

2019 Housing Element Update

Southern Humboldt Community Workshop

COUNTY OF HUMBOLDT

Planning and Building Department

April 25, 2019



Workshop and Hearing Schedule

Tuesday, April 23, 2019 6-7:30 PM	Ag Center 5630 South Broadway, Eureka	2nd Community Workshop
Wednesday, April 24, 2019 6 PM	Azalea Conference Center 2275 Central Ave, McKinleyville	2nd Community Workshop, as part of the McKinleyville Municipal Advisory Committee's regular meeting
Thursday, April 25, 2019 6-7:30 PM	Redway Elementary 344 Humboldt Ave., Redway	2nd Community Workshop
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Thursday, May 2, 2019 6 PM	Eureka Courthouse 825 5th St, Eureka	Planning Commission Housing Element Workshop
Thursday, May 16, 2019 6 PM	Eureka Courthouse 825 5th St, Eureka	1st Scheduled Planning Commission Public Hearing on the Housing Element

Topics for Review and Discussion Tonight:

- Status of the Housing Element Inventory
- Key Policy Areas
 - Policy questions

What was the 2014 Housing Element Regional Housing Needs Assessment (RHNA) allocation for the unincorporated area?

Answer: 859 units or 41.7%

RHNA Allocation for the 2014 Housing Element By Income Category For the Unincorporated Area

Very Low Income 211	Low 136	Moderate 146	Above Moderate 366	Total Allocation 859
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Residential Land Inventory Summary, 2014 Housing Element for 2014-2019

Zoning Group	Dev. Acres	Potential Units (Gross)	Parcel Count	Potential Units for the 5 th Cycle Planning Period (Net)
Rural Residential (RR)	19,019	1,483	1,417	832
Rural Residential properties added by the GPU (RR)	5,238	1,270	393	393
Residential Estates (RE)	1,469	575	398	341
Residential Low Density (RL)	1,554	3,803	1,579	2,177
Residential Multifamily (RM)	273	1,497	351	1,104
Total	27,553	8,628	4,138	4,847

Source: Humboldt County Planning and Building Department, 2013



Dwelling Units Constructed 2014-2018 Based on Building Permits Issued

Income Level	RHNA Allocation by Income Level	2014	2015	2016	2017	2018	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	212	16	5	3	7	5	36	176
Low	135	13	4	11	15	18	61	74
Moderate	146	26	53	30	86	10	205	0
Above Moderate	366	83	39	27	12	42	203	163
Total RHNA	859							
Total Units		138	101	71	120	75	505	413

**58% of the 2014-2019
RHNA has been met**



How does the County's RHNA progress compare to other jurisdictions?

Progress results for the housing unit goals and permits issued for 2014 through 2017 for cities and counties in the Central Valley.

Community	Very low-/ low-income target	Permits issued	Moderate income target	Permits issued	Above-moderate income target	Permits issued	Total target	Total permits issued	
Fresno	8,955	593	3,571	1,505	11,039	3,927	23,565	6,025	
Clovis	3,466	25	1,081	1,331	1,844	2,527	6,328	3,883	
Unincorporated Fresno County	987	0	589	219	1,146	271	2,722	400	15%
Madera	2,408	332	1,091	181	2,600	6	6,099	519	
Unincorporated Madera County	2,269	31	1,015	0	2,398	148	5,682	179	25%
Hanford	1,918	0	865	0	2,049	0	4,832	0	
Unincorporated Kings County	324	8	147	1	347	8	818	17	2%
Visalia	4,547	385	1,802	440	3,672	1,016	10,021	1,841	
Tulare	1,529	7	613	0	1,452	354	3,594	361	



Source: The Fresno Bee, April 19, 2019

- Approximately 10% of the potential 4,847 developable units of the 2014 Inventory has been used since the 2014 Housing.
 - This does not factor in the 74 new parcels created by subdivision



What the RHNA allocation for the 2019-2027 Housing Element*?

Final 2019 RHNA by Income Category

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

*The 6th cycle housing element has 8.7 year projection period.

Inventory Status Summary for the 2019-2027 Housing Element

4,847	Potential units from 2014 inventory		
4,138	Parcel count for the 2014 inventory		
505	Dwelling units constructed 2014-2018		
3,633	Remaining potential parcels assuming 1 du per parcel		
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1,413	RHNA allocation for 2019-2027 Housing Element		
2,220	Remaining potential parcels		

Key Policy Topics

Improve Access to Expertise

Remove Governmental Constraints

Accessory Dwelling Units

Tiny Houses and Moveable Tiny Houses

Incentives for Residential Development

Improve Access to Expertise

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.

Remove Governmental Constraints and Improve Accountability

H-S14. Fast Track Application Review and Timelines. All housing projects shall be fast-tracked, and establish deadlines for County action

H-IM34. Audit the Planning and Building Department's Residential Development Permit Processes and Procedures. The audit is to include obtaining input from the lay- and the professional residential development community 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-P29. Streamline Housing Review and Approval by adopting objective standards for residential land use regulations to improve the clarity and predictability for both the community and developers.

Accessory Dwelling Units

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-IM42. Work with California Coastal Commission to allow accessory dwelling units located in specific areas to not require a Coastal Development Permit.

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.

Tiny Houses and Moveable Tiny Houses

H-P31. Allowance for Tiny Houses and Moveable Tiny Houses. The County shall improve housing amending the Zoning Regulations to allow tiny houses and moveable tiny houses as permanent single-family dwellings, and specify development standards to protect public health and safety.

H-IM46. Accounting for Tiny Houses and Moveable Tiny House 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 moveable tiny house as dwelling units for the Regional Housing Needs Assessment.

Incentives for Residential Development

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-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.

Proposed policies & implementation where there is uncertainty:




Tiny House Villages and Alternative Lodging Park

- Outside the housing formats recognized by HCD
- May not initially be recognized by HCD as progress towards the County's RHNA.

Nonetheless, the improved affordability offered and the unmet needs in the community, staff believes overrides this constraint and warrants inclusion. Should these forms of housing be adopted, the County will work with HCD for recognition of these developments.

Housing Element Update Schedule

ISO WEEK NUM	W14	W15	W16	W17	W18	W19	W20	W21	W22	W23	W24	W25	W26	W27	W28	W29	W30	W31	W32	W33	W34	W35	W36	
MONTH	APR					MAY				JUN				JUL					AUG					SEP
MONDAY	01	08	15	22	29	06	13	20	27	03	10	17	24	01	08	15	22	29	05	12	19	26	02	
Tasks and Subtasks																								
Public Participation																								
Co. HE website development, etc.																								
FB Page																								
Twitter																								
Public workshops-meetings																								
Eureka: 4/23/2019				X																				
Willow Creek: 4/29/2019					X																			
Garberville-Redway: 4/25/2019				X																				
McKinleyville, as part of MMAC: 4/24/2019				X																				
Housing Trust Fund & Homelessness Solutions C																								
Humboldt Housing & Homelessness Coalition																								
Humboldt Association of Realtors: 4/23/2019				X																				
Prep of HE, SR and CEQA Addendum																								
Prep of HE, background info, etc.																								
Prep CEQA Addendum	*	*	*	*																				
File NOD															X									
Planning Commission Workshop						X																		
Planning Commission hearing(s)																								
1st Planning Commission Hearing 5/16/2019																								
2nd meeting (if needed) date options:																								
6/6/2019																								
Deadline for PC recommendation												X												
BOS hearing(s)																								
1st meeting: NLT 6/18/2019 (date is contingent upon completion of PC)																								
2nd meeting: 7/9/2019 (assuming 1st mtg date)																								
Submit to DRAFT Housing Element to HCD																								
Submit to adopted Housing Element HCD																								
NLT = No Later Than																								
Rev'd 4.23.2019																								

Legend	
	= Plan
	= Hearing
	= Tentative
*	= Check-in
✓	= Completed
X	Deadline/ Due Date

Due to the State August 2019

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2019 Housing Element

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

What is it?

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

Project web page:

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

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



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

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What is the Update Schedule?

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

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



Notify Me

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

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