



HUMBOLDT ASSOCIATION OF REALTORS® INC.

527 W. Wabash Ave.
Eureka, California 95501-2827
(707) 442-2978 fax (707) 442-7985
email: har@harealtors.com
www.harealtors.com



January 20, 2009

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Jimmy Smith, Chairman
Humboldt County Board of Supervisors
825 5th Street, Room 111
Eureka, California 95501

Re: Housing Element Public Review Time Period

Dear Chairman Smith and Board Members,

The Humboldt Association of REALTORS® is following the update of the County's Housing Element very closely. We are making every effort to stay current with all the information coming from Humboldt County Planning staff. However, supplemental materials continue to be released which makes timely review very difficult. We are concerned that the public is not being given enough time to review this additional material within what we understand is an already initiated 30 day review period. For this reason we suggest that the 30-day public review period should not begin until a final document is released.

For your review, a recap of the timeline:

12/29/08 - Housing Element is released; 30-day public review period begins.
01/08/09 - "Review Guide" is released. This "Guide" contains revised and new material from the 12/29 document.

It is our understanding that there may be future revisions:

At the 1/8/2009 Planning Commission meeting, Kirk Girard stated County Counsel has not yet reviewed the Housing Element and "Review Guide" and that they reserve the right to make changes upon such review including the mandatory alternatives.


In addition, the Regional Housing Needs Allocation (RHNA) numbers have not yet been released by HCAOG and must be incorporated into the Housing Element. We note that at HCAOG's 12/11/2008 Board of Directors meeting, HCAOG Executive Director Spencer Clifton indicated it may be six months before these numbers are produced.


We advocate that the public is entitled to a 30-day review period which would start


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from the date the **final** Housing Element is released. This would also be after County Council review and establishment of the RHNA numbers. We request you so direct Planning staff.

Sincerely,


Victoria Copeland
Co-chair General Plan Sub-com.


Debbie Provolt
Co-chair General Plan Sub-committee


Dave Varshock
Chair, Government Relations Committee

cc: Kirk Girard, Director
Michael Richardson, Planner
Jeff Smith, Chair, Planning Commission
Planning Commission Members