

SUPPLEMENTAL INFORMATION No. 2

For Board of Supervisors Agenda of August 20 20,2019

- Consent Agenda Item }
- Continued Public Hearing Item }
- Public Hearing Item }
- Department Report }
- Old Business }

File ID 19-1157: 2019 Amendments to the Housing Element of the Humboldt County General Plan

Attached for the Board's record and review is (are) the following supplementary information item(s):

1. August 2, 2019 Department of Housing and Community Development compliance review letter.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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August 2, 2019

Michael Richardson, Supervising Planner
Long Range Planning
Planning and Building Department
County of Humboldt
3015 H Street
Eureka, CA 95501

Dear Michael Richardson:

RE: Review of the County of Humboldt's 6th Cycle (2019-2027) Draft Housing Element

Thank you for submitting the County of Humboldt's draft housing element update received for review on June 3, 2019, along with revisions received on July 16, 23, 24, 29, 30, 31 and August 1, 2019. Pursuant to Government Code section 65585, subdivision (b), the Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by various communications including a telephone conversation on July 1, 2019 with you, Joel Ellinwood, Deputy County Counsel, Mary Milner, Planner and Michelle Nielsen, Senior Planner. In addition, HCD considered comments from Legal Services of Northern California pursuant to Gov. Code Section 65585(c).

The draft housing element, incorporating the revisions submitted, meets the statutory requirements of state housing element law. The housing element will comply with state housing element law (Article 10.6 of the Government Code) when it is adopted and submitted to HCD, in accordance with Gov. Code section 65585.

The housing element identifies a multifamily development of 66 units on site APN 016-152-020 (formerly APN 016-152-001) to accommodate the Regional Housing Needs Allocation (RHNA) for lower-income households. The element states the property was approved for construction of 66 multifamily units. Communication with county staff indicated permits have been issued for 66 multifamily units affordable to moderate income households. HCD considers the site/project to accommodate moderate income RHNA. Humboldt County should not consider them adequate, available or additional sites for lower-income households pursuant to Gov. Code Section 65863.

Public participation in the development, adoption, and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the county should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

To remain on an eight-year planning cycle, the county must adopt its housing element within 120 calendar days from the statutory due date of August 31, 2019. If adopted after this date, Gov. Code section 65588, subd. (e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf

For your information, some general plan element updates are triggered by housing element adoption. For example, a jurisdiction must address environmental justice in its general plan by the adoption of an environmental justice element, or by the integration of environmental justice goals, policies, and objectives into other general plan elements upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018. (Gov. Code, § 65302, subd. (h).) In addition, the safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management and be revised upon each housing element revision. (Gov. Code, § 65302, subd. (g).) HCD urges the County of Humboldt to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, CalTrans Senate Bill (SB) 1 Sustainable Communities grants; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and the SB 2 Planning grant as well as ongoing SB 2 funding consider housing element compliance and/or annual reporting requirements pursuant to Gov. Code section 65400. By having a compliant housing element, the County of Humboldt will meet housing element requirements for these funding sources.

HCD appreciates the assistance you and Michelle Nielsen, Senior Planner provided in preparation of the housing element and looks forward to receiving Humboldt's adopted housing element. If you have any questions or need additional technical assistance, please contact Fidel Herrera, of our staff, at (916) 263-7441.

Sincerely,



Zachary Olmstead
Deputy Director