



PROPOSED 2010 HOUSING ELEMENT IMPLEMENTATION MEASURES

Introduction: In 2010 the Humboldt County Board of Supervisors adopted the 2010 Housing Element which contained policies to encourage affordable housing. The next step in the process is to adopt implementation measures to carry out the intent of the adopted policies. This packet includes descriptions of the various proposed Housing Element implementation measures.

These measures will be discussed at the Public Workshops and the Planning Commission Hearing listed on Page 2

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Public Workshops and Planning Commission Public Hearing Schedule

PUBLIC WORKSHOPS

Redway

Tuesday, October 11, 2011

6:00-8:00 PM

Redway Elementary School Auditorium, 344 Humboldt Avenue, Redway

McKinleyville

Wednesday, October 12, 2011

6:00-8:00 PM

Azalea Hall, 1620 Pickett Road, McKinleyville

Eureka

Thursday, October 13, 2011

6:00-8:00 PM

Humboldt County Library, 1313 Third Street Eureka

PLANNING COMMISSION PUBLIC HEARING

Thursday, October 27, 2011

Begins at 6:00 pm

Board of Supervisors' Chamber, Humboldt County Courthouse
825 5th Street, Eureka, California



PROPOSED 2010 HOUSING ELEMENT IMPLEMENTATION MEASURES

Consistent Density Range for the Residential Multifamily Designation

Summary: The 2010 Housing Element adopted by the Board of Supervisors included an implementation to establish a consistent density range for the Residential Multifamily General Plan designation of 7– 30 units per acre.

The next step in the Housing Element process for this implementation measure is to modify the Residential Multifamily General Plan land use designations to specify this density range.

Proposed General Plan Modifications:

The following modifications are proposed to the Eureka Community Plan:

2620 Policies

1. Residential Density and Lot Sizes:

- (a) The Eureka Community Plan density for all Residential Single Family (RL) designations shall be from 1 to 6 dwelling units per acre.
- (b) The Eureka Community Plan density for all Residential Multiple Family (RM) designations shall be from 7 to ~~16~~ 30 dwelling units per acre.
- (c) The minimum lot sizes for all Residential zoning districts (R-1, R-2, R-3, R-4,) with the exception of the Residential Suburban (RS) zone, shall be 6,000 square feet, unless otherwise specified on the zoning maps...

2733 Residential, Multiple Family (RM)

- 1. Character: The multiple family residential designation is intended to be applied in urban areas of the County, where topography, access, utilities and public services make the area suitable for multiple family home development. Density is to be determined by community character.
- 2. Primary and Compatible Uses: Multiple family housing, professional and business offices, educational and religious activities, mobile home parks, boarding and rooming houses, social halls, fraternal and social organizations, non-commercial recreational facilities.
- 3. Density Range: ~~7-16~~ 30 du/acre.



PROPOSED 2010 HOUSING ELEMENT IMPLEMENTATION MEASURES

Emergency Shelters

Summary: Recent state law (SB2) requires all cities and counties in California to create opportunities for Emergency Shelters by identifying zones where Emergency Shelters are allowed as principally permitted uses. The allowable zones in Humboldt County were chosen when the Housing Element was adopted. They are shown in Attachment G:

<http://co.humboldt.ca.us/gpu/docs/2009%20Housing%20Element/Approved/AttachmentGofAppendixGApproved8-28-09withmaps.pdf>

To fully implement these state laws and local policies, the existing Framework General Plan, Community and Local Coastal Plans and the Zoning Ordinance need to be changed.

Proposed changes to the Zoning Ordinance:

In the Coastal Zone, Emergency Shelters would be principally allowed within mapped areas of Commercial General (CG), and Residential Multifamily (RM) zones. In inland areas, they would be principally allowed within mapped areas of Community Commercial (C-2), Industrial Commercial (C-3), Limited Industrial (ML), and Residential Multifamily (R-3) zones. Emergency Shelters would be required to obtain a conditional use permit outside these areas.

Performance Standards Added to the Zoning Ordinance:

In both the Coastal and Inland areas of the County, a set of Emergency Shelter performance standards must be adopted by ordinance. Principally permitted Emergency Shelters must abide by adopted performance standards.

Proposed performance standards include; a written management plan for staff training, neighborhood outreach, on-site security, screening of residents, prohibition of outdoor activity after 10 PM, no more than 50 beds, stays of less than 6 months and on-site staff and support services. SB2 limits the development standards that may be imposed by local jurisdictions on Emergency Shelters. The proposed development standards are within the limits set by SB2.

Existing Facilities:

There are only two operating Emergency Shelters in Humboldt County; the Eureka Rescue Mission and the Arcata Night Shelter on Boyd Road just outside the City of Arcata. At times religious organizations provide emergency shelter and during declared extreme winter conditions temporary emergency shelters can be operated. The Municipal Assistance Center in Eureka is no longer able to provide emergency shelter services due to funding cutbacks. Emergency shelters generally require social service support or other sustainable funding streams in order to cover the costs of lodging, food and support services for residents. Social service funding has been severely curtailed in California, so while SB2 will increase the availability of potential sites throughout California, it is unlikely that the number of emergency shelters will grow because of funding limitations.



PROPOSED 2010 HOUSING ELEMENT IMPLEMENTATION MEASURES

Housing Opportunity Zones

Summary: The adopted 2010 Housing Element has policies to provide incentives for residential development within mapped Housing Opportunity Zones.

These incentives will be available to developers once changes to the existing Framework General Plan, Community and Local Coastal Plans and to the Zoning and Subdivision Ordinances are made.

The Housing Opportunity Zones are located in areas with public water and sewer, and are found in the following plans: Framework General Plan, McKinleyville Community Plan (inland), McKinleyville Area Plan (coastal), Garberville/Redway/Benbow/Alderpoint Community Plan and the Eureka Community Plan. Maps showing the location of Housing Opportunity Zones are available on the County's website:

<http://co.humboldt.ca.us/gpu/docs/2009%20Housing%20Element/Approved/AttachmentHofAppendixGApproved8-28-09withmaps.pdf>

The Proposed Incentives:

Within the mapped Housing Opportunity Zones the zoning and subdivision ordinances would be modified to provide the following incentives to residential development:

- a. Residential units in commercial zones- Apartments will be principally permitted if subordinate to a commercial use. Apartments would no longer need to be located on the top floor of commercial structure. Provides development standards for mixing commercial and residential uses on a principally permitted basis. The gross floor area of principally permitted residential units would be no more than 50% of the gross floor area of the commercial establishment. The entrance to the residential units must be subordinate to the commercial use entrance.
- b. Reduced parking requirements: Only one parking space is required for a primary residence that is less than 1,000 square feet regardless of the number of bedrooms. Allows ½ the required spaces or 1 space to be located within the front yard setback.
- c. Density Bonus: Increases allowances for density bonuses.
- d. Reduced Minimum parcel size: Changes the subdivision ordinance to allow for 1,500 square foot lots.
- e. Prioritize Infrastructure Development: Prioritizes funding and other resources to public water and sewer facilities within the Housing Opportunity Zones.
- f. Second Units: Reduces development standards and permit requirements for second units less than 800 square feet in size. Proposed changes would allow increased lot coverage, and would delete the requirement for a Special Permit for second units that do not share a common driveway with the primary residence. For more information see the fact sheet titled, "Relaxed Second Unit Standards"



PROPOSED 2010 HOUSING ELEMENT IMPLEMENTATION MEASURES

Housing Trust Fund

Summary: The adopted 2010 Housing Element included an implementation measure to establish a Housing Trust Fund. A Housing Trust Fund helps communities provide affordable housing by dedicating revenue to a specific fund for supporting affordable housing projects.

The next step in the process for this implementation measure is to solidify the details of the trust fund in terms how money will be added to the fund, who will be able to access money from the fund, and which target populations will benefit from the program funds.

Proposed Housing Trust Fund Parameters

Eligible Housing Trust Fund Projects

Projects eligible for funding would include new construction, rehabilitation, and preservation existing affordable housing at risk of converting to market-rate housing.

Accountability

Administration of the fund would be directly accountable to the Board of Supervisors.

Who Is Eligible to Apply for Housing Trust Funds?

The proposed fund would allow any entity providing affordable housing to apply for funding, such as non-profits, quasi-governmental organizations, government, or private developers.

Sources of Revenue

The revenue source to establish the Housing Trust Fund would likely come from the sale of County surplus property. The proposed initial goal for funding is \$500,000. After initial funding has been established, on-going revenue is proposed to come from payments by housing developers who do not include affordable housing in developments, interest on the fund, and loans repaid to the fund.



PROPOSED 2010 HOUSING ELEMENT IMPLEMENTATION MEASURES

Incentives for Affordable and Special Needs Housing

Summary: The adopted 2010 Housing Element has policies to provide incentives for development of affordable and special needs housing.

The next step is to implement measures that turn the policies of the Housing Element into reality.

This implementation measure provides several incentives meant to encourage development of affordable and special needs housing. These incentives are available in all areas of the County only for developments serving lower income households with covenants and restrictions for long-term affordability.

The incentives:

- a. Density Bonus: Aggressive density bonuses are allowed as discussed below in more detail.
- b. Modified Development Standards: Eliminates the need to reduce building heights or increase yard setbacks to place a structure within yard setbacks; Special Permits will no longer be required for these building height exceptions.
- c. Lot Size Modification: Allows lots to be created down to 1,500 square foot in size where presently 5,000 square foot is the minimum.
- d. Fast Track Processing: Priority processing of permits by all county departments.
- e. Subsidized Permit Fees: Provide for subsidy of permit fees.
- f. Deferred improvements: Applicants can defer infrastructure improvements for minor subdivisions until building permit issuance. Public Works will specify which improvements can be deferred
- g. Reduced Solar Shading Requirements: The proposed language allows the Planning Division to approve shading of adjacent buildings in excess of current standards.

How many incentives do you get?

Determining how many incentives are available for a particular project is based on the amount of affordable or special needs housing the development provides. In general, projects with the highest percentage of affordability receive the most incentives.

Density bonuses of up to 100% can be granted if the development consists of 100% units affordable to low income households. Projects that include childcare facilities or provide housing for special needs populations are eligible. The goal of all incentives is

to contribute significantly to the economic feasibility of providing housing for lower income households and special needs households.

What are lower income households and special needs populations?

Low Income Household: A household that earns 50-80% of the Adjusted Median Income when compared with other incomes in Humboldt County.

Very Low Income: 30-50% of the Adjusted Median Income

Extremely Low: below 30% of the Adjusted Median Income

Special Populations: Large Households (over 5 persons), elderly persons, farm workers, disabled persons, women headed households, homeless persons and nomadic households.



PROPOSED 2010 HOUSING ELEMENT IMPLEMENTATION MEASURES

Protecting Multifamily Uses in the Affordable Multifamily Land Inventory

Summary: The 2010 Housing Element adopted by the Board of Supervisors included an implementation measure to protect multi-family uses in the affordable multifamily land inventory.

The next step in the Housing Element process for this implementation measure is to adopt a "Qualified Zone" overlay on sites identified in the residential land inventory as being suitable for meeting extremely-low, very-low, and low income housing needs. Areas subject to this "Qualified Zone" will require a Conditional Use Permit for any use that is not multifamily housing.

How are these sites chosen?

At minimum, to be considered a suitable site to meet affordable multifamily needs, the site must contain one or more developable acres planned and zoned for at least 16 dwelling units per acre with access to public water and sewer services.

Where are these sites?

The new "Qualified Zone" is proposed to be applied to the following properties:

APN	Street	Community Area
015-111-008	Lucas Street	Eureka
015-221-002	Myrtle Avenue	Eureka
016-112-008	Moore Avenue (off Myrtle)	Eureka
016-112-012	Moore Avenue (off Myrtle)	Eureka
305-101-045	Sunshine Way	Humboldt Hill
505-161-011	Foster Avenue	Arcata
508-252-001	McKinleyville Avenue	McKinleyville



PROPOSED 2010 HOUSING ELEMENT IMPLEMENTATION MEASURES

Relaxed Second Dwelling Unit Standards

Summary: The adopted 2010 Housing Element has policies to encourage second units. The next step is to amend the Zoning Ordinance in the Coastal and Inland portions of the County to make them consistent with the 2010 Housing Element. The goal of the implementation measures is to encourage second unit construction in Housing Opportunity Zones.

The Housing Opportunity Zones are located in areas with public water and sewer, and are found in the following plans: Framework General Plan, McKinleyville Community Plan (inland), McKinleyville Area Plan (coastal), Garberville/Redway/Benbow/Alderpoint Community Plan and the Eureka Community Plan. Maps showing the location of Housing Opportunity Zones are available on the County's website:

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Proposed Zoning Ordinance and Subdivision Ordinance Changes for Second Units in Housing Opportunity Zones:

- g. Reduced Number of Parking Spaces: No additional parking space is required for a second unit if it is less than 800 square feet in size. Allows the required parking spaces to be located within the front yard setback. On-site parking requirements do not change on roads less than 40 feet wide.
- h. Parking Dimensions: Required on-site parking spaces can be a standard compact car size (7½' by 16').
- i. Waiver of Common Building Site Standard: Second units less than 800 square feet in size do not need to be within 30 feet of primary residence.
- j. Waiver of Common Driveway Requirement: Lots with more than 100 feet of road frontage will not be required to have a common driveway for the primary and secondary unit. If the lot has less than 100 feet of road frontage, a shared driveway with a "fanned" or "flared" design may be used allowing parking for the second unit in the driveway within the front yard setback.
- k. Lot coverage: The maximum lot coverage can be increased to 55% (existing limit in single family residential zones is 35%) to accommodate a second unit less than 800 square feet in size.
- l. Relaxed Road Improvement Standards: Changes the requirement from a Category 4 road (18-20 feet wide with 2 foot shoulders) to requiring that the road be a width that is consistent with the adopted Fire Safe Regulations. The Fire Safe Regulations identify a range of road widths based on the number of units served by the road. Also limits road and sidewalk improvement requirements to 30 feet for second units less than 800 square feet in size. Exceptions apply to maintain adequate visibility.

- m. Subordinate Entrance: There is additional language to clarify that any second unit may use visual screening or other design solutions to become subordinate to the primary residence as required by the zoning ordinance. The entrance to the second unit no longer would need to be located in the back of the unit or parcel.
- n. Reduced Setback Requirements: Allows rear and side yard setbacks down to 2½ feet for second units less than 800 square feet in size. Presently 10' or 5' setbacks are required. No portion of the unit, including architectural features, would be allowed within the modified 2½ foot setback.

Proposed Community Plan and Zoning Ordinance and Changes for Second Units Outside Housing Opportunity Zones:

- o. Increase Allowances for Second Units in Community Plan Areas: In the McKinleyville Community Plan Area, allow second units to exceed the maximum density on properties planned and zoned to allow ten acre parcels or smaller. Presently these allowances only apply to properties planned and zoned to allow five (5) acre minimums.

Special Permits would be required for these second units, and these density waivers would not apply to properties with Agricultural Exclusive or Timber Production Zone designations.



PROPOSED 2010 HOUSING ELEMENT IMPLEMENTATION MEASURES

Retain Legal Non-Conforming Housing

Summary: The adopted 2010 Housing Element has policies to retain legal non-conforming housing. Specifically, it calls for waiver of the General Plan density standards for existing non-conforming housing in new subdivisions.

This proposed implementation measure makes a change to the Subdivision Ordinance.

Proposed changes to the Subdivision Ordinance:

With the proposed change, existing non-conforming housing (older homes built before current zoning was in place) will not be counted towards density if they will be located on a remainder parcel. All newly created parcels will need to conform to the density standard.

The effect of the proposed changes will be to protect older homes built on the same property.

The proposed addition to the subdivision ordinance is shown below.

325-13. WAIVER OF GENERAL PLAN DENSITY FOR LEGAL NON-CONFORMING UNITS

At the written request of the developer, existing legal non-conforming housing shall not contribute to the overall general plan density of proposed new subdivisions.

Existing legal non-conforming housing shall not contribute to the overall general plan density of proposed new subdivisions provided that the non-conforming units are located on a remainder parcel, and any new parcels created conform to the density standard under the General Plan.



PROPOSED 2010 HOUSING ELEMENT IMPLEMENTATION MEASURES

Supportive and Transitional Housing

Summary: The adopted 2010 Housing Element has policies to encourage the development of Supportive and Transitional housing. Supportive and Transitional housing is housing for individuals or families to provide a stable housing environment complemented by services to assist the residents in achieving independence. Generally transitional housing has a limited timeframe associated with it, while residents of supportive housing may live there on a permanent basis.

Recent state law (SB2) prevents local jurisdictions from imposing conditions on Supportive and Transitional housing that are not also imposed on multifamily development.

To fully implement these changes to state law, the existing Framework General Plan, Community and Local Coastal Plans and the Zoning Ordinance need to be changed.

Proposed changes to the Framework General Plan:

Currently the Framework General Plan does not specify where you can locate Transitional Housing. The Framework General Plan and each Community and Local Coastal Plan will be modified to allow these uses in the same way as multifamily housing is allowed.

Proposed changes to the Zoning Ordinance:

The Inland and Coastal Zoning Ordinances will be modified to allow Supportive and Transitional housing just like multifamily housing is allowed.



PROPOSED 2010 HOUSING ELEMENT IMPLEMENTATION MEASURES

Single Room Occupancy Units

Summary: The adopted 2010 Housing Element has policies to encourage the development of Single Room Occupancy (SRO) units, which are permanent, affordable housing for small households and for people with special needs. Oftentimes, they are converted hotels or motels.

To fully implement these adopted policies the existing Framework General Plan, Community and Local Coastal Plans and the Zoning Ordinance need to be changed.

Proposed changes to the Framework General Plan:

Currently the Framework General Plan does not specify where you can locate Single Room Occupancy (SRO) units. The Framework General Plan and each Community and Local Coastal Plan will be modified to allow these units as a permitted use in Residential High Density (RH), Residential Medium Density (RM), Commercial General (CG), Commercial Recreation (CR), Commercial Services (CS), and Business Park (MB).

Proposed changes to the Zoning Ordinance:

Development standards are established for all SRO facilities which describe required common areas, on-site laundry facilities, on-site manager, and common bathroom and kitchen facilities if not provided in individual units.

In the Coastal Zone, SRO's would be allowed in the Commercial Recreation (CR) and Commercial General (CG) zones with a Conditional Use Permit. In inland areas, they would be allowed with a Special Permit in the Neighborhood Commercial (C-1), Community Commercial (C-2), Industrial Commercial (C-3), Highway Service Commercial (CH), Limited Industrial (ML), Heavy Industrial (MH), Apartment Professional (R-4), and Forest Recreation (FR) zones.