or as ADUs	McKinleyville
216	Coastal communities, what are we doing about ADUs? Answer: nothing right now. May want to revisit categorical exclusion to include ADUs.	McKinleyville
225	Do lots [for ADUs] represent new construction? And are the units new or does it include conversion? Answer: lots include both new and conversions.	Willow Creek
144	Access constraints for rural ADUs, will they still apply? MR: yes, Calfire sets those standards. Commenter: that is a barrier to ADU development in rural areas.	HAR
2	Are people using ADUs now? Answer: yes	Redway
97	In Sonoma County, tiny houses are used as caregiver units. Could we require them to be accessible here, so they can be used for elderly and disabled? Good way to provide housing for that population, especially with Humboldt's population demographics.	Eureka
263	We are aging, need ADUs for elderly population. Transferring home to kids then building a small unit for older people, would really benefit this community. Mother-in-law units.	Willow Creek
1	Does a sewer district get input on where ADUs go, in terms of adequate capacity?	Redway
21	Tiny houses hold less people, should be multiples allowed to make equivalent to single family dwelling units	Redway

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No.	Comment	Workshop Location
	What are the Barriers to Development?	
4	Regarding PRC 429, originally existing roads were exempt from fire regulations; but his proposal on dead end road was shot down. Answer: county has local rules, which are less restrictive than the state (CalFire) regulations.	Redway
Staff input	Infrastructure is a constraint, the cost is too high for small communities.	Redway
44	What drives up the cost? Some people say building code and planning constraints. MR: They're right in part. Sprinkler systems as an example.	Redway
45	Sprinklers typically cost \$7-10 thousand. There will be mandatory solar in the next code cycle (state law).	Redway
46	Would like to see the county in a support role rather than asking for concessions and collecting fees (adding cost). The onus is always on the developers.	Redway
102	Commenter has been involved in DEH waterless toilet discussions. There are much less expensive ways to provide services for homeless and special populations than the model that has been used (as in above example). Legal campgrounds throughout the county, or tiny house villages, for example.	Eureka
103	Is there a move to lessen parking restrictions? Answer: yes. example of new ADU regulations.	Eureka
104	Improvement costs have been barrier in the past; new regulations relieve some of that. State now requires proportional service hookup fees.	Eureka
120	Information is hard to get, rules are complex. Can we make information more available? Wants better web access, more proactive dissemination of information to community. Answer: higher level technical assistance (POD); pre-approved plans, more workshops, staff help, could be written as implementation measures. possibly a tiny house summit.	Eureka
132	HAR's last land inventory - MF zoning insufficient. Barrier to development	HAR
138	The county has only one planner for subdivisions; projects are going too slow	HAR
141	There are opportunity zones in McKinleyville and on the Samoa Peninsula. When they tried to develop, county kicked it out because of tsunami hazard. What good is the opportunity zone?	HAR
143	Low subdivision completion number (73 or 232) is due to county's process adding too much cost.	HAR
144	Access constraints for rural ADUs, will they still apply? MR: yes, Calfire sets those standards. Commenter: that is a barrier to ADU development in rural areas.	HAR
178	Definitions/income limits. Commenter objects to those. General assistance, SSI, SSDI amounts to about \$3000/year, people can't get into housing for that amount. Lowest income people will never reach that level. Contractors can't afford to build. Group did a study to see how they could get federal money for projects, but not enough very low income people in McKinleyville to qualify. Structural problem built into formulas. She analyzed in the 90s, could never get the required housing.	McKinleyville
179	Huntington Beach was sued by state over non-compliance with housing law.	McKinleyville
182	There are too few new subdivisions, and those that are developed are too expensive.	McKinleyville
217	Planned tiny house development would be good. McKinleyville is opportunity zone, maybe able to get funds. Would like to explore funding.	McKinleyville
218	Opportunity Zones help investors; helps with cost.	McKinleyville
219	Commenter in favor of least restrictive zoning to facilitate development, transitional housing, elder housing, communal living situations. Would like to see cooperation, less silo-ing among agencies. Asks county to press for collaboration.	McKinleyville

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223	Barriers to development: permit process, cost of improvements required, lots are too expensive.	McKinleyville
228	Is it fair to say purpose of statewide relaxing of laws is so rural communities can add housing? Answer: that's a fair analysis.	Willow Creek
241	Severe shortage of housing. Young people cant afford rent, we're torturing people. 100 units a year won't do it. People would like to build housing but don't know who to work with. Wants county contact person and outreach.	Willow Creek
243	People here run into restriction compared to on coast. Need a person to guide folks through the process.	Willow Creek
244	Small business development center for property owners -dedicated to housing projects in rural areas.	Willow Creek
245	Regulation of tiny houses; he's building one, cost effective, regulations are time and energy prohibitive, too much regulation. Make it easier, not prohibited.	Willow Creek
247	County could invest in plans to facilitate tiny house building.	Willow Creek
252	When you go to get a building permit, get engineer approval, county sends plan out for approval which takes 1-5 months for approval. Approval takes too long. Reviewers use local regulations, adds restrictions and changes. He objects to process. Answer: did not have enough plan checkers in the past, now do residential projects in house.	Willow Creek
270	How do you live and work here when there is no economic cornerstone? Developers don't want to go forward without some guarantee of economics.	Willow Creek
274	Need to make RV parks easier to permit.	Willow Creek
284	Would like to preserve the ability to use alternative building materials and experimental techniques, like straw bale construction, etc. Answer: AOB code does allow these. Need engineer's approval in some cases.	Willow Creek
286	Code and regulations are out of hand. Her ADU required non-permeable countertop.	Willow Creek
300	Developer comment: struggles to rehab rundown places. Needs funding sources.	HHHC
302	City of Eureka had 5 rundown empty houses. No incentive to rehab so they sold instead.	HHHC
307	Housing costs way more than wages support. Even when unemployment is low, people are at risk for homelessness.	HHHC
309	Need funding for ADUs. No loans are available.	HHHC
312	Off the grid cabins needed. Do not prohibit them.	HHHC
314	Feasibility studies, phase 1 enviro, pre-development work is too long and costly. Doing prep work like CEQA at county level would help.	HHHC
257	Many community members could put up an ADU but process is prohibitive. Fear of zoning issues, no inspections. Need to make it less restrictive.	Willow Creek
317	How many units are multifamily in unincorporated areas? Not many, he thinks, based on past housing element update.	HHHC
101	Why are there no emergency shelters built? Example of MAC center in Eureka as emergency shelter. Funding dried up and it is now operated as a different use. DHHS related that the cost of ES too high, \$1400/mo/person, which is much higher than other models. Cost of onsite staff and support personnel are untenable.	Eureka
98	Seems to be momentum now to get low income housing after many years of failure. What can the public do to make sure it really happens this time? Answer: Make sure to show up at PC and BOS meetings, send lots of written comments, stay informed and involved.	Eureka
140	Is design review relaxed for streamlined review? Answer: yes	HAR
292	Govt. has a lack of transparency, creating a trust issue. Example: Arcata student housing.	HHHC

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293	SB2 zones - property owners of selected sites were not notified. AHHA talked to neighbors, got varying responses. Feels county should notify owners of designation.	HHHC
289	In HE hearings 10 years ago there were not enough parcels zoned for low income. That was the constraint.	HHHC
108	No place now for TH on wheels. Only in RV park or special occupancy park.	Eureka
290	NIMBY here is the worst in the country. The county should strategize to reduce NIMBYism	HHHC
257	Many community members could put up an ADU but process is prohibitive. Fear of zoning issues, no inspections. Need to make it less restrictive.	Willow Creek
198	Commenter concerned about constraints, should check with lenders about tiny houses. Sewer hookups can be \$8-10/ If ADU, no increase in services, no new service charge. County should collaborate with other entities to make sure whether rule would apply to tiny houses.	McKinleyville
172	County's site inventory: stormwater system constraint. New development must capture 100 yr flood even, but release at 2 yr storm rate.	McKinleyville
173	McKinleyville drainage plan: reason for stormwater storage requirement is to protect infrastructure. Keeps water velocity and turbidity low, prevents water quality degradation, erosion. Answer: applies to subdivisions, not existing lots.	McKinleyville
174	What about a 16 unit development, for example? Answer: depends on whether subdivision is involved. Answer: Depends on whether subdivision is involved.	McKinleyville
100	How does this work in the housing element? Is there a zoning update to implement the changes? Answer: Element starts with goals and policies, then adds more details with standards and final implementation. Emergency shelter changes as example - first as implementation measure, then parcels identified and designated.	Eureka
254	No community plan, they will start that tomorrow. Densities not 1 ac per unit, now 4-5 units per acre.	Willow Creek
262	Local zoning issues - must be clear path for land owners to subdivide for housing.	Willow Creek
316	Inclusionary zoning should be revived.	HHHC
Staff input	mn: startup costs have been prohibitive	Willow Creek

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No.	Comment	Workshop Location
	Farm Employee Housing	
53	To the question, what does public see as needs? Everything is currently shifting (due to economic changes with legalization). There is a huge need for workforce housing. Literally no place to stay in the area. Huge need for extremely low income segment of population. Low income, transitional, and mental health housing needs. General lack of rental housing available.	Redway
231	Does farm employee housing apply to trimmigrants? Answer: yes	Willow Creek
235	Farm employee housing - does it include trimmers? If so, county should be enforcing.	Willow Creek
236	Person lives on farm in valley. Had to house ag workers there, not so here.	Willow Creek
237	They sleep everywhere [homeless trimmers].	Willow Creek
239	Law says you must house workers, part of cannabis license, since last year	Willow Creek
240	Suggests more scrutiny from planning on workers	Willow Creek
310	Does farm employee housing include cannabis farming? Answer: yes.	HHHC
159	Some of commenter's clients use them as mother in law units and some as farmworker housing.	HAR

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General Questions about Housing Element and Process		
2	Are people using ADUs now? Answer: yes	Redway
6	Does the county have a plan for the event of a sudden population increase? Answer: The county has enough housing inventory zoned for greater growth than what is expected.	Redway
7	What's the population in the unincorporated county? Answer: 73,000. Total county is about 136,000.	Redway
41	What about transferable development rights? Answer: May be a work program in the Housing Element. Policy exists, but is not implemented. In the research stage right now.	Redway
42	Why the close deadline for the housing element? Answer: We were late, state was late with RHNA numbers.	Redway
52	The 120 ft2 limit for building with no permit is a local, not state regulation.	Redway
95	How is the deficit from last cycle made up? Or is it? Answer: Didn't make last quota. New one resets starting in 2019	Eureka
98	Seems to be momentum now to get low income housing after many years of failure. What can the public do to make sure it really happens this time? Answer: Make sure to show up at PC and BOS meetings, send lots of written comments, stay informed and involved.	Eureka
99	Can people get on an email list for updates, so they can participate in the process? Yes, see back of agenda for contacts and Notifyme.	Eureka
111	We've spent an hour and a half so far, all about new housing. She sees bias.	Eureka
137	would like HAR to work with county for solutions	HAR
140	Is design review relaxed for streamlined review? Answer: yes	HAR
149	Will density allowances change?	HAR
162	HAR would like another meeting before we take the HE to the PC. Will be happy to give feedback.	HAR
163	MR: asks for statistics on construction cost, etc. Answer: yes.	HAR
184	What is a housing unit? Answer: used to be 220 ft2 limit, now 70 ft2 room.	McKinleyville
211	What about the McKinleyville community plan? Does the county's element supersede it?	McKinleyville
212	Would like to see the urban expansion area and McKinleyville planning area on the GIS as a layer.	McKinleyville
213	Wants McKinleyville to be represented in HCAOG. Answer: special features can be incorporated for communities. May not have sufficient time in this HE cycle.	McKinleyville
227	Are lots created the same as units built? Answer: no, they are separate but related.	Willow Creek
255	CC&Rs, most citizens get strapped with them (in subdivisions) but they aren't enforced by the county.	Willow Creek
256	Sections 8.4, 8.5, 8.6 will mostly affect this community. Not even going to get to those. Is this a rhetorical exercise, or do you really want input on issues?	Willow Creek
259	Nice meeting but it will take multiple years, 20-50 meetings. Requires economic studies. Can't just meet every couple years. County falls down in the past, lack of funding. Community must hold up interest.	Willow Creek
260	Willow Creek needs a community advisory committee. County should sponsor, advisors would do legwork and homework. Answer: county can implement some Willow Creek tailored.	Willow Creek
287	Commenter wants another meeting tomorrow to connect this discussion with zoning issues.	Willow Creek
9	How does safe homes affect the county's housing inventory? Does it bump up the number of permits counted? Answer: No, after-the-fact permits are not counted as new housing for RHNA purposes.	Redway

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10	Does the county distribute its inventory, by breaking down into individual community plan areas? Answer: no, not broken down to that level.	Redway
36	Houses are now being lived in again, so there is less conversion (to greenhouses; due to market collapse of indoor cannabis).	Redway
201	Does McKinleyville have sufficient sewer capacity for approved permits (lots?)? Answer: No	McKinleyville
203	There is more than enough capacity for RHNA, but not for full buildout of planned development.	McKinleyville
288	Community is willing and able to tackle housing. Answer: County committed to a 2d HE workshop	Willow Creek

No.	Comment	Workshop Location
	Homelessness	
220	DHHS says section 8 funding is available, but no landlords want to rent to low income. He would like to use section 8 vouchers on emergency shelters and tiny houses for homeless.	McKinleyville
297	Late recognition of homelessness among students.	HHHC
298	Commenter talks about couch surfing while homeless.	HHHC
306	Rapid rehousing - renter's rights could reduce stress of high rent.	HHHC
315	Commenter would like to know there's a safe place to sleep when he gets evicted.	HHHC
37	Commenter is always surprised to hear people working in store are living in tents in the woods.	Redway
128	The strategy in the past has been to herd and centralize the homeless. Commenter questions that strategy. Less cost and better efficiency by dispersing among population.	Eureka
176	Affordable housing crisis is obvious. This is the anniversary of the shelter crisis declaration. The problem with SB2 zones, most are privately owned. Commenter advocates tiny house villages, emergency shelters, safe parking. Most homeless are local. Suggests we create better SB2 zones.	McKinleyville
127	Recommends Andrew Heben's book - Tent City Urbanism It examines tiny houses in depth from planning perspective. We need expertise in those areas to overcome barriers. Suggests a field trip. Asks county to make a commitment to making housing happen. Something needs to be done for the homeless in Humboldt.	Eureka
264	Special occupancy parks - homeless people would be happy to set up tents and camp. Sanctioned legal camping areas.	Willow Creek
102	Commenter has been involved in DEH waterless toilet discussions. There are much less expensive ways to provide services for homeless and special populations than the model that has been used (as in above example). Legal campgrounds throughout the county, or tiny house villages, for example.	Eureka
307	Housing costs way more than wages support. Even when unemployment is low, people are at risk for homelessness.	HHHC
53	To the question, what does public see as needs? Everything is currently shifting (due to economic changes with legalization). There is a huge need for workforce housing. Literally no place to stay in the area. Huge need for extremely low income segment of population. Low income, transitional, and mental health housing needs. General lack of rental housing available.	Redway
238	Would like to see campgrounds open longer to accommodate trimmers.	Willow Creek
264	Special occupancy parks - homeless people would be happy to set up tents and camp. Sanctioned legal camping areas.	Willow Creek
237	They sleep everywhere [homeless trimmers].	Willow Creek

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	NIMBYism - Extent and Solutions	
11	Multifamily housing projects in the past have caused neighborhood outcry. How does the county deal with that at the same time it meets the state's requirements? MR: Historically, MF properties were identified as rezoned without consulting property owners, which created opposition. Planning had to redo, based on landowner nominated parcels.	Redway
12	If owner wanted to do a 4 unit multifamily project, but neighbors objected, what is the outcome? Answer: If the parcel is zoned MF, MF is principally permitted and neighbors may not stop the project. However if there is some other permit obstacle like a variance, that needs public hearing, (as in a past project), neighbors may weigh in with objections.	Redway
107	People in her neighborhood living in RVs everywhere. Clean, can't tell people are living there because they are well kept. But junk buildup is a risk. Storage requirement?	Eureka
290	NIMBY here is the worst in the country. The county should strategize to reduce NIMBYism	HHHC
313	Wants to share interviews she has done with people; objective is to overcome NIMBYism. Part of her HSU study. Would like a place on website to share video.	HHHC
277	Well built tiny houses could fit into neighborhoods; he's not in favor of making it easier for RVs. His neighborhood already has lots of decrepit RVs.	Willow Creek
304	Domestic violence services comment: pissed because of wasted effort over time. People try to exploit non-profits; or NIMBYs oppose.	HHHC
187	Commenter likes 2 as a tiny house limit per lot. Issues may arise if more, neighbor objections.	McKinleyville
188	What kind of issues [around multiple tiny houses]? Answer: camping, traffic, neighbors.	McKinleyville

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	Tiny Houses, Moveable Tiny Houses, RVs	
21	Tiny houses hold less people, should be multiples allowed to make equivalent to single family dwelling units	Redway
23	Are the small houses in Manila considered tiny houses? Answer: yes, they could be.	Redway
24	Is there a minimum size requirement for tiny houses? Yes, set by building code. Used to be 220 ft2, but is now reduced to 70 ft2 "room".	Redway
25	What about taxes? Answer: not known at this point, need to confer with assessor's office on that.	Redway
26	Infrastructure: can small tiny house developments pay their way? Rates on smaller units can't support; older users end up paying for all.	Redway
115	In the past, there were age limits on old mobile homes. Would that happen with tiny houses as well? Answer: for existing sited mobile/manufactured homes, no requirements. For new ones, age limits apply.	Eureka
125	Could a tiny house also be a manufactured home? Answer: yes. There are examples of those.	Eureka
156	Lots of interest in tiny houses in southern Humboldt.	HAR
157	Experience selling condos - "no one wants to live like that". Can't resell them.	HAR
158	Tiny houses would be good as seasonal dwellings, not to live year round.	HAR
159	Some of commenter's clients use them as mother in law units and some as farmworker housing.	HAR
160	Dan Marsh, McKinleyville builds tiny houses and sells a lot.	HAR
161	Where are they going? When will the land inventory be out? MR: in a couple of weeks.	HAR
185	What is the difference between an tiny house and an RV? Answers: width, registration.	McKinleyville
196	If there is a single family unit on a parcel with a tiny house, will the tiny house be taxed? Answer: currently looking into this.	McKinleyville
197	Process question: Minneapolis went to R3 zoning and eliminated SFUs. Is SFU zoning state mandated? She advocates getting rid of the classification.	McKinleyville
198	Commenter concerned about constraints, should check with lenders about tiny houses. Sewer hookups can be \$8-10/ If ADU, no increase in services, no new service charge. County should collaborate with other entities to make sure whether rule would apply to tiny houses.	McKinleyville
199	Recent experience with ADUs, \$25k sewer hookup. One in the city and one outside city.	McKinleyville
200	If stand-alone new building, must pay for new hookup but proportional.	McKinleyville
202	Commenter objects to being taxed for new development. Are we prevented by law from taxing?	McKinleyville
204	Likes tiny houses in semi-developed areas, but does not want increased density in high fire areas. Tiny Houses still cost \$30-50k. THs with no bath or kitchen cost \$8-10k (detached bedrooms).	McKinleyville
207	Supports clustering of tiny houses. Transitional housing example in McKinleyville (Janine).	McKinleyville
210	How many people can fit in a tiny house? Answer: no rule as per the county.	McKinleyville
214	Tiny homes vs. RVs, commenter is concerned about air quality. Regulations need to make sure tiny houses meet air quality standards for materials, for permanent dwelling.	McKinleyville
249	This community really needs housing, tiny houses can be a solution. Lots of really substandard housing.	Willow Creek
250	Beautiful homes can be built for \$20k.	Willow Creek
253	Tiny houses address economic problem without addressing planning fundamentals. What about densities, lot sizes, zoning issues.	Willow Creek
268	Agrarian multi-family structures, wants new land ownership models. Me: detached bedrooms	Willow Creek

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272	Tiny houses too expensive, he says. Repeats housing voucher idea, could be contracts for tiny homes, then community effort.	Willow Creek
278	Tiny houses should be regulated so people can't be taken advantage of.	Willow Creek
280	Some tiny houses have no bedroom to save space. Spaces are combined. Must have a usable space for community, and that requires regulation.	Willow Creek
19	Where tiny house villages will they be allowed? Answer: multifamily lots for sure.	Redway
20	What will the ownership structure be for tiny house villages (multiple detached bedrooms). Answer: if they are classified as detached bedrooms there would have to be a primary dwelling. Co-op or land trust model has been suggested.	Redway
186	What about multiple tiny houses on an acreage? Answer: Under discussion, waiving density standards if full services, may need to use MF zoning.	McKinleyville
187	Commenter likes 2 as a tiny house limit per lot. Issues may arise if more, neighbor objections.	McKinleyville
188	What kind of issues [around multiple tiny houses]? Answer: camping, traffic, neighbors.	McKinleyville
189	What if the number of tiny houses depends on the location and standards?	McKinleyville
190	If tiny houses principally permitted, 1 extra unit. For more, a public hearing could be required.	McKinleyville
191	DEH would like to weigh in on clustered tiny houses.	McKinleyville
192	There are lots of proven models for clustered tiny houses. They do exist, and must have perfected standards.	McKinleyville
193	there are fairness issues for larger numbers. Need community input.	McKinleyville
194	Mobile home park model may be appropriate. Public/private land, with units individually owned. Marsh Commons and Sandpiper examples.	McKinleyville
195	Is it allowed in current zoning?	McKinleyville
209	Can replicate land trust ownership model to facilitate cluster-style housing. Can transitional housing be multi-family? Answer: yes.	McKinleyville
108	No place now for TH on wheels. Only in Rv park or special occupancy park.	Eureka
281	Tiny houses are required to connect to utilities, water, sewer. How do semi-permanent connections work?	Willow Creek
180	Would support tiny houses in any SFU zone, or as ADUs	McKinleyville
279	Legal bedroom size should not be too tiny because not healthy. Will building code be followed? Answer: yes	Willow Creek
309	Need funding for ADUs. No loans are available.	HHHC
22	How is a tiny house different from an ADU? Answer: ADU is alongside a principal dwelling. Tiny house may be an ADU.	Redway
273	Tiny houses are expensive than RVs an more trouble to build RVs are readily available	Willow Creek
122	Likes different models for mental health facilities. Couldn't detached bedrooms or tiny houses be used for those purposes? Yes	Willow Creek
117	After 6-7 years it's hard to move a mobile home without breaking all seals. 5-6 years for RVs. (Rex)	Eureka
118	There are lots of examples recently with RVs that have suffered damage.	Eureka
126	Butte County currently allows RVs as residences. MN: They are permitted on a temporary basis due to needs related to the fires.	Eureka
269	Commenter has 36 unit mobile home park. Just got done cleaning out, but reluctant to start new incubator project. Doesn't see the spark in the community.	Willow Creek
273	Tiny houses are expensive than RVs an more trouble to build RVs are readily available	Willow Creek

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275	RV parks may negatively affect property value.	Willow Creek
276	Easier to transfer/rezone for special occupancy park	Willow Creek
277	Well built tiny houses could fit into neighborhoods; he's not in favor of making it easier for RVs. His neighborhood already has lots of decrepit RVs.	Willow Creek
282	Because moveable tiny houses (detached bedrooms) and RVs would not have self-contained sanitary facilities, they need a dumping stations if waste is stored.	Willow Creek
18	Will tiny houses have permanent connections to utilities? Answer: will be determined by how many, and locations.	Redway

No.	Comment	Workshop Location
	Low Income Housing	
38	Inclusionary housing regulations may help. That is where developers agree to reserve certain percentage of units for low income housing.	Redway
94	Commenter asked where the needed very low income housing will come from? Answer: government programs and housing assistance funding, zoning changes.	Eureka
96	What are very low income units renting for? Answer: \$500-600.	Eureka
129	What would be involved in decentralizing affordable housing? Answer: zoning changes.	Eureka
135	Postulates that future low income development will include a certain % of units set aside for low income units	HAR
139	Are rent restrictions and prevailing wage standards for grants only?	HAR
289	In HE hearings 10 years ago there were not enough parcels zoned for low income. That was the constraint.	HHHC
291	Management should be on site once low income housing is built.	HHHC
229	Of 400 units built, what is the breakdown of rentals and owner occupied? Answer: later report will break down.	Willow Creek
230	Would like to make sure there are incentives to provide housing, not for rentals.	Willow Creek
261	Must be long term rentals rather than short.	Willow Creek

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No.	Comment	Workshop Location
	Building Codes	
51	Buildings less than 120 ft2 do not currently need a building permit (if not electric, etc.). Does 2d story count in square footage? Answer: there is a 12' height limit for that type of building.	Redway
116	How is an old mobile home treated in current code, as far as modifications? Answer (Gus) old ones have to meet fire standards if in wildland urban interface. Building dept. only regulates foundation (earthquake and wind). State (HUD) regulations govern improvements to manufactured/modular homes	Eureka
248	Raise permit exemption to 500 ft2, include a livable dwelling, green lighted projects	Willow Creek
279	Legal bedroom size should not be too tiny because not healthy. Will building code be followed? Answer: yes	Willow Creek
285	Encourage alternative building methods.	Willow Creek
145	Are sprinklers required in ADUs? Answer: not unless required in primary residence.	HAR
271	Supervisor comment: detached bedrooms. Happening now as 10x12 shed, no tax, no permits. Cheapest quickest option. Still need water and sewer. But can't legally occupy it as a dwelling. \$8-10k, nice, built to code. Let's raise the no-permit limit to 500 ft2. Hoopa mill idea pitched.	Willow Creek
125	Could a tiny house also be a manufactured home? Answer: yes. There are examples of those.	Eureka

No.	Comment	Workshop Location
	Multi-Family Housing	
113	If converting a SFU to MF, sprinklers may be required for remodel? Answer: (Gus, bldg.) he doesn't think sprinklers would be required for a remodel.	Eureka
265	Problems with renters, people are wary of renting. Converted to air bnb to eliminate risk.	Willow Creek
301	Motels could be low income housing. (several commenters)	HHHC
40	Density bonuses, etc. can help fund multifamily projects.	Redway
112	His house went from single family to duplex. How can inventory assess whether that conversion is captured? Answer: ADU or MF. Rex answer: splitting is recorded, will help meet RHNA numbers.	Eureka
215	Discussed multifamily housing in town center, were unable to get funding. Who would write grants? Answer: DHHS does some grants, Planning does workforce housing. Planning writes some grants.	McKinleyville
267	Encourage multi-generational homes.	Willow Creek
305	SOHUM commenter: allow development of bigger places by splitting into more units.	HHHC
318	We are not making a lot of progress in multifamily development.	HHHC
11	Multifamily housing projects in the past have caused neighborhood outcry. How does the county deal with that at the same time it meets the state's requirements? MR: Historically, MF properties were identified as rezoned without consulting property owners, which created opposition. Planning had to redo, based on landowner nominated parcels.	Redway
12	If owner wanted to do a 4 unit multifamily project, but neighbors objected, what is the outcome? Answer: If the parcel is zoned MF, MF is principally permitted and neighbors may not stop the project. However if there is some other permit obstacle like a variance, that needs public hearing, (as in a past project), neighbors may weigh in with objections.	Redway

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No.	Comment	Workshop Location
	Rural Area Special Concerns	
109	Infill development. What about adding units in remote areas? How is it dealt with? Answer: that is part of the site analysis. Sup answer: catch 22, to make it affordable, waive fees; but then development does not pay for infrastructure.	Eureka
169	There must be an opportunity for low income housing in rural areas, not just around cities. Answer: do you mean waive GP density in rural areas? CM: yes; multi-generational folds want second residences in rural areas too.	McKinleyville
242	Why is it county doesn't give a damn about people out here? Can't get response from county when he asks for help.	Willow Creek
224	Over 100 gates in community that prevent emergency access. Who's enforcing? Restricted access is the case right now. Major concern. Only recognized authority is fire dept., fire district.	Willow Creek
129	What would be involved in decentralizing affordable housing? Answer: zoning changes.	Eureka

No.	Comment	Workshop Location
	Water and Sewer	
1	Does a sewer district get input on where ADUs go, in terms of adequate capacity?	Redway
18	Will tiny houses have permanent connections to utilities? Answer: will be determined by how many, and locations.	Redway
28	Alternative waste systems. Tom Grover and others are working on composting toilets. He has seen the example at Heartwood. He's in favor, but thinks a professional should maintain. Systems require upkeep	Redway
29	Another commenter not in favor. Thinks people don't maintain well enough.	Redway
30	Benbow state park has some composting toilets. Work great but they are shut down for big events to prevent overload.	Redway
31	Houses must hook up to services if within 300 feet of existing service. State law dictates. MR: Now need 40 feet separation between groundwater and leach field. Complicates septic availability. Samoa may be future model. Small regional system done with 100% grant funding, \$800k grant, EIR in progress.	Redway
32	How is Samoa's project different from Redway? Answer: it's essentially the same.	Redway
33	What ultimately happens to the waste? Answer: some processing is done on site, then remaining waste goes to new ocean outfall facility (planned).	Redway
105	Where can composting toilets be used? New rules? Answer: outside service areas, can have them. Still need ability to have a backup septic at this point.	Eureka
167	Arcata has an emergency sewer plan for outlying areas. MR: dealing with emergencies is not the same as creating a new subdivision outside service area.	HAR
181	Water and sewer must be considered	McKinleyville
283	Composting toilets and alternative waste management systems needed. What is the status of the DEH project on rules? Answer: public draft forthcoming.	Willow Creek
26	Infrastructure: can small tiny house developments pay their way? Rates on smaller units can't support; older users end up paying for all.	Redway
199	Recent experience with ADUs, \$25k sewer hookup. One in the city and one outside city.	McKinleyville
200	If stand-alone new building, must pay for new hookup but proportional.	McKinleyville

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No.	Comment	Workshop Location
	Housing for Special Populations	
14	Further comment on NIMBY: In Rio Dell recently there was an objection to supportive housing project. Neighbors contested. State law protects the project.	Redway
16	Is state money available for private parties [for emergency and transitional housing]? Answer: Federal and state regulations require non-profits to oversee these housing types, so agencies or non-profits would be partners with private entities.	Redway
97	In Sonoma County, tiny houses are used as caregiver units. Could we require them to be accessible here, so they can be used for elderly and disabled? Good way to provide housing for that population, especially with Humboldt's population demographics.	Eureka
122	Likes different models for mental health facilities. Couldn't detached bedrooms or tiny houses be used for those purposes? Yes	Eureka
124	Separating people and "taking care of them" is not effective. Need to control cost by integrating special needs populations with other populations. Has worked well elsewhere.	Eureka
130	What are special populations? Answer: now age, income, disability (I would add race)	HAR
234	With transitional housing, don't you need services?	Willow Creek
263	We are aging, need ADUs for elderly population. Transferring home to kids then building a small unit for older people, would really benefit this community. Mother-in-law units.	Willow Creek
266	No low income senior housing available. People taken advantage of, substandard housing common.	Willow Creek
296	Young people have trouble renting, getting deposits, co-signers.	HHHC
299	Substandard housing needs to be addressed.	HHHC
303	Domestic violence services comment: safe haven housing not adequate. Answer: may need DV data	HHHC
304	Domestic violence services comment: pissed because of wasted effort over time. People try to exploit non-profits; or NIMBYs oppose.	HHHC
221	Commenter questions the assumption that all seniors, low income, and young people should be restricted to their own groups. Favors a mix of people, less segregation, facilitates helping and internal support.	McKinleyville
222	Janine Wilson - transitional housing services, agrees with encouraging a mix of people. New people cross-trained by older residents. Knowledge share.	McKinleyville
177	What's an SB2 zone? Answer: Basically county property. Would like to see segregation by types of services needed by populations.	McKinleyville
235	Farm employee housing - does it include trimmers? If so, county should be enforcing.	Willow Creek
236	Person lives on farm in valley. Had to house ag workers there, not so here.	Willow Creek
240	Suggests more scrutiny from planning on workers	Willow Creek
13	How does senior housing fit into multifamily housing? Answer: they are very similar, and can overlap.	Redway
209	Can replicate land trust ownership model to facilitate cluster-style housing. Can transitional housing be multi-family? Answer: yes.	McKinleyville