

2019 Housing Element Update

Humboldt Association of Realtors

COUNTY OF HUMBOLDT

Planning and Building Department

April 23, 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
Monday, April 29, 2019 6-7:30 PM	Willow Creek CSD Office 135 Willow Rd, Willow Creek	2nd Community Workshop
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

What was the RHNA allocation for the unincorporated area for the 2014 Housing Element?

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



- 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

And, approximately 58% of the 2014 RHNA allocation of 859 dwelling units has been met



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		

We heard that the costs associated with roadway and pedestrian improvements are a constraint...

The General Plan implementation measure C-IM1 looks to address this concern by the adoption of a County-Wide Transportation Plan that :

The County shall adopt a clear plan for development and improvement of multi-modal transportation infrastructure consistent with land use plans, intended community character and community priorities in unincorporated Humboldt County. The plan will include a review and update of roadway, pedestrian, and bicycling facility standards in the Humboldt County Roadway Design Standards Manual, Title III—Land Use and Development Division 2 Subdivision Regulations, and other appropriate ordinances. The plan shall be reviewed and updated as needed.

Key Policy Topics

Improve Access to Expertise

Remove Governmental Constraints

Accessory Dwelling Units

Tiny Houses and Moveable Tiny Houses

Incentives for Residential Development

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				
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																							
Willow Creek: 4/29/2019																							
Garberville-Redway: 4/25/2019																							
McKinleyville, as part of MMAC: 4/24/2019																							
Housing Trust Fund & Homelessness Solutions C																							
Humboldt Housing & Homelessness Coalition																							
Humboldt Association of Realtors: 4/23/2019																							
Prep of HE, SR and CEQA Addendum																							
Prep of HE, background info, etc.																							
Prep CEQA Addendum																							
File NOD																							
Planning Commission Workshop																							
Planning Commission hearing(s)																							
1st Planning Commission Hearing 5/16/2019																							
2nd meeting (if needed) date options:																							
6/6/2019																							
Deadline for PC recommendation																							
BOS hearing(s)																							
1st meeting: NLT 6/18/2019 (date is contingent upon completion of PC)																							
2nd meeting: 7/9/2019 (assuming 1st mtg date)																							
Submit to 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.