

Humboldt HE Implemetation Measures Analysis

Measure	Description (taken from housing element)	Prohousing Applicability	Timeline (taken from housing element)
H-IM1. Pursue Funding for Housing and Emergency Shelter Programs	The County shall pursue funding for housing and shelter programs, including for single room occupancy housing and rehabilitation of housing. Funding and subsidies shall prioritize development of housing affordable to very low-income households, and where there are extraordinary costs for development affordable housing...As part of the annual budget process the Board of Supervisors shall identify and commit a revenue stream to fund the development of housing and shelter, including for the purpose of matching federal or state funds for housing and shelter development, or off-site improvements in support of eligible projects, within budgetary	Recommended: 4G, 4I, Alternative: 4H if redevelopment funds are used; 4J if no other category is applicable	Timeframe: Ongoing.
H-IM2. Tiered Environmental Review	The General Plan Update EIR analyzed the cumulative impacts of residential development in Housing Opportunity Zones. The County shall tier environmental analysis off the GP FEIR to appropriately focus environmental review on individual residential projects in Housing Opportunity Zones.	Recommended: 2B, demonstrates one component of Streamling, can be incorporated into a larger analysis of demonstrated Streamlining actions	Timeframe: By December 31, 2020.
H-IM5. Initiate Annexation of Multifamily Housing Sites.	The County shall work with the City of Arcata and the Local Agency Formation Commission to initiate annexation of the multifamily parcel APN 505-161-011 to provide sewer services to the property for development of multifamily housing.	Recommended: 3I	Timeframe: Ongoing until completion of annexation process.
H-IM13. Housing Accessibility for People with Disabilities	The County shall support housing access for persons with disabilities, including development disabilities, by fast-tracking reasonable accommodation requests consistent with the Americans With Disabilities Act, and prioritizing housing rehabilitation funds to assist qualifying residents in removal of architectural barriers.	Recommended: 4G	Timeframe: Ongoing
H-IM14. Housing Trust Fund.	The County shall support the Housing Trust Fund and Homelessness Solutions Committee, and its programs to develop shelter and conserve and develop housing affordable to low- and very low-income households. The County shall seek funding to provide an	Recommended: 4I	Timeframe: Ongoing

H-IM 16. Housing Rehabilitation	The County shall conduct housing condition surveys and prioritize housing rehabilitation funding and assistance to sub-standard housing. The County shall identify the top 20 geographic areas for which to conduct housing condition surveys: A. Interview the Humboldt County Code Enforcement Manager and Chief Building Official to identify communities with concentrations of substandard housing, and cross reference the identified communities with all of the following data: a. The most recent census block groups in which more than 50 percent of the residents are Low Income, as defined by	Recommended: 4C Alternative: 4G Alternative: 4I Alternative: 4J	Commence by Dec 31, 2022
H-IM 17 Retain Historic and Legal Nonconforming Housing	. The County shall amend the Zoning Regulations to waive General Plan density standards for historic and legal non-conforming housing involved in new subdivisions or planned, or multifamily development.	Recommended: 1L	By Dec 31, 2021
H-IM19. Assisted Units.	The County shall seek to preserve all assisted housing units at risk of being converted to market rate rental housing through establishing an early warning system and providing financial assistance when funding is available. The County shall implement improvements to the Internet-Based Permit Tracking software and Geographic Information Systems to function as an early warning system for units at risk of conversion. The improvements will track assisted housing units, flag, and generate real-time reports enabling Planning and Building notify property owners, and provide financial assistance when funding is available.	Recommended: 4C if regular use or planned regular use of funds can be demonstrated	Quantified Objective: the 20 units of the RCAA Murray Road Duplexes which sunsets in 2028. Ongoing
H-IM 20 "Safe Homes" Program to Increase Building Code Compliance	The County shall consider extending the Safe Homes program prior to the program's sunset date. The Safe Homes Program allows qualified unpermitted homes to become permitted with reduced or eliminated penalty fees as an incentive to bring the unpermitted units into compliance	Recommended: 4M Alternative: use with IM 17 in 1L	Timeframe: By June 1, 2022.

H-IM21. Use of Surplus County-owned Property.	The County shall evaluate the use of surplus County-owned property, including properties within the boundaries of incorporated cities, for development or financing of housing for low income, very low income, extremely low income, and special need populations. Following the initial evaluation, the County shall regularly evaluate surplus County-land for development or financing of housing. For properties located	Recommended: 4E Alternative: 4G Alternative: 4M	Quantified Objective: The sale proceeds of one County-owned property are now earmarked to provide source funding for trust fund. Timeframe: By June 1, 2022.
H-IM22. Affordable Housing Development on Excess State -Owned Properties	The County shall assist with development of affordable housing on excess state-owned properties that become available through Executive Order N-06-19.	Recommended: 4E Alternative: 4G	Timeframe: Ongoing.
H-IM25. Complete an Assessment of Fair Housing.	. The County shall participate in a multijurisdictional Assessment of Fair Housing (AFH) and complete an AFH that meets the requirements of Government Code Section 65583(c)(9)(A). The AFH will identify elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs, including evaluation of the County's land use regulations for discriminatory language, and recommend a program to address identified fair	Recommended: utilize within enhancement category 4 or 8 analysis, where most relevant, and if assessment is completed. 8	Commence no sooner than completion of the 2020 US Census and Housing and Urban Development (HUD) acceptance for filing of the State of California's Consolidated Plan for the period of 2021-2026.
H-IM28. Access and Relevancy of Pre-Approved House Plans	The County shall make pre-approved house plans available (at the Planning and Building Department and online) to the public. Pre-approved house plans shall be regularly reviewed and updated to	Recommended: 3G	Timeframe: Ongoing.

H-IM29. Provide Pre-Approved House Plans.	<p>The County shall expand its range of pre-approved housing plans available for public use to include a greater variety of housing types. Housing plans to be added to the pre-approval inventory to include:</p> <ul style="list-style-type: none"> A. Accessory dwelling units in different configurations, including: <ul style="list-style-type: none"> o Non-moveable tiny houses. o Conversion of a garage to an ADU. B. Small footprint single family residences not exceeding 1,000 square feet. C. A duplex. D. Farmworker housing group quarters for more than six employees. E. Universal accessible bathroom that can be installed into an existing residence. 	<p>Recommended: 3G Alternative: 3B</p>	<p>ADUs: Quantified Objective: two plans for non-moveable tiny house, and one plan for conversion of a garage. Timeframe: Initiate by June 30, 2020.</p> <p>Small footprint single family: Quantified Objective: two plans. Timeframe: Initiate by June 30, 2020.</p> <p>Duplex: Quantified Objective: two plans. Timeframe: Initiate by June 30, 2020.</p> <p>Farmworker housing: Quantified Objective: one plan. Timeframe: Initiate by December 31, 2021.</p> <p>Accessible bathrooms: Quantified Objective: two plans. Timeframe: Initiate by June 30, 2020.</p>
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H-IM34. Evaluate the Efficiency and Effectiveness of the Planning and Building Department’s Residential Development Permit Processes and Procedures	<p>The County shall conduct an audit of its residential entitlement process and procedures. The audit shall evaluate the application processing timeframes, identify internal and external sources for delay, and obtain input from the lay- and the professional residential development community using surveys, interviews, or questionnaires. The outcome objective of the audit shall be to reduce processing times, increase the number of entitlement applications that result in issued permits, and improved customer satisfaction.</p> <p>. The County shall amend the Zoning Regulations to allow tiny houses as permanent single-family dwellings that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone when connected to utilities, constructed</p>	<p>Recommended: category 2C (Streamlining), if audit results in policy changes</p>	<p>Timeframe: Complete by December 31, 2020.</p>
H-IM38. Allowance for Tiny Houses	<p>as permanent single-family dwellings that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone when connected to utilities, constructed</p>	<p>Recommended: 3D</p>	<p>Timeframe: Complete by December 31, 2019</p>

<p>H-IM39. Allowance for Moveable Tiny Houses</p>	<p>The County shall amend the Zoning Regulations to allow moveable tiny houses as permanent single-family dwellings that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone when connected to utilities, and tie down and objective health, safety and design standards are met. Moveable tiny houses meeting the standards shall be allowed outside of manufactured home and special occupancy</p>	<p>Recommended: 3D</p>	<p>Timeframe: Complete by December 31, 2019.</p>
<p>H-IM40. Allowance for Tiny House Villages.</p>	<p>The County shall amend the Zoning Regulations to allow a grouping or clustering of three or more tiny houses or moveable tiny houses as multifamily dwellings, and shall be permitted by right in all zones that allow multifamily dwellings. A grouping or clustering of three or more detached bedrooms with central sanitary, laundry, cooking and dining facilities shall also constitute a tiny house village, and shall be permitted by right in all zones that allow multifamily dwellings. Tiny house villages shall meet objective development and performance</p>	<p>Recommended: 3D</p>	<p>Timeframe: Complete by December 31, 2019</p>
<p>H-IM42. Pursue a Categorical Exclusion Order for Accessory Dwelling Units.</p>	<p>The County shall initiate the Categorical Exclusion process with the California Coastal Commission for accessory dwelling units to be located in the geographic areas currently eligible for exclusion from the requirement to secure a Coastal Development Permit for single</p>	<p>Recommended: 3B</p>	<p>Commence by December 31, 2025.</p>
<p>H-IM44. Incentivize ADU Development</p>	<p>The County shall develop a pilot program whereby the County partners with a lender to incentivize the development of ADUs in Housing Opportunity Zones by providing financial assistance to income eligible homeowners to facilitate the development of ADUs.</p>	<p>Recommended: 4D</p>	<p>Commence by December 31, 2020.</p>

H-IM 50 Farmworker Housing Program	<p>Following completion of H-IM48, the County shall collect and analyze farmworker housing needs including the following information:</p> <p>A. Estimate of the number of permanent and seasonal farmworkers within the community using the most current USDA Agriculture Census and the County’s cannabis industry farmworker estimate.</p> <p>B. A description of different housing types (e.g. single-family, multifamily, group quarters) appropriate to accommodate the housing needs of permanent and seasonal farmworkers.</p> <p>C. A description of local development standards and processing requirements, including any special conditions of approval imposed on farmworker housing.</p> <p>D. Identification of zones with appropriate development standards and permit process procedures to encourage and facilitate the development of housing affordable to farmworkers (individuals and families).</p> <p>E. A program to provide sufficient sites with zoning that permits farmworker housing “by right” (in cases where there is insufficient capacity to accommodate the identified need for farmworker housing).</p> <p>F. A description of the local government’s role in working cooperatively with local growers, ag-related businesses (such as packing and distribution facilities), the farm bureau, and advocates</p> <p>The County shall support continuation of existing and expansion of manufactured home and long-term occupancy special occupancy parks through actions such as legislative changes, zoning consistency determinations, analysis of legal/non-conforming status, Plan amendments or zone reclassifications. When funding is available and in partnership with the developer, the County may complete pre-development environmental studies for the expansion of existing manufactured home parks and long-term occupancy special occupancy parks on parcels eligible for the addition of five or</p>	<p>Recommended: category 1 (Land use and zoning), if development standards have been waived. Please demonstrate at least 3 projects</p> <p>Recommended: category 2 (Streamlining), by-right use of farmworker housing to increase density 1J</p>	<p>Timeframe: December 31, 2021; ongoing thereafter</p>
H-IM52. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks	<p>Plan amendments or zone reclassifications. When funding is available and in partnership with the developer, the County may complete pre-development environmental studies for the expansion of existing manufactured home parks and long-term occupancy special occupancy parks on parcels eligible for the addition of five or</p>	<p>Recommended: 3D</p>	<p>Timeframe for adoption of Qualified combining zone: By December 2021. Timeframe for other actions: Ongoing.</p>

H-IM58. Alternative Lodge Park	<p>Amend the Zoning Regulations to include provisions for Alternative Lodging Park (ALP) as an enumerated use subject to a use permit. An ALP would provide spaces for temporary or permanent occupancy that are flexible allowing a broad range of housing types. The range of allowable dwelling types including manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses and temporary camping facilities.</p> <ul style="list-style-type: none"> • Siting standards to include the requirement for connection to commercial wastewater and water systems. The ALP standards will specify zoning districts where an ALP may be sited and the minimum parcel size. Standards for space size, internal circulation, buffer zones and screening devices, open space/recreational facilities and additional common buildings, etc. will be specified. • The maximum units per acre for any park will be determined by the Planning Commission based on site conditions. 	Recommended: 3D	Timeframe: Commence by December 31, 2021.
H-IM59. Expedited Residential Subdivision Review in Housing Opportunity Zones	The County shall develop standardized thresholds of significance in the subject areas listed in H-S13 to simplify environmental review of residential subdivisions in Housing Opportunity Zones.	Recommended: 2B	Timeframe: By December 31, 2020
H-IM61. Establish a Mixed Housing Zoning District.	<p>The County shall amend the Zoning Regulations to add a principal zoning district to be applied within Housing Opportunity Zones that allow higher residential densities and flexible housing configurations to address workforce housing needs for existing and new development. The new Mixed Housing Zone shall include</p> <p>For all housing projects, the County shall notify the applicant whether the application is complete within 30 days of receipt of application. The County shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units. Projects that construct or rehabilitate at least 25% low income, 10% very low income, or 55%</p>	Recommended: 1H	Timeframe: Commence by December 31, 2021
H-IM62. Fast Track Application Review Timelines and Priorities	<p>For all housing projects, the County shall notify the applicant whether the application is complete within 30 days of receipt of application. The County shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units. Projects that construct or rehabilitate at least 25% low income, 10% very low income, or 55%</p>	Recommended: 2F Alternative: 2D	

<p>H-IM65. Permitting Unpermitted Special Occupancy Parks</p>	<p>The County shall develop a compliance program for unpermitted special occupancy and manufactured home parks. The objective of this program is for the retention of these parks while resolving verifiable public health and safety issues. This compliance program would be modeled in part after the permitting program for existing cannabis cultivation in the Commercial Cannabis Land Use</p>	<p>Recommended: 3D</p>	<p>Timeframe: Commence by December 31, 2021.</p>
<p>H-IM71. General Plan Amendments for Emergency Shelters and Supportive Housing.</p>	<p>The County shall amend the General Plan Land Use Element to identify Emergency Shelters as an allowed use in the Commercial and Industrial Land Use Designations consistent with the Zoning Regulations. The County shall amend the Residential, Commercial, and other applicable land use designations that allow multifamily uses consistent with H-P36 to enumerate Supportive Housing as an allowed use. The County shall also amend the Residential Use Types,</p>	<p>Recommended: 1H</p>	<p>Timeframe: By December 31, 2019.</p>
<p>H-IM73. By-Right Development for Housing Developments with Units Affordable to Low Income Households and Inventory of Eligible Parcels.</p>	<p>A. The County shall maintain an inventory parcels meeting the requirements of Government Code Section 65583.2(c); that is, vacant sites identified in two or more consecutive housing elements or nonvacant sites identified in a prior housing element, that are identified to accommodate housing for lower income households. This inventory shall be made available online B. The County shall amend the Zoning Regulations to allow by-right approval for housing developments that include 20 percent or more of the housing units affordable to lower income households on parcels meeting the requirements of Government Code Section 65583.2(c).</p>	<p>Recommended: 1L</p>	<p>A. Timeframe: review and update at least annually B. Timeframe: By June 30, 2020.</p>
<p>H-IM77. Support and Create Partnerships with State and Federally Recognized Indian Tribes.</p>	<p>The County shall work with State and Federally recognized Indian tribes and their respective housing authorities, to develop housing affordable to low income households, and infrastructure in support of housing that is affordable to low income households. The State and Federally recognized Indian tribes as of June 2019 are: • Bear River Band of the Rohnerville Rancheria • Big Lagoon Rancheria • Blue Lake Rancheria • Cher-Ae Heights of the Trinidad Rancheria • Hoopa Valley</p>	<p>Recommended: 4M, please demonstrate housing and infrastructure developed in partnership with recognized tribes</p>	<p>ongoing</p>