

# Prohousing Designation Program Application



Email: [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov)

## Prohousing Designation Program Application Package FOR COUNTY OF HUMBOLDT

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with State Housing Element Law and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9 and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov).

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strike through~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any sustentative deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

**Appendix 2**, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

**Appendix 3**, Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Project Proposal Scoring Sheet with an example of how this template may be completed.

**Appendix 4** lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

**Appendix 5** is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov).

## Application Checklist

	Yes	No
Application Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification and Acknowledgement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Legislative Information form is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Threshold Requirements Checklist is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See <b>Appendix 1</b> for the Formal Resolution for the Prohousing Designation Program form.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If applicable, the Proposed Policy Completion Schedule is completed. (See <b>Appendix 2</b> .)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Project Proposal Scoring Sheet is completed. (See <b>Appendix 3</b> for the Project Proposal Scoring Sheet and the Sample Project Proposal Scoring Sheet.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional information and supporting documentation (Applicant to provide as <b>Appendix 5</b> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Application Information

Applicant (Jurisdiction):	County of Humboldt
Applicant Mailing Address:	3015 H Street
City:	Eureka
ZIP Code:	95501
Website:	Humboldt.gov
Authorized Representative Name	John Ford
Authorized Representative Title:	Director Planning & Building
Phone:	707-445-7245
Email:	jford@co.humboldt.ca.gov
Contact Person Name:	John Moredo-Burich
Contact Person Title:	Coordinator Housing & Grants
Phone:	707-267-9366
Email:	jmoredo2@co.humboldt.ca.gov
<b>Proposed Total Score (Based on Appendix 3):</b>	

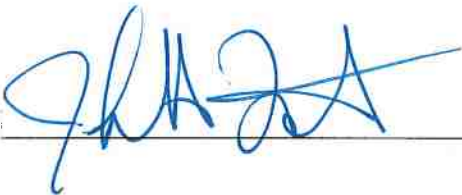
CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. 24-140), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: 

Name and Title: John H. Ford, Director Planning & Building

Date: FEBRUARY 19, 2026

**Legislative Information**

District	Number	Legislators Name(s)
State Assembly District	2	Jim Wood
State Senate District	2	Mike McGuire

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

## Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

	Yes	No
The applicant is a Jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has adopted a Compliant Housing Element.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has demonstrated that they engaged in a diligent public participation process that included 1) outreach through a variety of methods and languages; 2) specific efforts to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers and special needs service providers; 3) availability of the draft document to the public, including notification to interested parties and all segments of the community for 30 days and subsequent versions for 7 days; 4) public hearings and informative meetings; and 5) consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies, as appropriate. The applicant has submitted documentation of comments received during this process.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Project Proposal**  
**Category 1: Favorable Zoning and Land Use**

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing	2

	this policy, especially in areas with existing industrial and polluting uses.	
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	1
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1

**Project Proposal**  
**Category 2: Acceleration of Housing Production Timeframes**

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	2
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	1
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1
2K	Establishment of a standardized application form for all entitlement applications.	1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	1
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1

**Project Proposal**  
**Category 3: Reduction of Construction and Development Costs**

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1

**Project Proposal**  
**Category 4: Providing Financial Subsidies**

Category	Prohousing Policy Description	Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	2
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.	2
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	2
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1

4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1

## Project Proposal Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012)).	1
4	Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.	1
5	Rezoning and other policies that support intensification of residential development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1

## Project Proposal Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with statutory requirements and the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs, and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

### Instructions

Please utilize one row of the Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Project Proposal list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 5**.
- **Points:** Enter the appropriate number of points using the relevant Project Proposal list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Project Proposal list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

**Appendix 1:**

**Formal Resolution for the PROHOUSING Designation Program**

**RESOLUTION NO. [INSERT RESOLUTION NUMBER]**

A RESOLUTION OF THE GOVERNING BODY OF  
**County of Humboldt** AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE  
PROHOUSING DESIGNATION PROGRAM

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program (“Program”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive Applications for specified housing and infrastructure funding; and

WHEREAS, the California Department of Housing and Community Development (“Department”) has adopted regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (“**Program Regulations**”), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the **County of Humboldt** (“Applicant”) desires to submit an Application for a Prohousing Designation (“Application”).

**THEREFORE, IT IS RESOLVED THAT:**

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public Resources Code sections 21155-21155.4. Applicant further acknowledges and confirms that its policies for the treatment of homeless encampments on public property comply do and will continue to

comply with the Constitution and that it has enacted best practices in its jurisdiction that are consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" (June 17, 2022, update).

4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the "Program Documents").
5. Applicant acknowledges and agrees that it shall be subject to the Application, the terms and conditions specified in the Program Documents, the Program Regulations, and any and all other applicable law.

**Director of Planning & Building John H. Ford** is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

PASSED AND ADOPTED this 17<sup>th</sup> day of December, 2024, by the following vote: AYES: [5  
NOES: [0] ABSENT: [1] ABSTAIN: [0]

The undersigned, John H. Ford, Director of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Applicant's governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

SIGNATURE:



DATE:

2/19/2026

NAME: John H Ford

TITLE: Director

### Proposed General Policy Completion Schedule

Concise Written Description of Proposed Policy	Anticipated Completion Date	Notes
<p><b>Accessory Dwelling Units (ADUs):</b> Humboldt County has adopted regulations to encourage the construction of ADUs, which are secondary housing units on the same property as a primary residence. This helps increase the housing stock and provides more affordable options</p>	2023	Enacted
<p><b>Streamlined Permitting Process:</b> The county has worked to streamline the permitting process for new housing developments, reducing delays and making it easier for developers to build new homes</p>	2023	Enacted
<p><b>Inclusionary Zoning:</b> Humboldt County has implemented inclusionary zoning policies that require a certain percentage of new housing developments to be affordable for low- and moderate-income households</p>	2023	Enacted
<p><b>Housing Element Update:</b> The county regularly updates its Housing Element, a part of the General Plan that outlines goals and policies for housing development. The latest update includes strategies to increase housing production and affordability</p>	2027	Up to date - Next Update 2027
<p><b>Pro-Housing Designation:</b> Humboldt County has received a Pro-Housing Designation from the California Department of Housing and Community Development (HCD), recognizing its commitment to removing barriers to housing development and promoting affordable housing</p>	2025	Pending

## Appendix 2 & 3: Project Proposal Scoring Sheet

### Appendix 2: Proposed Policy Completion Schedule

Category Number	Concise Written Description of Proposed Policy	Key Milestones and Milestone Dates	Anticipated Completion Date	Notes
1E	<p>Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law.</p> <p>All single -family residential parcels are allowed 1 ADU and 1 JADU in accordance with state law, as well as 1 Guest Quarters to allow for non -paying guests for a total of 4 units per parcel.</p> <p>PROPOSED: Additional temporary RV occupancy allowed for specific medical, emergency situations.</p> <p>Second units consistent with allowed density are also allowed on the same parcel.</p>	P - ONGOING all complete with ordinance except RV Medical and Second Units (2) for SF dwellings	2026	Multiple units allowed up to 8 for MFH

<p>1H</p>	<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 development standards to address community character and priorities established through a community plan update process</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.</p> <p>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.</p> <p>The County shall also amend the Residential Use Types, General Plan Appendix B, to include Emergency Shelters, Transitional and Supportive Housing and consistent with H-P35, H-P36, H-IM51, and H-IM54</p>	<p>PENDING 2026 -27</p>		
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11	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 in compliance with objective design review.	PENDING 2026 -27		
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<p>3B</p>	<p>Adopted policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22.  The County's ADU program assisted by LEAP, REAP and SB9 Grants, demonstrates that it has adopted regulations that comply with and often go beyond the state minimum standards (e.g., less parking required, pre-approved plans, expedited review). For example, the guidance mentions that "parking requirements have been reduced or waived if (1) located within one-half mile walking distance of public transit; (2) located within an architecturally and historically significant district; (3) part of the proposed or existing primary residence or an existing accessory structure; or (4) when on-street parking permits are required but not offered to the occupant of the ADU; or (5) when there is a car share vehicle located within one (1) block of the accessory dwelling unit. In mapped Housing Opportunity Zones, for ADUs less than one thousand (1,000) square feet in size, no parking shall be required. (314-69.05.4.6.1)" for ADUs.  Housing Forward Humboldt  The policy: Local rules are at least as permissive (or more permissive) than the state law baseline for ADUs and other units. Grant provided funding for website and marketing collateral development along with CDBG which funded translation and public engagement education strategies.</p>	<p>P - ONGOING - Submit to CC by 2026</p> <p>PENDING 2026 -27</p> <p>Allowance for SB9 Lot splits with parcels that have detached ADUs</p>	<p>By Dec 31, 2026</p>	<p>Resolution Housing Forward Humboldt</p> <p><i>Reference:</i>  Humboldt County Code § 314-87.1.</p> <p><i>Reference:</i>  Humboldt County Ordinance No. 2620 (2019)</p> <p><i>Reference:</i>  Humboldt County Code § 314-87.1.5</p> <p>H-IM42. Pursue a Categorical Exclusion Order for Accessory Dwelling Units.</p>
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<p>1. Reduced Minimum Lot Size for ADUs State Law: Does not require a minimum lot size but allows local agencies to impose one. Humboldt County: No minimum lot size for ADUs in most residential zones. This allows ADUs on small or substandard lots, which many counties restrict.</p> <p>2. No Owner-Occupancy Requirement (Pre-2025) State Law: Prohibits owner-occupancy requirements for ADUs until January 1, 2025. Humboldt County: Adopted this early and does not require owner-occupancy for either the primary or ADU unit.</p> <p>3. Parking Exemptions Beyond State Minimum State Law: Requires no parking for ADUs within ½ mile of transit or in certain zones. Humboldt County: Expands parking exemptions to include: ADUs in coastal zones and rural areas with limited transit. Conversions of existing structures (e.g., garages, barns) regardless of location.</p> <p>4. Height and Setback Flexibility State Law: Allows 4-foot side and rear setbacks for ADUs. Humboldt County: Allows greater height limits for detached ADUs (up to 25 feet in some zones). Applies reduced setbacks even in non-standard lot configurations. By adopting less restrictive local standards, the County facilitates</p>			
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	<p>housing development beyond the state minimum floor. 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 family residential development pursuant to Categorical Exclusion Order E-86-4.</p>			
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<p>4E</p>	<p>A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.</p> <p>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 within incorporated cities, the County shall coordinate with the city.</p> <p>The County shall assist with development of affordable housing on excess state-owned properties that become available through Executive Order N-06-19.</p>	<p>P - Quantified Objective: The sale proceeds of one County-owned property are now earmarked to provide source funding for trust fund.</p> <p>Timeframe: By June 1, 2022. CSD states that the County has enough property to construct 11,000 units above RHNA, but lacks funds for infrastructure to attract development.</p>	<p>By 2027</p>	<p>H-IM21. Use of Surplus County-owned Property. H-IM22. Affordable Housing Development on Excess State-Owned Properties</p>
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**Appendix 3: Project Proposal Scoring Sheet**

<b>Category Number</b>	<b>Concise Written Description of Prohousing Policy</b>	<b>Enacted or Proposed</b>	<b>Documentation Type (E.G., Resolution, Zoning Code)</b>	<b>Insert Web Links to Documents <u>or</u> Indicate That Electronic Copies Are Attached as Appendix 5</b>	<b>Points</b>	<b>Enhancement Category Number</b>	<b>Enhancement Points</b>	<b>Total Points</b>
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1A	<p>Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).</p> <p>CSD had identified over 11,000 potential sites for housing development if infrastructure development funds are secured within the unincorporated areas of the county. This provides for more than double the current and previous RHNA's. CSD states that the County has enough property to construct 11,000 units above RHNA, but lacks funds for infrastructure to attract development.</p> <p>Sufficient sites to accommodate capacity to accommodate 229 Acutely Low, 372 Extremely Low, 272 Very Low and 423 lower income units, with 226 Moderate MHI; In total the sites inventory identified capacity to accommodate 2481 total units (42% of total RHNA for the Unincorporated areas of the County). County has sufficiently appropriately zoned sites to accommodate over 11,000 new units but lacks the financial development resources to install infrastructure to attract development.</p>	E	<p>See page 7 of Chapter 8 Final Approved Housing Element 2019 for Inventory numbers</p> <p><a href="#">Housing Element Overview</a></p>		3	1	1	4
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	<p>Enhancement: This policy achieves Enhancement Factor Category 1, as part of a multi-faceted strategy to address displacement through a combination of actions that:</p> <ul style="list-style-type: none"><li>promote increased production and preservation of affordable housing (consistent with Housing Element Policy HE-2.2 and 3.1); provide for efficient land use by allowing for a variety of housing types in low and medium density areas for additional ADUs.</li></ul> <p>Housing Opportunity Zone-affected areas include:</p> <ul style="list-style-type: none"><li>Redway</li><li>Garberville</li><li>Miranda</li><li>Weott</li><li>Scotia</li><li>McKinleyville</li></ul> <p>Eureka Area: Pine Hill/Humboldt Hill/Cutten/ Myrtle town / Ridgewood Heights</p> <p>(consistent with Housing Element Policy 2.1 and Land Use Element Goal and associated policies); and mitigate hazards through preparation. (H-IM30) The county provides mapping of various hazards and environmental building constraints online via WebGIS, such as topography, flood zones, wetlands, and faultlines. Identifying additional lower-income residential capacity beyond the RHNA works to address displacement pressures by encouraging new production of affordable housing and is directly referenced in Program HE-23: Anti-Displacement Program.</p>							
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	Inventory to be updated in 2027/28							
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1B	<p>Permitted missing middle housing use by allowing duplexes and triplexes by right in existing low-density, single-family residential zones beyond what is required by SB 9.</p> <p>The County allows duplexes and triplexes by right in existing low-density single-family residential zones—going beyond the baseline requirement of California Senate Bill 9 (SB 9).</p> <p>In practice this means that in zones traditionally reserved for one detached single-family home, developers can build two- or three-unit buildings without discretionary review beyond the right-by-right allowance. This applies to single-family with an ADU and JADU, a form of duplex and triplex.</p> <p>Housing Opportunity Zone-affected areas include:  Redway  Garberville  Miranda  Weott  Scotia  McKinleyville  Eureka Area: Pine Hill/Humboldt Hill/Cutten/Myrtle town/ Ridgewood Heights</p> <p>(Anticipate adoption in Summer of 2026 for housing opportunity zones within the county)</p> <p>The policy expands housing type flexibility (“missing middle” units) in</p>	E	<a href="#">County Zoning Code §314-112.1.6(a)</a>		3	8	1	4
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	<p>neighborhoods dominated by single-family zoning.</p> <p>This demonstrates enhancement category 8 by strengthening housing supply capacity by enabling smaller-scale multifamily forms in more locations- without this zoning provision, these naturally affordable units would not be available. Thus, demonstrating meaningful actions towards affirmatively furthering fair housing consistent with Housing Element Policy HE-2.2 and 3.1</p>							
1D	<p>Density bonus program exceeds statutory requirements by 12 percent.</p> <p>The County's density bonus ordinance offers more generous incentives than required under the state density bonus law (California Government Code Section 65915) by an additional 12 percent.</p> <p>Developers who commit to affordable units receive a bonus in number of units and/or concessions beyond the mandated minimum.</p> <p>For example, where state law might allow a 20% density bonus for providing a certain share of affordable units, the County's program allows ~32% under equivalent conditions. (See County Code Section 112.1.6(a) showing 32.5% bonus for 10% very-low-</p>	E	<p>Zoning code  <a href="#">Humboldt County Codes</a></p>		2	7	1	3

	<p>income units. <a href="#">Humboldt County Codes</a>)</p> <p>This demonstrates enhancement category 7 by providing an additional density provision. This extra boost helps make affordable housing projects more feasible and incentivizes deeper affordability which makes development projects much more affordable to developers.</p>							
1E	<p>Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law.</p> <p>All single -family residential parcels are allowed 1 ADU and 1 JADU in accordance with state law, as well as 1 Guest Quarters to allow for non -paying guests for a total of 4 units per parcel.</p> <p>PROPOSED: Additional temporary RV occupancy allowed for specific medical, emergency situations.</p> <p>Proposed by summer 2027</p> <p>Second units consistent with allowed density are also allowed on the same parcel. Enhancement category 8 is demonstrated by additional units being made available within single-family / low-density zoned areas thus creating the capacity for</p>	E P	<a href="#">Zoning code Humboldt County Codes</a>		2	8	1	3

	affordable units to lower income households to prevent displacement.							
1F	<p>Eliminated parking requirements for residential development as authorized by Government Code section 65852.2.</p> <p>The County has removed or significantly relaxed parking minimums for residential developments, leveraging authority under California Government Code Section 65852.2. The County updated its parking regulations for ADUs to be consistent with regulations that were established by SB1069.</p> <p>Where parking minimums remain, the County's density bonus/incentive sections permit "reduced on-site parking standards" such that the required parking cannot be imposed in a way that precludes the housing. (See Code §112.1.8.1.1.5: "Reduced ... on-site parking standard" <a href="#">Humboldt County</a>)</p> <p>For accessory dwelling units (ADUs) and in mapped Housing Opportunity Zones, the County allows <b>zero</b> parking required in specific cases. (See Code §313-69.05.6.1: "In mapped Housing Opportunity Zones, for ADUs less than 1,000 sq ft in size, no parking shall be required." <a href="#">Humboldt County Codes</a>)</p>	E	<p>Zoning code</p> <p><a href="#">Humboldt County Codes</a></p>	HCC 314- 69.05.4.6	2			2

	By eliminating parking minimums, the policy reduces development cost, increases flexibility and supports housing projects that are compact and transit oriented.							
1G	<p>Zoning that that is designed to increase affordable housing for a range of types and for extremely low-income households.</p> <p>The County’s zoning and housing element policies explicitly promote a mix of housing types, including targets for low-income (LI) households, and engage zoning reforms to enable affordability at multiple levels. Requires identified sites to meet those conditions.</p> <p>The County’s Housing Element identifies program sites at densities of at least 15 units per acre and allow by-right multi-family housing including developments with at least 20% of the units affordable to lower-income households. <a href="#">Housing Element Overview</a></p> <p>The “Multifamily Rezone Project” offers incentives (under-writing fees, streamlined process) to up-zone parcels for lower-income rental housing to Residential Multi-family (R-3) or Apartment Professional (R-4), which each permit minimum parcel sizes of 5,000 square feet, principally permit higher density development, such as configurations of dwelling units in which no more than 4 units comprise one structure, which, even if only one structure were built on a</p>	E	<p>Zoning code  <a href="#">Humboldt County Codes Housing Element Overview Humboldt County</a>  See appendix for:  <a href="#">Attachment 3 Q Zone Ordinance McKinleyville Town Center Q-Zone_Post EIR Draft 7.30.2025</a>  <a href="#">McKTC Draft Ordinance 9/2025</a></p> <p>Ord 2460  Ord 2475</p>	Density bonus THV EHV Ored Comm. Res. Ord	1	5	1	2

<p>5,000 square foot parcel would be roughly 35 parcels per acre in unincorporated areas. <a href="#">Humboldt County</a>.</p> <p>H-IM73: The county is maintaining an inventory of sites that were identified in consecutive housing elements as able to accommodate housing for lower income households. The County will be amending the Zoning Regulations to allow by-right approval in cases when 20% or more of the housing units are affordable to lower income households, provided that the parcels meet the requirements set by Government Code Section 65583.2(c)</p> <p>See Q Zone implementation. Past Staff reports that est Q zones and from 2024-25 Annual Performance Report with new Q Zone Ord for McKinleyville following completion of EIR.</p> <p>Enhancement category 5 is demonstrated by zoning reforms under the multi-family rezone project which is designed to support low-income households by increasing supply of affordable units via density, deeper affordability, and reduced regulatory barriers. For example, within McKinleyville downtown the Q zone implementation will include location efficient community provisions, such as proximity to medical, grocery, school and amenities.</p>							
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1H	<p>Modified development standards/other applicable zoning provisions to allow for residential uses in non-residential zones (light industrial). Humboldt County amends its zoning and development standards so that residential uses become permitted (or principally permitted) in zones traditionally reserved for non-residential uses (such as light industrial or commercial). In particular, the County's "Commercial-Residential &amp; Zoning Updates" ordinance allows dwelling units or a mix of dwellings and commercial uses within commercial zones to foster housing infill and repurposing of existing non-residential sites.</p> <p>This helps promote housing opportunities in under-utilized commercial/industrial parcels rather than only in purely residential zones.</p> <p>This exemplifies enhancement category 8 as the mixed-use zoning capacity provides for the County's goal of increasing housing "along mixed-use and non-traditional sites" to accelerate housing production and prevent displacement.</p> <p>PENDING: 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</p>	E P	<p>Zoning code  <a href="#">Commercial &amp; Residential Zoning Updates</a></p> <p>H-IM61.  Establish a Mixed Housing Zoning District.</p> <p>H-IM71. General Plan  Amendments for Emergency Shelters and Supportive Housing.</p>	Yes Comm res. ord	1	8	1	2
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<p>configurations to address workforce housing needs for existing and new development. The new Mixed Housing Zone shall include development standards to address community character and priorities established through a community plan update process</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.</p> <p>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.</p> <p>The County shall also amend the Residential Use Types, General Plan Appendix B, to include Emergency Shelters, Transitional and Supportive Housing and consistent with H-P35, H-P36, H-IM51, and H-IM54</p>							
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11	<p>Other zoning and land use actions that measurably support the Acceleration of Housing Production. The County undertakes additional zoning and land-use reforms beyond the specific categories listed, designed to remove barriers and expedite housing development. Examples: the “Inland Emergency Shelter Amendments” and “Supportive and Transitional Housing Amendments” implement changes to allow emergency shelters by right or streamline supportive housing approvals.</p> <p>These actions are measurable in that they modify codes, create new allowable uses, or change permitting pathways with clear implementation timelines.</p> <p>They contribute to the County’s overall “ProHousing” designation strategy, indicating the jurisdiction is actively reforming to facilitate housing construction. <a href="#">Humboldt County</a></p> <p>PENDING: 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 in compliance with objective design review.</p> <p>Example: To continually preserve and expand manufactured home parks and long-term occupancy special occupancy parks.</p>	E	<p>Resolution Infill Dev Equity Environmental Resource Protection Efficient Development <a href="#">2019 Housing Element Overview Humboldt County</a> H-IM 52; H-IM 17 Retain Historic and Legal Nonconforming Housing</p>		1	2	1	2
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	<p>(Pending 2026-2027)  H-IM17: Zoning Regulation update will clarify in the code that the density established by a site's land use from the General Plan may be ignored when involving historic housing and legal non-conforming housing for the purpose of multi-family development and/or subdivisions (provided that the historic structures are retained). As an example, if a historic structure is comprised of 5 units in a single family zone, over the density that would be presently allowed, but the property owner wishes to subdivide the property into two lots (one empty and one with the historic structure), then even if the new built-out site's density would be increased further beyond the standard density, the County would still be able to permit the subdivision. This carries the assumption that the new empty property would be able to meet the minimum permissible parcel size and density.</p>							
1J	Establish a Workforce Housing Opportunity Zone as defined in Gov	E	Zoning code		1			1

	<p>Code 65620 or a Housing Sustainability District, as defined in code 66200.</p> <p>Humboldt County identifies and designates specific areas as “Housing Opportunity Zones” (or equivalent) where local zoning and regulatory tools are focused to promote workforce housing and very low /low-income housing. For instance, the County’s zoning updates mention “Housing Opportunity Zones” where residential uses subordinate to commercial can be principally permitted. <a href="#">Commercial &amp; Residential Zoning Updates</a></p> <p>These zones provide more permissive land–use rules (e.g., increased densities, fewer special permits) tailored to encourage housing for workforce and lower-income households.</p> <p>The designation of such zones signals a targeted approach to focus housing production where infrastructure supports it and where regulatory relief can have the greatest impact.</p> <p>CCLUO 1 &amp; 2</p> <p><b>1 Farmworker Housing Requirement (CCLUO 1):</b> Cannabis farms must provide adequate housing for farmworkers, either on-site or off-site. The</p>	<p>Opportunity for Cannabis Farms which predominate the County - see Cannabis Ordinances 1 &amp; 2</p>	<p><a href="#">Commercial &amp; Residential Zoning Updates</a></p> <p>CCLUO Cannabis Ordinance 1 &amp; 2 <a href="#">worker housing</a></p> <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</p>					
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	<p>housing should meet county building, health, and safety codes.</p> <p><b>2 Farmworker Housing Standards (CCLUO 2):</b> If housing is provided on-site, it must be built in compliance with the County's standards for residential use and health and safety requirements. There are provisions for temporary housing depending on the size and scale of the cannabis operation</p> <p>In Humboldt County, the provision of farmworker and agricultural employee housing is recognized as an essential component of local land use policy, responding both to state statutory mandates and to the County's own zoning and planning framework. Humboldt County's General Plan and Housing Element affirm the importance of housing for agricultural workers and establish policies to promote a range of housing types, including farm employee housing, consistent with <b>California state law (e.g., Health &amp; Safety Code §§ 17021.5 &amp; 17021.6)</b> — which treat agricultural employee housing as a use allowed in agricultural zones with minimal discretionary barriers.</p> <p>Under the County's current zoning regulations, Farm Employee Housing <b>is</b> a recognized use type in rural and agricultural zones. In inland resource and agriculture zones, farm employee housing and labor camps are permitted uses listed in the zoning tables for</p>		<p>accommodate the housing needs of permanent and seasonal farm workers. 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 farm workers (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</p>					
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	<p>agricultural districts, subject to applicable development standards and permitting processes. The County Code (both Coastal and Inland sections) includes a defined use category for Farm Employee Housing, distinguishing it as a residential use associated specifically with agricultural operations.</p> <p>Humboldt County is also in the process of updating its zoning code to ensure alignment with state law regarding agricultural employee housing, including definitions and permit requirements that facilitate the development of both small-scale and larger workforce housing types. Proposed amendments clarify criteria for employee housing, including accommodations for five or more agricultural workers, and ensure that housing intended to serve farm labor needs is permitted in appropriate zoning districts without unnecessary discretionary hurdles. By Fall 2027.</p> <p>While the <b>Commercial Cannabis Land Use Ordinance (CCLUO 1 &amp; 2)</b> pertains primarily to cannabis cultivation and related commercial land uses (both inland and within the coastal zone), it sits alongside the County's agricultural and housing policies as part of the broader land use framework. The County ensures that farmworker housing provisions are integrated with other land use codes so that residential uses serving agricultural</p>		<p>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 for farm workers such as the California Rural Legal Assistance (CRLA) in order to determine available resources and shortfalls.</p> <p>G. A program that commits the local government to collaborating with agricultural employers in identifying sites and pursuing funding sources available</p>					
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	<p>labor needs are clearly delineated from unrelated commercial cultivation regulations.</p> <p>Overall, farmworker housing in Humboldt County is defined as a use type that supports agricultural production, permitted within agricultural and compatible rural zones, and is subject to zoning standards and improvements being phased through County code updates to align with state employee housing law and local planning objectives.</p>		<p>through HCD and the U.S. Department of Agriculture's rural development programs.</p>					
1K	<p>Establishment of an inclusionary housing program requiring new development to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB1505.</p> <p>Humboldt County's housing element and zoning code include requirements and programs that incentivize newly developed housing to include a defined share of units affordable to lower-income households. For example, the County's 2019 Housing Element states that sites zoned for lower-income households allow by-right development of housing with at least 20% of units affordable. <a href="#">2019 Housing Element - Affordable Housing Policies</a></p> <p>H-S14 requires us to rezone lands that we've identified in consecutive</p>	E	<p>Zoning code &amp; Policy on MFH Loans Deed Restrictions</p> <p><a href="#">2019 Housing Element - Affordable Housing Policies</a></p>		1	1	1	2

	<p>housing elements such that they get by-right approval if 20% or more of the units are affordable to lower income households.</p> <p>By Fall of 2027.</p> <p>The inclusionary program ensures that portions of housing developments are reserved for low- and very-low-income residents rather than relying solely on market-rate production.</p> <p>This helps align new construction with the County’s regional housing needs allocation (RHNA) obligations and supports equity in housing access.</p>							
1L	<p>Other zoning and land use actions not described in A-K that support Acceleration of Housing Production Beyond the specific reforms enumerated (1A through 1K), the County implements additional zoning/land-use strategies to speed up housing delivery. Examples include allowing “tiny house villages and emergency housing villages” (under H-IM40 &amp; H-IM58) which open up new housing typologies and reduce regulatory barriers. <a href="#">Tiny House &amp; Emergency Housing Villages Program</a></p> <p>These “other” actions create additional routes for housing development (e.g., alternative lodging parks, tiny homes) enabling</p>	E ONGOING	<p>Zoning code <a href="#">Tiny House &amp; Emergency Housing Villages Program</a></p> <p>H-IM73. By-Right Development for Housing Developments with Units Affordable to Low Income Households and Inventory of Eligible Parcels.</p>	SB6 & Tiny House Village Emergency House Village Ordinances	1	1	2	3

	<p>more flexible housing options and greater production potential.</p> <p>They reflect the County’s comprehensive approach to housing—beyond just land-use allowances—to diversify housing types and reduce barriers across the board.</p> <p>A. The County shall maintain an inventory of 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, which are identified to accommodate housing for lower income households. This inventory shall be made available online</p> <p>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>							
2A	<p>Establishment of ministerial approval processes for multiple housing types. R1 (single-family) Zones and SF homes and ADUs in R2, R3 and Mixed-Use Zones, Humboldt County moves toward implementing ministerial (i.e., non-discretionary) review processes for certain residential development types so that approvals are faster, more predictable, and less subject</p>	E	<p>Zoning Code  <a href="#">ProHousing Designation Page</a></p> <p>See Chapter 2 of Division 1 of the Humboldt County Code</p>		3			3

	<p>to discretionary hearings. The County's focus on online permitting, process improvements, and standardized development pathways support this.</p> <p><a href="#">ProHousing Designation Page.</a></p> <p>In addition, the County Board of Supervisors has resolved to grant ministerial approval over all ZCC permits to the Director of Planning &amp; Building eliminating hearings and multi-party reviews.</p> <p><a href="#">See Chapter 2 of Division 1 of the Humboldt County Code Title III document in Appendix 5.</a></p> <p>This means that eligible housing types (single-family, ADUs, small multifamily) in designated zones can be approved based on objective standards without discretionary review delays.</p> <p>The ministerial process lowers time and cost for developers and helps accelerate housing production by reducing uncertainty.</p>		<p><a href="#">Title III document in Appendix 5.</a></p>					
2B	<p>Streamlined program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents. The General Plan Update EIR analyzed the cumulative impacts of residential development in Housing Opportunity Zones. The County should tier environmental analysis</p>	E	<p>Policy  <a href="#">Programmatic EIR Example Housing Element</a>  H-IM2. Tiered Environmental Review  H-IM59. Expedited</p>		2			2

<p>off the GP FEIR to appropriately focus environmental review on individual residential projects in Housing Opportunity Zones.</p> <p>Humboldt County policy commits to establishing efficient, programmatic environmental review for major land-use plans (such as general plans, community plans or specific plans) by certifying accompanying Environmental Impact Reports (EIRs) in a manner that supports expedited housing development.</p> <p>For example, the County’s General Plan Housing Element states that subdivisions in designated “Housing Opportunity Zones” will use clear, standardized thresholds of significance and streamlined environmental review.</p> <p><a href="#">Programmatic EIR Example Housing Element</a></p> <p>The goal: To reduce delay and cost associated with project-by-project CEQA review, by front-loading and standardizing major plan-level review. MFH development example is the 14-acre site in McKinleyville, CA recently rezoned into a Q zone for CEQA, NEPA, and the EIR.</p> <p>Outcome: more predictable and faster path from plan adoption to housing development.</p> <p>The County shall develop standardized thresholds of significance in the subject areas</p>		<p>Residential Subdivision Review in Housing Opportunity Zones</p>					
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	listed in H-S13 to simplify environmental review of residential subdivisions in Housing Opportunity Zones.							
2C	<p>Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law. The County exhibits documented practices of permitting housing via objective, non-discretionary review where allowed. For instance, in its ADU (Accessory Dwelling Unit) program, Humboldt County provides a ministerial/pathway for ADU approval consistent with state law with links to pre-approved plans. <a href="#">Housing Forward Humboldt</a></p> <p>By-right permitting or clearly objective standards reduce discretionary review and hearings.</p> <p>Using statutory or categorical CEQA exemptions helps speed up smaller scale housing.</p> <p>This policy category signals the County has mechanisms in place, not just in planning text but in practice, to streamline individual housing projects.</p>	E	<p>Resolution <a href="#">Housing Forward Humboldt</a> H-IM34</p> <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</p>		2			2

			applications that result in issued permits, and improved customer satisfaction.				
2D	<p>Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.</p> <p>Humboldt County's permitting process for housing applicants aims to be predictable and efficient. For example, the County's ADU permit guidance states that once a complete application is submitted, the applicant receives a record number within 1-2 days, and review comments typically come within 60 days. <a href="#">Housing Forward Humboldt</a></p> <p>Fast Track Permitting is now available and limited to Licensed Contractors with an active ACA (Accela) account with the County. Fast track allowable permitting includes A/C, Electric Service, Heating, Plumbing, Gas Lines, Re-roofing, siding, water heaters and solar systems.</p> <p>The target: completion of all land-use and building permit approvals within a four-month timeframe.</p> <p>The policy indicates the County is working to ensure that eligible housing development can move</p>	E	<p>Policy BOS Res</p> <p><a href="#">Housing Forward Humboldt</a></p>		2		2

	<p>from application to permit issuance in under 120 days.</p> <p>This reduces the time-cost burden on developers and homeowners, which supports quicker housing production.</p> <p>Along with extensive permit streamlining changes an additional Grant from CALApp has allowed some contractors to apply and receive permits within hours of starting work on a project.</p>						
2E	<p>Absence of elimination of public hearings for projects consistent with zoning and the general plan. The County's code and process for certain housing types emphasize ministerial and staff-level review rather than discretionary hearings. For example, the ADU guidance indicates that many applications are reviewed by staff and do not require hearings. <a href="#">Humboldt ADU Program</a>. In addition, the County Board of Supervisors has resolved to grant ministerial approval over all ZCC permits to the Director of Planning &amp; Building eliminating hearings and multi-party reviews.</p> <p>See Chapter 2 of Division 1 of the Humboldt County Code Title III document in Appendix 5.</p> <p>There are several zoning districts within the County's Zoning Regulations that allow for a</p>	E	<p>Resolution / ordinance <a href="#">Humboldt ADU Program</a></p>		2		2

<p>ministerial permit process with no hearings for a variety of housing types, including single -family residential, ADU/JADUs, duplexes, duets, four-plex units, and employee housing when housing is consistent with general plan and zoning densities. The County's Code also allows for a variety of other housing types, such as emergency shelters, transitional and supportive housing and residential care facilities that are permitted ministerially, subject only to building permit issuance and zoning compliance. Recent amendments to the County's Code added additional ministerially approved housing types to a number of zoning districts within the County Allowable Land Use that were not previously allowed. The policy: Projects that fully comply with zoning, objective standards and general plan designation that do not require design review should not require public hearings.</p> <p>This minimizes one of the common approval delays (hearings, appeals) and supports faster, certain approvals.</p> <p>The goal is to treat eligible projects as "by-right" rather than discretionary.</p> <p>Director has been granted authority by the BOS to approve ministerial permits and zoning and the ability to approve or deny projects.</p>							
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2F	<p>Priority permit processing or reduced plan check times for homes affordable to lower-income households.</p> <p>The County's housing element policies provide flexible and expedited review for affordable housing and special-needs populations. For example, the General Plan states that "the County shall support the flexible application of development standards through a streamlined permit process for housing people in lower-income affordability categories and special needs populations." <a href="#">2019 Housing Element – Policy H-P24</a></p> <p>The policy: Affordable housing developments and housing improvements for low-income residents (targeting low- or very-low-income households) receive priority processing, shorter plan-check, or fewer review rounds. In addition, they are assigned a designated inspector if enrolled in the County's Owner-Occupied Rehabilitation Program which will expedite their permitting while planning staff expedite loan/grant applications, contractor RFP/Qs, contracts, change orders and approvals.</p> <p>Development and design review standards (ODS) reduce cost and time burden for affordable housing</p>	E	<p>Policy <a href="#">2019 Housing Element – Policy H-P24</a></p> <p>H-IM62. Fast Track Application Review Timelines and Priorities</p> <p>OOR/ADU/JADU program has designated plan review and inspector for households below 60% AMI</p>		1			1
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	<p>providers to encourage production of additional affordable units.</p> <p>For all housing projects, the County notifies the applicant whether the application is complete within 30 days of receipt of application. The County will 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.</p> <p>Projects that construct or rehabilitate at least 25% low income, 10% very low income, or 55% extremely low income, or are for supportive, transitional, or emergency shelters are prioritized.</p>							
2G	<p>Consolidated permit processes that minimize the levels of review and approval required for projects. Humboldt County is working towards an efficient, streamlined permitting process for residential subdivisions and other housing development. The General Plan (Housing Element) specifically includes a policy that the County “shall maintain an efficient, streamlined and predictable permitting process designed for residential subdivisions that meet the goals and policies of this Element.”</p>	E	<p>Zoning code  <a href="#">2019 Housing Element - Implementation Measures</a>  <a href="#">Link to GP doc</a></p>		1			1

<p>Fast Track Permitting with minimal review is available for many minor building projects.</p> <p>In addition, the zoning code has been amended to facilitate consolidated and streamlined permit processes for residential projects consistent with the General Plan and zoning designation. Multi-family residential projects desiring to use the Objective Site and Design Standards (ODS) for streamlined, ministerial approval are offered a feasibility meeting with all development stakeholders to identify potential obstacles or concerns early in the process. The meeting can include Public Works, Fire, CDFW, the water board, utility providers with members from the Planning &amp; Building Department. Additional stakeholders may be included, depending on the project's needs.</p> <p>The project is then reviewed at a scoring meeting for compliance with objective standards, to consolidate and streamline review, with stakeholders and the developer present to address questions or issues. The process replaces the routing process, discretionary reviews, and public hearings, potentially saving the applicant 12 - 18 months, attendant costs of a lengthy approval process, and the uncertainty of discretionary approvals. The updated zoning</p>							
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	<p>code creates a process where all levels of approval, prior to building permit, are addressed in a consolidated manner, creating transparency, predictability, and certainty for the applicant.</p> <p>Outcome: 50% reduction of time from application to zoning clearance compared to time required from application to entitlement.</p> <p>Enhancement: Category 1 is achieved through this program as one element of a unified, multifaceted strategy to promote efficient land use, with the development of housing affordable to households with lower incomes. General Plan Policies encourage compact development, multifamily development, and direct growth in a way that enhances quality of life. These policies are further supported by Housing Element Policy, intended to encourage residential infill near services.</p> <p>Consolidation means fewer separate review steps, fewer multiple agency approvals, and clearer single user pathway.</p> <p>The objective is to reduce fragmentation of the approval process and thereby speed up housing delivery.</p>							
2H	Absence, elimination, or replacement of subjective development and design standards	E	"D" Combining Zone		1			1

<p>with objective development and design standards, which simplify zoning clearance and improve approval certainty and timing.</p> <p>Previously, the County of Humboldt utilized Design Review Guidelines in communities, which involved subjective standards. Projects were subject to discretionary processes and public hearings, where interpretation of the guidelines could lead to changes that made projects unfeasible. The guidelines lacked objective, measurable criteria, leaving interpretation up to decision-making bodies and public opinion. This resulted in uncertainty for developers and delays in project approval.</p> <p>To address these issues, the County has replaced the subjective guidelines with objective site and design standards, which apply countywide. The new standards are clear, measurable, and verifiable, such as height limits, setbacks, and parking requirements. These objective standards reduce ambiguity and streamline the approval process, offering greater predictability for developers and ensuring more consistent decision-making.</p> <p>Subjective standards (e.g., “is it compatible with neighborhood character?”) are replaced or supplemented with objective criteria (e.g., “height no more than 35 ft,”</p>		<p><a href="#">HCD – Adopted Housing Element (Policy H-P28)</a>  <a href="#">In Housing Element policy (H-P28/H-P29)</a>  <a href="#">County ODS Policy</a></p>					
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<p>"setback 20 ft"). This reduces uncertainty and potential delays from discretionary review or appeals.</p> <p>By clarifying what qualifies for approval, developers can better predict timelines and costs.</p> <p>The ODS document is available online, and the Planning Department facilitates ODS Feasibility Meetings with applicants to ensure that projects comply with the standards, simplifying zoning clearances and improving the efficiency of the approval process. These meetings help reduce review times and encourage stakeholder participation.</p> <p>The adoption of the ODS represents a significant step toward a more streamlined, efficient development process for residential projects, improving clarity and reducing delays caused by subjective interpretations. The ODS document will be updated annually or as necessary.</p> <p><b>Alignment with General Plan Policies &amp; Housing Strategy</b></p> <p>The move toward objective standards is part of a broader strategy to promote <b>efficient land use</b> and support the development of <b>affordable housing</b> for lower-income households. This aligns with the following General Plan policies:</p>							
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<p>Encourage compact development and multifamily housing.</p> <p>Direct growth to enhance quality of life.</p> <p>Support residential infill development near services.</p> <p>Encouraging new development in areas designated for growth in the General Plan allows for coordinated infrastructure, transportation, and economic development planning. This enhances access to opportunity and promotes sustainable, efficient land use.</p> <p><b>Legal Compliance &amp; Key State Housing Laws</b></p> <p>Humboldt County's adoption of objective standards aligns with several key <b>State Housing Laws</b> designed to streamline the development process and support housing affordability:</p> <p><b>California Housing Element Law (Gov. Code § 65580-65589.8):</b> The Housing Element of the General Plan must be updated every eight years and demonstrate the county's commitment to meeting housing needs. By adopting objective standards, the county improves clarity and predictability in residential development, as required by the Housing Element (Policy H-P28). This policy mandates the use of objective</p>							
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<p>standards to improve the zoning process for developers and the community.</p> <p><b>California Environmental Quality Act (CEQA):</b> Objective standards help clarify compliance with environmental regulations under CEQA. The use of measurable criteria reduces subjective interpretation, making the environmental review process more predictable and reducing delays.</p> <p><b>SB 35 (2017) - Streamlined Housing Approval Process:</b> SB 35 mandates streamlined approvals for qualifying housing projects, particularly affordable housing, if a local jurisdiction fails to meet housing goals. By adhering to objective standards, Humboldt County ensures compliance with this bill, which aims to accelerate approvals for housing projects.</p> <p><b>AB 1397 (2017) - Objective Design Standards:</b> This bill requires local governments to adopt objective design standards to prevent arbitrary decision-making. Humboldt County's new standards help eliminate subjectivity in the design review process, promoting consistency and predictability.</p> <p><b>Affordable Housing and Zoning Reform (AB 1505, AB 2345):</b> These laws require local governments to adopt zoning reforms that support affordable</p>							
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	<p>housing. Objective standards help remove barriers to affordable housing development, such as unreasonable design requirements or excessive parking mandates.</p> <p><b>SB 9 (2021) – Housing Development on Single-Family Lots:</b>          SB 9 allows duplexes and lot splits on single-family parcels, increasing housing density. By updating zoning ordinances to accommodate this type of development, Humboldt County aligns with state requirements and helps address housing shortages.</p> <p><a href="#">HCD – Adopted Housing Element (Policy H-P28)</a></p> <p><b>Conclusion:</b></p> <p>By adopting <b>Objective Site and Design Standards (ODS)</b>, Humboldt County has taken a critical step towards streamlining housing development, improving clarity for developers, and aligning with state policies aimed at addressing the housing crisis. These standards provide a predictable and efficient framework for residential projects, making it easier to meet the County’s housing goals, particularly for affordable housing, while also ensuring compliance with state laws.</p>							
21	Established a one-stop-shop permitting process.	E	Resolution		1	1	2	3

<p>The Planning and Building Departments are centrally located and respond to requests collaboratively, which includes the Departments of Building, Code and Cannabis Compliance, Environmental Health, Planning and Public Works. This includes a Record 's Division, which attends Public Records Requests and assists current and future home buyers with historical permitting information related to a specific property. The Building Department routes projects to all applicable agencies for referral on ministerial permitting and review of building permits. The Planning Department manages all types of land use entitlement from application through project operation, and serves as the hub for the development process, engaging each applicable department.</p> <p>All services can be obtained in one location with one visit to the County, which provides the end user with unified experience allowing for less vehicle trips resulting in a potential reduction in VMTs. By acting as a one-stop shop, the County is extending its efforts toward promoting multiple planning objectives, including addressing climate change. The Planning &amp; Building Department is also a stop on the County's transit system allowing residents and potential</p>		<p><a href="#">Housing Forward Humboldt</a></p> <p>Adoption of Accela Platform 2019</p> <p>CALApp Software integration for online permitting</p>					
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	<p>developers access to public transportation.</p> <p>The County's online permit management system (Accela ACA) provides a streamlined pathway covering both planning and building divisions: Applicants may submit an application and will receive a record number within 1-2 days to track their permit's progress" via the ACA system. <a href="#">Housing Forward Humboldt</a></p> <p>The policy: Permit applicants should engage with a single-entry point rather than multiple separate offices.</p> <p>This improves coordination among review divisions (planning, building, fire, utilities) and improves efficiency.</p> <p>The one-stop approach supports faster project delivery.</p> <p>Funding from CALApp has provided funding for a platform to apply and receive permits within hours of starting work on a project.</p>							
2J	<p>Priority permit processing or reduced plan check times for ADUs &amp; MFH.</p> <p>The County emphasizes streamlined permitting for ADUs, including some pre-approved plans, clear checklists, and simplified staff review. <a href="#">Housing Forward Humboldt</a></p>	E	<p>Policy  <a href="#">Housing Forward Humboldt</a>  <a href="https://humboldt.gov.org/3690/Accessory-Dwelling-Unit-ADU">https://humboldt.gov.org/3690/Accessory-Dwelling-Unit-ADU</a></p>		1			1

	<p>The policy: Smaller scale housing types such as ADUs and multifamily housing in the form of JADU or triplexes (primary, ADU, JADU combination) receive expedited processing.</p> <p>Reduced review time and fewer revisions help accelerate production of infill and missing-middle housing.</p> <p>This supports not just single-family homes but smaller multifamily type scenarios which are key to increasing supply.</p> <p>See Quick Steps to Permit Issuance</p>							
2K	<p>Establishment of a standardized application form for all entitlement applications</p> <p>The County has standard building application forms by type with online submission and planning application forms, i.e. Short-Term Rentals, and planners begin with Accela system. In addition, the ADU program documentation shows consistent checklists and application packet formats (site plan, construction plans, etc.). <a href="#">Humboldt County</a></p> <p>All land use entitlement applications utilize a standard form related to basic land use entitlement and applicant information.</p> <p>The intent: Applicants receive one consistent form and set of submittal requirements regardless of size or</p>	E	Policy Accela Adoption <a href="#">Humboldt County</a>		1			1

	<p>developer, making the process predictable.</p> <p>Standardization reduces the “unknowns” for applicants, lowers delays from incomplete submittals, and supports more efficient internal processing.</p>						
2L	<p>Documented practice of publicly posting status updates on project permit approvals on the internet.</p> <p>The Accela portal allows for citizen access to review building permit information, but also to review digital documents for land use entitlements, such as site plans and project specific technical information. All land use entitlement and building permit (among other CDA services) status and permit information is posted to the Accela portal. The portal provides access for digital submittal of building permit documents allowing developers and homeowners to communicate with the County virtually, without adding greenhouse gases into the environment, effectively reducing VMTs in the County and achieving enhancement factor 1.</p> <p>This online portal assists the County with addressing climate change and provides for a unified multifaceted to promote multiple planning objectives.</p>	E	<a href="#">Accela Citizen Access</a>		1		1

	<p>It also provides for E Website Accela Permit Tracking Citizens Portal (ACA) immediate communication when an action is taken on a permit to assist with the County's culture of providing excellent customer service.</p> <p><a href="#">Accela Citizen Access</a></p>						
3A	<p>Waiver of residential development impact fees</p> <p>The County's ADU guidance refers to state law that jurisdictions cannot charge impact fees for ADUs under 750 sq ft and must charge reduced fees for larger ones.</p> <p><a href="#">Housing Forward Humboldt</a></p> <p>Though not a full "waiver" for all residential development, the policy indicates that for certain small units (ADUs) the County complies with fee-waiver or reduction provisions. The policy category indicates the County's commitment to reducing cost barriers via fee waivers or reductions for residential development.</p> <p>1. ADU Impact Fee Waivers Policy: In alignment with California Government Code § 65852.2(f)(3), Humboldt County waives impact fees for: ADUs under 750 square feet. Junior ADUs (JADUs). For ADUs over 750 sq ft, fees are proportional to the size of the primary dwelling.</p> <p>2. Affordable Housing Incentives Policy: The county may reduce or waive impact fees for projects that:</p>	E	<p>Zoning code</p> <p>1.Reference: Humboldt County Code § 314-87.1.6 Applies to: School fees, traffic impact fees, and other local development fees.</p> <p>2.Reference: Humboldt County Housing Element (2023–2031), Program H-IM17 Applies to: Impact fees, permit fees, and infrastructure costs (case-by-case basis).</p> <p>3.Reference: Humboldt County General Plan – Urban Lands Element</p>		3		3

	<p>-Provide low- or very-low-income housing.</p> <p>-Are funded through state or federal affordable housing programs.</p> <p>-Are part of nonprofit or public-private partnerships.</p> <p>3. Infill and Redevelopment Incentives</p> <p>Policy: In designated Urban Development Areas (UDAs) or infill zones, the county may:</p> <p>Defer or waive impact fees to encourage redevelopment.</p> <p>Offer fee reductions for projects that reuse existing infrastructure.</p> <p>4. Disaster Recovery and Temporary Housing</p> <p>Policy: Temporary or replacement housing built after a disaster (e.g., wildfire, earthquake) may be exempt from impact fees.</p> <p>Applies to modular homes, RVs, or temporary dwellings.</p> <p>Must be approved under emergency housing provisions.</p>		<p>Applies to: Sewer, water, and traffic impact fees.</p> <p>4.Reference: Humboldt County Code § 314-61.1.6</p>				
3B	<p>Adopted policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22.</p> <p>The County's ADU program assisted by LEAP, REAP and SB9 Grants, demonstrates that it has adopted regulations that comply with and often go beyond the state minimum standards (e.g., less parking required, pre-approved plans, expedited review). For example, the guidance mentions that "parking requirements have been reduced or waived if (1) located within one-half mile walking distance of public transit; (2) located</p>	<p>ONGOING Commence by Dec 31, 2025</p>	<p>Resolution <a href="#">Housing Forward Humboldt</a></p> <p>Reference: Humboldt County Code § 314-87.1.</p> <p>Reference: Humboldt County Ordinance No. 2620 (2019)</p> <p>Reference: Humboldt County Code § 314-87.1.5</p>		2		2

<p>within an architecturally and historically significant district; (3) part of the proposed or existing primary residence or an existing accessory structure; or (4) when on-street parking permits are required but not offered to the occupant of the ADU; or (5) when there is a car share vehicle located within one (1) block of the accessory dwelling unit. In mapped Housing Opportunity Zones, for ADUs less than one thousand (1,000) square feet in size, no parking shall be required. (314-69.05.4.6.1)" for ADUs. <a href="#">Housing Forward Humboldt</a></p> <p>The policy: Local rules are at least as permissive (or more permissive) than the state law baseline for ADUs and other units. Grant provided funding for website and marketing collateral development along with CDBG which funded translation and public engagement education strategies.</p> <p>1. Reduced Minimum Lot Size for ADUs</p> <p>State Law: Does not require a minimum lot size but allows local agencies to impose one.</p> <p>Humboldt County: No minimum lot size for ADUs in most residential zones.</p> <p>This allows ADUs on small or substandard lots, which many counties restrict.</p>		<p>H-IM42. Pursue a Categorical Exclusion Order for Accessory Dwelling Units.</p>					
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<p>2. No Owner-Occupancy Requirement (Pre-2025)</p> <p>State Law: Prohibits owner-occupancy requirements for ADUs until January 1, 2025.</p> <p>Humboldt County: Adopted this early and does not require owner-occupancy for either the primary or ADU unit.</p> <p>3. Parking Exemptions Beyond State Minimum</p> <p>State Law: Requires no parking for ADUs within ½ mile of transit or in certain zones.</p> <p>Humboldt County: Expands parking exemptions to include:</p> <p>ADUs in coastal zones and rural areas with limited transit.</p> <p>Conversions of existing structures (e.g., garages, barns) regardless of location.</p> <p>4. Height and Setback Flexibility</p> <p>State Law: Allows 4-foot side and rear setbacks for ADUs.</p> <p>Humboldt County:</p> <p>Allows greater height limits for detached ADUs (up to 25 feet in some zones).</p> <p>Applies reduced setbacks even in non-standard lot configurations.</p>							
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	<p>By adopting less restrictive local standards, the County facilitates housing development beyond the state minimum floor.</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 family residential development pursuant to Categorical Exclusion Order E-86-4.</p>							
3D	<p>Accelerating innovative housing production through innovative housing types. Humboldt County supports non-traditional housing types (e.g., tiny homes, ADUs, modular units, cottage clusters) to accelerate housing production beyond conventional single-family and large multifamily forms. For example, the County has provided low-interest loans for homeowners to build ADUs or repair homes which can be rented to workforce or low-income households. <a href="#">County Low-Interest Loan Program (News)</a></p> <p>The policy: Enable flexible housing typologies (tiny houses, backyard cottages, mixed use MFH, and modular homes) as a means of rapidly increasing supply and reducing cost.</p> <p>1. Accessory Dwelling Units (ADUs) Ordinance No. 2620 (2019)</p>	ONGOING	<p>Zoning THV  <a href="#">County Low-Interest Loan Program (News)</a>  Reference:  Humboldt County Code § 314-87.1 (Zoning Regulations – ADUs)  Reference:  Humboldt County Code § 314-87.2 and § 314-61.1.5    Reference:  Humboldt County Building Regulations – Owner-Builder Exemption    Reference:  Humboldt County Housing</p>		1	1	2	3

<p>Amended the Humboldt County Zoning Regulations to comply with California state ADU laws (SB 13, AB 68, AB 881). Allows ADUs and JADUs in most residential zones. Reduces parking and setback requirements. Streamlines permitting.</p> <p>2. Tiny Homes and Alternative Dwellings Ordinance No. 2640 (2020) Updated zoning to allow tiny homes on wheels (THOWs) as permanent dwellings in certain zones, subject to standards. Recognizes THOWs as a form of ADU or primary dwelling. Requires connection to utilities and compliance with ANSI 119.5 or HUD standards.</p> <p>3. Owner-Builder Ordinance (OBO) Humboldt County Code § 331-11 et seq. This long-standing ordinance allows owner-builders to construct homes with alternative materials and methods, especially in rural areas. Reduces some building code requirements. Encourages sustainable, low-cost housing. Often used for cob, straw bale, and off-grid homes.</p> <p>4. Housing Element of the General Plan (2023–2031)</p>		<p>Element 2023–2031</p> <p>Reference: Humboldt County Code § 314-55.4 and § 314-55.5</p> <p>Reference: Zoning Regulations – Temporary Use Permits H-IM38. Allowance for Tiny Houses H-IM39. Allowance for Moveable Tiny Houses H-IM40. Allowance for Tiny House Villages. H-IM52. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks H-IM58. Alternative Lodge Park H-IM65. Permitting Unpermitted Special</p>					
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<p>Adopted by Resolution No. 23-45 (2023)  This document outlines the county's housing strategy and includes:  Support for modular, prefab, and infill housing.  Incentives for affordable and workforce housing.  Promotion of adaptive reuse and public-private partnerships.</p> <p>5. Cannabis-Related Housing Provisions  Ordinance No. 2559 (2016) and updates  Part of the Commercial Medical Marijuana Land Use Ordinance (CMMLUO), which allows:  On-site housing for cannabis workers in permitted zones.  Encourages compliance and environmental restoration.</p> <p>6. Mobile Homes and RV Use  Humboldt County Code § 314-61.1.6  Allows temporary use of RVs and mobile homes as dwellings in certain zones, especially:  During construction of a permanent residence.</p> <p>In response to housing emergencies or disasters.</p> <p>Outcome: Broader range of housing options, faster production cycles, cost savings from smaller or prefabricated units.</p>		Occupancy Parks					
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<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 or installed on a foundation, and objective health, safety and design standards are met.</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 parks. The amendment to the Zoning Regulations shall consider allowing recreation vehicles (RVs) to be used as permanent single-family dwellings.</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</p>							
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<p>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 standards to protect public health and safety, including density of occupation, setbacks, buffers and screening, lighting, and off-street parking.</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 predevelopment 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 more spaces. The County shall consider adoption of a Qualified (or "Q") combining zone for existing special occupancy parks to modify and restrict by-right uses</p>							
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<p>to the existing special occupancy park use.</p> <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"><li>• 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.</li><li>• The maximum units per acre for any park will be determined by the Planning Commission based on site conditions.</li></ul> <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</p>							
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	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 Ordinance with the objective to get compliance rather than removal.						
3E	<p>Measures that reduce costs for transportation-related infrastructure. Humboldt County's housing policy recognizes that reducing infrastructure burdens (roads, water/sewer hookups, transportation access) helps reduce the cost of housing production.</p> <p>Humboldt County has implemented several measures especially in the context of supporting housing development, rural access, and climate resilience. These measures are often embedded in planning documents, capital improvement programs, and housing-related ordinances.</p> <p>For instance, program-level emphasis on infill facilitates housing in existing service areas, potentially reducing new transportation infrastructure needs.</p> <p>The policy: Encourage housing in locations already served by infrastructure (thus reducing incremental transportation/infrastructure cost) or reduce required improvements for housing.</p>	E	Zoning code Housing Forward Humboldt <a href="#">VMT Ordinance.</a>		1		1

<p>Vehicle Miles Traveled (VMT) Ordinance.</p> <p><b>1. Roadway and Infrastructure Fee Deferrals or Reductions</b></p> <p><b>Development Impact Fee Deferrals:</b> For qualifying affordable housing or infill projects, the County may defer or reduce transportation impact fees to lower upfront costs.</p> <p>Fee waivers are sometimes available for projects that meet specific affordability or density criteria.</p> <p><b>2. Flexible Road Standards in Rural Areas</b></p> <p>In rural or resource-dependent areas, the County has adopted context-sensitive road design standards that allow:</p> <p>Narrower road widths</p> <p>Gravel roads instead of paved roads</p> <p>Reduced curb, gutter, and sidewalk requirements</p> <p>These standards are often applied through the Subdivision Ordinance</p>							
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<p>or Planned Unit Development (PUD) processes.</p> <p>3. Infill Development Incentives</p> <p>The County encourages infill development in areas with existing infrastructure to avoid the need for costly new roads or transit extensions.</p> <p>This is supported by:</p> <p>Zoning overlays</p> <p>Streamlined CEQA review</p> <p>Reduced parking requirements</p> <p>4. Transit-Oriented Development (TOD) and Active Transportation Grants</p> <p>Humboldt County and cities like Eureka and Arcata have pursued state and federal grants (e.g., ATP, SB 1, Caltrans Sustainable Communities) to:</p> <p>Improve bike/pedestrian infrastructure</p> <p>Expand transit access near affordable housing</p>							
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<p>Reduce the need for car ownership and associated infrastructure</p> <p>5. Capital Improvement Program (CIP) Prioritization</p> <p>The County's CIP prioritizes transportation projects that:</p> <p>Support affordable housing</p> <p>Improve safety and access in disadvantaged communities</p> <p>Leverage matching funds to reduce local costs</p> <p>6. Housing Element Programs</p> <p>The 2023–2031 Housing Element includes specific programs to reduce infrastructure costs:</p> <p>Program H-IM17: Encourages coordination between housing and infrastructure planning.</p> <p>Program H-IM19: Supports infrastructure financing tools (e.g., EIFDs, CFDs) to spread costs over time.</p> <p>7. Active Transportation Plan (ATP) Updates</p>							
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<p>Humboldt County has participated in regional Active Transportation Plans, which aim to:</p> <p>Improve pedestrian and bicycle infrastructure.</p> <p>Prioritize low-cost, high-impact projects like sidewalk infill, crosswalk enhancements, and traffic calming.</p> <p>Leverage grant funding (e.g., from Caltrans or the California Transportation Commission) to reduce local costs.</p> <p>8. Safe Routes to School (SRTS) Projects</p> <p>These projects:</p> <p>Improve pedestrian access around schools.</p> <p>Include sidewalk repairs, curb extensions, and signage.</p> <p>Are often grant-funded, reducing the county's direct infrastructure costs.</p> <p>9. Complete Streets Policies</p>							
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<p>Humboldt County and cities like Eureka and Arcata have adopted Complete Streets principles:</p> <p>Integrate pedestrian needs into all road projects.</p> <p>Reduce long-term costs by avoiding retrofits.</p> <p>Encourage multi-modal transportation, reducing wear on roads from vehicle traffic.</p> <p>10. Pedestrian Safety Improvements</p> <p>Projects may include:</p> <p>High-visibility crosswalks, pedestrian refuge islands, and flashing beacons.</p> <p>These are cost-effective compared to major road expansions and improve safety.</p> <p>11. Trail and Pathway Development</p> <p>The Humboldt Bay Trail and other multi-use paths:</p> <p>Provide off-road pedestrian and bike access.</p>							
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<p>Reduce vehicle trips, lowering road maintenance costs.</p> <p>Often funded through state and federal grants.</p> <p>12. Road Diets and Lane Reconfigurations</p> <p>In urban areas like Eureka:</p> <p>Reducing vehicle lanes to add pedestrian space (e.g., sidewalks, buffers).</p> <p>Low-cost compared to full road reconstruction.</p> <p>Improves safety and reduces long-term maintenance.</p> <p>Cost-Reduction Benefits of These Strategies</p> <p>Grants and external funding reduce local spending.</p> <p>Preventative safety measures reduce liability and emergency response costs.</p> <p>Encouraging walking/biking reduces vehicle congestion and road wear.</p> <p>Integrated planning avoids costly retrofits.</p>							
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	<p>Outcome: Lowered unit production cost by cutting or deferring large infrastructure expansions.</p> <p>See Examples of Specific Measures at end of table</p>							
3G	<p>Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.</p> <p>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 remain current with California Building Code.</p> <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> <p>A. Accessory dwelling units in different configurations, including: Non-moveable tiny houses &amp; Conversion of a garage to an ADU.</p> <p>B. Small footprint single family residences not exceeding 1,000 square feet.</p> <p>C. A duplex.</p> <p>D. Farmworker housing group quarters for more than six employees.</p> <p>E. Universal accessible bathroom that can be installed into an existing residence.</p>	ONGOING	<p>H-IM28. Access and Relevancy of Pre-Approved House Plans</p> <p>H-IM29. Provide Pre-Approved House Plans.</p>	<p>4 Plans Completed + approved plans by Mendicino available online.</p> <p>ADUs: Quantified Objective: two plans for non-moveable tiny house, and one plan for conversion of a garage.</p> <p>Timeframe: Initiate by June 30, 2020.</p> <p><a href="#">See Co ADU site</a></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>				

3H	<p>Adoption of Ord that reduce barriers, beyond existing law for LMI Housing.</p> <p>The County has adopted local policy measures that go further than state minimums for affordable housing by simplifying approval pathways, reducing fees, and offering loan programs for ADUs, MFH unit developments and homeowner housing rehab. For example, the ADU program includes guidance and low-interest loans for homeowner <a href="#">ADUs. County Low-Interest Loan Program (News)</a></p> <p>The policy: Local ordinances or programs specifically aimed at easing development of housing for low- and moderate-income households, beyond what state law strictly mandates.</p> <p>Outcome: Reduced regulatory and financial barriers for LMI-housing production.</p> <p>Along with inclusionary housing incentives, housing element implementation programs and zoning code updates, Ordinances include:</p>	ONGOING	<p>Zoning <a href="#">ADUs. County Low-Interest Loan Program (News)</a></p> <p><a href="#">Accessory Dwelling Unit Ordinance; Permit Streamline Ordinance.</a></p>		1			
3I	<p>Other actions that quantifiably reduce construction or development costs.</p> <p>Humboldt County has removed housing barriers on many commercial zoned properties (Commercial Residential Ordinance) opening the possibility for alternative housing and</p>	ONGOING	<p>Zoning code Opening Commercial to Residential</p> <p><a href="#">Commercial Residential &amp;</a></p>	Timeframe: Ongoing until completion of annexation process.	1			1

	<p>additional mixed-use housing. Humboldt County's programs include low-interest loan programs for homeowners to build or convert ADUs, which helps reduce capital cost burdens. <a href="#">County Low-Interest Loan Program (News)</a></p> <p>The policy: Provide tangible cost-reducing mechanisms (loans, grants, waived or reduced fees, reduced parking requirements) to lower overall development cost.</p> <p>Outcome: Housing developments (especially smaller scale or infill) become more financially feasible, accelerating production.</p> <p>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.</p>		<a href="#">Zoning Updates Ordinances</a>					
4A	<p>Local housing trust funds. The County's General Plan identifies a Housing Trust Fund as an implementation measure: "The County shall support a Housing Trust Fund to support the conservation and development of housing affordable to low- and very low-income households. The County shall seek funding to provide an initial funding level of \$500,000."</p> <p>The policy: <i>Establish a dedicated fund (trust fund) with ongoing</i></p>	E	<p>Policy <a href="#">HCD – Adopted Housing Element (P. 8-67)</a></p>		2	8	1	3

<p><i>funding sources to support affordable housing initiatives.</i></p> <p>Outcome 1: The County has established seven revolving trust funds (HOME, CDBG, CALHOME, ARPA, LHTF, PLHA, CalHome and EPA) for housing and one for environmental clean-up and assessment to support housing.</p> <p>i.e. The CALHome, HOME and CDBG funds support ongoing OOR and ADU construction as loans are repaid along with a FTHB program. PLHA and LHTF are currently being awarded to two large MFH development projects in McKinleyville center as match for ARPA. An additional HOME MFH grant is in pending application.</p> <p>Outcome 2: A sustained financial mechanism to support acquisition, development and preservation of affordable homes. For example, seed money is identified through the GF on an annual basis which in turn creates capacity for interest bearing revolving funding for future projects and public assistance.</p> <p>This approach is specific to the LHTF and PLHA revolving accounts which are fed by a heads-in-beds local tax and bond revenue from the state. Additionally, each fund mentioned above has what is called a PI account or Project Income account. This account allows for previously spent funds to be re-</p>							
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	spent over and over as loan payments are received. Funds earn interest as they wait to accumulate.							
4C	<p>Regular use of funding for preserving assisted units at risk of conversion to market-rate uses. The housing trust fund measure and the County’s commitment to “conserve and develop housing affordable to low- and very low-income households” imply preservation actions. <a href="#">2019 Housing Element – Conservation Policies</a>; specifically the establishment of the (OOR) Owner Occupied Rehabilitation Program. This program helps to maintain affordable housing stock remain viable and owner-occupied, keeping the homes from flips into rentals because the low-income residents could not afford to maintain them.</p> <p><b>State &amp; Federal Funding:</b> In 2024–2025, Humboldt County received <b>\$64 million in state and federal funding for housing production and preservation, a 182% increase from the prior year.</b> This funding is directed not only at building new affordable units but also at <b>preserving existing ones</b> that might otherwise be lost to market-rate conversion.</p> <p><b>Housing Division Goals:</b> The county’s Housing Division lists <b>“Fund Affordable Housing” and “Maximize Existing Housing Stock”</b> among its core goals. This</p>	E ONGOING Commence by Dec 31, 2022	<p>Policy <a href="#">2019 Housing Element – Conservation Policies</a>;</p> <p>H-IM 16. Housing Rehabilitation</p> <p>H-IM19. Assisted Units</p>	Lending Restrictions Quantified Objective: the 20 units of the RCAA Murray Road Duplexes which sunsets in 2028. Ongoing	2	2	1	3

<p>includes programs that rehabilitate older units and maintain affordability for low-income households.</p> <p><b>Owner-Occupied Rehabilitation &amp; ADU Programs:</b> These programs help extend the life of existing housing stock and keep it affordable, reducing the risk of displacement.</p> <p><b>Compliance Monitoring:</b> Humboldt County also implements <b>compliance monitoring</b> to ensure that affordable housing projects remain in line with state affordability requirements.</p> <p>The policy: Use dedicated funds to intervene when affordable assisted housing is at risk of losing affordability (conversion to market rate) in order to preserve those units.</p> <p>Outcome: Protect existing affordable housing stock rather than relying solely on new production.</p> <p>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:</p> <p>A. Interview the Humboldt County Code Enforcement Manager and Chief Building Official to identify communities with concentrations of substandard housing, and cross</p>							
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	<p>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 HUD, b. Geographic areas identified as a low-income community pursuant to AB 1550 or disadvantage or low-income communities pursuant to SB535.</p> <p>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.</p>							
4D	<p>Provide grants or loans for ADU/JADU Construction. Humboldt County offers low-interest loan programs for homeowners in the unincorporated area to build ADUs or repair homes, including ADU construction assistance.</p>	E	<p>Policy  <a href="#">County Loan Program (News)</a></p>	OOR Prog	2	8	1	3

<p><a href="#"><u>County Loan Program (News)</u></a></p> <p>The policy: Financial assistance (grants or loans) made available to facilitate homeowner-built ADUs or Junior ADUs (JADUs) as a source of housing.</p> <p>Outcome: Lower homeowner cost barriers, higher ADU production, increased supply of smaller housing units.</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. Quantified Objective: 3 units per year.</p> <p>Enhancement category 8 is demonstrated through the implementation of the grant or loan funding to provide housing opportunities affordable to low-income households to prevent displacement in communities across the county. Housing Opportunity Zone-affected areas include:  Redway  Garberville  Miranda  Weott  Scotia  McKinleyville</p>							
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	Eureka Area: Pine Hill/Humboldt Hill/Cutten/ Myrtle town / Ridgewood Heights							
4E	<p>A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.</p> <p>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.</p> <p>The County shall assist with development of affordable housing on excess state-owned properties that become available through Executive Order N-06-19.</p>	P	<p>H-IM21. Use of Surplus County-owned Property.</p> <p>H-IM22. Affordable Housing Development on Excess State - Owned Properties</p> <p>Co CSD land holdings could supply 11,000 units if infrastructure development funds are made available.</p> <p>County is working with the State on underutilized property to transfer to Co</p>	<p>Quantified Objective: The sale proceeds of one County-owned property are now earmarked to provide source funding for trust fund. Timeframe: By 2026-27.</p>	1			
4G	<p>Prioritization of local general funds for affordable housing.</p> <p>The County shall pursue funding for housing and shelter programs, including single room occupancy housing and rehabilitation of housing. Funding and subsidies shall prioritize development of housing affordable to very low-</p>	E	<p>Zoning code H-IM1. Pursue Funding for Housing and Emergency Shelter Programs</p> <p><a href="#">2019 Housing Element –</a></p>	<p>Co/State Housing Trust Funds from bonds/taxes = 4</p>	2			2

<p>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</p> <p>improvements in support of eligible projects, within budgetary constraints</p> <p>The County's General Plan lists "County General Fund" as one of the potential sources for the Housing Trust Fund to support affordable housing.</p> <p><a href="#">2019 Housing Element – Implementation Funding Sources</a></p> <p>The policy: Allocate portions of local general fund revenue to affordable housing programs as a priority. These funds come from bond and tax revenues to regularly supply the LHTF and PLHA funds along with three additional interest accruing accounts for low-income housing development.</p> <p>Outcome: Demonstrates local commitment and predictable funding to support housing equity. Funding availability with GF support is connected to tax revenues, which</p>		<p><a href="#">Implementation Funding Sources</a></p> <p>H-IM13. Housing Accessibility for People with Disabilities</p> <p><a href="#">County Program for OORs</a></p>					
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	<p>is expected to be in decline over the next fifty years.</p> <p>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.</p>							
4H	<p>Directed residual redevelopment funds to accelerate the production of affordable housing. While redevelopment agencies in California were dissolved in 2012, the County maintains a policy of using surplus county property or other residual funds from bonds and taxes and home sales to support affordable housing. For example, If needed, the Housing Element indicates sale of surplus County property as a potential source of funding for the Housing Trust Fund. The policy: Use leftover or residual local public assets/funds (surplus land, residual redevelopment dollars) to support affordable housing development. The County currently has enough land holdings to supply over 11,000 additional housing infill units as state infrastructure development funding can be obtained.</p> <p>Changes to AG zoning regulations has opened an additional yet-quantified amount of developable land for new housing. Note RHNA</p>	E	<p>Policy  <a href="#">2019 Housing Element – Surplus Land Programs</a>  Local Housing Trust Fund  LHTF</p>	Housing Trust Funds x 4	1	8	1	2

	<p>numbers are anticipated to drop over the next fifty years as the county population undergoes an expected reduction through 2058.</p> <p>Established use of Program Income return programs to refill trust funds as loan payment and payoffs are received. The County currently has a 58-million-dollar portfolio of loans with variable interest rates between 0 and 5% with the majority at 3%.</p> <p>Outcome: Mobilize public-sector resources that otherwise might go unused, toward housing production.</p> <p>The County manages a Rental and Owner-Occupied rehabilitation program that provides grants and loans to help low-income households remain in the current units and avoid displacement. The County also provides funding to Fair Housing and to a home share match program to further fair housing programs and provide additional resources to match homeowners with lower income renters. Enhancement Points: Affirmatively furthers fair housing, reduces displacement and maintains housing stock.</p>							
41	<p>Development and regular use of a housing subsidy pool, or local trust fund to facilitate and support the development LMI of housing.</p> <p>The County shall pursue funding for housing and shelter programs,</p>	E	<p>Policy <a href="#">HCD – Adopted Housing Element (P. 8-67)</a> H-IM1. Pursue Funding for</p>	<p>Housing Trust Funds x 4 H-IM14. Housing Trust Fund.</p>	1			1

<p>including 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 constraints.</p> <p>The Permanent Local Housing Allocation Trust Fund measure is designed to serve this function (create a pool of funds to support affordable housing to low- and very low-income households).</p> <p>Used in conjunction with HOME \$</p> <p>Provides <b>First-Time Homebuyer Assistance Program</b> loans for low-income households (&lt; 80% AMI).</p> <p>The policy: Maintain a pool of subsidy funds (grants/loans) dedicated to LMI housing development or acquisition. Five such multi-million-dollar funds have been established.</p>		<p>Housing and Emergency Shelter Programs Permanent Local Housing Allocation Fund PLHA</p>					
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	<p>Outcome: Capacity to support projects that serve low- and moderate-income households, not just one-time grants.</p> <p>County operates a local funding pools (Housing Trust Funds) to assist affordable housing and site acquisition along with incentives for developers with parking, density, infill and tax credits.</p> <p>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 initial funding level of \$500,000.</p>							
4L	<p>Provide subsidy for LMI households Humboldt County's First-Time Homebuyer Assistance Program offers gap loans to low-income qualified households (earning less than 80% of area median income) to help purchase homes in the unincorporated areas. <a href="#">First-Time Homebuyer Assistance Program</a> In addition, the County operates a program for owner-occupied rehabilitation of properties of qualified applicants under 80% AMI, and a program for LMI households to establish generational wealth via the development of an ADU or JADU.</p>	E	<p>Policy <a href="#">First-Time Homebuyer Assistance Program</a></p>	FTHB/ OOR/ ADU Prog	1			1

	<p>The policy: Offer financial subsidies (e.g., second-mortgage gap loans, deferred interest, down-payment assistance) targeted to low- and moderate-income households.</p> <p>Outcome: Enables households with limited income to buy or access housing that would otherwise be unaffordable.</p>							
4M	<p>Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.</p> <p>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.</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:</p> <ul style="list-style-type: none"> <li>• Bear River Band of the Rohnerville Rancheria</li> <li>• Big Lagoon Rancheria</li> <li>• Blue Lake Rancheria</li> <li>• Cher-Ae Heights of the Trinidad Rancheria</li> <li>• Hoopa Valley Tribe</li> </ul>	E	<p>H-IM 20 "Safe Homes" Program to Increase Building Code Compliance H-IM77.Support and Create Partnerships with State and Federally Recognized Indian Tribes. By Fall of 2027</p>		1			1

	Karuk Tribe • Wiyot Tribe • Yurok Tribe • Tsnungwe Council • Covelo Indian Community							
TOTAL								78

3E Continued...

**Examples of Specific Measures**

<b>Measure</b>	<b>Description</b>	<b>Source</b>
<b>Reduced road width standards</b>	For rural subdivisions and ADUs	Subdivision Ordinance
<b>Fee deferrals for LMI housing</b>	Transportation impact fees deferred until occupancy	Housing Element
<b>Infill incentives</b>	Reduced parking and infrastructure requirements	Zoning Code & Housing Element
<b>Grant-funded bike/ped projects</b>	ATP and SB 1 grants used to offset local costs	Public Works & Planning

## **Appendix 4: Examples of Prohousing Policies with Enhancement Factors**

If a Prohousing Policy incorporates any of the enhancement factors specified in the Project Proposal Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

### **Category 1: Favorable Zoning and Land Use**

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities.
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower-income households and conserving existing housing stock that is affordable to lower-income households.

### **Category 2: Acceleration of Housing Production Timeframes**

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower-income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

### **Category 3: Reduction of Construction and Development Costs**

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

#### **Category 4: Providing Financial Subsidies**

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

## **Appendix 5: Homeless Encampment**

See attachment:

**Prohousing Application Appendix 5**

## Appendix 6: Public Participation Checklist

Pursuant to Sections 6601, 6602, and 6605, applicants are required to demonstrate how they have engaged in a “Diligent Public Participation Process.”

Please complete this checklist, and sign, to confirm that the applicant has complied with this requirement. Attach and reference any comments you received during the process.

Regulation Text	Explanation	Yes	No
Outreach through a variety of methods and languages to ensure access to the public process and provide opportunities for public input.	Applicant should use methods such as newspaper ads, email, social media, fliers, etc., to inform the public that an application has been drafted and posted for public comment. Language access should reflect languages spoken in your local community and should be available in multiple languages in print media or upon request for digital media.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Specific effort to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	Individuals and organizations representing lower-income and special needs households, for-profit and non-profit developers, and special needs service providers should be engaged, informed of, and offered an opportunity to comment on the application. Outreach lists utilized for Housing Element compliance would suffice.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Availability of the draft document to the public, including notification to interested parties and all segments of the community, for thirty (30) calendar days and subsequent versions for seven (7) calendar days.	Applicants should post the application in print and digital forms, collect comments, and incorporate those comments into the application if necessary. Making the application available to the public could be satisfied by posting the application online and/or announcements through other mediums (e.g., local newspapers) so long as these forums include diverse segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public hearings and informative meetings.	For the purposes of satisfying this requirement, a City Council or Board of Supervisors meeting informing the public of the jurisdiction's intent to submit a Prohousing Designation Program application, in addition to any subsequent meetings necessary to make revisions in response to public comment, will satisfy this requirement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p>Consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies as appropriate.</p>	<p>Provide all comments received with a description of how the comment was incorporated into the application. If the comment is not appropriate for incorporation, please describe why.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Certification and Authorization:**

  
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 Signature of Authorized Representative

\_\_\_\_\_  
 02/20/2026  
 Date