

## **8.4 Goals and Policies**

### **Goals**

- H-G1. Housing Production.** Regulatory policies, practices and costs that promote the creation of affordable housing, protect the public health, safety and welfare, encourage compliance with permit requirements, minimize the environmental impacts of housing development and reflect the goals and priorities of this Plan.
- H-G2. Housing Diversity.** An adequate supply of all types of affordable housing for all income levels in all areas of the County, including urban, suburban, rural, hamlet and remote areas.
- H-G3. Workforce Housing.** An adequate supply of rental and homeownership opportunities affordable to wage earners within close proximity to local businesses, recreational facilities, community services, transit corridors and schools.
- H-G4. Residential Land Inventory.** An inventory of land, suitable for development within the eight-year period for this Housing Element Update cycle, which provides adequate capacity to meet projected regional housing needs for all income levels.
- H-G5. Housing Needs of Special Populations.** Sufficient and affordable housing opportunities for seniors, disabled persons, homeless, nomadic, single-parent households, farmworkers, and large families.
- H-G6. Emergency Shelters, Supportive and Transitional Housing.** Sufficient opportunities and capacity to meet local needs for emergency shelters, navigation centers, day centers, supportive housing and transitional housing, including alternative and shared housing.
- H-G7 Affirmatively Furthering Fair Housing.** Regular meaningful actions to affirmatively further and promote fair housing, to improve access to opportunity, and prohibit discrimination<sup>1</sup>.

### **Policies**

- H-P1. Development of Properties in the Residential Land Inventory.** The County shall encourage development of parcels in the residential land inventory for the current planning period at targeted residential density.
- H-P2. Flexibly Apply Development Standards to Low Income Housing.** The County shall support the flexible application of development standards through a streamlined permit process for housing for lower income affordability categories and special needs populations.
- H-P3. Use of Surplus County-owned Property.** The County shall consider using surplus County-owned property for development or financing of housing for low income and special need populations. County-owned parcels developed with affordable housing shall be in close proximity to commercial areas and connected to them by pedestrian facilities and public transit.

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<sup>1</sup> *Meaningful Actions* are defined as "significant actions that are designed and can be reasonably expected to achieve a material positive change that affirmatively furthers fair housing by, for example, increasing fair housing choice or decreasing disparities in access to opportunity." (Title 24 Code of Federal Regulations Part 5 Section 5.152)

- H-P4. Maintenance of an Adequate Supply of Residential Land.** The County shall maintain an adequate supply of residentially zoned land to accommodate projected housing needs for all income categories and special needs populations throughout the Housing Element planning period.
- H-P5. Maintaining an Adequate Land Inventory.** Unless written findings are made pursuant to Government Code Section 65863 supported by substantial evidence, the County shall not allow a reduction in residential units in the residential land inventory below that specified in the current Regional Housing Need Allocation (RHNA).
- H-P6. Contributions to Infrastructure and Service Development.** Market-rate housing pays its fair share of infrastructure and public service costs. Housing that has long-term affordability covenants and restrictions that require units to be available to, and occupied by, persons or families of low, very low or extremely low income at affordable housing costs for at least 20 years may be eligible for subsidies to pay for applicable infrastructure and public service costs.
- H-P7. Residential Subdivision Approvals within Housing Opportunity Zones.** The density of residential subdivisions within Housing Opportunity Zones shall not be reduced below the calculated minimum number of units per Standard \_\_\_\_ unless the County makes specified findings.
- H-P8. Residential Subdivision Permit Process.** The County shall maintain an efficient, streamlined and predictable permitting process designed for residential subdivisions that meet the goals and policies of this Element.
- H-P9. Expedited Residential Subdivision Review in Housing Opportunity Zones.** The County shall streamline environmental review of residential subdivisions in Housing Opportunity Zones by establishing standardized maximum thresholds of significance.
- H-P10. Rehabilitation of Substandard Housing.** The County shall work to improve substandard housing conditions throughout the County as indicated through housing condition surveys.
- H-P11. Support for Tenant's Rights.** The County shall support residential tenants' and landlords' rights and responsibilities and the enforcement of state and federal tenant-rights.
- H-P12. Emergency Shelters.** Emergency shelters, day centers and navigation centers, shall be allowed as principally permitted uses on sites mapped for emergency shelters in the Housing Element Appendix.
- H-P13. Housing and Support Services for Elders and Disabled Persons.** The County shall promote and encourage a range of housing and support services for elders and disabled persons that allow a wide spectrum of choices from fully independent to fully assisted living.
- H-P14. Support Innovative Construction and Design Methods.** The County shall support the use of innovative construction and design methods and building materials that make more efficient use of land and materials, including water conserving waste disposal systems, energy systems, dwelling designs, and uses of recycled materials for building.
- H-P15. Encourage New and Experimental Techniques.** The County shall encourage and be receptive to new and experimental construction techniques.

- H-P16. Support Alternative Owner Builder Program.** The County shall support alternative owner-built/ owner-occupied housing to promote low cost housing and improved permit compliance in rural areas not served by public water or sewer.
- H-P17. Reduce and Avoid Impacts to Biological Resources.** Consistent with the mitigation measures in the Supplemental Environmental Impact Report (SCH No. 2009022077) the County shall refer all building permit applications that would result in the withdrawal of water from perennial streams or rivers, or from wells within 100' of a perennial stream or river, or from springs within 100' of a perennial stream or river to the Department of Fish and Wildlife (DF&W) for comments and recommendations.
- H-P18. Promote Infill, Reuse and Redevelopment.** The County shall promote infill, re-use and redevelopment of vacant and under-developed land within Urban Development Areas and Housing Opportunity Zones as a strategy to create affordable housing, provide an economic stimulus and re-vitalize community investment.
- H-P19. Housing Opportunity Zones.** The County shall continue to stimulate residential and infrastructure development within Housing Opportunity Zones while not diminishing opportunities for accessory dwellings units in other areas of the County. The County shall, review and consider the expansion of or the addition of new Housing Opportunity Zones, as needed and where appropriate.
- H-P20. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks.** The County shall support continuation of existing manufactured home parks and long-term occupancy special occupancy parks and shall support expansion of existing parks as an important source of affordable housing.
- H-P21. Retain Legal Non-Conforming Housing.** The County shall support retention of legal non-conforming housing which exceeds the general plan density standards.
- H-P22. Siting of Multifamily Housing Developments.** The County shall plan, prioritize, and support development proposals that locate multi-family uses along major transportation corridors, near transit stops, public services, recreation areas, neighborhood commercial centers and work opportunities.
- H-P23. Allowances for a Mixture of Housing Sizes and Types.** The County shall allow a variety of housing types and sizes in all residential areas served by public sewer to encourage a mix of housing opportunities for all income categories.
- H-P24. Housing Rehabilitation.** The County's code enforcement requirements and program shall develop maintenance provisions in county code to prioritize rehabilitation of sub-standard housing requiring maintenance of residential structures in a suitable condition for housing.
- H-P25. Promote Fair Housing and Improved Access to Opportunity.** The County shall support the enforcement of state and federal fair housing and anti-discrimination laws, and improve public information and community engagement on fair housing topics.
- H-P26. Housing Rehabilitation.** The County shall consider relocation costs for occupants displaced through housing code enforcement action in charging penalties and fines.
- H-P27. Technical Assistance Program.** The County shall develop a residential development technical assistance program to improve public engagement, outreach and availability

of information and expertise regarding residential land use regulations and the residential development permitting process.

**H-P28. Pre-Approved Housing Plans.** The County shall increase the variety of housing designs available in the pre-approved housing plan inventory to encourage the production of affordable housing.

**H-P29. Streamline Housing Review and Approval.** When amending the Zoning Regulations for residential zoning, uses or standards, the County shall adopt objective standards to improve the clarity and predictability of residential development standards for both the community and developers. "Objective standard" shall mean zoning, subdivision, or design review standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

**H-P30. Encourage Accessory Dwelling Units.** The County shall stimulate the construction of accessory dwelling units by relaxing accessory dwelling unit development standards through modifications to the land use codes in order to provide low-cost housing and to make more efficient use of existing roads.

**H-P31. Allowance for Tiny Houses and Moveable Tiny Houses.** The County shall improve housing diversity and encourage low-cost housing by amending the Zoning Regulations to allow tiny houses and moveable tiny houses as permanent single-family dwellings allowed in zoning districts that allow other residential dwellings of the same type, and specify development standards to protect public health and safety.

**H-P32. Allowance for Tiny House Villages.** The County shall improve housing diversity and encourage low-cost housing by amending the Zoning Regulations to allow tiny house villages as a type of multifamily dwelling allowed in zoning districts that allow other residential dwellings of the same type, and specify development and performance standards to protect public health and safety.

**H-P33. Farmworker Housing.** The County shall amend the Zoning Regulations consistent with Health and Safety Code Sections 17021.5 and 17021.6, and encourage and support sufficient and affordable housing opportunities for farmworkers including the housing needs of cannabis industry farmworkers.

**H-P34. Estimating Farmworker Housing Needs of the Cannabis Industry.** The County shall develop a data source and methodology to estimate the population of farmworkers in the cannabis industry because they are not represented in the census data of the USDA Agricultural Census.

**H-P35. Transitional Housing.** Transitional housing shall be considered a residential use of property, and to improve the housing capacity for special needs populations the County shall amend the Zoning Regulations consistent with Gov't Code Sections 65582(j) and 65583(c)(3).

**H-P36. Supportive Housing.** Supportive housing consisting of fifty (50) units or less shall be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, and to improve the housing capacity for special needs

populations the County shall amend the Zoning Regulations consistent with Gov't Code Article 11, commencing at Section 65650.

- H-P37. Single Room Occupancy Units.** The County shall support the conversion and use of motels, and hotels for single room occupancy units (SRO) units consistent with public health, safety and welfare.
- H-P38. Support Emergency Shelters.** The County shall continue to support and encourage coordination of funding for emergency shelter sites, services, and operation, through outreach to non-profits and religious organizations, and through multijurisdictional partnerships.
- H-P39. Allowance for Safe Parking.** The County shall amend the Zoning Regulations allow for Safe Parking as a form of emergency shelter in order to provide sufficient opportunities and capacity to provide emergency shelter to meet the needs of special populations.
- H-P40. Fee Deferrals and Subsidies.** The County shall offer and defer until occupancy fees for building permits, discretionary land use permits, parkland dedication fees, and review fees charged by the Department of Environmental Health and Public Works for housing that has long-term affordability covenants and restrictions that require units to be available to, affordable to, and occupied by, persons or families of low-, very-low or extremely low income for at least 30 years if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program, and at least 15 years for financing without such requirements. The County shall offer and defer until occupancy fees for building permits and discretionary land use permits, and review fees charged by the Department of Environmental Health and Public Works for Supportive, Transitional Housing, and Emergency Shelter housing projects. All fees to be paid prior to issuance of a certificate of occupancy.
- H-P41. Fast Track Application Review.** All housing projects shall be fast-tracked through the Planning and Building Division Department, Environmental Health Division of Public Health, and the Land Use Division of the Department of Public Works.
- H-P42. Density Bonuses.** Consistent with Gov't Code Section 65915 et seq., the County shall offer and provide density bonuses for housing, including for Transitional and Supportive housing, and housing projects meeting the requirements of Gov't Code Section 65913.4 et seq., that has long-term affordability covenants and restrictions that require units to be available to, affordable to, and occupied by, persons or families of low-, very-low or extremely low income for at least 30 years if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program, and at least 15 years for financing without such requirements, and shall amend the Zoning Regulations consistent with Gov't Code Section 65915 et seq.
- H-P43. Deferral of Minor Subdivision Improvements.** The County shall allow applicants to defer improvements for minor subdivisions until the time of building permit issuance for housing that has long-term affordability covenants and restrictions that require units to be available to, and occupied by, persons or families of low income at affordable housing costs for at least 20 years. Public Works shall specify allowable deferrals on a project by project basis.

**H-P44. Funding for Supportive and Transitional Housing.** The County shall actively seek to obtain funding from other sources to intentionally partner with developers and landowners to develop Supportive and Transitional housing.

**H-P45. Alternative Utility Systems.** Support and encourage local pilot programs for cooperative decentralized services like water, waste treatment, composting, and energy production in areas where Alternative Owner Builder structures are allowed.

## **8.5 Standards**

**H-S1. Housing Program Implementation.** The County shall implement a Housing Program consistent with this Plan to facilitate the permitting and construction by the year 2027 of:

- 1) 814 single family units; 151 of which are under the Alternative Owner Builder (AOB) program.
- 2) 206 multifamily units
- 3) 113 second units

**H-S2. Achieving the Target Densities in Housing Opportunity Zones.** Parcels in the residential land inventory in Housing Opportunity Zones for the current planning period shall be developed to meet or exceed the "mid-point" density. A lower density may be approved only if specific findings are made supported by substantial evidence that the proposed development will not preclude future development at the "mid-point" density, or the "mid-point" density is not feasible.

**H-S3. Calculation of the Target Density in Housing Opportunity Zones.** The target residential density on each parcel in the residential land inventory in Housing Opportunity Zones for the current planning period shall be calculated by multiplying the applicable mid-point Plan density by the net developable area determined during application processing. The net developable area shall be the total parcel area minus areas that cannot be physically developed due to mapped hazards or environmental constraints

**H-S4. Calculation of the Maximum Number of Residential Units on a Parcel.** The maximum number of residential units on an individual parcel shall be calculated by multiplying the highest density allowed in the applicable Plan designation by the total parcel area. Additional units may be allowed based on applicable density waivers or density bonuses. Allowable residential units may be clustered in developable areas of the parcel to avoid physical, environmental or infrastructure constraints.

**H-S5. Infrastructure Development.** Infrastructure projects which reduce physical capacity constraints to residential land located within Housing Opportunity Zones, Legacy Communities, or other areas where health and safety concerns are evident shall be given priority for funding and development.

**H-S6. Retain Legal Non-Conforming Housing.** General Plan density standards shall be waived for existing legal non-conforming housing in new subdivisions and planned developments.

**H-S7. Ten-Year Plan to END Homelessness.** The County's adopted Ten-Year Plan to End Homelessness will guide the County's efforts to address the housing and service needs of the homeless, and "at risk of homelessness" populations.

**H-S8. Single Room Occupancy Units.** The County shall allow conversion of hotels and motels to single room occupancy units (SRO) under specified conditions in selected zones in areas

with public water. Plan and zone density standards may be waived for SRO units consistent with public health and safety. Permit fees may be subsidized for hotel and motel conversions to SRO units and for reviews of the legal non-conforming status or Plan amendments or zone reclassifications for motel and hotel conversions that have already occurred.

- H-S10. Calculation of Development Potential for the Residential Land Inventory.** The County shall identify land suitable for residential development consistent with Government Code Section 65583.2. Projections of residential development potential on individual parcels shall be based on applicable Plan densities, zoning standards and net developable parcel area. Net developable area may be based on best-available mapping of hazards and environmental resources known to have the potential to restrict development. Residential development potential on individual parcels may also be limited by infrastructure constraints identified within the Residential Land Inventory by Urban Development Area. Actual development potential on individual parcels is determined at the time of project application. Deviations between actual development potential identified at the time of project application and projected development potential identified in the residential land inventory shall be tracked and reported to the Board of Supervisors in comprehensive Housing Element updates.
- H-S11. Publication and Maintenance of the Residential Land Inventory.** The County's residential land inventory, found consistent with state law according to Government Code Section 65583(a)(3), shall be published to the internet as a web-based GIS layer to aid the identification of vacant and underdeveloped residential sites. Thereafter, during the Housing Element planning period, the County shall periodically update the GIS inventory for public information purposes to reflect development approvals, changes in estimated development potential of individual parcels or infrastructure constraints.
- H-S12. Standards for Extremely Low, Very Low and Low Income Sites in the Residential Land Inventory.** The RHNA Plan allocations for extremely low, very low and low income housing units shall be accommodated on sites suitable and zoned for multifamily residential development by right (no discretionary review is required). Multi-family sites shall be considered suitable if they contain one or more developable acres planned and zoned for at least 15 dwelling units per acre and can be provided with public water and sewer services within the planning period. No more than 100 units can be counted on any single parcel.

**H-S13. Standards for Environmental Review of Residential Subdivisions in Housing Opportunity Zones.** The County shall develop standardized thresholds of significance for environmental review of residential subdivisions in Housing Opportunity Zones for the following subject areas:

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

**H-S14. Fast Track Application Review.** All housing projects shall be fast-tracked through the Planning and Building Division Department, Environmental Health Division of Public Health, and the Land Use Division of the Department of Public Works on a priority basis ahead of non-fast track permit applications. The County shall notify the applicant whether the application is complete within 30 days of receipt of a housing application. The County shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units. Projects that construct or rehabilitate at least 25% low income, 10% very low income, or 55% extremely low income, or are for Supportive, Transitional, Transitional Housing, or emergency shelters shall be prioritized.



## **8.6 Implementation Measures**

- H-IM1. Pursue Funding for Housing and Emergency Shelter Programs.** The County shall pursue funding for housing and shelter programs, and prioritize funding for development of housing affordable to very low-income households when competing for resources with other projects including:
- First-time Homebuyer Program
  - Home Investment Partnership Program (HOME)
  - State Community Development Block Grant (CDBG)
  - Multifamily Housing Program (MHP)
  - Permanent Local Housing Allocation (SB 2, 2017)
  - Building Equity and Growth in Neighborhoods Program (BEGIN)
  - United States Department of Agriculture (USDA) Housing Programs
  - California Housing Finance Authority Loans (CHFA)
  - Federal and State Low Income Housing Tax Credit (LIHTC)
- H-IM2. Tiered Environmental Review,** The General Plan Update EIR analysis of the cumulative impacts of residential development in Housing Opportunity Zones shall be completed and presented in a manner that facilitates the use of the analysis for individual project environmental review. The County shall make use of tiered environmental analysis to reduce the burden of cumulative impacts analysis on individual residential projects in Housing Opportunity Zones.
- H-IM3. Distribution and Sharing of Publicly Available Fault Evaluation Reports,** The County shall maintain records of the location of Fault Evaluation Reports that have been prepared within Humboldt County and submitted to the California Geologic Survey pursuant to the Alquist-Priolo Earthquake Fault Zoning Act and make available copies of Fault Evaluation Reports upon request to residential developers within Housing Opportunity Zones.
- H-IM4. Tsunami Hazard Areas,** The County shall publish guidelines for housing development in identified tsunami hazard areas. The guidelines shall include development standards and mitigations for principally permitted and discretionary housing projects. The County shall work with Coastal Commission staff in the development of standards and mitigations to ensure consistency with Coastal Act requirements.
- H-IM5. Initiate Annexation of Multifamily Housing Sites.** The County shall work with the City of Arcata and the Local Agency Formation Commission to initiate annexation of the multifamily parcel APN 505-161-11 to provide sewer services to the property for development of multifamily housing.
- H-IM6. Monitoring Affordable Housing Development on Properties Rezoned to Multifamily.** The County shall include in its Annual General Plan Progress Report prepared pursuant to §65400 of the Government Code a description of the development that has occurred on the properties in the Affordable Multifamily Housing Land Inventory. The County shall also include in the 2019-2027 Housing Element Update an assessment of the effectiveness of the Affordable Multifamily Housing Land Inventory in meeting the County's housing needs for lower income households and propose changes to that program as necessary to increase its effectiveness.

- H-IM7. Facilitate and Monitor The Martin Slough Interceptor (MSI) Project, and Implement Alternatives if the Project is Delayed or Canceled.** The County shall facilitate and monitor the MSI project, and implement the traffic mitigation measures required in the Environmental Impact Report for that project. The County shall formally request an update to the official project schedule on an annual basis beginning in December, 2014. If new sewer hookups provided by the Phase II MSI project are unavailable by December 31, 2015 to accommodate the residential inventory in the area, the County shall replace the loss of inventory on a one-for-one basis by rezoning qualified properties in other areas as needed to meet the proportional share of the RHNA for the MSI project area. Replacement of lots in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory. Rezoning shall be completed within one year of the date the County learns of the delay or cancellation. Responsible Agencies: Planning and Building Department, City of Eureka, Humboldt Community Services District. Timeframe: Facilitating and monitoring the MSI project – ongoing; Rezoning shall be completed within one year of receipt of notification of project delay or cancellation.
- H-IM8. Encourage Energy and Water Conservation.** The County shall support changes to the County's tax code to encourage new alternative energy systems, such as solar, wind and hydroelectric energy systems, and new water storage and water conservation measures intended to reduce surface water withdrawals from streams and creeks during summer low flow periods.
- H-IM9. Continued Implementation of Effective Policies from the Previous Housing Element.** The County shall continue to implement the policies from the 2009/2010 Housing Element labeled as "✓" in Section 8.12.20 of the Housing Element Appendix.
- H-IM10. Consideration of Policies from the "Idea Bank".** The County shall consider implementing the policies and implementation measures labeled with a "→" in §8.12.20 of the Housing Element Appendix as stand-alone projects with separate environmental review.
- H-IM11. Ten-Year Plan to End Homelessness.** The County shall actively support the implementation measures outlined in the Ten-Year Plan to End Homelessness.
- H-IM12. Homeless Humboldt Housing and Homeless Coalition.** The County shall support continuation of the Humboldt Housing and Homeless Coalition, or its equivalent, in order to guide policy development and implementation of programs that address the needs of the homeless population throughout the entire county. The County shall work cooperatively with cities to address the housing needs of the homeless population for the county as a whole.
- H-IM13. Housing Accessibility for People with Disabilities.** The County shall support housing access for persons with disabilities by fast-tracking reasonable accommodation requests consistent with the Americans With Disabilities Act, and prioritizing housing rehabilitation funds to assist qualifying residents in removal of architectural barriers.
- H-IM14. Housing Trust Fund.** The County shall support the Housing Trust Fund and Homelessness Solutions Committee, and its programs to develop shelter and conserve and develop housing affordable to low- and very low-income households. The County shall seek funding to provide an initial funding level of \$500,000. Sources of initial and long-term funding may include:

- State and Federal Grants
- Local Financial Institutions
- Local Jurisdictions
- Sale of Surplus County Property
- County General Fund
- Private Foundations and Individuals

**H-IM15. Facilitate Development of Sites in the Affordable Housing Land Inventory.** The County shall allow the multifamily zoned portion of sites in the Affordable Housing Residential Land Inventory to be developed with multifamily housing as a principally permitted use independent of existing uses or other allowed uses that may occur on the site.

The County shall encourage flexible application of the multifamily zoned areas on the properties to ensure the minimum housing density is achieved. Further, the County shall encourage lot line adjustments, land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Affordable Housing Residential Land Inventory. When eligible, the County shall seek funding through state, federal and local financing programs.

The County shall offer the following incentives for the development of affordable housing, including, but not limited to,

- priority to processing subdivision maps that include affordable housing units, and consideration of exceptions to solar shading requirements,
- expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plans and master environmental impact reports,
- financial assistance (based on availability of federal, state, local foundations, and private housing funds), and
- modification of development requirements, such as reduced parking standards for elders, assisted care, and special needs housing on a case-by-case basis.

**H-IM16. Housing Rehabilitation.** The County shall conduct housing condition surveys and prioritize housing rehabilitation funding and assistance to sub-standard housing.

**H-IM17. Retain Legal Nonconforming Housing.** The County shall amend the Zoning Regulations to waive General Plan density standards for legal non-conforming housing involved in new subdivisions or planned development.

**H-IM18. Inventory of Nonconforming Housing.** The County shall conduct an inventory to estimate the number of affordable housing units located in C- and M- zoning districts as nonconforming housing.

**H-IM19. At Risk Units.** The County shall seek to preserve all assisted multifamily housing units at risk of being converted to market rate rental housing through establishing an early warning system and providing financial assistance when funding is available.

**H-IM20. "Safe Homes" Program to Increase Building Code Compliance.** The County shall consider extending the Safe Homes program prior to the program's sunset date. The County shall allow qualified unpermitted homes to become permitted through a "safe homes" program. Reduced or eliminated penalty fees for owners wishing to obtain

permits for unpermitted homes shall be included as an incentive to bring the unpermitted units into compliance.

- H-IM21. Use of Surplus County-owned Property.** The County shall evaluate the use of surplus County-owned property, including properties within the boundaries of incorporated cities, for development or financing of housing for low income, very low income, extremely low income, and special need populations. For properties located within incorporated cities, the County shall coordinate with the city.
- H-IM22. Affordable Housing Development on Excess State -Owned Properties.** The County shall assist with development of affordable housing on excess state-owned properties that become available through Executive Order N-06-19.
- H-IM23. Post Information Regarding Fair Housing and Employment.** The County shall continue to support the enforcement program of the State Fair Employment and Housing Commission. The Planning Division shall disseminate information about fair housing rights and procedures for filing fair housing complaints to public libraries and the Humboldt County Housing Authority.
- H-IM24. Noticing Regarding Fair Housing and Employment, and Antidiscrimination.** The County shall develop standardized public notice language regarding fair employment and housing, and antidiscrimination to be used by all County agencies and affiliates.
- H-IM25. Complete an Assessment of Fair Housing.** The County shall participate in a multijurisdictional Assessment of Fair Housing (AFH) and complete an AFH that meets the requirements of Gov't Code Section 65583(c)(9)(A). The AFH will identify elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs, including evaluation of the County's land use regulations for discriminatory language, and recommend a program to address identified fair housing issues. The completed AFH and its recommendation shall be considered by the Board of Supervisors upon the report's completion.
- H-IM26. Improve and Promote Fair Housing and Access to Opportunity.** The County shall initiate an Article 34 referendum that, if passed by a majority of voters, would allow the County to develop, construct or acquire low-rent housing. The Article 34 referendum shall provide for ownership and lease of real property in order to provide housing. Timeline: Completed in accordance with the Humboldt County Office of Elections deadlines for inclusion on the November 3, 2020 General Election ballot.
- H-IM27. Elder Housing Needs Assessment.** Building upon the elder housing needs assessment completed during the 2014-2019 Housing Element cycle, the County shall develop an implementation program to address needs identified.
- H-IM28. Access and Relevancy of Pre-Approved House Plans.** The County shall make pre-approved house plans available to the public including online. Pre-approved house plans shall be regularly reviewed and updated to remain current with California Building Code.
- H-IM29. Provide Pre-Approved House Plans.** The County shall expand its range of pre-approved housing plans available for public use to include a greater variety of housing types. Housing plans to be added to the pre-approval inventory to include:
- Accessory dwelling units in different configurations, including:

- Non-moveable tiny houses.
- Conversion of a garage to an ADU.
- Small foot print single family residences not exceeding 1,000 square feet.
- A duplex.
- Farmworker housing group quarters for more than six employees.
- Universal accessible bathroom that can be installed into an existing residence.

**H-IM30. Internet Accessible Residential Land Inventory and Development Constraint Maps.** The County shall continue to provide internet access to a searchable GIS based inventory documenting residential development potential and hazard and environmental building constraints on a parcel-specific level.

**H-IM31. Develop Inventories of Parcels Suitable for Shelter and Housing.** The County shall develop and maintain an online inventory of parcels suitable for the shelter and residential development for the following categories:

- A. Where multifamily housing development projects may be eligible for streamlined, ministerial approval process pursuant to Gov't Code Sections 65913.4(b) and (c).
- B. Sites for supportive housing.
- C. Suitable sites for use for managed low income, very low income, extremely low income, special occupancy parks.
- D. County-owned properties suitable for Emergency Shelters.

**H-IM32. Internet-Based Permitting Software to Increase Transparency of Permit Review Process.** The County shall maintain and improve the internet based permitting software open to the public to make permit review more transparent, and to publish reports identifying the specific factors contributing to processing times of ministerial permits, such as the length of review times for projects.

**H-IM33. Improve Reporting from the Internet-Based Permit Tracking Software.** The County shall implement improvements to the permit tracking software to result in the on-time delivery of data meeting the annual reporting requirements of the Department of Finance and Housing and Community Development for residential entitlements.

**H-IM34. Evaluate the Efficiency and Effectiveness of the Planning and Building Department's Residential Development Permit Processes and Procedures.** The County shall conduct an audit of its residential entitlement process and procedures. The audit shall evaluate the application processing timeframes, identify internal and external sources for delay, and obtain input from the lay- and the professional residential development community using surveys, interviews, or questionnaires. The outcome objective of the audit shall be to reduce processing times, increase the number of entitlement applications that result in issued permits, and improved customer satisfaction.

**H-IM35. Revised Length of Stay Limits for Recreational Vehicles.** The County shall revise local regulations to remove the 6 month time limit for tenants residing in special occupancy parks. The County will maintain regulations that limit the period of time a person may stay in a County park or camping area pursuant to Health and Safety Code section 18865.4.

**H-IM36. Review the Single Room Occupancy Unit Zoning Regulations.** The County shall conduct an evaluation of the Zoning Regulations governing the development of Single Room Occupancy (SRO) housing. This evaluation shall include the following activities:

- A. A comparison evaluation of SRO land use regulations of similarly situated jurisdictions.
- B. Literature review for SRO development land use regulation Best Practices.

- C. An Objective Standard review of the County's existing SRO regulations.
- D. Completion of a report documenting the outcomes of evaluation and recommended amendments to the County's SRO regulations.

**H-IM37. Density Bonuses.** The County shall amend the Zoning Regulations consistent with Gov't Code Section 65915 et seq., and as may be amended from time to time, and shall offer and provide density bonuses for housing, including Transitional and Supportive housing, and housing projects meeting the requirements of Gov't Code Section 65913.4 et seq.

**H-IM38. Allowance for Tiny Houses.** The County shall amend the Zoning Regulations to allow tiny houses as permanent single-family dwellings that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone when connected to utilities, constructed or installed on a foundation, and objective health, safety and design standards are met.

**H-IM39. Allowance for Moveable Tiny Houses.** The County shall amend the Zoning Regulations to allow moveable tiny houses as permanent single-family dwellings that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone when connected to utilities, and tie down and objective health, safety and design standards are met. Moveable tiny houses meeting the standards shall be allowed outside of manufactured home and special occupancy parks.

**H-IM40. Allowance for Tiny House Villages.** The County shall amend the Zoning Regulations to allow a grouping or clustering of three or more tiny houses or moveable tiny houses as multifamily dwellings, and shall be permitted by right in all zones that allow multifamily dwellings. A grouping or clustering of three or more detached bedrooms with central sanitary, laundry, cooking and dining facilities shall also constitute a tiny house village, and shall be permitted by right in all zones that allow multifamily dwellings. Tiny house villages shall meet objective development and performance standards to protect public health and safety, including density of occupation, setbacks, buffers and screening, lighting, and off-street parking.

**H-IM41. Allowance for Accessory Dwelling Units.** The County shall amend the Zoning Regulations consistent with Gov't Code Section 65852.2 et seq., to allow Accessory Dwelling Units, formerly known as Secondary Dwelling Units, to be permitted by right in all areas zoned to allow single family or multifamily use when standards for public health and safety are met, and when in compliance with the County General Plan, Open Space Plan, and the Open Space Action Program.

**H-IM42. Pursue a Categorical Exclusion Order for Accessory Dwelling Units.** The County shall initiate the Categorical Exclusion process with the California Coastal Commission for accessory dwelling units to be located in the geographic areas currently eligible for exclusion from the requirement to secure a Coastal Development Permit for single family residential development pursuant to Categorical Exclusion Order E-86-4.

**H-IM43. Estimating Affordability of Accessory Dwelling Units.** In order to estimate the affordability of accessory dwelling units, the County shall survey property owners who have received building permits for the construction of an accessory dwelling unit.

**H-IM44. Incentivize ADU Development.** The County shall develop a pilot program whereby the County partners with a lender to incentivize the development of ADUs in Housing

Opportunity Zones by providing financial assistance to income eligible homeowners to facilitate the development of ADUs.

**H-IM45. Estimating Affordability of Tiny Houses.** In order to estimate the affordability of tiny houses, the County shall survey property owners who have received building permits for the construction or installation of a tiny house.

**H-IM46. Accounting for Tiny Houses and Tiny House Villages in the Regional Housing Needs Assessment.** The County shall work with the State Housing and Community Development (HCD) to develop an appropriate method to count tiny houses and tiny house villages as dwelling units for the Regional Housing Needs Assessment.

**H-IM47. Farmworker Housing.** The County shall amend the Zoning Regulations consistent with Health and Safety Code Sections 17021.5 and 17021.6.

**H-IM48. Estimating Farmworker Housing Needs of the Cannabis Industry.** The County shall prepare an estimate the number of cannabis industry farmworkers.

**H-IM49. Provide Information to Agricultural Employers.** The County shall provide information to agricultural employers pertaining to state standards and permitting regulations.

**H-IM50. Farmworker Housing Program.** Following completion of H-IM48, the County shall collect and analyze farmworker housing needs including the following information:

1. Estimate of the number of permanent and seasonal farmworkers within the community using the most current USDA Agriculture Census and the County's cannabis industry farmworker estimate.
2. A description of different housing types (e.g. single-family, multifamily, group quarters) appropriate to accommodate the housing needs of permanent and seasonal farmworkers.
3. A description of local development standards and processing requirements, including any special conditions of approval imposed on farmworker housing.
4. Identification of zones with appropriate development standards and permit process procedures to encourage and facilitate the development of housing affordable to farmworkers (individuals and families).
5. A program to provide sufficient sites with zoning that permits farmworker housing "by right" (in cases where there is insufficient capacity to accommodate the identified need for farmworker housing).
6. A description of the local government's role in working cooperatively with local growers, ag-related businesses (such as packing and distribution facilities), the farm bureau, and advocates for farmworkers such as the California Rural Legal Assistance (CRLA) in order to determine available resources and shortfalls.
7. A program that commits the local government to collaborating with agricultural employers in identifying sites and pursuing funding sources available through HCD and the U.S. Department of Agriculture's rural development programs.

**H-IM51. Supportive Housing.** The County shall amend the Zoning Regulations consistent with Gov't Code Article 11, commencing at Section 65650.

**H-IM52. Transitional Housing.** The County shall amend the Zoning Regulations to be consistent with Gov't Code Section 65582(j) and 65582(c)(3).

**H-IM53. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks.** The County shall support continuation of existing and expansion of manufactured home and long-term occupancy special occupancy parks through actions such as legislative changes, zoning consistency determinations, analysis of legal-non-conforming status, Plan amendments or zone reclassifications.

**H-IM54. Property Owner Outreach Program.** The County shall conduct a property owner outreach program to contact and survey the owners of property mapped and zoned for emergency shelters. To encourage property owner and service provider participation in the development of the emergency shelters, the outreach program shall include technical assistance from the Planning and Building Department for the preparation of emergency shelter entitlement applications and grant applications, and providing information about available incentives.

**H-IM55. Support Emergency Shelters.** The County shall continue to support and encourage coordination of funding for emergency shelter sites, services, and operation, through outreach to non-profits and religious organizations, and through multijurisdictional partnerships.

**H-IM56. Safe Parking Pilot Program.** The County shall fund and implement a safe parking pilot program consisting of the following actions:

- Identify and develop sources of funding for program.
- Compile available data from other agencies and public sources to determine safe parking locations, size and number of spaces required, and the distribution of services and resources, and other best practices.
- Identify and engage local stakeholders, including service providers, to develop agreements on pilot program parameters, best practices, including incentives to improve property owner participation, and a public outreach campaign.
- Adopt an enabling ordinance or resolution for the pilot program, including duration of the program, hours of operation, land use and operating conditions, and project milestones.
- Inventory potential public lots and private lots, and poll property owners.
- Request for Proposals to identify potential partners. Circulate a Request for Proposals (RFP) to seek interested service providers to operate the Safe Parking Pilot Program, then select service providers.
- Throughout the pilot program collect data from service providers, and at the close prepare a closeout report.

**H-IM57. Improve and Increase Temporary Shelter Options.** Initiate coordination with State and Federal agencies with developed recreational facilities with the objective to develop cooperative programs to make camping available for target populations outside the regular recreational season. Target populations used herein shall have the same meaning as Gov't Code Section 65583(a)(7); that is, elderly; persons with disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.

**H-IM58. Alternative Lodge Park.** Amend the Zoning Regulations to include provisions for Alternative Lodging Park (ALP) as an enumerated use subject to a use permit. An ALP would provide spaces for temporary or permanent occupancy that are flexible allowing a broad range of housing types. The range of allowable dwelling types including



manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses and temporary camping facilities.

Siting standards include the requirement for connection to commercial wastewater and water systems. The ALP standards will specify zoning districts where an ALP may be sited and the minimum parcel size. Standards for space size, internal circulation, buffer zones and screening devices, open space/recreational facilities and additional common buildings, etc. will be specified.

The maximum units per acre for any park will be determined by the Planning Commission based on site conditions.

**H-IM59. Expedited Residential Subdivision Review in Housing Opportunity Zones.** The County shall develop standardized thresholds of significance in the subject areas listed in H-S13 to simplify environmental review of residential subdivisions in Housing Opportunity Zones.

**H-IM60. Reduce Building Permit Application Fees.** The Chief Building Official may reduce building permit and plan check fees by fifty percent (50%) or more as reflected in the adopted fee schedule for resubmittal of expired housing development applications for the same plan check-approved project within the same Building Code cycle.

**H-IM61. Establish a Mixed Housing Zoning District.** The County shall amend the Zoning Regulations to add a principal zoning district to be applied within Housing Opportunity Zones that allows higher residential densities and flexible housing configurations that address workforce housing needs. The new Mixed Housing Zone shall include development standards that align with community character and priorities established through a community plan update process.

**H-IM62. Fast Track Application Review Timelines and Priorities.** For all housing projects, the County shall notify the applicant whether the application is complete within 30 days of receipt of application. The County shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units. Projects that construct or rehabilitate at least 25% low income, 10% very low income, or 55% extremely low income, or are for supportive, transitional, or emergency shelters shall be prioritized.

**H-IM63. Definition of Family.** The Humboldt County Zoning Regulations shall be revised to define "Family" consistent with the Health and Safety Code.

**H-IM64. Technical Assistance Program.** The County shall implement a Residential Development Technical Assistance Program (RDTAP) encompassing both building and planning functions to improve public outreach and information about residential land use regulations and the residential development permitting process, including farm employee housing. The RDTAP shall supplement the existing Planner on Duty and Application Assistance programs. The RDTAP shall include the following in-person and online activities and events:

- A. Regular "How To" webinars for different stages of the residential entitlement process.
- B. Regular online "Ask Me About", or AMA, for the residential entitlement process.
- C. Post a "How To" media series for different stages for the residential entitlement process.
- D. Regular building and planning summits in population centers outside the greater-Eureka area. Participation by Public Works and Division of Environmental will be encouraged

- E. Regular review of posted media content for significant changes in code or procedures and update as needed.
- F. Maintain a knowledgeable Planning and Building Department workforce through professional development and training to better assist the public.

**H-IM65. Permitting Unpermitted Special Occupancy Parks.** Develop a compliance program for unpermitted special occupancy and manufactured home parks. The objective of this program is for the retention of these parks while resolving verifiable public health and safety issues. This compliance program would be modeled in part after the permitting program for existing cannabis cultivation in the Commercial Cannabis Land Use Ordinance with the objective to get compliance rather than removal.