

2019 Housing Element Update

Humboldt County Planning Commission

June 6, 2019



**Recap of
5/16/19 PC
Hearing**

**Alternative
Measures &
Suggested
Modifications**

**Direction of
the Housing
Element**

**CEQA Addendum
& Resolution**


Recap of 5/16/19

Planning Commission Hearing



- **Look for partnerships to increase housing.**
- **Assist with pre-planning studies.**
- **Find funding for infrastructure and develop it in residential areas.**
- **Housing cannot be affordable without subsidies.**

- **Find ways to provide more entry level housing.**
- **Encourage workforce development.**
- **Modify the Safe Parking Pilot Program as suggested at the May 16th PC hearing**



**Review of Alternative Measures in the
5/31/19 Planning Commission
Staff Report**

H-P40. Fee Deferrals for All Housing Projects in Housing Opportunity Zones.

H-P43. Deferral of Subdivision Improvements for Residential Subdivisions.

H-P44. Funding and Partnering for All Housing.

H-IM1. Pursue Funding for All Housing.

Review of Suggested Modifications in the 6/6/19 Planning Commission Supplemental

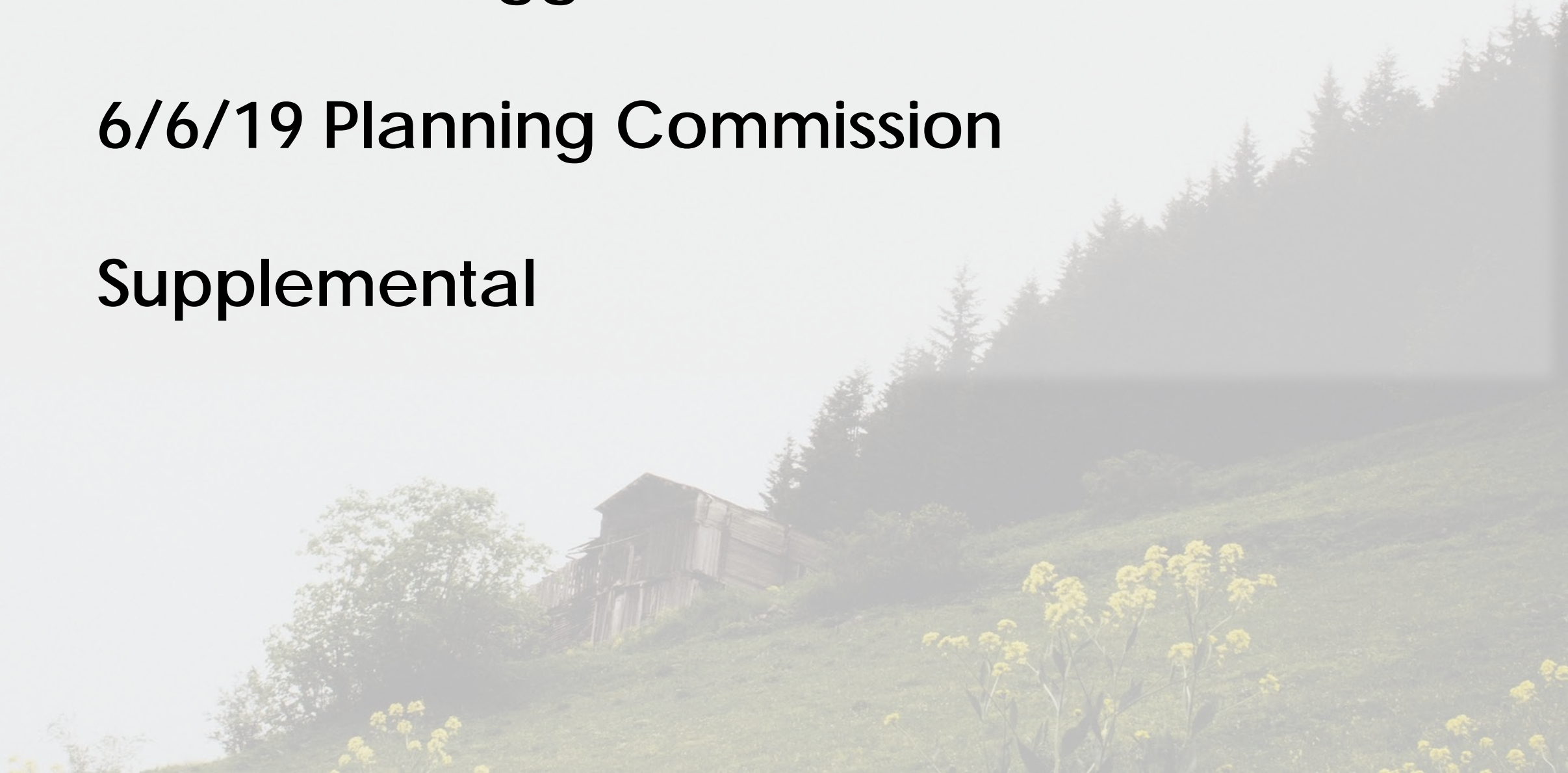


Table 8-2. Comparison of Housing Units Constructed and Projected Housing Needs; Humboldt County Unincorporated Areas, 2014 – 2018

Household Income Category	HOUSING UNITS Unincorporated Areas		
	Projected Housing Needs	Permitted Housing Construction*	Surplus (Deficit)
Extremely Low & Very Low	212	36 33	(176 179)
Other Low	135	61 44	(74 91)
Moderate	146	205 226	59 80
Above Moderate	366	203 201	(163 165)
Total	859	505 504	(413 435)

* Reported values are for building permits issued.

Source: Humboldt County Planning and Building Department, 2019

58% of the projected need was constructed from 2014-2018

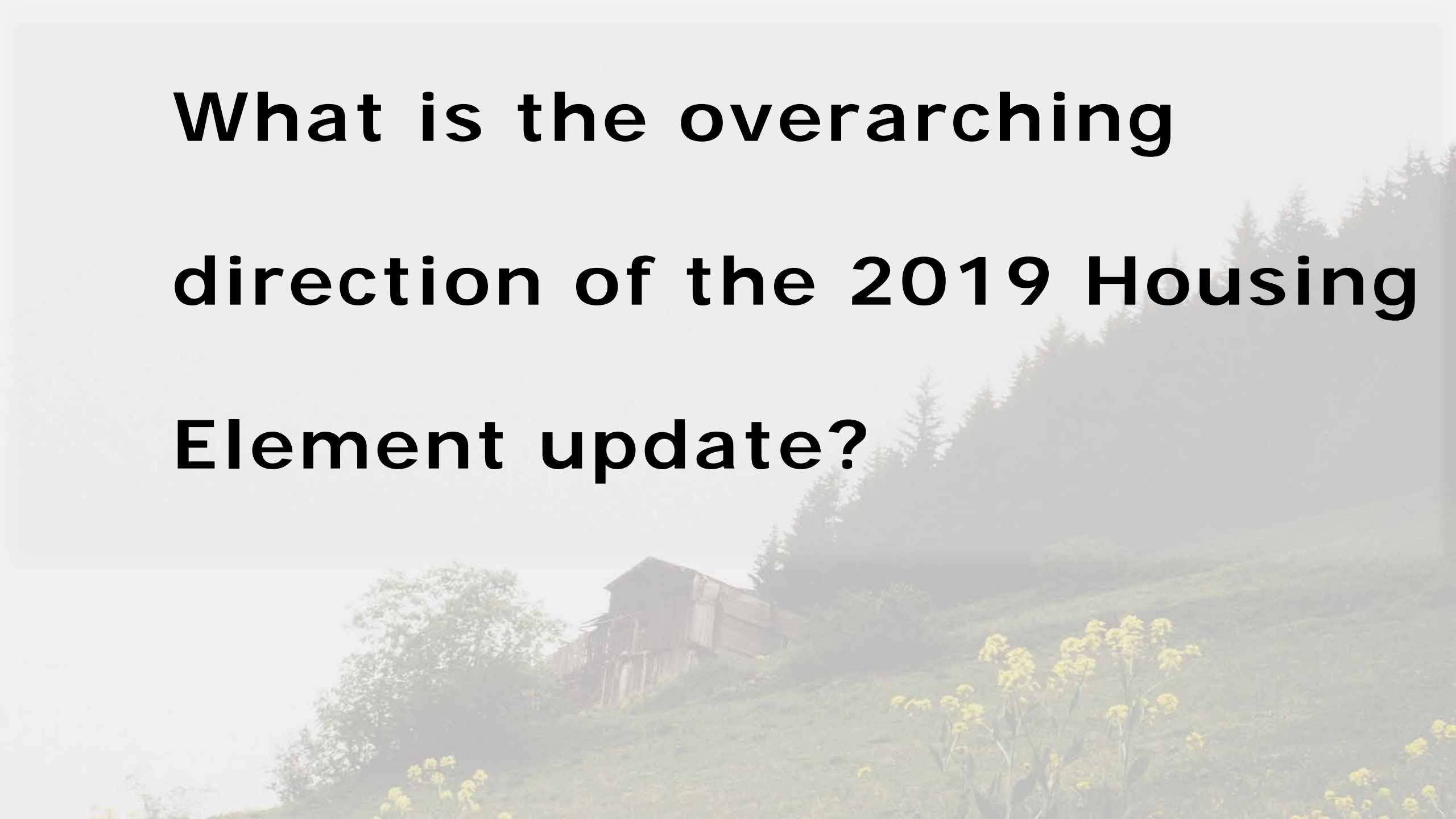
H-P9. Expedited Review of Subdivisions in Housing Opportunity Zones: page 6

H-IM1. Ten-Year Plan to End Homelessness: page 7

H-IM3. Existing Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks: page 7

H-IM56. Safe Parking Pilot Program: page 8

**What is the overarching
direction of the 2019 Housing
Element update?**





The County is pro-active and a partner for housing development.

H-G1 and H-P9. To increase housing production, change the regulatory policies and practices, and actively introduce and pursue financial incentives.

H-IM26. Article 34 Initiative to Increase the Supply of Affordable Housing.

Responding to the housing needs of people experiencing homelessness, at risk, and transitioning out of homelessness.

H-G6. Sufficient and affordable housing opportunities for this population.

H-P35, H-P36, and H-IM51. Update Zoning Regulations for Supportive and Transitional Housing.

H-P39 and H-IM3. Increase the options for shelter, including Safe Parking.

Improved access to expertise.

H-P31 and H-IM28. Provide Pre-Approved House Plans and Keep Current

H-P28 and H-IM29. Increase the Variety of Pre-Approved House Plans.

H-P27 and H-IM64. Expand Residential Technical Assistance Program.

Increase the diversity of housing forms to provide for more entry level housing.

H-P31 and H-IM38. Tiny Houses

H-P31 and H-IM39. Moveable Tiny Houses

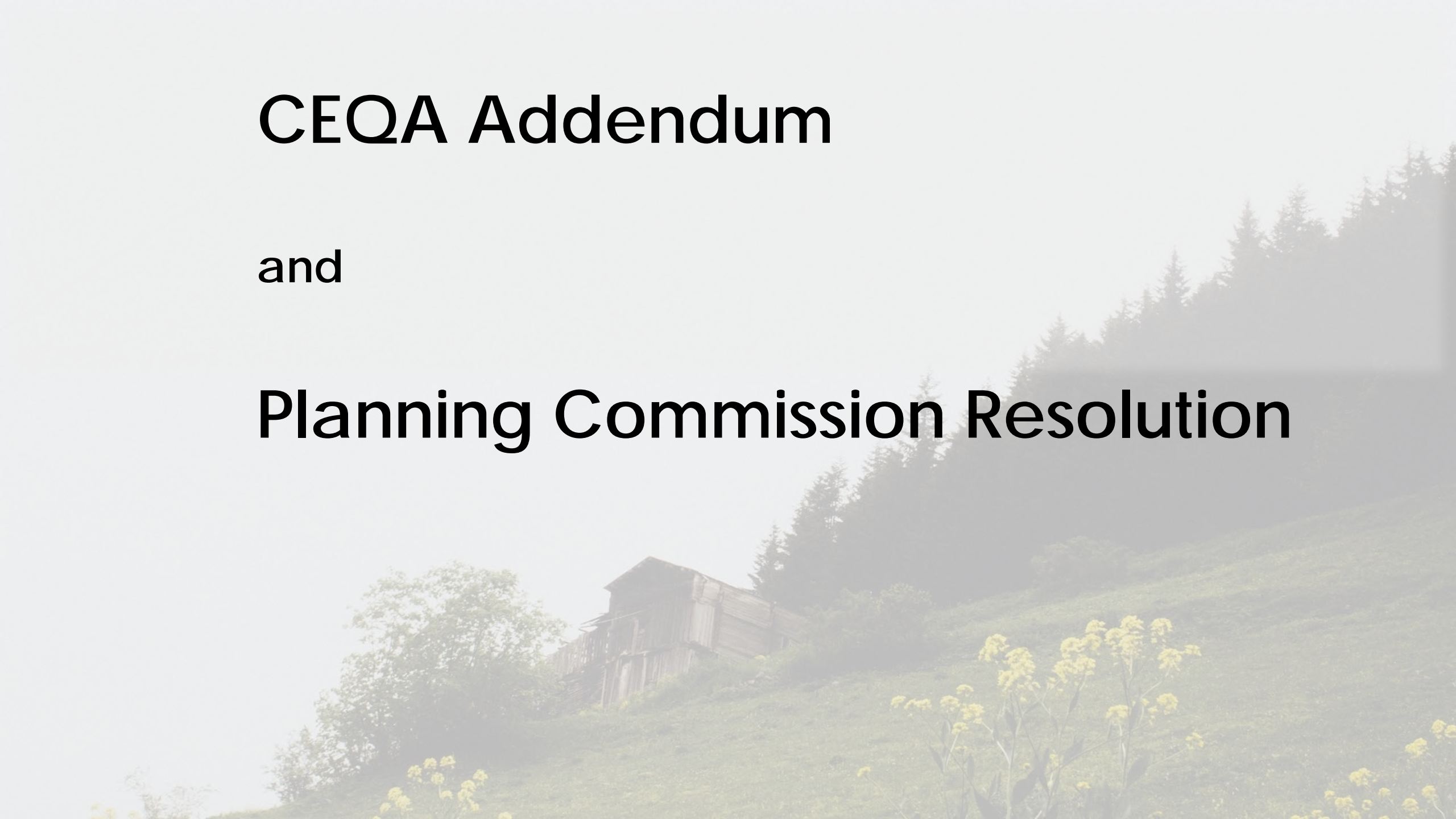
H-P32 and H-IM40. Tiny House Villages

H-P30 and H-IM41. Accessory Dwelling Units

CEQA Addendum

and

Planning Commission Resolution



CEQA Guidelines § 15164(a): An Addendum to a previous EIR is appropriate if:

- Some changes or additions are necessary
 - **Growth projection update, revised goals, policies, etc.**
- None of the conditions described in § 15162 have occurred.
 - **There is no evidence indicating a change in project, change in circumstances, new or more severe environmental effects, new or newly feasible mitigation**

Planning Commission Resolution:

BE IT FURTHER RESOLVED that minor changes that 1) do not substantially affect the goals, objectives, policies or programs in the proposed Housing Element; 2) are reasonably based on credible information that is readily accessible to the public, 3) are necessary to respond to comments on the approved Housing Element by the state Department of Housing and Community Development (HCD), shall not be considered substantial changes requiring further review by the Planning Commission.

Staff Recommendation:

- 1. Describe the project as a Planning Commission public hearing;**
 - 2. Request that staff present the staff report;**
 - 3. Open the public hearing and receive public testimony;**
 - 4. Close the public hearing, and deliberate on the draft 2019 Housing Element.**
- ...

Questions?