

PUBLIC COMMENTS AS OF 3.7.19

Topic Abbreviations

ADU	adu
AOB	alternative owner builder
BCD	building code
CE	code enforcement
CMP	camping, campgrounds
CONV	conversion
DB	detached bedroom
DVB	development barriers
ED	education
ESH	emergency shelter
FH	fair housing
FW	farmworker
FIN	financing
FIR	fire
G	general
GRW	growth
HMLS	homeless
CST	housing cost
HSTYP	housing type
INV	inventory
LI	low income housing
NIM	nimby
MTH	moveable tiny house
MF	multifamily housing
NOT	noticing
OPPZ	opportunity zones
ORG	govt over-regulation
GVU	govt unresponsive, slow
OO	owner occupancy requirement.
RTINV	rental inventory
RNT	rentals
RU	rural areas
RV	rv and mobile homes
SEC	security
SW	sewer & water
SPOP	special populations
SL	state law and regulation
SRO	sro
STU	student
SUB	substandard housing
TX	taxes
TH	tiny house
THV	tiny house village
TSU	tsunami
VR	vacation rentals
W	water
-	what hasn't worked?
+	what works or could work?
ZN	zoning

No.	Comment	work		
		Topic 1	Topic 2	shop
1	Does a sewer district get input on where ADUs go, in terms of adequate capacity?	SW	ADU	R
2	Are people using ADUs now? Answer: yes	G	ADU	R
3	How many ADUs have been built in the county? MR: about 15 per year.	ADU		R
4	Regarding PRC 429, originally existing roads were exempt from fire regs; but his proposal on dead end road was shot down. Answer: county has local rules, which are less restrictive than the state (CalFire) regulations.	DVB	FIR	R
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.	ADU	ZN	R
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.	G	GRW	R
7	What's the population in the unincorporated county? Answer: 73,0000. Total county is about 136,000.	G	GRW	R
8	Does the state hold the county responsible if RHNA numbers are not met? Yes. It can affect funding.	SL	FIN	R
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.	INV		R
10	Does the county distribute its inventory, by breaking down into individual community plan areas? Answer: no, not broken down to that level.	INV		R
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.	NIM	MF	R
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.	NIM	MF	R
13	How does senior housing fit into multifamily housing? Answer: they are very similar, and can overlap.	HSTYP	SPOP	R
14	Further comment on NIMBY: In Rio Dell recently there was an objection to supportive housing project. Neighbors contested. State law protects the project.	SPOP		R
15	Emergency shelter and transitional housing, what is the funding mechanism? Answer: can be grants. The county has zoned parcels where emergency shelters are principally permitted.	FIN	ESH	R
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.	SPOP	FIN	R
17	Why is housing not getting built? Answer: that is our question for the public.	-		R
18	Will tiny houses have permanent connections to utilities? Answer: will be determined by how many, and locations.	SW	TH	R
19	Where tiny house villages will they be allowed? Answer: multifamily lots for sure.	THV	ZN	R
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.	THV	DB	R

21	Tiny houses hold less people, should be multiples allowed to make equivalent to single family dwelling units	TH	ADU	R
22	How is a tiny house different from an ADU? Answer: ADU is alongside a principal dwelling. Tiny house may be an ADU.	HSTYP	TH	R
23	Are the small houses in Manila considered tiny houses? Answer: yes, they could be.	TH		R
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".	TH		R
25	What about taxes? Answer: not known at this point, need to confer with assessor's office on that.	TH	MTH	R
26	Infrastructure: can small tiny house developments pay their way? Rates on smaller units can't support; older users end up paying for all.	TH	SW	R
27	Small districts need support to get services. How can they be funded? Answer: Maybe legacy community law? County could try to collaborate with small communities.	FIN	SW	R
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	SW		R
29	Another commenter not in favor. Thinks people don't maintain well enough.	SW		R
30	Benbow state park has some composting toilets. Work great but they are shut down for big events to prevent overload.	SW		R
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.	SW	FIN	R
32	How is Samoa's project different from Redway? Answer: it's essentially the same.	SW		R
33	What ultimately happens to the waste? Answer: some processing is done on site, then remaining waste goes to new ocean outfall facility (planned).	SW	FIN	R
34	Does Danco own that property? Answer: No, this is in Fairhaven.	G	SW	R
36	Houses are now being lived in again, so there is less conversion (to growhouses; due to market collapse of indoor cannabis).	INV		R
37	Commenter is always surprised to hear people working in store are living in tents in the woods.	-	HMLS	R
38	Inclusionary housing regs may help. That is where developers agree to reserve certain percentage of units for low income housing.	LI		R
39	Commenter noticed that housing costs are less in Redding, Sacramento. You get a lot nicer house for the price than here.	CST		R
40	Density bonuses, etc. can help fund multifamily projects.	MF	FIN	R
41	What about transferable development rights? Answer: May be work program in the Housing Element. Policy exists, but is not implemented. In the research stage right now.	G		R
42	Why the close deadline for the housing element? Answer: We were late, state was late with RHNA numbers.	G		R
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.	-	CST	R
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.	DVB	CST	R
45	Sprinklers typically cost \$7-10 thousand. There will be mandatory solar in the next code cycle (state law).	DVB	CST	R

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.	DVB	ORG	R
47	Why not use RVs as dwellings? There is an RV park in Rio Dell that works well, for low income housing.	+	RNT	R
48	Can RV parks around here take year round stays? Answer: no, not currently.	HSTYP	RNT	R
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.	+	LI	R
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.	+	CST	R
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.	BCD	CST	R
52	The 120 ft2 limit for building with no permit is a local, not state regulation.	G		R
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.	FW	HMLS	R
54	We need an emergency shelter. There is now one being built at the old vet's center.	ESH	+	R
55	The vets feel it's scary (the old building) because of MRSA, fear the spread of that communicable disease.	ESH		R
93	Commenter questions population growth projections. Answer: referred to data link on website	GRW		E
94	Commenter asked where the needed very low income housing will come from? Answer: government programs and housing assistance funding, zoning changes.	LI		E
95	How is deficit from last cycle made up? Or is it? Answer: Didn't make last quota. New one resets starting in 2019	G		E
96	What are very low income units renting for? Answer: \$500-600.	LI	RNT	E
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.	SPOP	ADU	E
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.	G	DVB	E
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.	G		E
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.	ZN		E
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.	ESH	DVB	E

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.	DVB	HMLS	E
103	Is there a move to lessen parking restrictions? Answer: yes. example of new ADU regs.	DVB		E
104	Improvement costs have been barrier in the past; new regs relieve some of that. State now requires proportional service hookup fees.	DVB	SW	E
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.	SW		E
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?	NIM	+	E
108	No place now for TH on wheels. Only in Rv park or special occupancy park.	MTH	DVB	E
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.	RU	-	E
110	Commenter advocates for rehabbing. Affordable housing should include reuse, not just new.	+	LI	E
111	We've spent an hour and a half so far, all about new housing. She sees bias.	G	CONV	E
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.	MF	CONV	E
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.	CONV		E
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.	+	HSTYP	E
115	houses as well? Answer: for existing sited mobile/manufactured homes, no requirements. For new ones, age limits apply.	TH		E
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. Bldg dept only regulates foundation (earthquake and wind). State (HUD) regs govern improvements to manufactured/modular homes	BCD	HSTYP	E
117	After 6-7 years it's hard to move a mobile home without breaking all seals. 5-6 years for RVs. (Rex)	RV	-	E
118	There are lots of examples recently with RVs that have suffered damage.	RV	-	E
119	When will ADU standards be out? Answer: same time as housing element, June. But state regs are in effect now.	ADU		E
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.	DVB	+	E
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.	+		E
122	Likes different models for mental health facilities. Couldn't detached bedrooms or tiny houses be used for those purposes? Yes	SPOP	THV	E
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	SPOP	+	E
125	Could a tiny house also be a manufactured home? Answer: yes. There are examples of Butte County currently allows RVs as residences. MN: They are permitted on a	TH	BCD	E
126	temporary basis due to needs related to the fires.	RV	+	E

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.	+	HMLS	E
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.	-	HMLS	E
129	What would be involved in decentralizing affordable housing? Answer: zoning changes.	LI	RU	E
130	What are special populations? Ans: now age, income, disability (I would add race)	SPOP	FH	HAR
131	Would like to see public ADU plans updated. Ans: done in 2018.	ADU		HAR
132	HAR's last land inventory - MF zoning insufficient. Barrier to development	DVB	MF	HAR
133	mm: are we assuming low income housing IS MF housing? Answer: yes, it has to be. Construction plus land is now \$200 per square foot.	CST	MF	HAR
134	Are we going to change setbacks, density for ADUs?	ADU		HAR
135	Postulates that future low income development will include a certain % of units set aside for low income units	LI		HAR
136	What is fair housing? The same as non-discrimination? Answer: more than race, gender, etc. Now includes income.	FH		HAR
137	would like HAR to work with county for solutions	G		HAR
138	county has only one planner for subdivisions; projects are going too slow	DVB		HAR
139	Are rent restrictions and prevailing wage standards for grants only?	LI		HAR
140	Is design review relaxed for streamlined review? Answer: yes	G	DVB	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?	DVB	OPPZ	HAR
142	What are the measures for tsunami zones? Must first floor be uninhabitable? MR: must withstand tsunami by design.	TSU		HAR
143	Low subdivision completion numbers (73 or 232) is due to county's process adding too much cost.	DVB		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.	DVB	ADU	HAR
145	Are sprinklers required in ADUs? Answer: not unless required in primary residence.	ADU	BCD	HAR
146	Will all lots with ADUs be counted toward county's RHNA numbers? Answer: no.	ADU		HAR
147	Do ADUs inside an existing structure have to meet building codes? No, exception in new law.	ADU		HAR
148	What about allowing ADUs under AOB? No, would not want to revisit AOB permit process..	ADU	AOB	HAR
149	Will density allowances change?	G		HAR
150	Are there square footage restrictions for ADUs? What are they? Answer: Straight 1200 square foot limit.	ADU		HAR
151	what about parking? Answer: one per ADU, with exceptions for proximity to transit, and some other situations.	ADU		HAR
152	DHHS or the county has to build emergency shelters.	ESH		HAR
153	Emergency shelter and supportive, transitional housing - who will fund it?	ESH	FIN	HAR
154	Does the county co-author grants for emergency shelters? Answer: possibly.	ESH		HAR
155	In past housing element, there was a battle over non-profits funding emergency housing. Thinks county should do it this time.	ESH		HAR
156	Lots of interest in tiny houses in southern Humboldt.	TH		HAR
157	Experience selling condos - "no one wants to live like that". Can't resell them.	TH		HAR
158	Tiny houses would be good as seasonal dwellings, not to live year round.	TH		HAR

159	Some of commenter's clients use them as mother in law units and some as farmworker housing.	TH	FW	HAR
160	Dan Marsh, McKinleyville builds tiny houses and sells a lot.	TH		HAR
161	Where are they going? When will the land inventory be out? MR: in a couple of weeks.	TH	INV	HAR
162	HAR would like another meeting before we take the HE to the PC. Will be happy to give feedback.	G		HAR
163	MR: asks for statistics on construction cost, etc. Answer: yes.	G		HAR
164	Are we going to regulate airbnb and vacation rentals? When? Answer: working on it concurrently, but doesn't fit directly under housing.	VR		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.	ADU	VR	HAR
166	reports of unpermitted buildings being used as vacation rentals and airbnb. Barns,	ADU	VR	HAR
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.	SW		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 regs wiped out that distinction.	ADU	ZN	MCK
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.	RU	+	MCK
170	Existing structures may be converted under new state law	ADU		MCK
171	The state is facing a housing crisis	-	G	MCK
172	County's site inventory: stormwater system constraint. New development must capture 100 yr flood even, but release at 2 yr storm rate.	W	DVB	MCK
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.	W	DVB	MCK
174	What about a 16 unit development, for example? Answer: depends on whether subdivision is involved. Answer: Depends on whether subdivision is involved.	W	DVB	MCK
175	Subdivisions with more than 3 units, Public Works wants a drainage plan with retention.	W		MCK
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.	-	HMLS	MCK
177	What's an SB2 zone? Answer: Basically county property. Would like to see segregation by types of services needed by populations.	ESH	SPOP	MCK
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.	DVB	FIN	MCK
179	Huntington Beach was sued by state over non-compliance with housing law.	DVB	SL	MCK
180	Would support tiny houses in any SFU zone, or as ADUs	ADU	TH	MCK
181	Water and sewer must be considered	SW		MCK
182	There are too few new subdivision, and those that are developed are too expensive.	DVB	CST	MCK
183	Where are the parcels zoned for emergency shelters? Answer: HOZs, where there are full services, some commercial districts.	ESH		MCK
184	What is a housing unit? Answer: used to be 220 ft2 limit, now 70 ft2 room.	G		MCK

185	What is the difference between an tiny house and an RV? Answers: width, registration.	TH	RV	MCK
186	What about multiple tiny houses on an acreage? Answer: Under discussion, waiving density standards if full services, may need to use MF zoning.	THV	ZN	MCK
187	Commenter likes 2 as a tiny house limit per lot. Issues may arise if more, neighbor objections.	THV	NIM	MCK
188	What kind of issues [around multiple tiny houses]? Answer: camping, traffic, neighbors.	THV	NIM	MCK
189	What if the number of tiny houses depends on the location and standards?	THV	+	MCK
190	If tiny houses principally permitted, 1 extra unit. For more, a public hearing could be	THV		MCK
191	DEH would like to weigh in on clustered tiny houses.	THV		MCK
192	There are lots of proven models for clustered tiny houses. They do exist, and must have perfected standards.	THV	+	MCK
193	there are fairness issues for larger numbers. Need community input.	THV		MCK
194	Mobile home park model may be appropriate. Public/private land, with units individually owned. Marsh Commons and Sandpiper examples.	THV		MCK
195	Is it allowed in current zoning?	THV		MCK
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.	TH	TX	MCK
197	Process question: Minneapolis went to R3 zoning and eliminated SFUs. Is SFU zoning state mandated? She advocates getting rid of the classification.	TH	ZN	MCK
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.	TH	DVB	MCK
199	Recent experience with ADUs, \$25k sewer hookup. One in the city and one outside city.	TH	SW	MCK
200	If stand-alone new building, must pay for new hookup but proportional.	TH	SW	MCK
201	Does McKinleyville have sufficient sewer capacity for approved permits (lots?)? Answer: No	INV	SW	MCK
202	Commenter objects to being taxed for new development. Are we prevented by law from taxing?	TH	TX	MCK
203	There is more than enough capacity for RHNA, but not for full buildout of planned development.	INV	SW	MCK
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).	TH	FIR	MCK
205	Commenter advocates detached bedrooms where services exist. Two local high schools now have tiny house building apprenticeship programs.	DB	ED	MCK
206	Commenter envisions mill and local industry constructing tiny houses.	+		MCK
207	Supports clustering of tiny houses. Transitional housing example in McKinleyville (Janine).	TH	+	MCK
208	Supports co-operative ownership, central accommodations, much cheaper. Buildings 150 ft2 or smaller are not taxed as improvements (detached bedroom could fit this).	DB	TX	MCK
209	Can replicate land trust ownership model to facilitate cluster-style housing. Can transitional housing be multi-family? Answer: yes.	THV	SPOP	MCK
210	How many people can fit in a tiny house? Answer: no rule as per the county.	TH		MCK
211	what about the McKinleyville community plan? Does the county's element supersede it?	G		MCK
212	Would like to see the urban expansion area and McKinleyville planning area on the GIS as a layer.	G		MCK

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.	G		MCK
214	Tiny homes vs. RVs, commenter is concerned about air quality. Regs need to make sure tiny houses meet air quality standards for materials, for permanent dwelling.	TH		MCK
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.	MF	FIN	MCK
216	Coastal communities, what are we doing about ADUs? Answer: nothing right now. May want to revisit categorical exclusion to include ADUs.	ADU		MCK
217	Planned tiny house development would be good. McKinleyville is opportunity zone, maybe able to get funds. Would like to explore funding.	DVB	FIN	MCK
218	OZs help investors; helps with cost.	DVB	FIN	MCK
219	Commenter in favor of least restrictive zoning to facilitate development, transitional housing, elder housing, communal living situations. Would like to see cooperation, less siloing among agencies. Asks county to press for collaboration.	DVB	OPPZ	MCK
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.	HMLS	ESH	MCK
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,	+	SPOP	MCK
222	Janine Wilson - transitional housing services, agrees with encouraging a mix of people. New people cross-trained by older residents. Knowledge share.	+	SPOP	MCK
223	Barriers to development: permit process, cost of improvements required, lots are too expensive.	DVB	CST	MCK
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.	FIR	RU	WC
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.	CONV	ADU	WC
226	Averaging 100/yr in past slide. Now 1400 per year? No, 1400 for the HE period, 8 years.	GRW	INV	WC
227	Are lots created the same as units built? Answer: no, they are separate but related.	G		WC
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.	DVB	ORG	WC
229	Of 400 units built, what is the breakdown of rentals and owner occupied? Answer: later report will break down.	RNT		WC
230	Would like to make sure there are incentives to provide housing, not for rentals.	RNT	FH	WC
231	Does farm employee housing apply to trimmigrants? Answer: yes	FW		WC
232	How do we find emergency shelter parcels? Answer: Layer on county GIS site	ESH		WC
233	People on coast has tsunami warning, people flee inland. Need emergency shelter areas out here.	ESH	TSU	WC
234	With transitional housing, don't you need services?	SPOP		WC
235	Farm employee housing - does it include trimmers? If so, county should be enforcing.	FW	SPOP	WC
236	Person lives on farm in valley. Had to house house ag workers there, not so here.	FW	SPOP	WC
237	They sleep everywhere [homeless trimmners].	FW	HMLS	WC
238	Would like to see campgrounds open longer to accommodate trimmers.	CMP	FW	WC

239	Law says you must house workers, part of cannabis license, since last year	FW		WC
240	Suggests more scrutiny from planning on workers	FW	SPOP	WC
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.	DVB		WC
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.	RU	GVU	WC
243	People here run into restriction compared to on coast. Need a person to guide folks through the process.	DVB	GVU	WC
244	Small business development center for property owners -dedicated to housing projects in rural areas.	DVB	+	WC
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.	DVB	ORG	WC
246	Would he donate his plan for tiny house when done? Yes	+		WC
247	County could invest in plans to facilitate tiny house building.	DVB	+	WC
248	Raise permit exemption to 500 ft2, include a livable dwelling, green lighted projects	BCD	DVB	WC
249	This community really needs housing, tiny houses can be a solution. Lots of really substandard housing.	TH	SUB	WC
250	Beautiful homes can be built for \$20k.	TH	CST	WC
251	Would it be possible for the county to subsidize architects? We did that for ADUs, online.	CST		WC
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 regs, adds restrictions and changes. He objects to process. Answer: did not have enough plan checkers in the past, now do residential projects in house.	DVB	GVU	WC
253	Tiny houses address economic problem without addressing planning fundamentals. What about densities, lot sizes, zoning issues.	TH	ZN	WC
254	No community plan, they will start that tomorrow. Densities not 1 ac per unit, now 4-5 units per acre.	ZN		WC
255	Cc&rs, most citizens get strapped with them (in subdivisions) but they aren't enforced by the county.	G		WC
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?	G		WC
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.	ORG	DVB	WC
258	Idea: multi-level multi-family units on parcels near the city.	+		WC
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.	G		WC
260	Willow Creek needs a community advisory committee. County should sponsor, advisors would do legwork and homework. Answer:county can implement some WC tailored.	G		WC
261	Must be long term rentals rather than short.	RNT		WC
262	Local zoning issues - must be clear path for land owners to subdivide for housing.	ZN		WC
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.	SPOP	ADU	WC
264	Special occupancy parks - homeless people would be happy to set up tents and camp. Sanctioned legal camping areas.	CMP	HMLS	WC

265	Problems with renters, people are wary of renting. Converted to an ADU to eliminate risk.	CONV	RNT	WC
266	No low income senior housing available. People taken advantage of, substandard housing common.	SPOP	SUB	WC
267	Encourage mutli-generational homes.	MF		WC
268	Agrarian mutli-family structures, wants new land ownership models. Me: detached	TH	DB	WC
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.	RV		WC
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.	DVB		WC
271	Supv 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.	DB	BCD	WC
272	Tiny houses too expensive, he says. Repeats housing voucher idea, could be contracts for tiny homes, then community effort.	TH	+	WC
273	Tiny houses are expensive than RVs an more trouble to build RVs are readily available	RV	TH	WC
274	Need to make RV parks easier to permit.	DVB	RV	WC
275	RV parks may negatively affect property value.	RV	-	WC
276	Easier to transfer/rezone for special occupancy park	RV		WC
277	Well built tiny houses could fit into neighborhoods; he's not in facor of making it easier for RVs. His neighborhood already has lots of decrepit RVs.	RV	NIM	WC
278	Tiny houses should be regulated so people can't be taken advantage of.	TH	FH	WC
279	Legal bedroom size should not be too tiny because not healthy. Will building code be followed? Answer: yes	BCD	TH	WC
280	Some tiny houses have no bedroom to save space. Spaces are combined. Must have a usable space for community, and that requires regulation.	TH	THV	WC
281	Tiny houses are required to connect to utilities, water, sewer. How do semi-permanent connections work?	MTH	SW	WC
282	Because moveable tiny houses (detached bedrooms) and RVs would not have self-contained sanitary facilities, they need a dumping stations if wast is stored.	RV	SW	WC
283	Composting toilets and alternative waste management systems needed. What is the status of the DEH project on rules? Answer: public draft forthcoming.	SW	-	WC
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.	DVB	AOB	WC
285	Encourage alternative building methods.	BCD	AOB	WC
286	Code and regulations are out of hand. Her ADU required non-permeable countertop.	DVB	ORG	WC
287	Commenter wants another meeting tomorrow to connect this discussion with zoning issues.	G	ZN	WC
288	Community is willing and able to tackle housing. Answer: County committed to a 2d HE workshop	G		WC
289	In HE hearings 10 years ago there wre not enough parcels zoned for low income. That was the constraint.	LI	DVB	HHHC
290	NIMBY here is the worst in the courty. The county should strategize to reduce NIMBYism	NIM	DVB	HHHC
291	Management should be on site once low income housing is built.	LI		HHHC
292	Govt. has a lack of transparency, creating a trust issue. Example: Arcata student housing.	GVU	DVB	HHHC

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.	GVU	DVB	HHHC
294	County should support ideas with narratives, success stories.	+		HHHC
295	Ditto to last comment.	+		HHHC
296	Young people have trouble renting, getting deposits, co-signers.	SPOP	RNT	HHHC
297	Late recognition of homelessness among students.	HMLS	STU	HHHC
298	Commenter talks about couch surfing while homeless.	HMLS	STU	HHHC
299	Substandard housing needs to be addressed.	SPOP	SUB	HHHC
300	Developer comment: struggles to rehab rundown places. Needs funding sources.	DVB	SUB	HHHC
301	Motels could be low income housing. (several commenters)	CONV	LI	HHHC
302	City of Eureka had 5 rundown empty houses. No incentive to rehab so they sold instead.	DVB	LI	HHHC
303	Domestic violence services comment: safe haven housing not adequate. Answer: may need DV data	SPOP		HHHC
304	Domestic violence services comment: pissed because of wasted effort over time. People try to exploit non-profits; or NIMBYs oppose.	SPOP	NIM	HHHC
305	SOHUM commenter: allow development of bigger places by splitting into more units.	MF		HHHC
306	Rapid rehousing - renter's rights could reduce stress of high rent.	HMLS	RNT	HHHC
307	Housing costs way more than wages support. Even when unemployment is low, people are at risk for homelessness.	DVB	HMLS	HHHC
308	Amend zoning to give alternative to special occupancy park. Group setting, camping.	DB	CMP	HHHC
309	Need funding for ADUs. No loans are available.	DVB	TH	HHHC
310	Does farm employee housing include cannabis farming? Answer: yes.	FW		HHHC
311	Would like to allow groups living on rural ag land. Her generation (young) looking for alternatives.	DB	ZN	HHHC
312	Off the grid cabins needed. Do not prohibit them.	DVB	ZN	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.	NIM	+	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.	DVB	ORG	HHHC
315	Commenter would like to know there's a safe place to sleep when he gets evicted.	HMLS		HHHC
316	Inclusionary zoning should be revived.	ZN		HHHC
317	How many units are multifamily in unincorporated areas? Not many, he thins, based on past housing element update.	DVB	MF	HHHC
318	We are not making a lot of progress in multifamily development.	MF		HHHC
Staff Comment	mn: JF challenged them to think about R-1 zones, what needs to be done to facilitate			WC
Staff input	MR: explains cost savings when ADUs are principally permitted.	ADU		HAR
Staff input	Infrastructure is a constraint, the cost is too high for small communities.	DVB	SW	R
Staff input	mn: startup costs have been prohibitive			WC
Staff input	Special occupancy parks allow tent camps, park models, RVs and other			WC
staff prompt	mr: asks for input on what standards we should be applying? What are pitfalls on TH? We need input on the downside	-		E
Staff prompt	MN: what needs to be converted to low income housing?			HHHC