

Proposed General Policy Completion Schedule

Concise Written Description of Proposed Policy	Anticipated Completion Date	Notes
<p>Accessory Dwelling Units (ADUs): 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>Streamlined Permitting Process: 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>Inclusionary Zoning: 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>Housing Element Update: 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>Pro-Housing Designation: 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>		
-----------	--	-------------------------	--	--

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		
----	---	------------------	--	--

<p>3B</p>	<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 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</p> <p>The policy: Local rules are at least as permissive (or more permissive)</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</p> <p>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>
-----------	--	--	------------------------	---

<p>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>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> <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</p>			
--	--	--	--

	the requirement to secure a Coastal Development Permit for single family residential development pursuant to Categorical Exclusion Order E-86-4.			
--	--	--	--	--

<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.</p> <p>H-IM22. Affordable Housing Development on Excess State-Owned Properties</p>
-----------	---	--	----------------	---

Appendix 3: Project Proposal Scoring Sheet

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (E.G., Resolution, Zoning Code)	Insert Web Links to Documents <u>or</u> Indicate That Electronic Copies Are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
------------------------	---	----------------------------	---	---	---------------	------------------------------------	---------------------------	---------------------

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 RHNAs. 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</p>	E	<p>See page 7 of Chapter 8 Final Approved Housing Element 2019 for Inventory numbers</p> <p>Housing Element Overview</p>		3	1	1	4
----	---	---	--	--	---	---	---	---

<p>infrastructure to attract development.</p> <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: 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.</p> <p>Housing Opportunity Zone-affected areas include:</p> <p>Redway</p> <p>Garberville</p> <p>Miranda</p> <p>Weott</p> <p>Scotia</p> <p>McKinleyville</p> <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</p>							
--	--	--	--	--	--	--	--

	<p>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> <p>Inventory to be updated in 2027/28</p>							
--	---	--	--	--	--	--	--	--

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:</p> <p>Redway</p> <p>Garberville</p> <p>Miranda</p> <p>Weott</p> <p>Scotia</p> <p>McKinleyville</p>	E	County Zoning Code §314-112.1.6(a)		3	8	1	4
----	--	---	--	--	---	---	---	---

	<p>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 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</p>	E	<p>Zoning code</p> <p>Humboldt County Codes</p>		2	7	1	3

	<p>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-income units. Humboldt County Codes)</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>	E P	<p>Zoning code</p> <p>Humboldt County Codes</p>		2	8	1	3

	<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.</p> <p>Enhancement category 8 is demonstrated by additional units being made available within single-family / low-density zoned areas thus creating the capacity for affordable units to lower income households to prevent displacement.</p>							
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</p>	E	<p>Zoning code</p> <p>Humboldt County Codes</p>	HCC 314- 69.05.4.6	2			2

	<p>cannot be imposed in a way that precludes the housing. (See Code §112.1.8.1.1.5: “Reduced ... on-site parking standard” Humboldt County)</p> <p>For accessory dwelling units (ADUs) and in mapped Housing Opportunity Zones, the County allows zero 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.” Humboldt County Codes)</p> <p>By eliminating parking minimums, the policy reduces development cost, increases flexibility and supports housing projects that are compact and transit oriented.</p>							
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</p>	E	<p>Zoning code</p> <p>Humboldt County Codes</p> <p>Housing Element Overview</p> <p>Humboldt County</p> <p>See appendix for:</p> <p>Attachment 3 Q Zone Ordinance</p>	Density bonus THV EHV Ored Comm. Res. Ord	1	5	1	2

<p>20% of the units affordable to lower-income households. Housing Element Overview</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 5,000 square foot parcel would be roughly 35 parcels per acre in unincorporated areas. Humboldt County.</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</p>		<p>McKinleyville Town Center Q-Zone_Post EIR Draft</p> <p>7.30.2025</p> <p>McKTC Draft Ordinance 9/2025</p> <p>Ord 2460</p> <p>Ord 2475</p>					
---	--	---	--	--	--	--	--

	<p>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>							
1H	<p>Modified development standards/other applicable zoning provisions to allow for residential uses in non-residential zones (light industrial).</p> <p>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 & 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</p>	E P	<p>Zoning code</p> <p>Commercial & Residential Zoning Updates</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

<p>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 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</p>							
---	--	--	--	--	--	--	--

	<p>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>							
--	---	--	--	--	--	--	--	--

11	<p>Other zoning and land use actions that measurably support the Acceleration of Housing Production.</p> <p>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. Humboldt County</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>	E	<p>Resolution</p> <p>Infill Dev Equity</p> <p>Environmental Resource Protection</p> <p>Efficient Development</p> <p>2019 Housing Element Overview</p> <p>Humboldt County</p> <p>H-IM 52;</p> <p>H-IM 17</p> <p>Retain Historic and Legal Nonconforming Housing</p>		1	2	1	2
----	--	---	--	--	---	---	---	---

<p>Example: To continually preserve and expand manufactured home parks and long-term occupancy special occupancy parks.</p> <p>(Pending 2026-2027)</p> <p>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	<p>Establish a Workforce Housing Opportunity Zone as defined in Gov 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. Commercial & Residential Zoning Updates</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 & 2</p> <p>1 Farmworker Housing Requirement (CCLUO 1): Cannabis farms must provide adequate housing for farmworkers,</p>	<p>E</p> <p>Opportunity for Cannabis Farms which predominate the County - see Cannabis Ordinances 1 & 2</p>	<p>Zoning code</p> <p>Commercial & Residential Zoning Updates</p> <p>CCLUO Cannabis Ordinance 1 & 2</p> <p>worker housing</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</p>		1			1
----	--	---	---	--	---	--	--	---

<p>either on-site or off-site. The housing should meet county building, health, and safety codes.</p> <p>2 Farmworker Housing Standards (CCLUO 2): 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 California state law (e.g., Health & Safety Code §§ 17021.5 & 17021.6) — 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 is a recognized use type in rural and agricultural zones. In inland resource and agriculture zones, farm employee housing and labor camps are permitted uses</p>		<p>cannabis industry farmworker estimate.</p> <p>B. A description of different housing types (e.g. single-family, multifamily, group quarters) appropriate to accommodate the housing needs of permanent and seasonal 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</p>					
---	--	---	--	--	--	--	--

<p>listed in the zoning tables for 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 Commercial Cannabis Land Use Ordinance (CCLUO 1 & 2) 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</p>		<p>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 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</p>					
--	--	---	--	--	--	--	--

	<p>residential uses serving agricultural 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>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 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. 2019 Housing Element - Affordable Housing Policies</p> <p>H-S14 requires us to rezone lands that we've identified in consecutive 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</p>	E	<p>Zoning code & Policy on MFH Loans Deed Restrictions</p> <p>2019 Housing Element - Affordable Housing Policies</p>		1	1	1	2
----	---	---	--	--	---	---	---	---

	needs allocation (RHNA) obligations and supports equity in housing access.							
1L	<p>Other zoning and land use actions not described in A-K that support Acceleration of Housing Production</p> <p>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 & H-IM58) which open up new housing typologies and reduce regulatory barriers. Tiny House & Emergency Housing Villages Program</p> <p>These “other” actions create additional routes for housing development (e.g., alternative lodging parks, tiny homes) enabling 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</p>	<p>E</p> <p>ONGOING</p>	<p>Zoning code</p> <p>Tiny House & Emergency Housing Villages Program</p> <p>H-IM73. By-Right Development for Housing Developments with Units Affordable to Low Income Households and Inventory of Eligible Parcels.</p>	<p>SB6 & Tiny House Village Emergency House Village Ordinances</p>	1	1	2	3

	<p>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,</p> <p>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 to discretionary hearings. The County's focus on online permitting, process improvements, and standardized development pathways support this.</p> <p>ProHousing Designation Page.</p>	E	<p>Zoning Code</p> <p>ProHousing Designation Page</p> <p>See Chapter 2 of Division 1 of the Humboldt County Code Title III document in Appendix 5.</p>		3			3

	<p>In addition, the County Board of Supervisors has resolved to grant ministerial approval over all ZCC permits to the Director of Planning & 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>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>							
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.</p> <p>The General Plan Update EIR analyzed the cumulative impacts of residential development in Housing Opportunity Zones. The County should tier environmental analysis off the GP FEIR to appropriately focus environmental review on individual residential projects in Housing Opportunity Zones.</p>	E	<p>Policy</p> <p>Programmatic EIR Example Housing Element</p> <p>H-IM2. Tiered Environmental Review</p> <p>H-IM59. Expedited Residential Subdivision Review in</p>		2			2

<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>Programmatic EIR Example Housing Element</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 listed in H-S13 to simplify environmental review of residential</p>		<p>Housing Opportunity Zones</p>					
---	--	----------------------------------	--	--	--	--	--

	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.</p> <p>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. Housing Forward Humboldt</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</p> <p>Housing Forward Humboldt</p> <p>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</p>		2		2

			audit shall be to reduce processing times, increase the number of entitlement 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. Housing Forward Humboldt 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-</p>	E	<p>Policy BOS Res</p> <p>Housing Forward Humboldt</p>		2			2

	<p>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 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.</p> <p>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. Humboldt ADU Program. In addition, the County Board of Supervisors has resolved to grant ministerial approval over all ZCC</p>	E	<p>Resolution / ordinance</p> <p>Humboldt ADU Program</p>		2			2

<p>permits to the Director of Planning & 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 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.</p> <p>The policy: Projects that fully comply with zoning, objective standards and general plan designation that do not require</p>							
---	--	--	--	--	--	--	--

	<p>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>							
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.” 2019 Housing Element – Policy H-P24</p> <p>The policy: Affordable housing developments and housing improvements for low-income residents (targeting low- or very-</p>	E	<p>Policy</p> <p>2019 Housing Element – Policy H-P24</p> <p>H-IM62. Fast Track Application Review Timelines and Priorities</p> <p>OOR/ADU/JADU program has designated plan review and inspector for</p>		1			1

<p>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 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>		households below 60% AMI					
--	--	--------------------------	--	--	--	--	--

2G	<p>Consolidated permit processes that minimize the levels of review and approval required for projects.</p> <p>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> <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 & Building Department.</p>	E	<p>Zoning code</p> <p>2019 Housing Element - Implementation Measures</p> <p>Link to GP doc</p>		1			1
----	--	---	--	--	---	--	--	---

<p>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 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.</p>							
--	--	--	--	--	--	--	--

	<p>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	<p>Absence, elimination, or replacement of subjective development and design standards 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</p>	E	<p>“D” Combining Zone</p> <p>HCD – Adopted Housing Element (Policy H-P28)</p> <p>In Housing Element policy (H-P28/H-P29)</p> <p>County ODS Policy</p>		1			1

<p>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,” “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</p>							
--	--	--	--	--	--	--	--

<p>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>Alignment with General Plan Policies & Housing Strategy</p> <p>The move toward objective standards is part of a broader strategy to promote efficient land use and support the development of affordable housing for lower-income households. This aligns with the following General Plan policies:</p> <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>Legal Compliance & Key State Housing Laws</p>							
---	--	--	--	--	--	--	--

<p>Humboldt County's adoption of objective standards aligns with several key State Housing Laws designed to streamline the development process and support housing affordability:</p> <p>California Housing Element Law (Gov. Code § 65580-65589.8): 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 standards to improve the zoning process for developers and the community.</p> <p>California Environmental Quality Act (CEQA): 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>SB 35 (2017) - Streamlined Housing Approval Process: 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</p>							
---	--	--	--	--	--	--	--

<p>County ensures compliance with this bill, which aims to accelerate approvals for housing projects.</p> <p>AB 1397 (2017) - Objective Design Standards: 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>Affordable Housing and Zoning Reform (AB 1505, AB 2345): These laws require local governments to adopt zoning reforms that support affordable housing. Objective standards help remove barriers to affordable housing development, such as unreasonable design requirements or excessive parking mandates.</p> <p>SB 9 (2021) – Housing Development on Single-Family Lots: 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>HCD – Adopted Housing Element (Policy H-P28)</p>							
--	--	--	--	--	--	--	--

	<p>Conclusion:</p> <p>By adopting Objective Site and Design Standards (ODS), 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	<p>Established a one-stop-shop permitting process.</p> <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</p>	E	<p>Resolution</p> <p>Housing Forward Humboldt</p> <p>Adoption of Accela Platform 2019</p> <p>CALApp Software integration for online permitting</p>		1	1	2	3

<p>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 & Building Department is also a stop on the County's transit system allowing residents and potential 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. Housing Forward Humboldt</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,</p>							
--	--	--	--	--	--	--	--

	<p>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 & MFH.</p> <p>The County emphasizes streamlined permitting for ADUs, including some pre-approved plans, clear checklists, and simplified staff review. Housing Forward Humboldt</p> <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>	E	<p>Policy</p> <p>Housing Forward Humboldt</p> <p>https://humboldt.gov.org/3690/Accessory-Dwelling-Unit-ADU</p>		1		1

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.). Humboldt County</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 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>	E	<p>Policy Accela Adoption</p> <p>Humboldt County</p>		1			1
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</p>	E	<p>Accela Citizen Access</p>		1			1

	<p>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> <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. Accela Citizen Access</p>							
3A	Waiver of residential development impact fees	E	Zoning code 1.Reference: Humboldt		3			3

	<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>Housing Forward Humboldt</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.</p> <p>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</p> <p>Policy: In alignment with California Government Code § 65852.2(f)(3), Humboldt County waives impact fees for:</p> <p>ADUs under 750 square feet.</p> <p>Junior ADUs (JADUs).</p> <p>For ADUs over 750 sq ft, fees are proportional to the size of the primary dwelling.</p> <p>2. Affordable Housing Incentives</p> <p>Policy: The county may reduce or waive impact fees for projects that:</p>		<p>County Code § 314-87.1.6</p> <p>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</p> <p>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> <p>Applies to: Sewer, water, and traffic impact fees.</p>					
--	--	--	---	--	--	--	--	--

	<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>4.Reference: Humboldt County Code § 314-61.1.6</p>					
3B	Adopted policies that result in less restrictive requirements than	ONGOING	Resolution		2			2

<p>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 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</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</p>	<p>Commence by Dec 31, 2025</p>	<p>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>					
---	---------------------------------	--	--	--	--	--	--

<p>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>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> <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.</p> <p>Humboldt County supports non-traditional housing types (e.g., tiny</p>	ONGOING	<p>Zoning THV</p> <p>County Low-Interest Loan Program (News)</p>		1	1	2	3

<p>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. County Low-Interest Loan Program (News)</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) 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.</p>		<p>Reference: Humboldt County Code § 314-87.1 (Zoning Regulations – ADUs)</p> <p>Reference: Humboldt County Code § 314-87.2 and § 314-61.1.5</p> <p>Reference: Humboldt County Building Regulations – Owner-Builder Exemption</p> <p>Reference: Humboldt County Housing Element 2023–2031</p> <p>Reference: Humboldt County Code § 314-55.4 and § 314-55.5</p>					
---	--	--	--	--	--	--	--

	<p>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) 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:</p>		<p>Reference: Zoning Regulations – Temporary Use Permits</p> <p>H-IM38. Allowance for Tiny Houses</p> <p>H-IM39. Allowance for Moveable Tiny Houses</p> <p>H-IM40. Allowance for Tiny House Villages.</p> <p>H-IM52. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks</p> <p>H-IM58. Alternative Lodge Park</p> <p>H-IM65. Permitting</p>					
--	---	--	--	--	--	--	--	--

<p>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> <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</p>		<p>Unpermitted Special Occupancy Parks</p>					
---	--	--	--	--	--	--	--

<p>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.</p> <p>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 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</p>							
---	--	--	--	--	--	--	--

<p>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 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">• Siting standards to include the requirement for connection to							
---	--	--	--	--	--	--	--

	<p>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.</p> <ul style="list-style-type: none"> • The maximum units per acre for any park will be determined by the Planning Commission based on site conditions. <p>The County shall develop a compliance program for unpermitted special occupancy and manufactured home parks. The objective of this program is for the retention of these parks while resolving verifiable public health and safety issues. This compliance program would be modeled in part after the permitting program for existing cannabis cultivation in the Commercial Cannabis Land Use Ordinance with the objective to get compliance rather than removal.</p>							
3E	<p>Measures that reduce costs for transportation-related infrastructure.</p> <p>Humboldt County's housing policy recognizes that reducing infrastructure burdens (roads, water/sewer hookups,</p>	E	<p>Zoning code</p> <p>Housing Forward Humboldt</p> <p>VMT Ordinance.</p>		1			1

<p>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> <p>Vehicle Miles Traveled (VMT) Ordinance.</p> <p>1. Roadway and Infrastructure Fee Deferrals or Reductions</p> <p>Development Impact Fee Deferrals: 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>2. Flexible Road Standards in Rural Areas</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 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> <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> <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> <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> <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> <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>	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>See Co ADU site</p>	1			1

	<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 & 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>			<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</p>	ONGOING	<p>Zoning</p> <p>ADUs. County Low-Interest Loan Program (News)</p> <p>Accessory Dwelling Unit Ordinance; Permit</p>		1			1

	<p>example, the ADU program includes guidance and low-interest loans for homeowner ADUs. County Low-Interest Loan Program (News)</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>		Streamline Ordinance.					
31	<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 additional mixed-use housing. Humboldt County's programs include low-interest loan programs for homeowners to build or convert ADUs, which helps reduce capital</p>	ONGOING	<p>Zoning code Opening Commercial to Residential</p> <p>Commercial Residential & Zoning Updates Ordinances</p>	Timeframe: Ongoing until completion of annexation process.	1			1

	<p>cost burdens. County Low-Interest Loan Program (News)</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>							
4A	<p>Local housing trust funds.</p> <p>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 funding sources to support affordable housing initiatives.</i></p>	E	<p>Policy</p> <p>HCD – Adopted Housing Element (P. 8-67)</p>		2	8	1	3

<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-spent over and over as loan</p>							
--	--	--	--	--	--	--	--

	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.</p> <p>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. 2019 Housing Element – Conservation Policies; 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>State & Federal Funding: In 2024–2025, Humboldt County received \$64 million in state and federal funding for housing production and preservation, a 182% increase from the prior year. This funding is directed not only at building new affordable units but also at preserving existing ones that might otherwise be lost to market-rate conversion.</p> <p>Housing Division Goals: The county’s Housing Division lists “Fund Affordable Housing” and “Maximize Existing Housing</p>	E ONGOING Commence by Dec 31, 2022	<p>Policy</p> <p>2019 Housing Element – Conservation Policies;</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>Stock” among its core goals. This includes programs that rehabilitate older units and maintain affordability for low-income households.</p> <p>Owner-Occupied Rehabilitation & ADU Programs: These programs help extend the life of existing housing stock and keep it affordable, reducing the risk of displacement.</p> <p>Compliance Monitoring: Humboldt County also implements compliance monitoring 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</p>							
---	--	--	--	--	--	--	--

	<p>substandard housing, and cross reference the identified communities with all of the following data: a. The most recent census block groups in which more than 50 percent of the residents are Low Income, as defined by 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.</p> <p>Humboldt County offers low-interest loan programs for homeowners in the unincorporated area to build</p>	E	<p>Policy</p> <p>County Loan Program (News)</p>	OOR Prog	2	8	1	3

<p>ADUs or repair homes, including ADU construction assistance.</p> <p>County Loan Program (News)</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.</p> <p>Housing Opportunity Zone-affected areas include:</p> <p>Redway</p>							
---	--	--	--	--	--	--	--

	<p>Garberville</p> <p>Miranda</p> <p>Weott</p> <p>Scotia</p> <p>McKinleyville</p> <p>Eureka Area: Pine Hill/Humboldt Hill/Cutten/ Myrtle town / Ridgewood Heights</p>							
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</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</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			

	<p>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>property to transfer to Co</p>					
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-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</p>	E	<p>Zoning code</p> <p>H-IM1. Pursue Funding for Housing and Emergency Shelter Programs</p> <p>2019 Housing Element – Implementation Funding Sources</p> <p>H-IM13. Housing Accessibility for People with Disabilities</p> <p>County Program for OORs</p>	<p>Co/State Housing Trust Funds from bonds/taxes = 4</p>	2			2

	<p>Housing Trust Fund to support affordable housing.</p> <p>2019 Housing Element – Implementation Funding Sources</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 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	Directed residual redevelopment funds to accelerate the production of affordable housing.	E	Policy 2019 Housing Element –	Housing Trust Funds x 4	1	8	1	2

<p>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.</p> <p>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 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><u>Surplus Land Programs</u></p> <p>Local Housing Trust Fund</p> <p>LHTF</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>							
4I	<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, 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</p>	E	<p>Policy</p> <p>HCD – Adopted Housing Element (P. 8-67)</p> <p>H-IM1. Pursue Funding for Housing and Emergency Shelter Programs</p> <p>Permanent Local Housing Allocation Fund PLHA</p>	<p>Housing Trust Funds x 4</p> <p>H-IM14. Housing Trust Fund.</p>	1			1

<p>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 First-Time Homebuyer Assistance Program loans for low-income households (< 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>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</p> <p>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. First-Time Homebuyer Assistance Program 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> <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</p>	E	<p>Policy</p> <p>First-Time Homebuyer Assistance Program</p>	<p>FTHB/ OOR/ ADU Prog</p>	1		1

	housing that would otherwise be unaffordable.							
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"> • Bear River Band of the Rohnerville Rancheria • Big Lagoon Rancheria • Blue Lake Rancheria • Cher-Ae Heights of the Trinidad Rancheria • Hoopa Valley Tribe 	E	<p>H-IM 20 "Safe Homes" Program to Increase Building Code Compliance</p> <p>H-IM77.Support and Create Partnerships with State and Federally Recognized Indian Tribes.</p> <p>By Fall of 2027</p>		1			1

	Karuk Tribe • Wiyot Tribe • Yurok Tribe • Tsungwe Council • Covelo Indian Community							
TOTAL								65

3E Continued...

Examples of Specific Measures

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

