County of Del Norte

2014 Housing Element

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Introduction

State law recognizes the vital role that local governments play in the supply and affordability of housing. Each local government's governing body (in the case of Del Norte County, the Board of Supervisors) is required to adopt a comprehensive, long-term plan (the General Plan) for the physical development of the city or county. This plan, the Housing Element, is one of the seven mandated elements of the General Plan.

California Housing Element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in California rests largely upon the effective implementation of local General Plans and, in particular, local Housing Elements.

An effective Housing Element provides the necessary conditions for preserving and producing an adequate supply of affordable housing. Among other things, the Housing Element provides an inventory of land adequately zoned or planned to be zoned for housing, certainty in permit processing procedures, and a commitment to assist in housing development through regulatory concessions and incentives. In addition to this fundamental framework the Housing Element update process provides a vehicle for establishing and updating housing and land-use strategies reflective of changing needs, resources and conditions.

The 2014 Del Norte County Housing Element Update was prepared by the Planning Division of the Del Norte County Community Development Department. The Housing Element represents the County's plan for addressing the housing needs of the residents of the unincorporated areas of Del Norte County through June 2019.

Before it can go into effect the Del Norte County Board of Supervisors must approve the Housing Element and the California Department of Housing and Community Development (HCD) must review and certify it. Once finally approved by the Board of Supervisors and certified by HCD the Housing Element becomes an operative part of the County's General Plan.

Chapter 1 – Needs Assessment

Government Code Section 65583(a) requires an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. This assessment includes an analysis of population and employment trends and documentation of projections and a quantification of the County's existing and projected housing needs for all income levels, including extremely low-income households, an analysis of household characteristics, overpayment, overcrowding, and housing stock conditions, and an analysis of units at-risk of conversion to market-rate.

Population and Employment

Population

After remaining virtually stable from 1930 to 1940, the overall population of Del Norte County doubled between 1940 and 1950, and then doubled again between 1950 and 1960. This dramatic growth in population was directly attributable to the expansion of the timber industry to meet the needs of the post-war building boom. Increased mechanization in the timber industry resulted in a drop in the countywide population between 1960 and 1970. The population decline of the 1960's however was short-lived as growth in the government and services employment sectors, paired with an increase in retirees relocating to the region, caused the population to increase after the 1970's. By 1980 the population had recovered, and in fact surpassed, the prior peak population. From 1980 to 1990, the population of the County continued to increase, by 22%, with most of that growth occurring after 1988 due to the construction of Pelican Bay State Prison and the influx of new prison employees and their families.

More recently, the County population peaked in 1997 at 28,650 followed by an overall decrease in population when in 2001 the population dipped to 27,418. Since that time the population has moderately increased growing 3.3% between 2001 and 2013. This flattening of population growth in the 2001-2013 period mirrors the general slowdown of the local economy, in particular the housing sales and construction market post-2008. Table 1 shows historical population growth in Del Norte County.

Table 1: Population Growth Trends

Year	Countywide	Change	Annual Change %	Unincorporated	Change	Annual Change %
1980	18,217					
1990	23,460	5,243	2.9%			
1995	27,850	4,390	3.7%			
2000	27,507	-343	-0.1%	20,160		
2005	28,315	1,042	0.8%			
2010	28,610	61	0.0%	20,967	807	0.4%

2013	28,380	-147	-0.2%	21,137	170	0.2%
Source: 2008-2014 Del Norte County Housing Element and California HCD Data Package (November, 2013)						

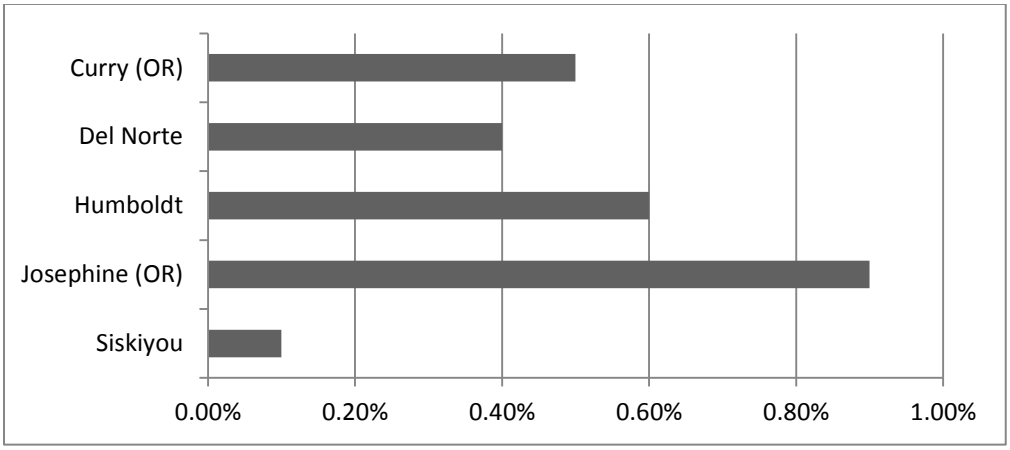
Recent population changes have not been as dramatic as past trends and this current trend of slowing development is reflected in periodic population projections as illustrated in Table 2. Table 2 presents past Del Norte County population projection from 2001, 2007, and 2013. Of note, the current population projection for the year 2015 of 28,678 is 28% lower than the 2001 projection for this same year, supporting the notion of sustained lower than expected population growth in Del Norte County. In fact, if the now-projected 28,678 population is reached in 2015 it will represent negligible growth during the preceding five year period as the actual 2010 population (28,610) is a statistically insignificant difference from the 2015 projection. With the uncertainty of national and state real estate markets (and the economy in general) growth trends beyond the current planning period remain uncertain.

Table 2: Population Projections

	2005	2010	2015	2020	2025
Projections in 2001	31,500	34,500	36,800	39,000	
Projections in 2007		30,983	NA	36,077	
Projections in 2013			28,678	29,635	30,538
Source: California DOF, Interim Population Projections (June 2001), Report P-1 (January 2007), and Report P-1 (January 2013)					

Figure 1 illustrates the population growth of neighboring counties between 2000 and 2010 on an annualized rate.

Figure 1: Annual Population Growth of Neighboring Counties Between 2000-2010[1]



[1] US Census Bureau, Census 2000 and 2010

Employment

The civilian workforce in Del Norte County is approximately 9,316 people with approximately 8,033 in the unincorporated county. Within the unincorporated County's population the largest industry is the "Educational services, and health care and social assistance" category which represents approximately 25.9% of the workforce in the unincorporated county followed by "Public administration" which accounts for approximately 18.7%. Together these two industries represent nearly half (44.6%) of the workforce in the unincorporated county reflecting a regional trend of most employment being generated in the public sector. Further employment by industry is presented in Table 3.

Table 3: Employment by Industry

	Countywide Estimate	Percent	Unincorporated Estimate	Percent
Civilian employed population 16 years and over	9,316	100%	8,033	86.2%
Agriculture, forestry, fishing and hunting, and mining	270	2.9%	262	3.3%
Construction	484	5.2%	469	5.8%
Manufacturing	327	3.5%	311	3.9%
Wholesale trade	140	1.5%	140	1.7%
Retail trade	1,185	12.7%	1,022	12.7%
Transportation and warehousing, and utilities	326	3.5%	326	12.7%
Information	172	1.8%	143	1.8%
Finance and insurance, and real estate and rental and leasing	318	3.4%	256	3.2%
Professional, scientific, and management, and administrative and waste management services	531	5.7%	480	6.0%
Educational services, and health care and social assistance	2,519	27.0%	2,080	25.9%
Arts, entertainment, and recreation, and accommodation and food services	922	8.6%	756	9.4%
Other services, except public administration	388	8.0%	289	3.6%
Public administration	1,734	26.6%	1,499	18.7%
Source: California HCD Data Package (November 2013)				

Earnings by industry is the total personal earnings from jobs in individual industries. It is not the total revenue an industry generates. The total earnings of an industry are calculated by taking the sum of three components: wage and salary disbursements, supplements to wages and salaries, and proprietor income. Earnings by industry allows comparisons between industries or geographic areas because sales by industry are not reliably available annually at the county level. Growth in earnings by industry can provide some insight into the relative competitiveness of an industry in a local economy, as well as

which industries have the potential for expansion. Growth in one industry may indicate potential for expansion in related industries. The indicator can also be used to determine economic diversity.

Data suggests that Del Norte County suffers from a lack of economic diversity. For example, the largest producer of earnings (the Government sector) accounts for nearly half of the earnings in the County. By contrast, the Government sector produces about 18% statewide. Furthermore, two sectors (Government and Healthcare) account for nearly two thirds (65.1%) of the earnings in Del Norte County.

Table 4: Earnings by Industry, 2010

Industry Sector	Earnings (in millions)	County	State
Accommodation and food service	$16.8	3.9%	3.1%
Administrative and waste services	-	0.0%	0.2%
Arts, entertainment, and recreation	$0.6	0.1%	1.7%
Construction	$14.1	3.2%	4.9%
Educational services	$1.4	0.3%	1.5%
Farming	$ 9.9	2.3%	1.2%
Finance and insurance	$5.2	1.2%	6.0%
Forestry, fishing, and related	-	0.0%	0.5%
Government and government enterprises	$215.5	49.6%	17.8%
Health care and social assistance	$67.2	15.5%	9.6%
Information	$4.9	1.1%	5.4%
Management of companies & enterprise	-	0.0%	2.0%
Manufacturing	$6.9	1.6%	10.3%
Mining	-	0.0%	0.4%
Other services (except public administration)	$15.7	3.6%	3.7%
Professional, scientific, and tech service	$8.8	2.0%	12.1%
Real estate and rental/leasing	$6.8	1.6%	1.8%
Retail trade	$35.2	8.1%	6.0%
Transportation and warehousing	$6.3	1.5%	2.8%
Utilities	-	0.0%	0.7%
Value of withheld employment	$19.3	4.4%	0.0%

Wholesale trade	-	0.0%	4.7%
Total	$434.7		
Source: US Department of Commerce, Bureau of Economic Analysis			

Unemployment

Unemployment rates in the county have outpaced unemployment rates at the state level for some time. While unemployment began to drop in California in 2011 it did not begin to drop in Del Norte County until 2013. As of July 1, 2013 unemployment remains above 12% in Del Norte County while it has dropped below 9% in California for the first time since 2008. The concomitant slowdown in homebuilding with the generally recessionary conditions throughout the region has contributed to the prolonged period of high unemployment experienced in the county.

Table 5: Unemployment Rates

	2000	2005	2010	2011	2012	2013
County	8.0%	7.5%	13.5%	13.7%	14.2%	12.2%
State	5.1%	5.4%	12.4%	12.0%	10.6%	8.7%
Source: U.S. Department of Labor, Bureau of Labor Statistics						

Household Characteristics

Number of Existing Households

In 2010 the unincorporated county was home to 8,200 households which grew at an annualized rate of 0.8% from 2000. In 2010 approximately 5,582 households were owner occupied and 2,618 were renter occupied. Between 2000 and 2010 owner occupied households grew slightly faster than renter occupied households. As of 2010 the majority of households throughout the County are occupied by owner occupants as opposed to renting households (68% to 32% countywide).

Table 6: Household Growth and Distribution

Year	Occupied Households	Annual Change %	Owner	Annual Change %	Renter	Annual Change %
1990	6,342					
2000	7,592	2.0%	5,334		2,258	
2010	8,200	0.8%	5,582	0.46%	2,618	0.35%
Source: California HCD Data Package (November 2013)						

Housing Tenure

The majority of households have occupied their homes for a relatively short period of time. According to the American Community Survey over 56% of Del Norte County households (countywide) moved in to their current housing unit between 2000 and 2009.

Table 7: Year Householder Moved Into Unit

	Estimate	Percent	Margin of Error %
Moved in 2010 or later	908	9.4%	+/-2.2
Moved in 2000 to 2009	5,476	56.4%	+/-3.2
Moved in 1990 to 1999	1,697	17.5%	+/-2.5
Moved in 1980 to 1989	824	8.5%	+/-1.5
Moved in 1970 to 1979	460	4.7%	+/-1.4
Moved in 1969 or earlier	338	3.5%	+/-1.0
Source: U.S. Census Bureau, 2008-2012 American Community Survey			

Overpaying for Housing and Housing Costs

Housing is generally the greatest single expense item for California families. Current standards measure housing cost in relation to gross household income: households spending more than 30 percent of their income, including utilities, are generally considered to be overpaying or cost burdened. Severe overpaying occurs when households pay 50 percent or more of their gross income for housing. Table 8 demonstrate that within Del Norte County almost half of renters pay 35% or more of their household income towards rent; Table 9 reflect an interesting theme for households with a mortgage with almost 40% of homes paying over 35% of household costs towards housing cost and about 28% of households paying less than 20% of household income towards.

Table 8: Gross Rent as a Percentage of Household Income

Percent of Gross Rent	Estimate	Percent	Margin of Error %
Less than 15.0 percent	247	7.3%	+/-3.0
15.0 to 19.9 percent	195	5.8%	+/-3.1
20.0 to 24.9 percent	454	13.5%	+/-3.7
25.0 to 29.9 percent	485	14.4%	+/-5.6
30.0 to 34.9 percent	316	9.4%	+/-3.8
35.0 percent or more	1,676	49.7%	+/-6.3
Not computed	302		

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Table 9: Selected Monthly Owner Costs as a Percentage of Income (Housing Units with a Mortgage)

Percent of Housing Costs	Estimate	Percent	Margin of Error %
Less than 20.0 percent	1,013	28.4%	+/-5.4
20.0 to 24.9 percent	497	14.0%	+/-3.8
25.0 to 29.9 percent	440	12.4%	+/-3.7
30.0 to 34.9 percent	238	6.7%	+/-2.4
35.0 percent or more	1,374	38.6%	+/-4.6
Not computed	27		
Source: U.S. Census Bureau, 2008-2012 American Community Survey			

Recent data suggests that the impact of high housing costs falls disproportionately on extremely low, very low, and low income households, especially renters. As illustrated in Table 10, in Del Norte County approximately 95% of extremely low, 81% of very low, and 72% low income households overpaid for their housing. Homeowners fared better than renters, generally, still 74% of extremely low, 44% of very low, and 35% of low income homeowners also overpaid for the housing.

While some higher-income households may choose to spend greater portions of their income for housing, the cost burden for lower-income households reflect choices limited by a lack of a sufficient supply of housing affordable to these households. Low-income households, who are overpaying for housing, frequently have insufficient resources for other critical essentials including food and medicine. This is a significant hardship for too many workers, families and seniors, but it also impacts local economies as money that might otherwise be spent in local stores generating sales tax revenues are being spent on housing. Table 10 illustrates the relationship between low income levels and overpaying for housing within the unincorporated Del Norte County.

Table 10: Households Overpaying for Housing

Household Type	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Home Owners	782	691	957	945	1,663	5,038
Overpaying Home Owners %	74%	44%	35%	43%	14%	37%
Renters	762	446	367	242	220	2,037

Overpaying Renters %	95%	81%	72%	12%	8%	68%
Total Households	1,543	1,137	1,324	1,188	1,883	7,075
Overpaying Households %	84%	59%	45%	37%	13%	46%
Source: Source: California HCD Data Package (November 2013)						

In order for housing to be considered affordable it must fit within a household's budget. Given the relatively low income levels found in Del Norte County the actual cost of housing may often represent a burden for many households. The table below illustrates affordable housing cost as projected per income level. Affordable housing is considered to be no more than 30% of household income. Del Norte County's Area Median Income (AMI), as established by the State is $57,900.

Table 11: Affordable Housing Cost Relative to Household Income

Income Category	Four-Person Household Income	Affordable Housing Cost
Extremely Low	$17,300	$57,667
Very Low Income	$28,950	$96,500
Low Income	$46,300	$154,333
Moderate Income	$57,900	$193,000
Above Moderate Income	$69,500	$231,667
Source: California HCD, State Income Limits (2013)		

Housing Stock Characteristics

This section of the Housing Element includes a description and analysis of current housing stock characteristics. This information can be used to assist the County identify specific housing needs and tailor housing programs to fit those needs.

Housing Conditions

Housing conditions are a function of age, maintenance, and often, ownership. In addition to the normal aging process, harsh weather and low incomes can result in limited maintenance and rehabilitation. Generally when a residence falls below good standards of construction (safe structure, energy efficiency, updated wiring, adequate water and sewer, etc.) it is considered in need of rehabilitation. Those units, which require over 50% of their value for such work, are typically candidates for replacement.

At this time in-depth data relating to housing condition is not available. In the absence of such data the County has referenced data relating to the age of the housing stock found in the County. A program has

been identified in the Goals, Policies, and Programs section to conduct a countywide windshield survey prior to the preparation of the next Housing Element Update (see Program D-2).

According to the Census Bureau's American Community Survey most of the current stock of housing in Del Norte County is evenly distributed across the decades ranging from between the 1950's through the 2000's. The construction of Pelican Bay State Prison in the 1980's resulted in a spike in homebuilding and, consequently, homes built in the 1980's still represent the largest group of homes in the housing stock throughout the county by a small margin.

Table 12: Age of Housing

	Estimate	Margin of Error	Percent	Percent Margin of Error
Built 2010 or later	4	+/-6	0.0%	+/-0.1
Built 2000 to 2009	1,585	+/-272	14.2%	+/-2.4
Built 1990 to 1999	1,676	+/-257	15.0%	+/-2.3
Built 1980 to 1989	2,008	+/-274	18.0%	+/-2.4
Built 1970 to 1979	1,736	+/-292	15.5%	+/-2.6
Built 1960 to 1969	1,302	+/-221	11.6%	+/-2.0
Built 1950 to 1959	1,553	+/-242	13.9%	+/-2.2
Built 1940 to 1949	590	+/-131	5.3%	+/-1.2
Built 1939 or earlier	731	+/-193	6.5%	+/-1.7
Source: U.S. Census Bureau, 2008-2012 American Community Survey				

Overcrowded Households

The Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding is strongly related to household size, particularly for large households and especially very large households and the availability of suitably sized housing. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted. In 2000, renter households were three times more likely than owners to be overcrowded, regardless of household size.

Table 13: Average Household Size

Average household size of owner-occupied unit	2.49	+/-0.12
Average household size of renter-occupied unit	2.71	+/-0.17

Source: U.S. Census Bureau, 2008-2012 American Community Survey

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. As a general rule, overcrowding levels tend to decrease as income rises, especially for renters (particularly for small and large families). The rate of overcrowding for very low-income households is generally nearly three times greater than households over 95 percent of the area median income. As with renters, owner households with higher incomes have lower rates of overcrowding.

It is estimated that approximately 367 households (4.6%) in the unincorporated Del Norte County are overcrowded while approximately 68 households (0.9%) are classified as severely overcrowded. Overcrowding is most prevalent in renter housing. Approximately 4% of renter households in the County were overcrowded compared with 1.5% of owners.

Table 14: Overcrowded Households (2011)

			Countywide	Unincorporated County
			Estimate	Estimate
Total:			9,818	7,935
Owner occupied:			6,034	4,748
0.50 or less occupants per room			4,637	3,623
0.51 to 1.00 occupants per room			1,278	1,017
1.01 to 1.50 occupants per room			107	100
1.51 to 2.00 occupants per room			12	8
2.01 or more occupants per room			0	0
Renter occupied:			3,784	3,187
0.50 or less occupants per room			2,168	1,833
0.51 to 1.00 occupants per room			1,331	1,095
1.01 to 1.50 occupants per room			225	199
1.51 to 2.00 occupants per room			36	36
2.01 or more occupants per room			24	24
Owner Occupied	**Overcrowded**	**1.01 or more**	119	108
Renter occupied	**Overcrowded**	**1.01 or more**	285	259
Total overcrowded		**1.01 or more**	**404**	**367**

Owner Occupied	**Severely Overcrowded**	**1.5 or more**	12	8
Renter occupied	**Severely Overcrowded**	**1.5 or more**	60	60
Total severely overcrowded		**1.5 or more**	**72**	**68**
Source: California HCD Data Package (November 2013)				

Housing Costs

While Del Norte County has generally lower income levels than most of California's other coastal counties it also has correspondingly lower home values and rental amounts. The below table demonstrates the regional median home values and rental amounts.

Table 15: Median Housing Costs and Rental Amounts (Single Family Residences)

Year	Median SFH Sales	Monthly Rental Amount			
		1 bd.	2 bd.	3bd.	4bd.
CY 2013	$145,000	$600	$800	$975	$1,175
Source: Del Norte County Board of Realtors (March 2014)					

Fair market rent acts as a proxy for monthly rent values. It is calculated by the U.S. Department of Housing and Urban Development using surveys of privately-owned dwellings with standard sanitary facilities. Fair market rent is set at the fortieth percentile, which means that 40 percent of the units in a given area rent for less than the fair market rent and 60 percent rent for more. It is calculated for various numbers of bedrooms in the house or apartment. Fair market rental values are gross rent estimates and they include shelter, rent, and the cost of utilities, except telephone.

Table 16: Fair Market Rent

Year	0-Bedroom	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
2000	$314	$430	$571	$796	$939
2005	$474	$480	$621	$904	$932
2010	$632	$640	$828	$1,206	$1,243
Source: US Department of Housing and Urban Development					

By comparison to other coastal counties Del Norte's regional values are generally lower by a wide margin. For example, housing prices in Humboldt County, which is the county immediately to the south of Del Norte County, are $145,000 (median SFH sale) and $975 (median 3 bd. rental). As one travels southwards along California's coastline median home values tend to increase dramatically as you get

closer to the San Francisco Bay Area and then begin to drop into a consistent range through the central coast and south coast.

Table 17: Median Sale Price (California Coastal Counties)

Existing Single Family Home Sales	
County	**Price**
Del Norte	$127,750
Humboldt	$209,000
Mendocino	$263,500
Sonoma	$427,450
Marin	$829,500
San Francisco	$939,350
Santa Cruz	$590,000
Monterey	$408,750
Santa Barbara	$431,100
Ventura	$447,100
Los Angeles	$453,500
San Diego	$435,500
Source: Zillow .com (retrieved April 24, 2014)	

Home values are a factor that should be taken into consideration when discussing housing stock characteristics as the value of a home is inclusive of factors such as age, condition, and location which paint a composite picture of housing stock character. According to the American Community Survey, homes within the $200,000-$299,999 range represent approximately 23% of homes countywide; the median home value being $227,700.

Table 18: Home Value

	Estimate	Percent	Margin of Error %
Less than $50,000	717	11.9%	+/-2.9
$50,000 to $99,999	502	8.3%	+/-1.9
$100,000 to $149,999	717	11.9%	+/-2.8
$150,000 to $199,999	710	11.8%	+/-2.5

$200,000 to $299,999	1,356	22.5%	+/-3.4
$300,000 to $499,999	1,143	19.0%	+/-2.9
$500,000 to $999,999	725	12.0%	+/-2.5
$1,000,000 or more	158	2.6%	+/-1.4
Median (dollars)	$227,700		
Source: U.S. Census Bureau, 2008-2012 American Community Survey			

Housing Units by Type

The majority of residents of Del Norte County occupy detached single family homes. According to the Department of Finance, of the County's 20,916 household population approximately 28% live in detached single family dwelling units; the next highest housing population group is manufactured homes which account for approximately 12%. Further breakdown of housing units by type is presented in the below tables.

Table 19: Housing Units by Type (Single Family Units)

SFR Detached			SFR Attached			Mobile Homes		
2010	**2013**	**Change %**	**2010**	**2013**	**Change %**	**2010**	**2013**	**Change %**
5,877	5,909	0.5%	181	181	0%	2,542	2,466	-3%
Source: California DOF, Demographic Research Unit, Report E-5, May 2013								

Table 20: Housing Units by Type (Multi Family Units)

2-4 Units			5+ Units		
2010	**2013**	**Change %**	**2010**	**2013**	**Change %**
443	463	5%	327	327	0%
Source: California DOF, Demographic Research Unit, Report E-5, May 2013					

Vacancy Rates

According to the Department of Finance the current vacancy rate for the unincorporated County is 11.6%. Vacancy rates are further broken down in Table 21. Nearly half of the vacant units in Del Norte County are classified as "occasional use" which is inclusive of seasonal, vacation, recreational, etc. type uses.

Table 21: Housing Stock by Type of Vacancy

Total units	Occupied units	Vacant units	Vacancy rate	For rent	Rented, not occupied	For sale	Sold, not occupied	Occasional uses	All other vacant
9,280	8,200	1,080	11.6%	219	6	148	31	406	270
Source: California HCD Data Package (November 2013)									

Special Housing Needs

Special housing needs are those associated with specific demographic or occupational groups which call for specific program responses, such as preservation of single-room occupancy hotels or the development of units with three or more bedroom. A thorough analysis of special needs helps a locality identify groups with the most serious housing needs in order to develop and prioritize responsive programs. The statute specifically requires analysis of the special housing needs of the elderly, the disabled, female-headed households, large families, farmworkers and homeless persons and families.

Persons with Disabilities

Housing elements must include an analysis of the special housing needs of the disabled including persons with developmental disabilities. Special needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances. Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, amended State housing element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities.

According to the 2000 Census 13.61% of the unincorporated population (age 5 and over and non-institutionalized) of Del Norte County has a physical disability. Table 22 provides further demographic data related to the population of Del Norte County with regard to physical disability. What is clear from this data is that having a physical disability appears to be an impediment to employment which results in lower income for this segment of the population.

Table 22: Persons with Disabilities by Employment Status

	Number	Percent
Age 5-64, Employed Persons with a Disability	362	14.03%
Age 5-64, Not Employed Persons with a Disability	1,291	50.02%
Age 65+ with a Disability	896	34.72%
Total Persons with a Physical Disability	2,581	
Source: California HCD Data Package (November 2013)		

Persons with Developmental Disabilities

Developmental disabilities are defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. Examples of common developmental disabilities include: mental retardation, cerebral palsy, epilepsy, and autism.

The development of affordable and accessible homes is critical to expand opportunities for persons with developmental disabilities to live in integrated community settings. One of the biggest obstacles to living independently in the community is a lack of financial resources. Income is often limited and affordable housing where people can rent homes, apartments, duplexes, or mobile homes is crucial to the long term stability of a person with developmental disabilities. In addition, access to various types of supported living services is critical for persons with developmental disabilities to live as independently as possible.

According to the Redwood Coast Regional Center (RCRC) there are approximately 200 people over the age of 18 to whom support service coordination is provided by the RCRC and a total of 318 individuals receiving service in total.[2]

Table 23: Redwood Coast Regional Center Clients, By Age

Age: 0-14	Age: 15-22	Age: 23-54	Age: 55-65	Age: 65+	Total
95	39	140	33	11	318
Source: Redwood Coast Regional Center (March 24, 2014)					

While precise data is not available for the number of people living in the unincorporated area of the County (to which this Housing Element is applicable) data is available on RCRC clients per zip code (which generally correspond with the County's communities). Table 24 illustrates the communities of Del Norte County in which clients of the RCRC live. This data includes residents of the 95531 zip code which includes both incorporated city of Crescent City and the unincorporated city.

Table 24: Redwood Coast Regional Center Clients, by Community

Zip Code	Community	Number of RCRC clients living in zip code area
95531	**Crescent City**	273
95538	**Fort Dick**	3
95543	**Gasquet**	6
95548	**Klamath**	12
95567	**Smith River**	24

[2] Redwood Coast Regional Center (November 15, 2013)

TOTAL		318
Source: Redwood Coast Regional Center (March 24, 2014)		

According to the RCRC, housing goals of their agency include working with "community, non-profit, housing agencies to develop affordable housing in Del Norte County." Additionally, RCRC has a desired outcome of taking "action to create affordable housing across (their) four-county area for people using services." These goals and policies are consistent with previous Housing goals of the County and are supported by programs of this Housing Element as well.

In order to address the housing needs of those individuals living with developmental disabilities the County has identified a program that will encourage the development of housing for the County's developmentally disabled population. Under the program the County will provide regulatory incentives such as expedited permit processing to projects targeted for persons with developmental disabilities. Also, the County will work with the Regional Center to implement an outreach program informing families of housing and services available for persons with developmental disabilities. Information will be posted on the County website.

The Elderly

Census 2010 indicated that 15.6% (3,288) of the unincorporated county population was 65 or over with 10.1% (2,118) being female. According to the 2010 Census the communities with the highest concentration of residents over 65 are: Hiouchi (22.9%) and Gasquet (21.2%); the lowest concentration of seniors are found in incorporated Crescent City (7.7%) and unincorporated Crescent City (13.8% Bertsch-Oceanview and 12.5% outside Crescent City limits). Table 25 illustrates the housing characteristics for those over 65 years old living in Del Norte County. This table demonstrates that the majority of seniors in Del Norte County are homeowners.

Table 25: Sixty-five (65) Years Old and Over Householder Characteristics

Household Type	Owner Occupied	Renter Occupied
Householder 65-74 years old	1,085	166
Householder 75-84 years old	495	112
Householder 85 years old and over	220	75
Total	1,800	353
Source: Source: California HCD Data Package (November 2013)		

Within the unincorporated area some seniors are currently assisted by the Section 8 program and there are 39 targeted income senior apartments at Redwood Cove Apartments. Assisted living facilities, typically for the more frail elderly, are available at the Addie Meedom House. With 48 rooms (single or double occupancy) it is the only state registered assisted living facility in the County. The facility has

been approved for a 62 unit expansion which has not yet been constructed due to the need for a community sewer line extension which is being processed. There is no mandate to provide very low and low income rooms and as such the House operates at a market rate, however the development of small residential care homes targeted for Section 8 rental could also be considered.

Table 26 demonstrates the number of elderly households in Del Norte County in which the cost associated with owning or renting housing exceeds 30% of a households gross income. As can be observed elderly households in the lower AMI categories pay a higher proportional amount of their income towards housing. Elderly renters, in particular, have a higher cost burden than elderly owners. Programs that provide rental assistance to seniors would be a tremendous help to lower income seniors in Del Norte County.

Table 26: Elderly Households and Housing Cost Burden

Income Level (AMI)	Owners		Renters	
	Estimate	Cost Burden %	Estimate	Cost Burden %
Below 30%	129	49.6%	181	56.4%
30-50%	364	39.6%	215	60.5%
51-80%	489	24.5%	215	43.0%
Over 80%	925	12.4%	100	0.0%
Source: Comprehensive Housing Affordability Strategy (CHAS) (2004), Housing Problems				

Large Households

Households with five or more persons are defined as large households. There are approximately 1,025 large households countywide in Del Norte County (11.2% large households rate). According to the CHAS data, presented in Table 27, larger families are more often overburdened at the lower end of the income scale with regard to housing cost relative income.

Table 27: Large Households and Housing Cost Burden

Income Level (AMI)	Owners		Renters	
	Estimate	Cost Burden %	Estimate	Cost Burden %
Below 30%	40	75.0%	55	72.7%
30-50%	18	22.2%	129	65.9%
51-80%	44	22.7%	175	20.0%
Over 80%	384	18.2%	180	0.0%
Source: Comprehensive Housing Affordability Strategy (CHAS) (2004), Housing Problems				

Farmworkers

The permanent housing needs of farmworkers have changed over time to be similar to any household's housing needs in terms of location. Whereas in the past farm workers tended to be transient and returned to an out of county home, they now have brought their families and reside in Del Norte County on a permanent basis. Seasonal workers generally find other work within the community during the off-season. In the past, Regional Housing Needs Allocation Plans prepared for the County by the California Department of Housing and Community Development have concluded that the needs of farm workers for housing is addressed in the overall allocation of housing needs for the community. This conclusion has been based upon the declining numbers and trend of farm workers to stay in the community. Thus housing needs for farm workers is based upon income and is reflected in the objectives for new units in the current needs allocation.

Table 28: Farmworkers by Days Worked

150 Days of More	
Farms	15
Worker	292
Farms with 10 or More Workers	
Farms	6
Workers	274
Fewer than 150 Days	
Farms	17
Workers	504
Source: Source: California HCD Data Package (November 2013)	

Female Headed Households

Female headed households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, such households usually have more limited opportunities finding affordable, decent and safe housing.

Table 29: Female Headed Households

Household Type	Countywide	Unincorporated

	Total	%	Total	%
Female Headed Householders	1,448	23.4%	1,030	19.8%
With own children	1,001	16.2%	661	12.7%
Without own children	447	7.2%	369	7.1%
Under poverty level	669	61.3%	472	56.5%
Source: Source: California HCD Data Package (November 2013)				

As shown in Table 29 12.7%% (661) of the households in the unincorporated county were headed by females with their own children. Generally, female headed households are likely to be users of very low income and other low income rental housing, which local assistance programs confirm.

Homeless

Homelessness in California is a continuing crisis that demands the effective involvement of both the public and private sectors. California has the highest population of homeless - affecting almost one in every 100 California residents. According to recent census figures, 26 percent of the nation's homeless individuals and families live in California even though the State is home to only 12 percent of the nation's total population. Included in the State's homeless population are an estimated 90,000 children, the largest percentage of homeless children since the Great Depression.

Del Norte, like many other counties in California, has a sizable number of homeless residents relative to its population however this population has remained stable since 2011. Table 30 indicates a chronically homeless and chronically unsheltered population of 126 people in 2011 and 2012.

Table 30: Homeless Needs

	Individual		Families		2011	2012
	2011	**2012**	**2011**	**2012**		
Total Homeless	448	437	132	132		
Total Sheltered	27	16	16	16		
Total Unsheltered	421	421	16	16		
Total Chronically Homeless					126	126
Total Chronically Sheltered					0	0
Total Chronically Unsheltered					126	126
Source: Source: California HCD Data Package (November 2013)						

In 2011 a paper was authored by students in neighboring Humboldt State University's Graduate Department of Sociology.[3] In this paper a summary of a 2011 Point in Time Survey was summarized which provides an in depth overview of Del Norte's homeless population and its needs. The Point in Time Survey included the participation of numerous local stakeholders and interested agencies including the College of the Redwoods, Yurok Tribe, Community Assistance Network, Rural Human Services, etc. One of the most helpful components of this assessment includes a portion of the survey in which homeless respondents were asked to indicate what programs may have prevented their homelessness as well as which programs and services had been used and had not been used over the preceding 12-months. According to the survey 51.6% of respondents answered that they felt rental assistance could have helped them avoid homelessness. This is supported by the fact that 38.9% of respondents indicated that they had become homeless because of housing costs being too high.

Extremely Low Income Households

Extremely Low Income (ELI) households are those that earn 30% of the area median income or less. In Del Norte County this amounts to an annual income of $17,370 for a family of four. Many ELI households live in rental housing and most likely facing overpayment, overcrowding or substandard housing conditions. Some ELI households are recipients of public assistance such as social security insurance or disability insurance. Housing types available and suitable for ELI households include affordable rentals, secondary dwelling units, emergency shelters, supportive housing and transitional housing.

According to data made available by the state (HCD Data Package, 2013) there are 1,543 ELI households in unincorporated Del Norte County. As demonstrated in Table 31 ELI households are evenly split between owners and renters however the percentage of ELI households that rent (49.3%) is higher than the percentage of other income classes that rent (Low=39.2%, Moderate=20.3%, Above Moderate=11.6%).

Table 31: ELI Households

Household Type	Number of ELI Households
ELI Owner Households	782
ELI Renter Households	762
Total ELI Households	1,543
Source: Source: California HCD Data Package (November 2013)	

ELI Household Housing Need Projection

In determining the County's need to provide for ELI housing the County has referenced the 5th cycle RHNA and divided 50% of the County's RHNA for very low income need resulting in an identified need to

[3] Karen August and Michelle Showers. "Del Norte County, A Point in Time" (2011)

accommodate 30 units. As discussed in the Sites Inventory an adequate number of sites have been identified to accommodate the housing need for very low income households.

Table 32: Extremely Low Income Housing Need Projection

	Very Low (RHNA)	Projected ELI Housing Need
Units Needed	60	30

In order to accommodate the projected ELI housing need the County has developed a program that will encourage development of housing for ELI households through a variety of activities including outreach to housing developers, providing technical assistance, providing expedited permit processing, and offering incentives beyond the Density Bonus provisions.

At Risk Housing

Thousands of publicly assisted housing units in California are eligible to change from low-income to market-rate housing during the next decade due to the termination of various government subsidy programs and/or restrictions on rental rates. These units, known as at-risk units, are a valuable source of affordable housing for families statewide and as a result, the housing element must include a detailed analysis and proactive policies and programs to preserve at-risk units.

For the purpose of housing element law, assisted housing developments or at-risk units are defined as multifamily rental housing complexes that receive government assistance under any of the following federal, State, and/or local programs (or any combination of rental assistance, mortgage insurance, interest reductions, and/or direct loan programs) and which are eligible to convert to market-rate due to termination of a rent subsidy contract within the current and subsequent 5-year planning period of the housing element.

Housing Element requirements call for a program to preserve specified assisted rental units in the community. The program is to include an inventory of units in the specified programs; identification of units at risk of conversion; a cost analysis of preserving and/ or replacing identified projects; identification of non-profit entities capable of acquiring and managing them; the number of units/projects to be preserved; and a description of efforts to preserve units at risk. The program is to cover a 10 year period, with two 5-year planning periods which coincide with the General Plan Housing Element. The applicable planning periods for this Del Norte County Housing Element are, the current, 2014-2019 period and, the next, 2020-2025 period.

Inventory of Assisted Units

Thousands of publicly assisted housing units in California are eligible to change from low-income to market-rate housing during the next decade due to the termination of various government subsidy programs and/or restrictions on rental rates. These units, known as at-risk units, are a valuable source of affordable housing for families statewide and as a result, the housing element must include a detailed

analysis and proactive policies and programs to preserve at-risk units. Table 33 demonstrates the current inventory of assisted unit developments in the unincorporated County.

Table 33: Assisted Units

Project Name	Address	Housing Type	Units		Status	Risk of conversion	Expiration Date	Notes
			Total	Assisted				
Hidden Creek Apartments	1000 Scenic Creek Drive, Crescent City	Lower income	81	80	Active	**Low**	2059	Recently constructed project with a 50 year contract.
Redwood Cover Senior Apartments	1755 Northcrest Drive, Crescent City	Senior	40	39	Active	**Low**	6/30/2016*	Review of contract during previous Housing Element update indicates that the program contract expires on 12/1/2036.
Seawood Village	1403 Inyo Street, Crescent City	Lower income and general public	270	58	Active	**Moderate**	3/1/2004	While the assistance contract has expired the Housing Authority has verified that the owner has no intention of converting the assisted units.
Summer Park Apartments	1500 Summer Park Court, Crescent City	Lower income	65	64	Active	**Low**	n/a	First phase (64 units) has been completed of the 162 total units.

Conversion Risk Analysis

According the Crescent City Housing Authority, which administers the Section 8 program, there are currently no at risk housing programs in the County at this time and none are anticipated to be at risk during the 10 year planning period for at risk units.[4] Furthermore, no assisted projects in Del Norte County are currently indicated on the HCD 6 and 12 month notice list provided on the HCD website.

Table 34: Inventory of At Risk Projects During 10-year Planning Period

Year	Name of Project	Non-Elderly Units	Elderly Units	Total
2014	No projects at risk	0	0	0
2015	No projects at risk	0	0	0
2016	No projects at risk	0	0	0
2017	No projects at risk	0	0	0
2018	No projects at risk	0	0	0
2019	No projects at risk	0	0	0
2020	No projects at risk	0	0	0
2021	No projects at risk	0	0	0
2022	No projects at risk	0	0	0

[4] Crescent City Housing Authority (March 2014)

2023	No projects at risk	0	0	0
2024	No projects at risk	0	0	0
Total		0	0	0

Estimate of Replacement vs. Preservation Costs

The purpose of this section is to determine whether replacement (new construction), or preservation (acquisition and rehabilitation, and/or direct rental subsidy commitments) will be the most economical approach to preserving at-risk units.

For the purpose of this analysis, the most recently completed targeted income housing project in Del Norte County is the Summer Park Apartments Project which was completed in 2012:

Table 35: Replacement Cost During Previous Planning Period

Project	Permit Valuation	Units	Valuation per Unit
Summer Park Apartments	$7,500,000	64	$117,187
Source: Del Norte County Building Inspection Division, April 2014			

According to the County Building Inspection Division the valuation of this project was approximately $7.5 million dollars. The Summer Park Apartment Project resulted in 64 new units (Eight 8-plex units were constructed) and associated complex facilities (community room, manager's residence, basketball court, etc.). At $7.5 million permit valuation, the average cost to construct equals approximately $131,500 per unit or approximately $110 per square foot.

According to the Assessor's Office there were two properties which sold in 2013 and which provide a basis for comparison. Although both properties sold were located in the incorporated City of Crescent City they represent the best available data for similar assisted-type uses regionally during the previous planning period.

Table 36: Preservation Cost During Previous Planning Period

Project	Sale Cost	Units	Price per Unit
Crescent City Senior Apartments	$1,990,816	38	$52,390
Surf Apartments	$2,738,000	56	$48,893
Source: Del Norte County Assessor's Office, May 1, 2014			

There was little new development and not many sales during the previous planning period but, despite the small sample size, according to the above data it appears that the cost to construct new assisted housing is a little more than twice the cost of acquisition of existing assisted housing complexes.

Qualified Entities

As required by Government Code Section 65583(a)(8)(c) this section of the Housing Element lists entities with legal and managerial capacity to acquire and manage at-risk housing. As was noted earlier in this section, there are currently no projects anticipated to be at risk however Del Norte County does have several public agencies, public or private non-profit corporations, and for-profit organizations qualified should this possibility arise. HCD provides a list of entities that are qualified on a County-specific level which is presented below. This list is in addition to the qualified entities for all counties, listed by HCD:

- Christian Church Homes of Northern California, Inc., Oakland, CA
- Humboldt Bay Housing Development Corporation, Arcata, CA
- Redwood Community Action Agency, Eureka, CA
- Rural Communities Housing Development Corp., Mendocino, CA

Potential Funding

Residents of unincorporated Del Norte County have access to several sources of funding available for providing for and preserving affordable housing. They include various programs from State and Federal sources. Due to the rural nature of the area and small size of the County, City and outlying communities the availability of funding assistance from State or Federal programs can often be limited. The low numbers of housing units compared to urban areas can result in lower priority for assistance or limited quantities of funds. The distance to facilities such as the U.S. Post Office, transit facilities, schools, medical clinics can also result in disqualification or lowering of qualifying points for projects. In addition, recent cuts in government funding in general mean that fewer assistance programs are available. The greatest obstacle cited by local non-profit agencies in providing targeted program housing, such as shelters and transitional housing, is the limited availability of operations funding. In particular, where such funding might be available the amount is not sufficient because it is proportionately based upon community size.

Section 8 Program

In Del Norte County, the Section 8 Program is administered by the Crescent City Housing Authority. The Housing Authority offers the Section 8 Housing Choice Voucher (HCV) Program which is a Federal program that provides rental assistance to extremely low and very low income persons in need of affordable housing. The Section 8 Program provides a housing voucher to a tenant which generally covers the differences between the fair market rent payment standards developed by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford (e.g., 30 percent of their income). According to the City Housing Authority the participant level dropped from 585 families in December 2012 to 481 in December of 2013 as a result of the federal sequestration. As of March 2014 the Housing Authority anticipates being funded at $2,631,065 based on the previous year's program expenses however the renewal funding notification had not yet been received.

Home Investment Partnerships Program (HOME) – Owner-Occupied Rehabilitation Program (OOR)

The Del Norte County Grants Administration Office administers the OOR Program which offers funds for housing rehabilitation for low eligible low to moderate-income families to make repairs related to health and safety issues and/or building code compliance on their single family homes. All homes must be

owner occupied and they must be the primary residence of the owner and located in the unincorporated Del Norte County. Funds are available to stick-built homes, manufactured homes less than 17 years old on owner occupied land only. Manufactured homes over 17 years old may be considered for replacement on a priority basis. Loans may be considered when the estimated cost of rehabilitation is less than 75% of the total estimated cost of replacement after rehabilitation.

Mental Health Services Act Housing Program

The Mental Health Services Act (MHSA) Housing Program offers permanent financing and capitalized operating subsidies for the development of permanent supportive housing, including both rental housing and shared housing, to serve persons with serious mental illness who are homeless or at risk of homelessness (as defined by the MHSA housing Program), and who otherwise meet the MHSA Housing Program target population description. This program is jointly administered by the California Housing Finance Agency (CalHFA) and the Department of Mental Health (DMH).

Unincorporated Disadvantaged Communities

SB 244 (Wolk, 2011) requires cities and counties to address the infrastructure needs of unincorporated disadvantaged communities (DAC's) in city and county general plans and LAFCo Municipal Service Reviews (MSRs) and annexation decisions. SB 244 defines an unincorporated disadvantaged community as a place that meets the following criteria:

- contains 10 or more dwelling units in close proximity to one another;
- is either within a city SOI, is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
- has a median household income that is 80 percent or less than the statewide median household income.

For cities and counties, SB 244 requires that before the due date for adoption of the next housing element after January 1, 2012, the general plan land use element must be updated to: identify unincorporated disadvantaged communities; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection needs; and identify financial funding alternatives for the extension of services to identified communities.

According to the 2008-2012 American Community Survey 5-Year Estimates the median household income (MHI) in California is $61,400. Pursuant to SB 244 disadvantaged communities are those with a MHI lower than 80% of California's MHI (or $49,120). Del Norte County is generally at the lower end of the spectrum with regard to household income. According to the 2008-2012 American Community Survey 5-Year Estimates the countywide MHI is $39,626 which places it well below the SB 244 defined income level countywide. With only one incorporated city, Crescent City, the bulk of the County's population exists in unincorporated communities that qualify as "disadvantaged" under SB 244 as they existed prior to 1964 (50 years ago).

The California Department of Water Resources has made GIS data available which identifies DAC's statewide. According to this data the communities of Smith River, Hiouchi, Gasquet, Klamath, and parts of the incorporated City of Crescent City are classified as DAC's (see Figure 2) existing in the County.

Figure 2: Del Norte County DAC's

The County is proposing that, as a program of this Housing Element, the Land Use Element be updated to include an analysis of the County's disadvanted, unincorporated communities (see Program D-1). The analysis will review these communities for water, wastewater, stormwater drainage, and structural fire protection needs as well as an analysis of the potential for and cost of the extension of public utilities to these areas.

Projected Housing Needs

The California Department of Housing and Community Development has prepared and released a Regional Housing Need Allocation (RHNA) for Del Norte County. The RHNA encompasses a 5 ½ year planning period that generally coincides with the planning period in which the Housing Element will be in effect.[5]

According to information from HCD, in determining the regional housing need, consideration was given to the extraordinary uncertainty regarding national, state, and local economies and housing markets. As a result, for this RHNA cycle, HCD made an adjustment to account for abnormal vacancies and unique market conditions due to prolonged recessionary conditions, high unemployment, and unprecedented foreclosures. This is best illustrated by the difference between the 4th cycle RHNA determination of

[5] The 5th Cycle RHNA planning period is from January 1, 2014 through June 30, 2019

1,569 housing units being necessary to meet the housing needs of the County (1,377 after revision) and the 5th cycle RHNA, presented below, allocating a need for **233** units within the unincorporated County.

In finalizing the RHNA, HCD applied methodology and assumptions regarding the following factors:

- Anticipated household growth associated with population increases;
- Household size data and trends in household size;
- Rate of household formation, or headship rates, based on age, gender, ethnicity, or other established demographic measures;
- Vacancy rates in existing housing stock, and for healthy housing market functioning and regional mobility, as well as housing replacement needs;
- Other characteristics of the composition of the projected population; and
- The relationship between jobs and housing, including any imbalance between jobs and housing.

Table 37: 5th Cycle Regional Housing Need Allocation

Jurisdiction	Very Low	Low	Moderate	Above Moderate	Total
City of Crescent City	20	13	10	34	77
Unincorporated County	**60**	**37**	**30**	**106**	**233**
Countywide Total	80	50	40	140	310

There has been limited residential development activity since the beginning of the projection period (only four new units have been constructed since January 1, 2014). As such, rather than adjusting the RHNA to include this limited number of new units the County has chosen to accept the HCD RHNA without change which indicates 233 new housing units must be accommodated through 2019.

Chapter 2 – Sites Inventory and Analysis

This section of the element represents an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The inventory of land suitable for residential development is used to identify sites that can be developed for housing within the planning period.

Sites Inventory

The purpose of the land inventory is to identify specific sites suitable for residential development in order to compare the County's regional housing need allocation with its residential development capacity. The inventory will assist in determining whether there are sufficient sites to accommodate the regional housing need in total, and by income category. A thorough sites inventory and analysis helps the County determine whether program actions must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new construction need. Preparation of a site suitability analysis is the second step in addressing the adequate sites requirement. In addition to providing a listing of sites, local governments must prepare an analysis that demonstrates which identified sites can accommodate the housing needs, by income level, within the planning period of the element.

The Sites Inventory is presented in Table 38 with further information (including maps) and suitability analysis provided later in this chapter.

Table 38: Sites Inventory

Site #	APN(s)	Zoning(s)		Gen Plan		Density	Acres	Max Capacity	Realistic Capacity
Site 1	116-310-66	PC		MFR		15du/ac	6.6	99	80
Site 2	116-160-55	R3		MFR		15du/ac	1.5	23	13
Site 3	117-200-06	R3		MFR		15du/ac	0.7	10	5
Site 4	116-160-01	R1		UR		6du/ac	2.5	15	12
Site 5	Multiple	R1-B20		RN		2du/ac	11	22	19
Site 6	103-100-67	R1-B20		RN		2du/ac	40.0	80	64
Site 7	Multiple	R1	C-2	MFR	GC	6du/ac	7.2	43	35
Site 8	Multiple	PC		UR		6du/ac	23.5	141	85
Site 9	117-020-20	R2		MFR		12du/ac	16.7	200	160
Site 10	131-070-02	PC		MFR		7du/ac	2.9	20	13
Site 11	Multiple	R1		UR		6du/ac	10.0	60	48

Site 12	102-020-54	R1-D	R1-B20-D	RN	2du/ac	40.0	80	64
Site 13	Multiple	PC		UR	2du/ac	136.3	272	94
Site 14	131-730-03	PC		RN	4du/ac	7.0	18	18
Site 15	141-140-44	R1-B20		UR	2du/ac	18.0	36	25
Site 16	Multiple	R2		MFR	12du/ac	1.85	22	16
Site 17	117-030-09	C-2		GC	15du/ac	6.3	94	62
Site 18	117-020-52	C-2		GC	15du/ac	26.1	391	150
Site 19	Multiple	C-4		GC	15du/ac	8.1	121	60

Assumptions Used In Identifying Land for Affordable Income Levels

The County has chosen to use the "default density standard" set forth in the California Government Code (Section 65583.2(c)(3)(B)) for designating sites suitable for lower income residential development. This Code Section allows sites with land use/zoning density of 15 dwelling units per acre or more to be allocated for lower income housing development without any additional analysis for affordability needed.

Assumptions Used in Determining Realistic Capacity

Each site presented in the Sites Inventory was analyzed by the County on a case by case basis for various limiting factors and constraints on realizing maximum capacity. Limiting factors in Del Norte County include environmental features (topography & terrain, wetlands, etc.) and regulatory factors (construction setbacks, noise attenuation zones, etc.). Generally, in determining realistic capacity the County used an 80% ratio for residentially designated lands and a 50% ratio for non-residentially designated lands.

Identification of Zoning Appropriate for Affordable Housing

Because the County has chosen to utilize the default density standard for providing for affordable housing the County is only identifying zoning classifications with consistent densities, namely 15 dwelling units per acre, in order to not have to rezone sites identified for very low income. Table 39 provides a list of County Zoning Districts which are compatible with the default density standard for affordable housing.

Table 39: Zoning Designations Appropriate for Default Affordable Housing Density

Zoning Symbol	Zone Name	Density
PC	Planned Community	NA (Established by General Plan Land Use)
R-3	High Density Multiply Family Residential	15 dwelling units per acre
C-2	Light Commercial	15 dwelling units per acre (with Use Permit)

C-3	Central Business	15 dwelling units per acre (with Use Permit)
C-4	General Commercial	15 dwelling units per acre (with Use Permit)

Allocation of Sites (RHNA)

Staff has reviewed the Sites Inventory and has prepared an allocation of units in order to demonstrate that the regional housing needs can be provided for during the planning period. The allocation of sites was based on several factors including site suitability (including infrastructure and constraints), allowable density, and the distribution of units in the RHNA across household income levels. Particular efforts were made to identify very low and low income household income level sites first. The County's chosen allocation of units across sites and household incomes is presented in Table 40.

Table 40: RHNA Allocation of Identified Sites

Site	RHNA Allocation			
	Very Low	**Low**	**Moderate**	**Above Moderate**
Site 1: Summer Park	50	30	0	0
Site 2: Adams	8	5	0	0
Site 3: Hospital	3	2	0	0
Site 4: Arnett	0	7	5	0
Site 5: Valley Garden	0	0	0	19
Site 6: East Rowdy Creek	0	0	0	64
Site 7: Northcrest	0	19	16	0
Site 8: Mary Peacock	0	45	40	0
Site 9: CC Water Tank	0	90	70	0
Site 10: Ward Field	0	0	13	0
Site 11: Howland Hill	0	30	18	0
Site 12: The Hills	0	0	0	64
Site 13: Bay Meadows-Harbor Center Tract	0	50	22	22
Site 14: Gasquet Park	0	18	0	0
Site 15: Klamath Glen	0	13	12	0
Site 16: Bess Maxwell	0	0	16	0
Site 17: South Parkway	37	25	0	0

Site 18: South Railroad	90	60	0	0
Site 19: East Washington	36	24	0	0

As reported in Table 41 the County has identified a surplus of sites to adequately provide for the housing needs of the County identified via the RHNA for the current planning period.

Table 41: Identified Sites and the 5th Cycle RHNA

	Very Low	Low	Moderate	Above Moderate	Total
Total Units Identified in Sites Inventory	224	418	212	169	1,023
RHNA	60	37	30	106	233
Surplus	**164**	**381**	**183**	**64**	**790**

From previous Housing Elements it is anticipated that additional large vacant sites and approved subdivisions are available for above moderate income. These large vacant parcels and approved subdivisions remain available for additional above moderate income housing needs and are hereby incorporated by reference (see TableB-3, Del Norte County 2008-2014 Housing Element) and need not be identified pursuant to state law (Section 65583.2(b)(6).

Sites Suitability Analysis

Site Name: Summer Park

APN(s)
116-310-66

Land Use Considerations
Zoning: PC
Zoning Density: N/A
General Plan: MFR
General Plan Density: 15du/acre
Coastal Zone: No (within 3 miles)
Acres: 6.6-acres
Existing Use: Vacant
Capacity: 99 units
Realistic Capacity: 80 units

Infrastructure Considerations
Area served by public water and public sewer.

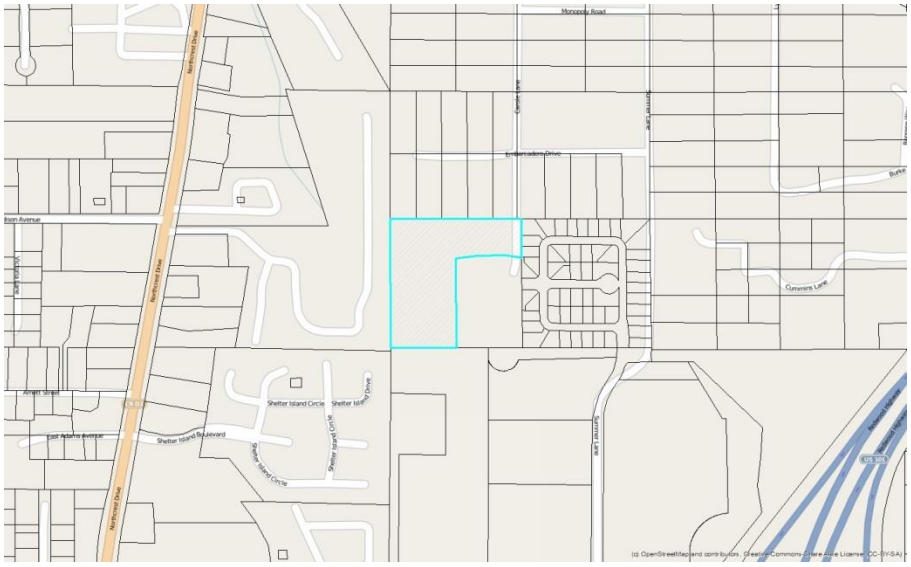
Environmental Considerations
None.

Other Constraints
None.

RHNA Distribution	
Income	**Units**
Very Low	50
Low	30
Moderate	0
Above Mod.	0

Site 1: Summer Park

Overhead View



Map View

Site Name: Adams

APN(s)
116-160-55

Land Use Consideration
Zoning: R-3
Zoning Density: 15du/acre
General Plan: MFR
General Plan Density: 15du/acre
Coastal Zone: No (within 3 miles)
Acres: 1.5 acres
Existing Use: Vacant
Capacity: 23 units
Realistic Capacity: 13 units

Infrastructure Considerations
Area served by public water and public sewer.

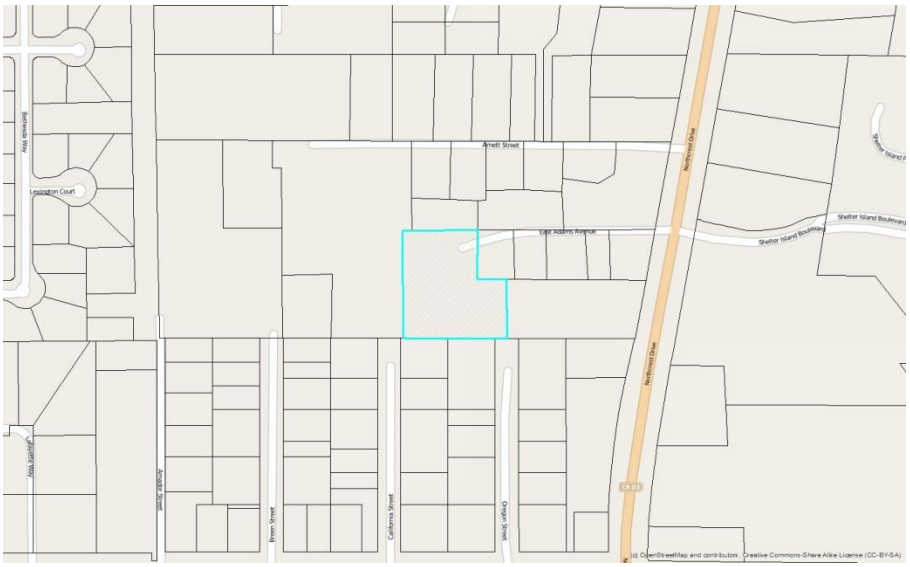
Environmental Considerations
None.

Other Constraints
Access to parcel is via underdeveloped roads.

RHNA Distribution	
Income	**Units**
Very Low	8
Low	5
Moderate	0
Above Mod.	0

Site 2: Adams

Overhead View



Map View

Site Name: Hospital

APN(s)
117-200-06

Land Use Considerations
Zoning: R-3
Zoning Density: 15du/acre
General Plan: MFR
General Plan Density: 15du/acre
Coastal Zone: No (within 3 miles)
Acres: 0.7 acres
Existing Use: Vacant
Capacity: 10 units
Realistic Capacity: 5 units

Infrastructure Considerations
Area served by public water and public sewer. Across the road from regional hospital.

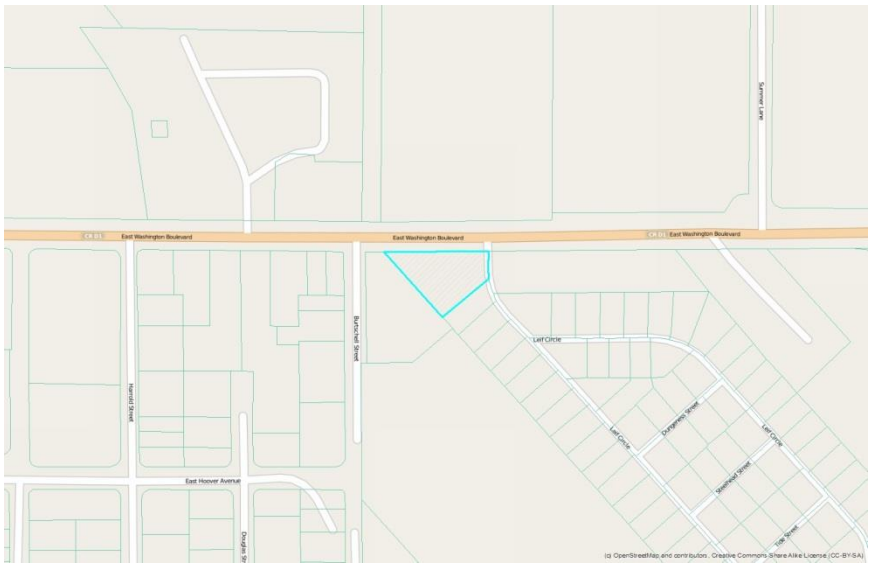
Environmental Considerations
Adjacent drainage to the south of the parcel.

Other Constraints
Small lot. Located immediately northeast of City Public Water Storage Tank.

RHNA Distribution	
Income	**Units**
Very Low	3
Low	2
Moderate	0
Above Mod.	0

Site 3: Hospital

Overhead View



Map View

Site 4: Arnett

Site Name: Arnett

APN(s)
116-160-01

Land Use Consideration
Zoning: R-1
Zoning Density: 6du/acre
General Plan: UR
General Plan Density: 6du/acre
Coastal Zone: No (within 3 miles)
Acres: 2.5 acres
Existing Use: Gear shed
Capacity: 15 units
Realistic Capacity: 12 units

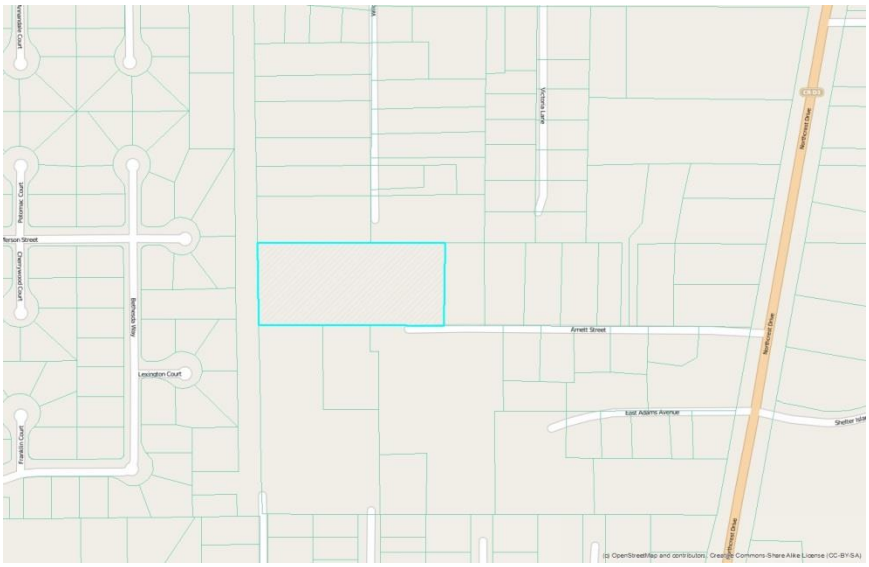
Infrastructure Considerations
Area served by public water and public sewer.

Environmental Considerations
None.

Other Constraints
None.

RHNA Distribution	
Income	**Units**
Very Low	0
Low	7
Moderate	5
Above Mod.	0

Overhead View



Map View

Site Name: Valley Garden

APN(s)
103-130-20, 103-130-19
103-130-18, 103-130-17
103-130-16, 103-130-15
103-130-14, 103-130-13
103-130-12, 103-130-11
103-130-10, 103-130-09
103-130-08, 103-130-02
103-130-01, 103-130-03
103-130-05, 103-130-07
103-130-04, 103-130-06

Land Use Consideration
Zoning: R1-B20
Zoning Density: 2du/acre
General Plan: RN
General Plan Density: 2du/acre
Coastal Zone: No (within 3 miles)
Acres: 11 acres
Existing Use: 1 SFR
Capacity: 20 units
Realistic Capacity: 19 units

Infrastructure Considerations
Area served by public water. Subdivision road constructed. Onsite septic engineering reports on file.

Environmental Considerations
Creek along northern boundary and associated buffer.

Other Constraints
Noise attenuation buffer along eastern border adjacent to Highway 101.

RHNA Distribution	
Income	**Units**
Very Low	0
Low	0
Moderate	0
Above Mod.	19

Site 5: Valley Garden

Overhead View

Map View

Site Name: East Rowdy Creek

APN(s)
103-100-67

Land Use Consideration
Zoning: R1-B20
Zoning Density: 2du/acre
General Plan: RN
General Plan Density: 2du/acre
Coastal Zone: No (within 3 miles)
Acres: 40 acres
Existing Use: Vacant
Capacity: 80 units
Realistic Capacity: 64 units

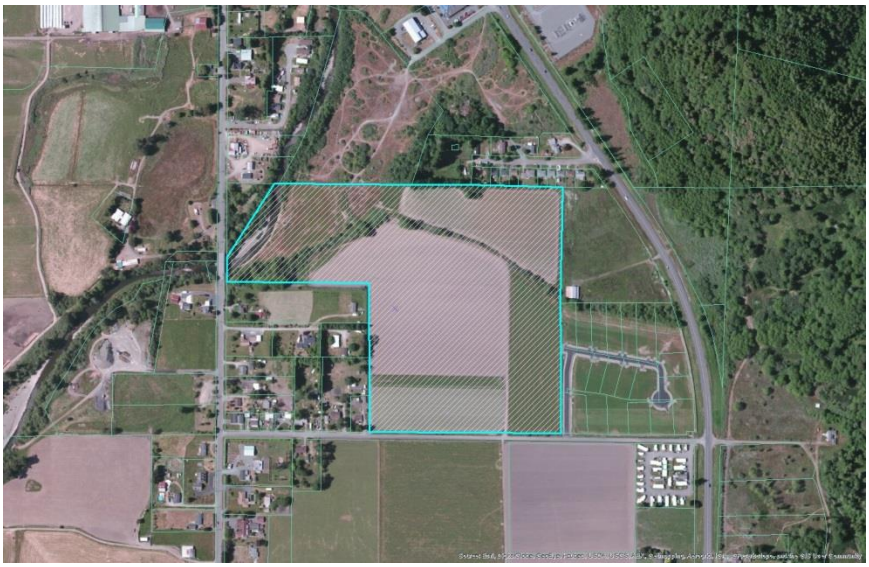
Infrastructure Considerations
Served by public water.

Environmental Considerations
Bordered by Rowdy Cree; Clanco Creek runs through northern portion of site.

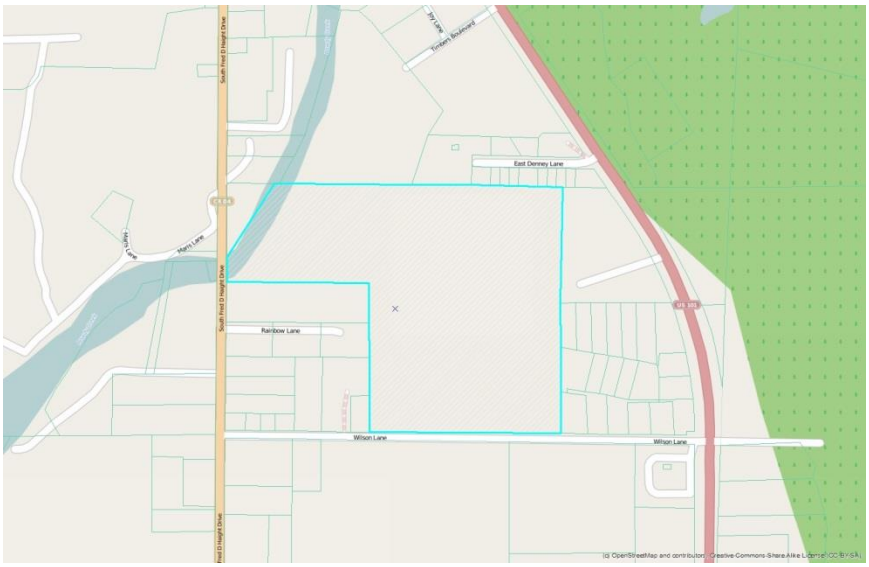
Other Constraints
Agricultural buffer.

RHNA Distribution	
Income	**Units**
Very Low	0
Low	0
Moderate	0
Above Mod.	64

Site 6: East Rowdy Creek



Overhead View



Map View

Site Name: Northcrest

APN(s):
116-171-03, 116-171--37

Land Use Consideration
Zoning: R1, C2
Zoning Density: 6du/acre
General Plan: MFR, GC
General Plan Density: 15du/acre
Coastal Zone: No (within 3 miles)
Acres: 7.2 acres
Existing Use: Commercial
Capacity: 43 units
Realistic Capacity: 35 units

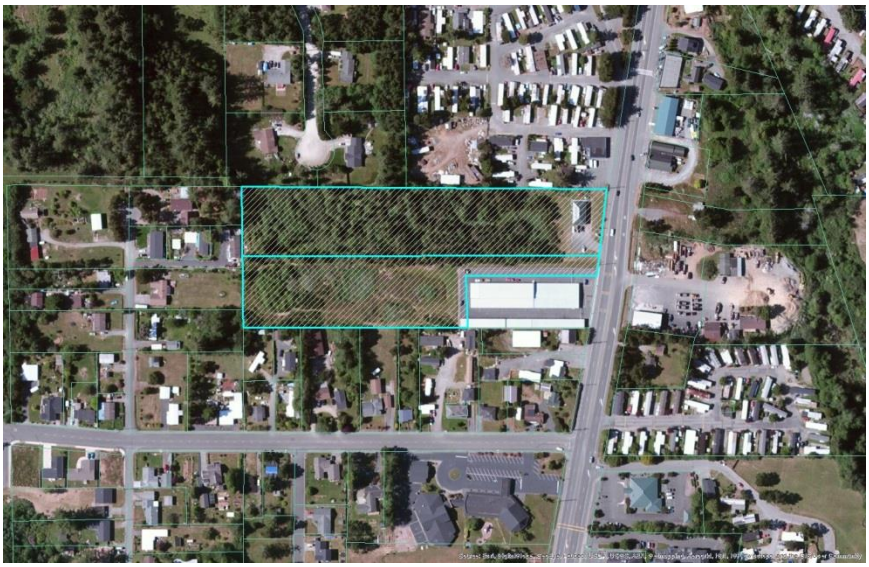
Infrastructure Considerations
Area served by public water and public sewer.

Environmental Considerations
None.

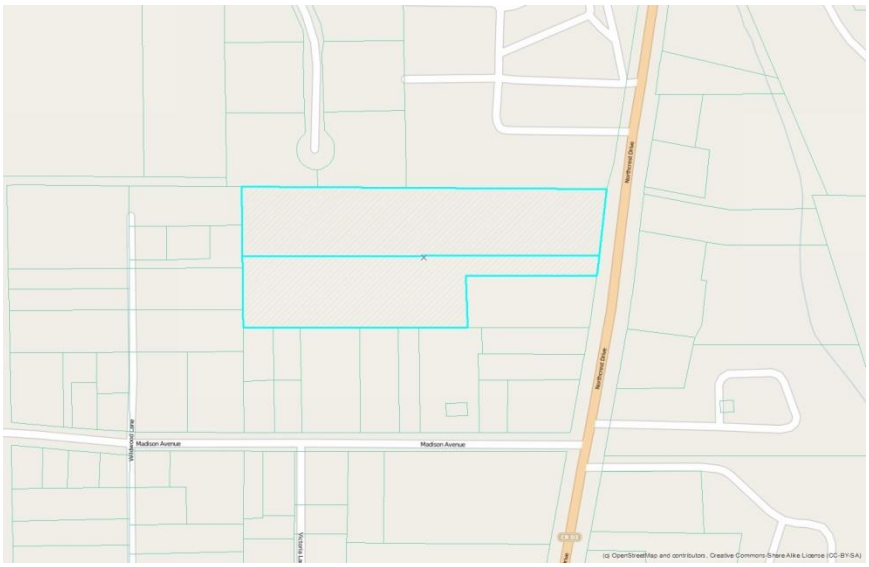
Other Constraints
Commercial area on road frontage not included in residential holding capacity calculation.

RHNA Distribution	
Income	**Units**
Very Low	0
Low	19
Moderate	16
Above Mod.	0

Site 7: Northcrest



Overhead View



Map View

Site Name: Mary Peacock

APN(s):
116-136-02, 116-136-01
116-132-22, 116-132-21
116-130-23, 116-133-01
116-114-08, 116-114-07
116-114-06, 116-114-12
116-114-11, 116-114-10
116-114-09, 116-114-05
116-113-01, 116-112-01
116-111-01, 116-132-19
116-132-08, 116-131-01
116-130-22, 116-131-02
116-136-20

Land Use Consideration
Zoning: PC
Zoning Density: NA
General Plan: UR
General Plan Density: 6du/acre
Coastal Zone: Yes
Acres: 23.5 acres
Existing Use: Vacant
Capacity: 141 units
Realistic Capacity: 85 units

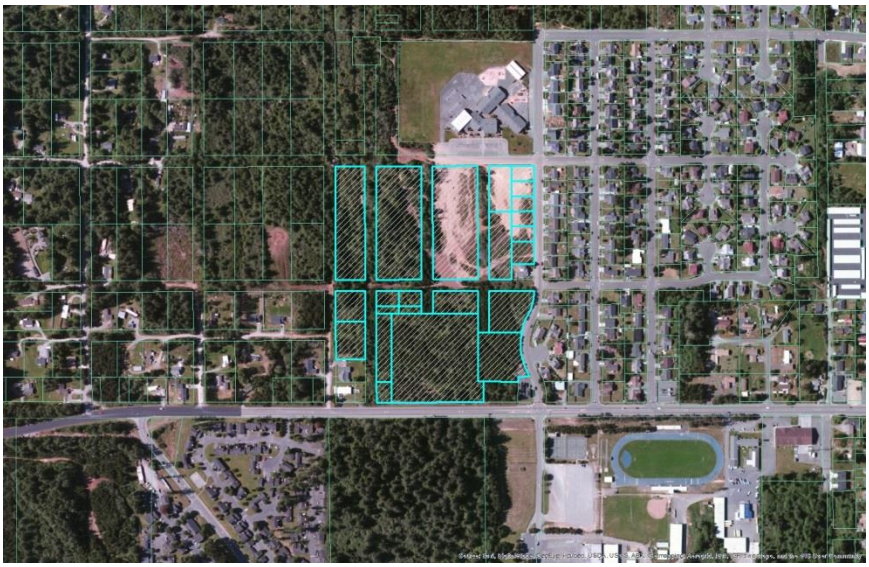
Infrastructure Considerations
Public utilities are available but will need to be extended to serve interior areas of site. Near Mary Peacock School, Del Norte High School, and College of the Redwoods.

Environmental Considerations
Wetlands interspersed throughout site.

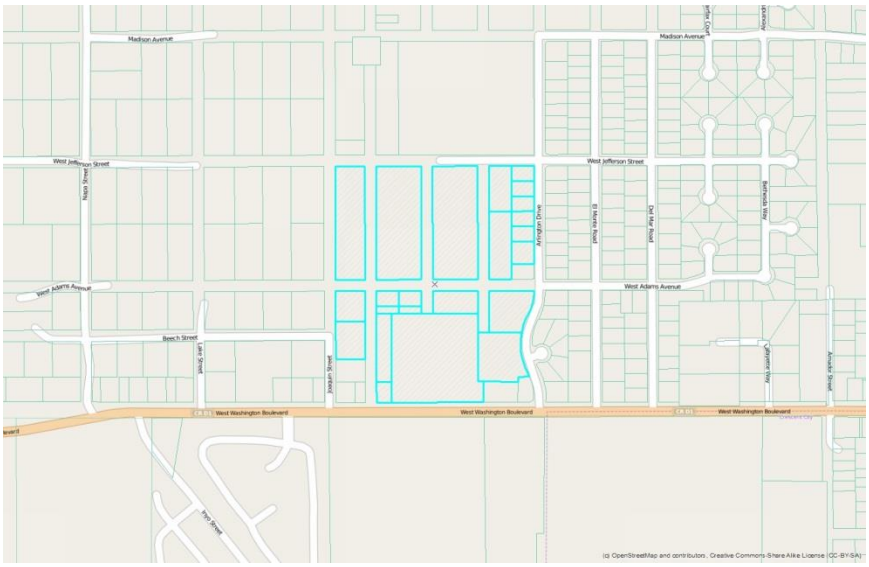
Other Constraints
None.

RHNA Distribution	
Income	**Units**
Very Low	0
Low	45
Moderate	40
Above Mod.	0

Site 8: Mary Peacock



Overhead View



Map View

Site Name: CC Water Tank

APN(s):
117-020-20

Land Use Consideration
Zoning: R2 and NH
Zoning Density: 12du/acre
General Plan: MFR and NH
General Plan Density: 15du/acre
Coastal Zone: No (within 3 miles)
Acres: 16.7 acres
Existing Use: SFR
Capacity: 200 units
Realistic Capacity: 160 units

Infrastructure Considerations
Area served by public water and public sewer.

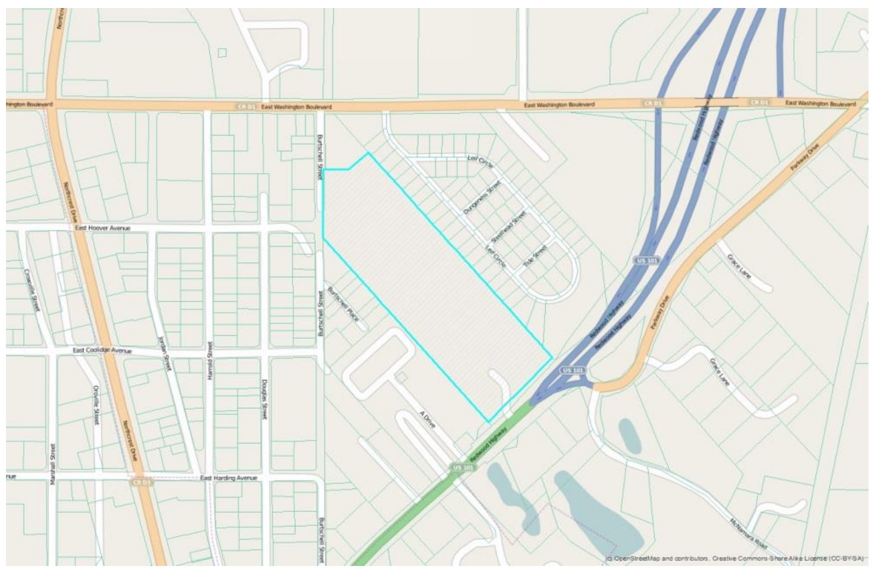
Environmental Considerations
Drainage feature onsite requires biological assessment.

Other Constraints
None.

RHNA Distribution	
Income	**Units**
Very Low	0
Low	90
Moderate	70
Above Mod.	0

Site 9: CC Water Tank

Overhead View



Map View

Site Name: Ward Field

APN(s):
131-070-02

Land Use Consideration
Zoning: PC
Zoning Density: NA
General Plan: MFR
General Plan Density: 7du/acre
Coastal Zone: No
Acres: 2.9 acres
Existing Use: Partially developed with MFR rental units
Capacity: 20 units
Realistic Capacity: 13 units

Infrastructure Considerations
Area served by public water and onsite septic. Nearby Mountain Elementery School.

Environmental Considerations
None.

Other Constraints
Height constraints associated with Ward Airfield.

RHNA Distribution	
Income	**Units**
Very Low	0
Low	0
Moderate	13
Above Mod.	0

Site 10: Ward Field

Overhead View

Map View

Site Name: Howland Hill

APN(s):
115-273-01, 115-272-01
115-262-01, 115-263-08
115-263-05, 115-263-07
115-273-04, 115-273-03
115-272-02, 115-272-06
115-272-05, 115-272-07
115-273-08, 115-273-07

Land Use Consideration
Zoning: R1
Zoning Density: 6du/acre
General Plan: UR
General Plan Density: 6du/acre
Coastal Zone: No (within 3 miles)
Acres: 10.0 acres
Existing Use: Vacant
Capacity: 60 units
Realistic Capacity: 48 units

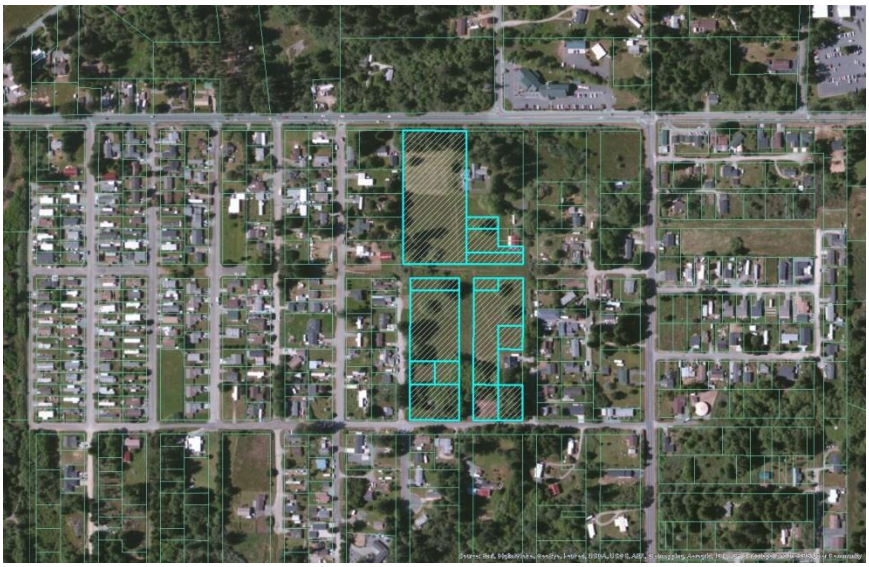
Infrastructure Considerations
Public utilities available but may need to be extended to reach some sites.

Environmental Considerations
Possible wetlands near southern end of area.

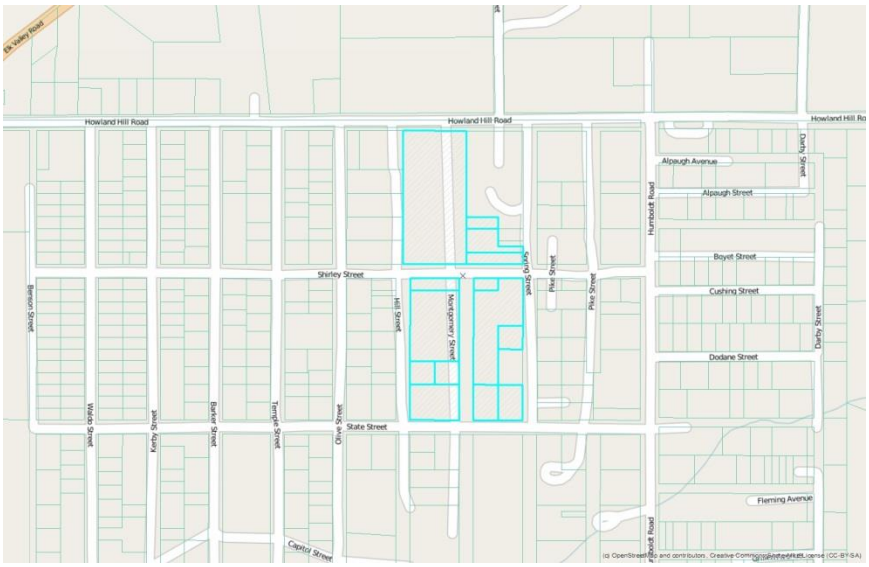
Other Constraints
None.

RHNA Distribution	
Income	**Units**
Very Low	0
Low	30
Moderate	18
Above Mod.	0

Site 11: Howland Hill



Overhead View



Map View

Site Name: The Hills

APN(s)
102-020-54

Land Use Consideration
Zoning: R1-D, R1-B20-D
Zoning Density: 6du/acre, 2du/acre
General Plan: RN
General Plan Density: 2du/acre
Coastal Zone: No (within 3 miles)
Acres: 40 acres
Existing Use: Vacant
Capacity: 80 units
Realistic Capacity: 64 units

Infrastructure Considerations
Served by public water.

Environmental Considerations
None.

Other Constraints
None.

RHNA Distribution	
Income	**Units**
Very Low	0
Low	0
Moderate	0
Above Mod.	64

Site 12: The Hills

Overhead View

Map View

Site 13: Bay Meadows-Harbor Center Tract

Site Name: Bay Meadows-Harbor Center Tract

APN(s)
110-020-79, 110-020-80
110-020-81

Land Use Consideration
Zoning: PC
Zoning Density: NA
General Plan: UR
General Plan Density: 2du/acre
Coastal Zone: Yes
Acres: 136.3 acres
Existing Use: Vacant
Capacity: 272 units
Realistic Capacity: 94 units*

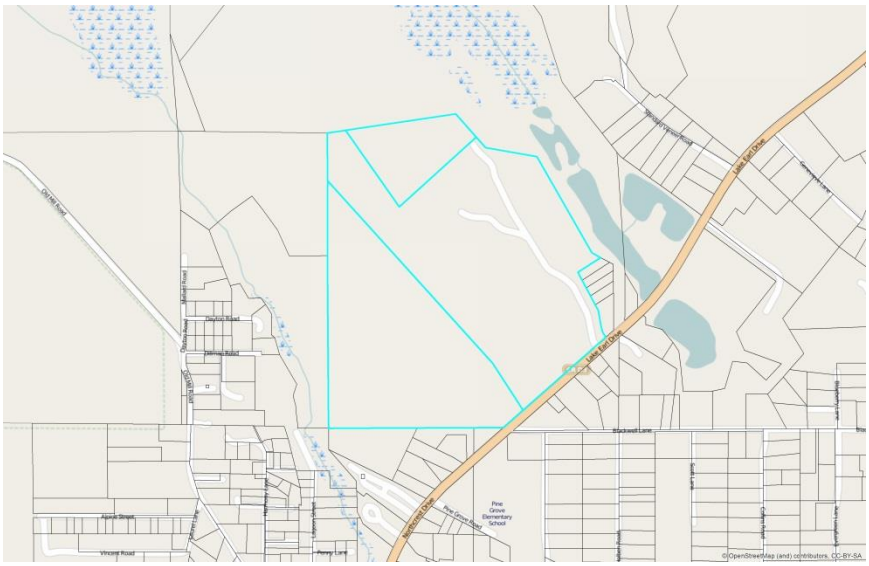
Infrastructure Considerations
Served by public water, requires sewer extension.

Environmental Considerations
Wetlands.

Other Constraints
*The site has been approved for a Coastal Development Permit for 94 units by the Coastal Commission.

RHNA Distribution	
Income	**Units**
Very Low	0
Low	50
Moderate	22
Above Mod.	22

Overhead View



Map View

Site Name: Gasquet Park

APN(s)
131-730-03

Land Use Consideration
Zoning: PC
Zoning Density: NA
General Plan: RN
General Plan Density: 4du/acre
Coastal Zone: No
Acres: 7.0 acres
Existing Use: Mobilehome Park
Capacity: 18 units
Realistic Capacity: 18 units

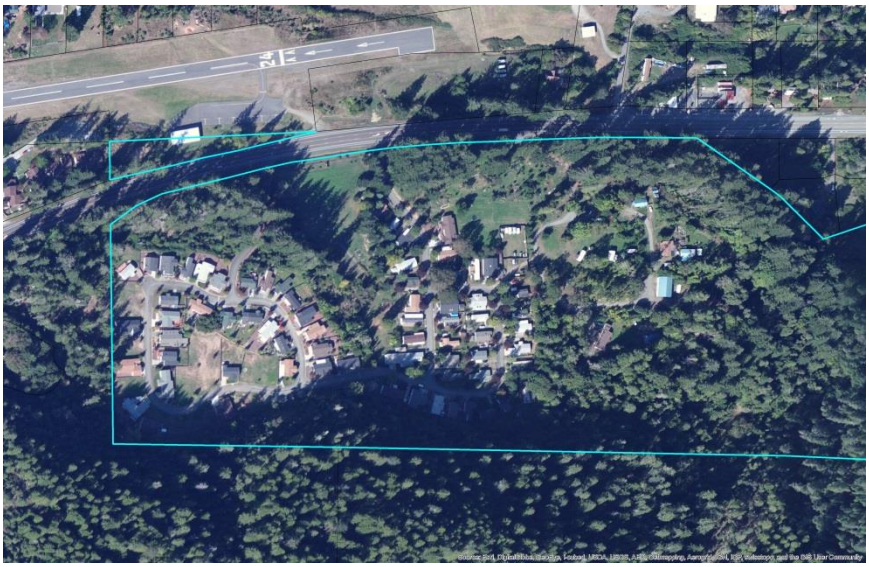
Infrastructure Considerations
Existing mobilehome park.

Environmental Considerations
None.

Other Constraints
None.

RHNA Distribution	
Income	**Units**
Very Low	0
Low	18
Moderate	0
Above Mod.	0

Site 14: Gasquet Park



Overhead View

Map View

Site Name: Klamath Glen

APN(s)
141-140-44

Land Use Consideration
Zoning: R1-B20
Zoning Density: 2du/acre
General Plan: UR
General Plan Density: 2du/acre
Coastal Zone: No
Acres: 18.0 acres
Existing Use: Vacant
Capacity: 36 units
Realistic Capacity: 25 units

Infrastructure Considerations
Public water service is available in project area but onsite sewage disposal systems.

Environmental Considerations
A Biological Assessment would be necessary.

Other Constraints
Flood protection provided by Klamath Glen levee.

RHNA Distribution	
Income	**Units**
Very Low	0
Low	13
Moderate	12
Above Mod.	0

Site 15: Klamath Glen

Overhead View

Map View

Site 16: Bess Maxwell

Site Name: Bess Maxwell

APN(s)
117-142-01, 117-142-02
117-141-02

Land Use Consideration
Zoning: R2
Zoning Density: 12du/acre
General Plan: MFR
General Plan Density: 15du/acre
Coastal Zone: No (within 3 miles)
Acres: 1.85
Existing Use: Vacant
Capacity: 22 units
Realistic Capacity: 16 units

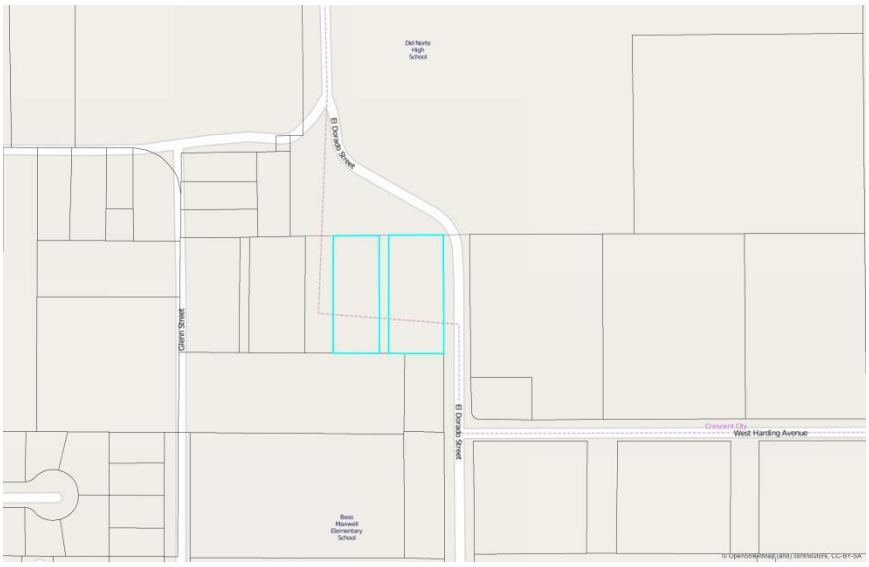
Infrastructure Considerations
Public water and public sewer service are available.

Environmental Considerations
None.

Other Constraints
None.

RHNA Distribution	
Income	**Units**
Very Low	0
Low	0
Moderate	16
Above Mod.	0

Overhead View



Map View

Site Name: South Parkway

APN(s)
117-030-09

Land Use Consideration
Zoning: C-2
Zoning Density: NA
General Plan: GC
General Plan Density: 15du/acre
Coastal Zone: Yes
Acres: 6.3 acres
Existing Use: Vacant
Capacity: 94 units
Realistic Capacity: 62 units

Infrastructure Considerations
Served by public water, requires sewer extension.

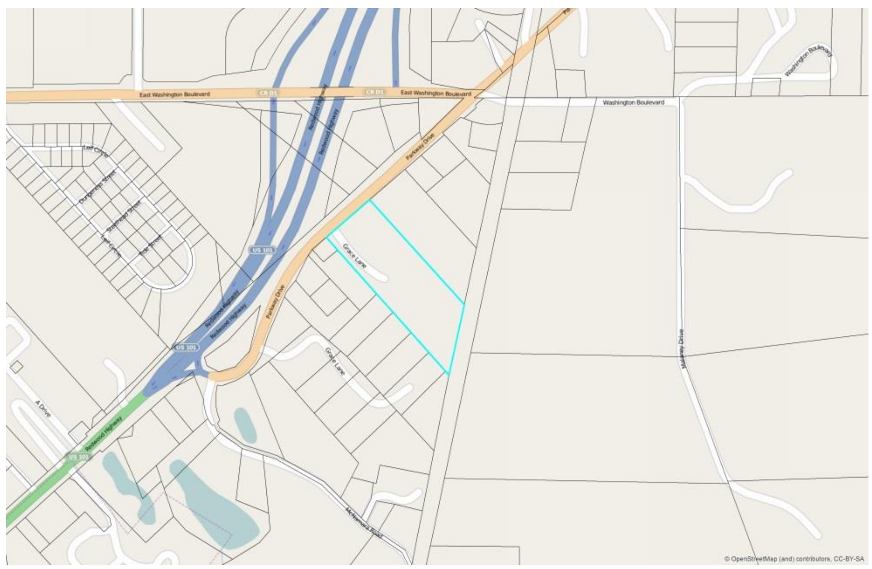
Environmental Considerations
None.

Other Constraints
Commercial zoning necessitates conditional use permit for multifamily residential development.

RHNA Distribution	
Income	**Units**
Very Low	37
Low	25
Moderate	0
Above Mod.	0

Site 17: South Parkway

Overhead View



Map View

Site 18: South Railroad

Site Name: South Railroad

APN(s)
117-020-52

Land Use Consideration
Zoning: C-2
Zoning Density: NA
General Plan: GC
General Plan Density: 15du/acre
Coastal Zone: Yes
Acres: 26.1 acres
Existing Use: Vacant
Capacity: 391 units
Realistic Capacity: 150 units

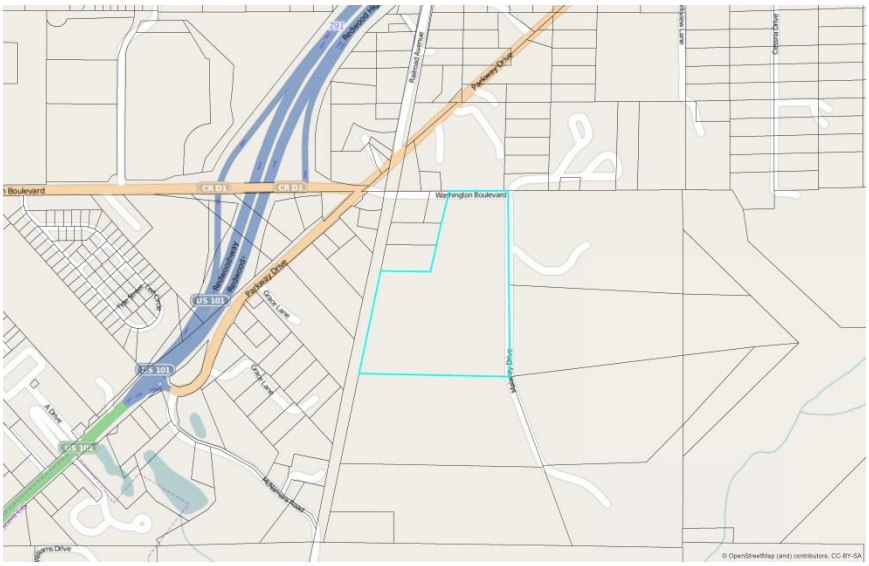
Infrastructure Considerations
Public water and public sewer service are available although sewer needs to be extended to site.

Environmental Considerations
Resources buffers likely necessary to protect wetlands.

Other Constraints
Commercial zoning necessitates conditional use permit for multifamily residential development.

RHNA Distribution	
Income	**Units**
Very Low	90
Low	60
Moderate	0
Above Mod.	0

Overhead View



Map View

Site 19: East Washington

Site Name: East Washington

APN(s)
116-263-07, 116-263-09
116-263-10, 116-263-11
116-263-21, 116-263-27
116-263-32

Land Use Consideration
Zoning: C-4
Zoning Density: NA
General Plan: GC
General Plan Density: 15du/acre
Coastal Zone: No (within 3 miles)
Acres: 8.1 acres
Existing Use: Vacant
Capacity: 121 units
Realistic Capacity: 60 units

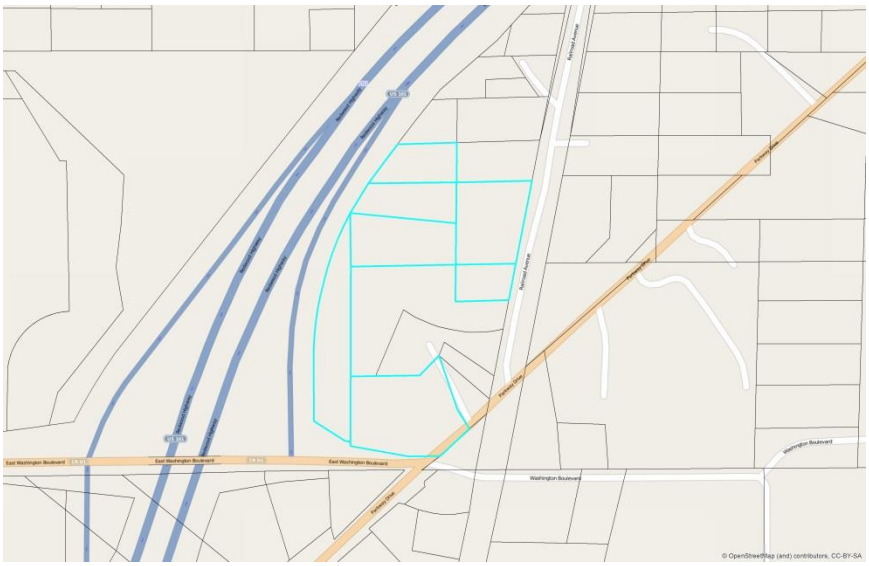
Infrastructure Considerations
Public water and public sewer service are available although sewer needs to be extended to site.

Environmental Considerations
Noise attenuation near Highway 101 and potential traffic improvements.

Other Constraints
Commercial zoning necessitates conditional use permit for multifamily residential development.

RHNA Distribution	
Income	**Units**
Very Low	36
Low	24
Moderate	0
Above Mod.	0

Overhead View



Map View

Zoning for a Variety of Housing Types

State Housing Element Law (Government Code Section 65583(c) (1) and 65583.2(c) requires that local governments analyze the availability of sites that will "facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing."

The section below discusses the availability of sites and relevant regulations that govern the development of the types of housing listed above as well as second units.

Emergency Shelters

As of January 1, 2008, Housing Element Law was amended regarding shelters for homeless persons as a result of Senate Bill 2 (SB2) which was passed in 2007. The legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of homeless persons, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. Sufficient capacity must be identified to accommodate the need for emergency shelters and at least one year-round emergency shelter. Under the legislation the County is permitted to apply specified development standards including the maximum number of beds, some design limitations and security standards.

In response to SB 2, the County has amended amend the Non-Coastal Zoning Chapter of the County Code to permit emergency shelters in areas through the new ES Combining District (Emergency Shelters) as a primary permitted use (DNCC §20.49). The intent of the Emergency Shelter Combining District is:

- to provide for the placement of emergency homeless shelters,
- to address the special needs and characteristics of emergency shelters,
- to ensure housing provided by emergency shelters will meet building, health, safety and access standards,
- to provide sufficient space, parking and circulation to meet the needs of the emergency shelter,
- to provide compatibility with other uses allowed within the zoning districts in which emergency shelters are located; and
- to provide a safe environment for emergency shelter residents.

In creating the ES Combining District the County has taken into consideration the needs of its homeless population under the context of suitability and capacity. As such because the ES Combining District can be combined with other zone districts there remains ample capacity for the placement of emergency shelters to serve the homeless population identified in this document. Similarly, because the ES Combining District can be combined with other districts shelters are ensured the ability to be placed in suitable locations within proximity to services such as public transportation, healthcare, and social service facilities.

According to data presented in this Housing Element the homeless population of the County is approximately 126 chronically homeless individuals. As codified in County Code the ES Combining District is able to be combined with other base zone districts to accommodate the development of homeless shelters as they become necessary. Currently, the majority of the homeless sheltering need is being met by churches, non-profits, and other community assets that provide shelter to the homeless population however, in order to comply with state law, the County has also previously adopted the ES Combining District which creates even greater opportunity for the establishment of homeless shelters to meet this need. Table 42 provides an analysis of how the homeless shelter need of the County can be accommodated through implementation of the ES Combining District.

Table 42: Homeless Shelter Combining Zone District (Vacant Parcels)

Eligible APN	Base Zoning	Consistent with ES Zoning Requirements?	Acreage	Public Utilities?		Projected Homeless Accommodated
				Water	Sewer	
117-102-09	C-4	YES	±1.5	YES	YES	90
117-101-03	C-4	YES	±0.25	YES	YES	15
117-102-02	C-4	YES	±0.17	YES	YES	10

In adopting its Emergency Shelter Zoning Ordinance certain performance standards were adopted that deal with issues of concentrations of shelters (i.e. not to be located within 300 feet of another approved shelter), off-site impacts (parking requirements, lighting requirements), and health and safety requirements (50 square feet per occupant), compliance with California Fire Code), among others. These performance standards are not considered to be constraints on serving the County's homeless population and are generally intended to ensure their personal safety while occupying a shelter.

Transitional and Supportive Housing

In early 2014 the County Board of Supervisors amended the County Code to provide definitions for Supportive Housing and Transitional Housing consistent with state law. These definitions were codified under DNCC §20.04.842 and §20.04.848. The amendment to the Del Norte County Code fulfilled the County's obligations under Implementation Program 13 of the 2008 Housing Element.

Under the adopted definition, Supportive Housing has the meaning set forth in California Health and Safety Code section 50675.14. Supportive housing will be permitted, conditionally permitted or prohibited in the same manner as other residential dwellings of the same type in the same zone under this code and applicable state law. Likewise, Transitional Housing has the meaning set forth in California Health and Safety Code section 50675.2. Transitional housing will be permitted, conditionally permitted or prohibited in the same manner as other residential dwellings of the same type in the same zone under this code and applicable state law.

Farmworker Housing and Housing for Employees

Caretaker or employee housing (including farm worker housing) is permanent or temporary housing that is secondary or accessory to the primary use of the property. Such dwellings can house a caretaker

employed on the site of a nonresidential use where a caretaker is needed for security purposes or to provide twenty-four hour care or monitoring or where work is located in remote areas.

Caretaker and employee housing is allowed as a primary permitted use and as a conditional use in commercial and manufacturing zone districts in the County. Within the Coastal Zone, a single-family residence or watchman's quarter is permitted with a building permit and/or Coastal Development Permit in Neighborhood Commercial (C-1), Manufacturing and Industrial District (M) and Manufacturing and Industrial Performance (MP) Zone Districts. A use permit is required in Coastal Light Commercial (C-2), Central Business (C-3), Commercial Recreational (CR) and General Commercial (C-4) Zone Districts. In the non-Coastal portion of the County a single family residence or watchman's quarters are permitted with a building permit in the C-1, CR, M and MP Zone Districts. Use Permits are required in the C-2, C-3, C-4 Zone Districts. The C-1, CR, M, and MP Zone Districts allow a maximum of one caretaker or employee housing unit in conjunction with a primary or conditionally permitted use.

The County follows the provision of California Health and Safety Code Section 17021.5 which states that any employee housing that provides accommodations for six or fewer people shall be considered a single family residence and subject to the same local ordinances as any other single family residence located in the same zone district. As such, any land designated for residential use or existing permitted residential development may considered as potential housing stock for employees.

Agricultural lands in private ownership represent approximately 3% of all land in Del Norte County. All of those lands lie within the unincorporated County area and are primarily located in the Fort Dick and Smith River area and are principally used for dairying and bulb production. The County's existing Coastal and Non-Coastal Ordinance permits farm quarters for farm labor employed full-time on the premises on specifically zoned agriculture land subject to securement of a use permit or in the some cases issuance of a building permit. Within the Coastal portion of the County, where the majority of the agriculture lands exists, farm worker quarters may be conditionally approved in the Agriculture Exclusive (AE) and Agriculture Industrial (AI) Zone Districts. Outside of the Coastal Zone, farm worker quarters may be approved with a building permit in the Agriculture Zone District and conditionally approved in the AE Zone District.

It should be noted that as of 2002, the County's RHNP does not separate farm workers as having housing needs any different than those of other households requiring affordable housing. As such, the list of potential affordable sites in the Sites Inventory indicates that there is adequate land available for persons of all income levels. Although land is not specifically designated for farm worker housing, sponsors of farm worker housing projects have an equal opportunity to utilize County lands for the projects subject to land use and zoning.

Farm worker housing may be permitted in most residential and commercial zone districts depending on the type and number of housing units proposed. Multi-family units are the most common type of housing requested by advocates of farm worker housing projects. Zone districts suitable for high density, multiple family development are enumerated in the multi-family rental discussion earlier in this chapter.

Manufactured Housing

Manufactured or Mobile Homes on Lots

Manufactured housing can serve as an alternative form of affordable housing in low-density rural areas where the development of high density multi-family residential units is not feasible due to water and sewer constraints. Del Norte County allows manufactured homes in all residential zone districts with some limited exceptions. In 1995, the County adopted a Manufactured Home Overlay Zone (MFH) that was applied to residential zoned land developed with a mixture of stick-built homes, manufactured homes, and mobile homes. The County follows the State criteria used to define a "manufactured home" which includes certification under the National Manufacturing Housing Construction and Safety Standards Act of 1974, construction date after June 15, 1976, and identification of a HUD insignia. Residential zoned lands with the MFH Overlay allow manufactured homes subject to obtaining a building permit and being placed on permanent foundation system. Residential zoned land without the MFH Overlay designation allow manufactured homes subject to meeting codified architectural requirements, placement on a permanent foundation system and obtaining a building permit. The architectural standards require siding materials, roofing materials, and roof overhangs which are consistent with stick-built constructed residences in the vicinity.

County regulation defines a "mobile home" as a transportable, factory-constructed home, designed to be used as a year-round residential dwelling and built prior to June 15, 1976, the effective date of the federal Manufactured Housing Construction and Safety Standards Act of 1974. Mobile homes may only be placed with a Conditional Use Permit on resource designated lands including agricultural zone districts and forestry related zone districts.

Mobile Home Parks

Del Norte County Regulations permit mobile home parks on all land designated by the general plan and zoned for residential land use, providing that a Conditional Use Permit is obtained, the project density, including existing or non-mobile home park residential development, does not exceed that designated by the zoning district which is in effect, the project development meets any mobile home park standards in effect at the time of approval and that all other policies of the County's General Plan and ordinances regarding development shall apply.

In Del Norte County, mobile home parks may be considered in all residential and general commercial zone districts. The County General Plan allows a maximum of eight spaces per acre when public water and public sewer connections are available. Up to two spaces per acre may be considered when utilities are provided on site (i.e. private well and on-site wastewater disposal system).

Multi-Family Rental Housing

Del Norte County regulations make no distinction between rental and ownership housing. The County's General Plan allows multi-family housing in the Multiple-Family Residential (without a Conditional Use Permit) and General Commercial (with Conditional Use Permit approval) General Plan Land Use categories. Corresponding Zone designations to these General Plan Land Use categories include High Density Multiple Family Residence (R-3), Low Density Multiple Family Residence (R-2), Planned Community (PC), Light Commercial (C-2), and Central Business (C-3) and General Commercial (C-4). The

residential and commercial land use/zone designation allow for maximum densities ranging from 12 to 15 dwelling units per acre. In most cases, achieving maximum density is only possible within the Urban Services Boundary which extends beyond the boundary of the City of Crescent City into the unincorporated County. Within this area, public water and public sewer may currently be available or may be considered for extension. The unincorporated County is a desirable area for multi-family housing as it is located in close proximity to employment and commercial services.

Single Room Occupancy Units

Single-Room Occupancy (SRO) Units are another long-term form of affordable private housing for lower income individuals, seniors, and persons with disabilities. Health and Safety Code Sec 7301 (Multifamily Housing Program) indicates that the Single Room Occupancy unit is an efficiency unit (one room) also referred to as a Residential Hotel unit. A SRO unit is typically a small individual living area from 70 to 400 square feet in size that commonly share kitchen facilities with other units or have small efficient cooking areas instead of full kitchens. The MHP also indicates that qualifying Residential Hotels consist of six or more single rooms and that single family dwelling units are not considered SRO/Residential Hotels. These units can provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless persons. In unincorporated Del Norte County, three private SRO's currently exist at former motor court/hotel sites: Woodland Villa Cabins (Klamath), Camp Marigold (Klamath) and the Elite Motel (Parkway Drive).

The County's Coastal and Non-Coastal Zoning ordinance provide for a "Hotel" use which consists of four or more guestrooms. Unlike Motels, Hotels are not transient oriented. In cases where guestrooms are rented for periods exceeding thirty days, transient "bed tax" is not collected. Hotels are permitted uses in C-2, C-3, CR, and C-4 zoning districts, not requiring a Conditional Use Permit. Hotels may also be located in R-3 Multifamily residential districts with a Conditional Use Permit, which Motels cannot be. The definition for a Hotel in both zoning ordinances is:

"means any building or portion thereof containing four or more guest rooms used, designed, or intended to be used, let or hired out to be occupied whether the compensation be paid directly or indirectly."

There is no record of a hotel having been built in the unincorporated County for the purpose of SRO occupancy during the last thirty years. The most likely reason for this is the use of Recreational Vehicles in Recreational Vehicle Park spaces. With seasonal weather limiting tourist use and significant numbers of older park spaces which do not meet the size/amenity demands of modern RV tourists, many older parks have rented spaces to older or "park model" RV's on a year round basis. Some larger parks also maintain smaller year round sections in order to provide year round income. The Census and the State of California do not recognize these units as dwellings therefore they are not counted as a solution. Nonetheless, they meet an unacknowledged need. In the past the state had limited RV occupancy by regulation. With such regulations rescinded and the improved quality of park model units, increased year round occupancy has occurred. While such units may not provide housing solutions in urban areas they may require reconsideration in rural areas where housing costs can be kept low by the lower development costs of land and utilities. Until such time as some form of acceptance of RV's by the State as housing units, data regarding use and assistance cannot be expected to be accurately accounted for.

New SRO construction is most practical with the County's Urban Services Area where public water and sewer and supportive social services are available. Where public water and sewer are not available, development density will be limited by the current Health and Safety Codes regarding private wells and/or on-site wastewater disposal systems.

Second Units

A second dwelling unit is an additional residence detached from the primary residence on a single lot that is subject to requirements specified in County Code. Second dwelling units can be an important source of affordable housing since they have no associated land costs or costs associated with discretionary review by the County. These units can provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income households to own their own homes.

Del Norte County Code states that second dwelling units may permitted with a building permit subject to the following requirements: the project site is within a R, RR, FR, CR, A or AE Zone District, the dwelling unit is to be placed on a lot that has twice the minimum parcel size based on the applicable General Plan and Zoning designations and the dwelling unit is sited so that it can be subdivided in the future. Because the County Code requires that the residence be sited for future subdivision construction setbacks must be considered as well as a separate utility connections installed. In areas not serviced by public water connections, shared wells may be considered subject to approval by the County Health Department.

The County's zoning ordinance also permit second units for invalid or family care subject to approval of a conditional use permit. Second units can either be manufactured homes or an addition to the primary residence with a second kitchen permitted. Temporary second residences are integrated into the existing utilities and must be removed or converted to non-residential use once the person or family vacates the unit.

Energy Conservation Opportunities

The energy conservation section of the element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases. Updated policies and programs could address the environmental significance and operational benefits of employing energy conservation in the building and retrofit of decent, safe and affordable housing.

Utilities

The main energy source in the Del Norte County area is electricity provided at this time by Pacific Power with 49.1% of households using electricity for heating. It is unlikely that more than one provider will be

available for some time. Wood burning accounts for the second highest house heating fuel at 18% followed by fuel oil at about 13%.

Table 43: House Heating Fuel

Type	%	Margin of Error %
Utility gas	9.7%	2.1%
Bottle, tank, or LP gas	4.5%	1.3%
Electricity	49.1%	3.2%
Fuel oil, kerosene, etc.	13.3%	2.2%
Coal or coke	0.0%	0.4%
Wood	18.0%	2.7%
Solar energy	0.0%	0.4%
Other fuel	3.8%	1.6%
No fuel used	1.7%	1.0%
Source: U.S. Census Bureau, 2008-2012 American Community Survey		

The main emphasis for energy conservation in the county area has been in weatherization and energy retrofit programs. In the past the Del Norte Senior Center has provided two countywide low-income household energy programs. The County housing rehabilitation programs for low income homeowners and owners of rental units rented to low income households also provide funding for weatherization such as insulation and windows.

Table 44: Residential Electrical Consumption

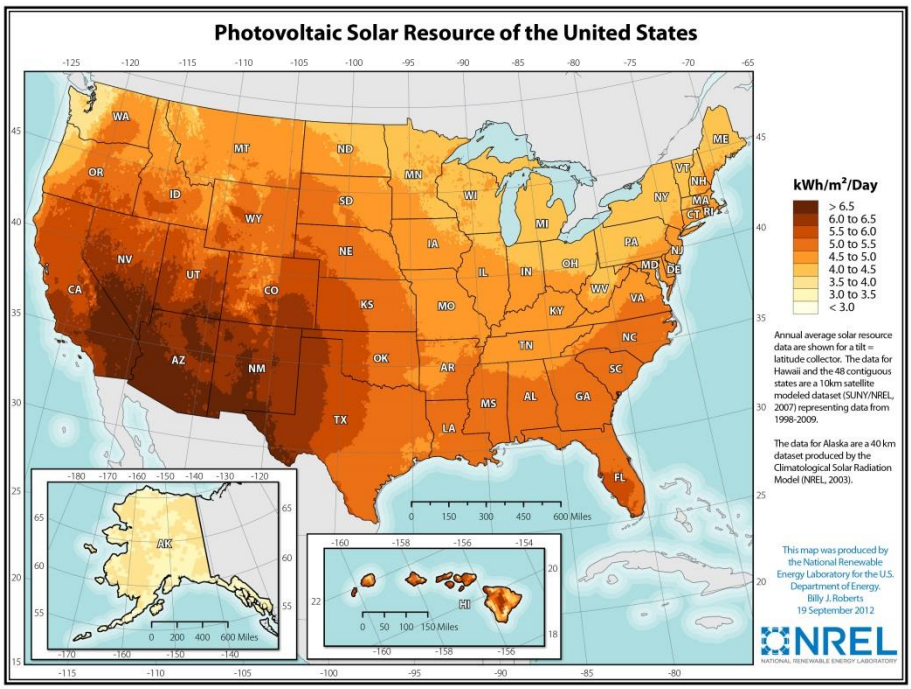
Year	State of California	Del Norte County	
	per Capita in kWh	**per Capita in kWh**	**Difference from State**
2009	6,961	5,347	-23.2%
2010	6,721	5,469	-18.6%
2011	n/a	5,261	n/a
Source: California Energy Commission, Energy Almanac			

Del Norte County households use less electricity than the state per capita. This may be attributed to more wood stoves being used to heat homes in Del Norte in the winter as well as mild year around temperatures (air conditioning is not common in most Del Norte County homes).

Solar Energy Opportunities

According to the National Renewal Energy Laboratory Del Norte County contains solar energy system deployment potential due to its relatively good solar exposure (see Figure 3)

Figure 3: Solar Photovoltaic Resource Potential Map (Nationwide)



The development of newer, less costly equipment has made the use of solar water heating for pre-heating well or community water temperatures a feasible opportunity. Although space heating may not be practical in most coastal areas, inland areas could benefit from newer solar electric generation systems to assist in the reduction of energy use.

Wind Energy

Unpredictable coastal winds, foggy summers and gale force stormy winters have been considered limitations not conducive to continual local windmill energy production. California Energy Commission data indicates annual onshore winds of 13.4-14.5 mph at 30 meters elevation, indicating newer small engine residential wind generation a possibility in the immediate coastal areas. While local regulations generally permit wind generators on parcels one acre or larger, only a few residential owners have installed windmill facilities for home or agricultural use. Height requirements in the 25-35 foot maximum range restrict the installation of conventional wind engines, which can require 45 ft height or more, on smaller lots. A micro wind turbine (400 watt) has been established at a local middle school (at local height limits) as a demonstration project and is showing encouraging data in its first few months. Such issues as noise and back-up battery hazards must still be addressed however. Cost has also been a limiting factor. Recent changes in residential wind engine technology and reduced, though still high,

start-up costs are attracting more interest in residential units. Currently the Pacific Power utility offers an annual-net generation program crediting generated power to the residential bill.

Chapter 3 – Constraints on Housing

The element must identify and analyze potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for persons with disabilities. The analysis should identify the specific standards and processes and evaluate their impact, including cumulatively, on the supply and affordability of housing. The analysis should determine whether local regulatory standards pose an actual constraint and must also demonstrate local efforts to remove constraints that hinder a jurisdiction from meeting its housing needs.

Land Use Controls

General Plan

The Del Norte County General Plan was adopted in January 2003 while its Local Coastal Program was certified in February 1984. Del Norte County's principal land use policy documents are the Land Use Elements of its General Plan and the Land Use Plan of the Local Coastal Program. Additional policies related to land use that potentially affect house are contained in the Natural Resources/Conservation, Public Facilities and Services, Transportation and Circulation, and Safety and Noise Elements/Sections.

State planning law requires general plans to established "standards of population density and building intensity" for the various land use designations in the plan. Policies in each of the elements referenced above are designed to achieve the desired land use patterns, coordinate development with infrastructure availability, maintain the character of existing communities, preserve agricultural lands, natural resources, and open space.

In the County, General Plan Land Uses fall into four categories: Resource (agriculture, timber, habitat and/or hazard); Commercial/Manufacturing; Rural Residential; and Urban Residential. The rural and urban residential categories provide for almost all of the residential development and potential development in the unincorporated area. The Commercial designation permits some residential development as a secondary or mixed use with commercial development as a priority. Residential use in resource areas is secondary and, in some cases, is not permitted where it would conflict with resource priorities. These resource area restrictions reflect state policies (i.e. Timberland Preserve Zone). The only growth control measures applied in the County are those mandated by the Coastal Commission under its Rural Land Division Criteria.

Table 45: General Plan and Zoning Compatibility for Housing

General Plan Land Use Designation	Compatible Zone District Designations
Rural Residential (RR)	R1A-2A, RRA1-5, RR1-5,PC, C1
Rural Neighborhood (RN)	R1, PC
Rural Mobilehome Park (RMP)	MHP
Urban Residential (UR, SR)	R1, C1, PC, MHP

Multifamily Residential (MF)	R1, R2, R3, C1,PC, MHP
Urban Mobilehome Park (UMP)	UMHP
General Commercial (GC)	C-2, C-3
Visitor Serving Commercial (VSC)	CR (Coastal Zone only)

Zoning and Subdivision Ordinances

Land use controls affecting the location, type, and timing of housing development are prescribed through the minimum standards contained in the County's Zoning and Subdivision Ordinances (Titles 16, 20, and 21 of Del Norte County Code). The Zoning Ordinance and the assignment of zone districts are intended to ensure that the land uses in the county are compatible, suitably located in relation to one another, and reflect the County's vision and goals as set forth in the General Plan.

The following discussion reviews the types and densities of housing permitted and relevant development standards in Del Norte County Code. The Del Norte County Zoning Ordinance has six residential zone district categories: Single Family Residential (R-1), Multiple Family Residential (R-2, R-3), Rural Residential (RR1, RR-2, RR-3, RR-5), Rural Residential Agricultural (RRA-1, RRA-2, RRA-3, RRA-5), Residential Agriculture (R1A, R2A), and Mobilehome Park (UMHPK, RMHPK). There are additionally two non-residential zoning districts that allow residential uses.

Table 46: Zoning Densities for Housing

Zone District	Minimum Lot Area	Maximum Residential Density (One dwelling unit per x)
Single Family Residence (R-1)	6,000-20,000 sq. ft.	6,000-20,000 sq. ft.
Low Density Multiple Family Residential (R-2)	7,200 sq. ft.	3,600 sq. ft.
High Density Multiple Family Residential (R-3)	7,200 sq. ft.	3,000 sq. ft./ 1-story (Coastal) 1500 sq. ft./ 2-story (Coastal) 3,000 sq. ft. (non-Coastal)
Urban Mobilehome Park (UMHP)	1 acre	7,200 sq. ft.
Rural Residential – One Acre (RR-1)	1 acre	1 acre
Rural Residential – Two Acre (RR-2)	2 acres	2 acres
Rural Residential – Three Acre (RR-3)	3 acres	3 acres
High Density Rural Residential – Agriculture One Unit per acre (RRA-1)	1 acre	1 acre

Medium Density Rural Residential – Agriculture One Unit per Two acres (RRA-2)	2 acres	2 acres
Low Density Rural Residential – Agriculture- One Unit per Three Acres (RRA-3)	3 acres	3 acres
Low Density Rural Residential – Agriculture One Unit per Five Acres (RRA-5)	5 acres	5 acres
Residential and Agriculture (R-1A)	1 acre	1 acre
Residential and Agriculture (R-2A)	1 acre	20,000 sq. ft to 1 acre
Rural Mobilehome Park (RMHP)	1 acre	½ acre
Neighborhood Commercial (C-1)	no minimum	lot with water/sewer
Light Commercial (C-2)	2,904 - 3,630	3,630 sq. ft. to 1 acre
Central Business (C-3)	2,904 - 3,630	3,630 sq. ft. to 1 acre
General Commercial (C-4)	2,904 - 3,630	3,630 sq. ft. to 1 acre
Commercial Recreational (CR)	1 acre	7,200 sq. ft. to ½ acre

Del Norte County Code Title 16 (Subdivisions) contains land use controls affecting the location, type, and timing of housing development; it governs the process of converting undeveloped building sites. It is the tool whereby the County ensures that residential lots are created in a manner consistent with the General Plan, Zoning Ordinance and the County's improvement standards. Compliance with the ordinance provides for orderly development, protection of property values, and assures that adequate streets, public utilities, and other essential public services are provided. Excessive restrictions on subdivision could result in inflated land development costs and/or lack of development interest. However, the County's subdivision regulations are consistent with State law and comparable to other jurisdictions having similar topography and demographics and are not considered a constraint on residential development.

Design Controls

Del Norte County does not have an architectural or design review authority however standard design considerations must be met for housing projects including height restrictions and setbacks. As such, these design controls are not considered to be a constraint. Group homes are classified based on the base zoning in which the development would be sited, as such no special siting requirements existing the County Code for group homes. Within the Coastal Zone height maximum building heights are generally lower, as required by the certified Local Coastal Program, for the preservation of coastal viewsheds.

Table 47: Typical Residential Zonings - Design Controls

Zone District	Lot Coverage	Lot Width	Minimum Yard Setback				Parking Spaces Per DU	Building Height
			Front	Side	Rear	Side Street		
R-1	35% -60%	60 ft.	15 ft. To 25 ft.	5 ft. to 6 ft.	10 ft. to 20 ft.	10 ft. to 12 ½ ft.	2	25 ft./ 35 ft.*
R-2	35% - 60%	60 ft.	25 ft.	5 ft.	20 ft.	12 ½ ft.	2	25 ft./ 35 ft.*
R-3	35% - 60%	60 ft.	20 ft.	5 ft.	15 ft.	10 ft.	2	35 ft./ 45ft.*
UMHP**	**	**	**	**	**	**	**	**
RR-1	20%	100 ft.	25 ft.	10 ft.	20 ft.	12 ½ ft.	2	25 ft./ 35 ft.*
RR-2	15%	200 ft.	25 ft.	20 ft.	20 ft.	20 ft.	2	25 ft/ 35 ft*
RR-3	15%	200 ft.	25 ft.	20 ft.	20 ft.	20 ft.	2	35 ft.
RR-5	5%	200 ft.	25 ft.	20 ft.	20 ft.	20 ft.	2	N/A
RRA-1	20%	100 ft.	25 ft.	10 ft.	20 ft.	12 ½ ft.	2	25 ft.
RRA-2	15%	200 ft.	25 ft.	20 ft.	20 ft.	20 ft.	2	25 ft.
RRA-3	15%	200 ft.	25 ft.	20 ft.	20 ft.	20 ft.	2	25 ft.
RRA-5	15%	200 ft.	25 ft.	20 ft.	20 ft.	20 ft.	2	25 ft.
R-1A	20%	100 ft.	25 ft.	10 ft.	20 ft.	10 ft.	2	35 ft.
R-2A	35%	100 ft.	25 ft.	10 ft.	20 ft.	12 ½ ft.	2	35 ft.
RMHP**	**	**	**	**	**	**	**	**
C-1	Up to 100%	None.	Varies	0 ft. to 20 ft.	0 ft. to 20 ft.	0 ft. to 20 ft.	2	25 ft. to 35 ft.
C-2	Up to 100%	25 ft./ 30 ft.*	Varies	0 ft. to 5 ft.	None	Varies	2	45 ft.
C-3	Up to 100%	20 ft./ 30 ft.*	Varies	0 ft. to 5 ft.	None	Varies	2	45 ft.
C-4	Up to 100%	25 ft./ 30 ft.*	Varies	0 ft. to 5 ft.	None	Varies	2	45 ft.
CR	60%	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	2	35 ft.

* The lower height represents the maximum building height for parcels located within the boundary of the California Coastal Zone.
** Not specified by ordinance. Mobilehome parks in unincorporated Del Norte County are under the permit jurisdiction of the State Department of Housing and Community Development – Codes and Standards Division.

Zoning Ordinance Permitting

As shown in Table 48, some housing types require issuance of permits or other discretionary approval for development under the current zoning ordinance. While most housing types are allowed by right in most residential zone districts, others may be subject to approval of a conditional use permit or Density "D" Overlay Rezone for clustering.

Table 48: Housing Types Permitted by Residential Zoning District

RESIDENTIAL USE	ZONE											
	R-1	R-2	R-3	UMHP	RR1 RR2 RR3	R1A R2A	RRA-1 RRA-2 RRA-3 RRA-5	RMHP	C1	C2 C3	C4	CR
SF-Detached/ Transitional**	P	P	P	P	P	P	P	P	P	UP	UP	P-NC UP-C
SF-Attached/ Transitional**	N	P	P	N	N	N-RIA P-R2A	N	N	N	UP	UP	N
2 DU/ Transitional**	N	P	P	N	N	N-R1A Y-R2A	N	N	N	UP	UP	N
3 + DU/ Transitional**	N	P	P	N	N	N-R1A UP- R2A	N	N	N	UP	UP	N
Manufactured Homes	P ***	P ***	P ***	P	P***	P***	P***	P	P	UP	UP	UP
Mobile homes (pre-6/1976 units)	N	N	N	P	N	N-R1A UP- R2A	N	P	P	UP	UP	UP
Mobilehome Parks	UP	UP	UP	P	UP	UP	UP	P	UP	UP	UP	N-NC UP-C
Emergency Shelter	UP*	UP*	UP*	N	UP*	UP*	UP*	N	UP*	UP*	UP*	UP*
Supportive Housing**	P	P	P	P	P	P	P	P	P	UP	UP	P-NC UP-C
Farm Worker Housing <6P	P	P	P	P	P	P	P	P	P	UP	UP	P-NC UP-C
Farm Worker Housing >6P	UP*	P	P	N	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*
Single-Room Occupancy Hotels	N	N	UP	N	N	N	N	N	P	P	P	P
2nd Units****	P	P	P	N	P	P	P	N	N	N	N	UP

P=Permitted in Coastal and non-Coastal Zone
UP= Use Permit Required in Coastal And non-Coastal Zones
N= Use Not Permitted in Coastal and non-Coastal Zones
N-NC=Use Not Permitted in the non-Coastal Zone
UP-C =Use Permit Required in Coastal Zone
P-NC= Permitted non-Coastal Zone
*Permitted with a Use Permit if the use is quasi-public (non-profit).
** Transitional and Supportive housing of the same style/use (ie single unit in single family zone, multiple unit in multifamily zone) as set forth in the zone.
***Some zone districts apply architectural standards to manufactured home placements.
****Second Units are as specified provided that they are consistent with density requirements.

Ministerial Building Permit Review (P)

This process provides for review and approval of development consistent with the County's Zoning Ordinance where limited review is required or necessary to ensure compliance with adopted County standards, to provide appropriate project design, and to protect the public health, safety, and welfare. If all applicable zoning requirements are met the permit is signed off by the Planning Division.

Pre-Application Review

A Pre-application Review is a voluntary process by persons who would like to learn how a conceptual project at a particular site might be viewed and conditioned by public agencies. The review allows a prospective applicant to present ideas for a project in order to obtain feedback from various regulatory agencies. Potential applicants are encouraged to participate in a Pre-application Review to ensure full knowledge of the planning process and to encourage efficient and expeditious compliance with planning and environmental law.

Use Permit (UP)

The Use Permit process provides for planning staff and the Planning Commission to review and consider uses that may be compatible with other permitted uses in a zone district but, due to their nature, require consideration of site design, adjacent land uses, availability of public infrastructure and services and environmental impacts.

The following outlines the approval process for a Use Permit:

- Prepare and submit application. The applicant prepares required materials and submits the package to the Planning Division.
- Review application. Planning staff and the County's Environmental Review Committee review the application for completeness and to determine the level of required environmental review.
- Process Application. If the project is complete, staff prepares the required environmental document for public review. A notice of the public hearing for the project and environmental document are placed in the local newspaper a minimum of 10 days prior to the date in which the project is to be considered by the Planning Commission. A staff report is prepared and presented to the Planning Commission prior to its meeting to consider the project.
- Public Hearing. A public hearing is held before the Planning Commission to make a decision on the proposed project. The hearing includes certification of environmental document and may result in conditions of approval that are different from staff recommendations. If the Planning Commission approves the project, the applicant may process pursuant to the conditions of approval. If the Planning Commission denies the project, the applicant may choose to modify the project or appeal the project to the County Board of Supervisors and/or the California Coastal Commission.
- Post-Planning Commission Procedure. If another party chooses to appeal the decision of the Planning Commission, the appeal must be filed within ten calendar days after the decision for projects located outside of the Coastal Zone and within twenty-one calendar days after Coastal Commission receipt of the Planning Commission's Notice of Action on the project for projects located within the Coastal Zone. For projects appealed to the Board of Supervisors, the appeal

hearing is publicly noticed and heard at one of its regular meetings. The timing of the hearing is within 60 days of the filing of the appeal

Subdivision Ordinance

Del Norte County Code Title 16 – Subdivisions contains land use controls affecting the location, type, and timing of housing development; it governs the process of converting undeveloped building sites. It is the tool whereby the County ensures that residential lots are created in a manner consistent with the General Plan, Zoning Ordinance and the County's improvement standards. Compliance with the ordinance provides for orderly development, protection of property values, and assures that adequate streets, public utilities, and other essential public services are provided. Excessive restrictions on subdivision could result in inflated land development costs and/or lack of development interest. However, the County's subdivision regulations are consistent with State law and comparable to other jurisdictions having similar topography and demographics and are not considered a constraint on residential development. No changes are necessary.

Development Processing Procedures

Similar to other jurisdictions, Del Norte County has a number of procedures it requires developers to follow for processing planning entitlements and building permits. Table 43 indicates processing time for various types of development projects. For the most part, processing time is timely, generally following State mandated minimum processing times.

Table 49: Permit Processing Time

Permit Category	Time
Building Permits:	
CEQA Exempt –no Coastal permit	4-6 weeks
CEQA Exempt – w/ Coastal permit	4-8 weeks
Negative Declarations	8-10 weeks
Subdivisions and Use Permits:*	
CEQA Exempt	4-6 weeks
Neg. Dec. w/o responsible agency	8-10 weeks
Neg. Dec. mitigated or w/ resp. agency	8-12 weeks
Appeals:	
Local- Board of Supervisors	4-6 weeks
Coastal – after local review	4 months to 2+ years
General Plan Amendments/Rezoning:**	

Not in CA Coastal Zone	12-16 weeks
In CA Coastal Zone	6 months or more
*timeframe is only through approval of a tentative map ** denotes time where EIR is not required Source: Del Norte County Community Development Department, August 2014.	

The majority of housing development consists of in-fill or small (less than 4 units) development projects. Building permits for such projects are generally ministerial and are handled "over the counter" as CEQA Exempt, taking less than a month to process. Those within the Coastal Zone which require a Coastal Permit hearing may take up to slightly longer if no significant issues are involved. The County Building Department time includes coordination of building permit review with all other effected agencies.

Most multi-family residential projects in the County require some form of discretionary review by the Planning Commission because they are permitted as a conditional use and/or require review under CEQA. Only the R-2 and R-3 Zone Districts allow multi-family residences as a primary permitted use and may result in ministerial review. If more than four units are proposed the project is also subject to CEQA which requires the Planning Commission to review and adopt a Negative Declaration finding that the project will not have a significant impact on the environment. An environmental review is prepared and either posted locally or sent to the State Clearinghouse for distribution to agencies with interest in the project. The processing of these applications is a minimum of 60 days and may be longer if issues are identified through the environmental review process.

Larger projects which require significant processing of a project due to CEQA or hearing requirements are encouraged to submit as a "package" (zoning, subdivision, building permits, etc.) at one time and pre-application assistance is available to expedite processing. These projects include application of PC or D cluster zoning. Historically longer processing times have resulted when applicants do not provide adequate information, an EIR is required, or appeals to the California Coastal Commission are made. Policy changes by the Coastal Commission have resulted in a trend to require zoning changes be approved before development permits are processed potentially resulting in a doubling of project processing time.

No significant constraints upon development from local processing requirements have been identified and no change in permit processing is proposed.

Codes, Code Enforcement and On/Off-Site Improvements Standards

Building Codes

The County regulates new construction and rehabilitation of dwellings using the California Building Standards Code (Title 24, California Code of Regulations). These codes include Building, Plumbing, Electrical, Mechanical, Fire, and new Green Energy codes. The adoption by the State of California of the 2007 Building Code requires soils investigations prior to, and as part of the, issuance of a building permit. Various building departments around the State are addressing this issue by requiring the

preparation of geotechnical reports for construction projects. These geotechnical reports are quite extensive and can be very expensive ($5,000 and up). Currently, the closest geotechnical professionals are located in Humboldt County and Curry County, Oregon. Unlike other counties, the State has not prepared geological hazard mapping for Del Norte County which would reduce the cost of preparing these reports.

In response to potential financial and time constraints, the Board of Supervisors requested that staff meet with local professionals (engineers, architect) having extensive field knowledge and practical knowledge of construction in Del Norte County in order to evaluate this requirements applicability to local conditions. The result of that meeting was that for "conventional light-frame construction", there are very few known instances where, if a soils investigation had been required, that property damage would have been avoided. There are no known instances where life or safety was jeopardized due to a lack of adequate soils information and the cost of a detailed soils investigation pursuant to Section 1802 of the CBC would provide no cost benefit. The Board subsequently adopted a resolution that allows the Building Inspection Division to use the 2006 edition of the International Residential Code (IRC) as clarification of the application of the California Building Code in the review and issuance of building permits for "conventional light-frame construction" in Del Norte County. The Resolution does not preclude the Building Official from requiring soils investigations should the site or conditions warrant them.

Additional local codes have also been adopted by the County Board of Supervisors as requested by the Building Inspection Division in response to local weather conditions. Local building code amendments in no way impede or restrict residential development within the County but rather prolong the lifespan of residential structures through simple construction methods to mitigate damage caused by wet weather conditions. Examples include additional venting to prevent moisture build-up and condensation, specific footing designs to reduce structural damage due to soil movement of expansive soils and to minimize seismic damage, requirements for underfloor barriers and minimum heights for under floor clearance. Although these construction methods, in a minor way, may affect the cost of development in the short term they do delay the need for rehabilitation in the long term.

In the County, building inspections are typically possible within 24 hours of request. Assistance prior to the permit is also available and encouraged. The County Building Department works with the rehabilitation programs to provide assistance and inspections on rehabilitation loan projects.

Other Codes

The County has a Grading Ordinance which is administered by the County's Engineering and Surveying Division. The grading, erosion and sediment control measures contained in the Ordinance are typical of California jurisdictions, and comply with the National Pollution Discharge Elimination System (NPDES) requirements.

Code Enforcement

In 1999, the County amended its Nuisance Ordinance (Ch.7.08 – Nuisances of the Del Norte County Code) to clearly define what is considered a nuisance including a definition of visual blight which was

previously not included as criteria for nuisance abatement unless it was a significant health and safety issue. The ordinance amendment also strengthened the abatement process in order to gain higher levels of compliance. In 2002, the County added a full time Code Enforcement Officer to respond to a growing number of complaints arising from amendments. New complaints are submitted in writing to the Code Enforcement Officer who then performs an investigation into the validity of the complaint. The Code Enforcement Officer works with other County Departments for assistance with the interpretation of the various County Codes that relate to their particular positions. If research indicates that a violation exists, the Officer requests voluntary compliance. When voluntary compliance fails, the abatement process is begun with a Hearing Officer having final review and determination on whether or not to place a lien on the property in order to remedy the nuisance violation. The Hearing Officer is a non-County employee who serves as a neutral party in considering code violations.

The Code Enforcement Division adheres to a “Courtesy Notice” program whereby residents are given a courtesy notice that describes the nature of the violation and lists the corrective measure(s) required to eliminate the violation. The resident is given a period of time to voluntary comply with the notice. If a further investigation by the Code Enforcement Officer notes that the resident has not complied, an Administrative Citation may be issued for non-compliance.

It has been the County's policy to work with property owners to bring projects into compliance when possible. In many cases the violation is due to the owner not having the funds to make the required improvements. In these cases, the Code Enforcement Officer refers owners to the County’s Rehabilitation Program for assistance in making needed repairs.

When homes have fallen into significant disrepair, the Code Enforcement Division complies with Health and Safety Code Section 17980(b)(2) whereby preference is given to the repair of a building whenever it is economically feasible to do so without having to repair more than 75 percent of the dwelling. Vacation of the residence is only required when the condition of the residence poses an imminent danger to the occupants.

No changes for programs in the Building Inspection Division or Code Enforcement Division of County are recommended as no constraints on housing have been identified.

On/Off Site Improvement Standards

The history of parcel creation in Del Norte County includes of a variety of parcels created at different times by different methods of deeds and/or maps. Since the mid-1970s, projects creating new lots have been required to provide improved access, basic drainage, mitigations regarding any special environmental constraints (flood, geology, etc.), and either community water/sewer mains in-street or proof of adequate on-site sewage disposal system potential. These costs are passed on in the lot price. Building requirements subsequently include water/sewer connection or on-site construction costs and any special constraint follow-through (flood, geology, etc.). In older areas where lots exist with minimal off-site improvements, programs of “deferred improvement agreement” can be used with building permits for improvements such as access so that a number of property owners may construct

improvements on a shared basis. In other cases, such as water or sewer lines, “payback agreements” are typical where other parties will benefit from the off-site improvement.

There are generally two categories of development: rural and urban. Development in rural areas involves private road easements, privately maintained gravel roads, use of open natural drainages and on-site sewage and well facilities. Minimum standards for private roads have been used for 25 years and a “cumulative “approach of improvement is used based upon the general plan potential vs. current number of units served. Due to the density of development served, urban-area standards call for paved public roads. These permit safe, durable access with basic maintenance. A range of standards based upon classification of road apply with distinctions made for local and cul-de-sac streets. Two travel lanes and on-street parking are typical, although waivers in parking lanes have been given in older neighborhoods where streets or right-of-ways are narrower. Curb, gutter and sidewalk have become standard conditions for safety and drainage purposes. Infill projects are eligible for waivers to existing neighborhood standards. Surface drainage on street (rather than underground) is typical and vertical gutter is necessary to manage street flows. Water and sewer line extensions are required by health regulations in order to maximize density.

The County has developed urban and rural improvement standards which meet basic health, safety and property owner expectations and has provided for waivers where special or pre-existing conditions may warrant. No recommendation for changes in the improvements regulations have been identified for change.

Fees and Exactions

Permit Fees and Charges

State regulations permit local government to charge its costs for processing of permits. In Del Norte County Building Permit fees are as set by the International Code Council (ICC) via the Building Valuation Data (BVD). The BVD is adjusted every six months.

Past building activity reports and needs plan assessment indicate that quantity and income level needs have been met without special fee exemptions. The County has attempted to keep permit costs at a minimum. The fiscal difficulties which the County faces at this time do limit its ability to provide blanket exemptions from fees, however, the County has, in the past, taken special requests into consideration and will continue to do so.

Table 50: Typical Residential Construction Permit Fees

Housing Type	Typical SFR w/Public Utilities	Typical SFR w/Private Utilities	Typical MFR w/Public Utilities
Type of Fee/Amount			
Building Permit	$2,927	$2,927	$1,770
Water Connection	$2,700	NA	$2,700

Sewer Connection	$9,682	NA	$7,261
Well Permit	NA	$150	NA
Sewage Disposal System Inspection	NA	$270	NA
School Mitigation	$2,475	$2,475	$1,320
Typical Permitting Costs	**$17,784**	**$5,822**	**$13,051**

Assumptions:

Single Family Residential – 1,500 square foot home with 3 bedrooms and 2 baths

Multifamily Residential – one 800 square foot 2 bedroom and 2 bath apartment

Sources: Del Norte County Community Development Department, City of Crescent City Public Works, Del Norte Unified School District.

Table 50 demonstrates the typical permit fees based on the current Building Department fees, sewer and water connection fees, well permits, septic inspection fee, and school mitigation fee. Fees presented in Table 50 represent an increase across the board from the 2008 Update with the largest increases derived from the increased sewer connection fee charged by the City of Crescent City (which the County has no control over).

Fees In Relation to Total Cost

When establishing permit fees through the periodic adoption of the Master Fee Schedule the County Board of Supervisors has prioritized setting fees that are proportional to the total cost to construct housing. Based on the data presented herein it is demonstrated that the current permit fees represent between 2.14%-8.20% of the total project cost for housing projects. The data presented in Table 47 assumes the typical type of housing found in Del Norte County as well as typical land costs, construction costs, mitigation fees, and other costs associated with the development of housing. Generally, the cost of fees and exactions in California is considered to be "high" when these fees reach 15% for multifamily housing and 20% for single family housing (pers. comm. HCD-HPD staff). As demonstrated in Table 51, Del Norte County's fees, including permit fees and mitigation fees, are quite low and do not appear to be a constraint on the production of new housing.

Table 51: Percent of Total Cost (Fees)

	Typical SFR w/Public Utilities	Typical SFR w/Private Utilities	Typical MFR w/Public Utilities
Non-Permitting Costs			
Land Cost	$30,000	$60,000	$45,000
Construction Cost	$169,000	$206,000	$188,000

Non-Permitting Costs	$199,000	$266,000	$233,000
Permitting Fees			
Water Connection Fee	$2,700	NA	$2,700
Sewer Connection Fee	$9,682	NA	$7,261
Well Permit	NA	$150	NA
Sewage Disposal System Inspection Fee	NA	$270	NA
School Mitigation Fee	$2,475	$2,475	$1,320
Building Permit Fee	$2,927	$2,927	$1,770
Permitting Fees	$17,784	$5,822	$13,051
Total Cost	**$216,784**	**$271,822**	**$246,051**
Fees/Total Cost	**8.20%**	**2.14%**	**5.30%**
Sources: Del Norte County Community Development Department, City of Crescent City Public Works, Del Norte Unified School District.			

Planning Fees

Planning fees are set by the Board of Supervisors and have changed since the 2008 Housing Element update. Table 52 illustrates fees and exactions for planning and application fees, subdivision processing, environmental review and impact fees assessed by other divisions of Community Development or other agencies that provide development services. For comparison purposes fees are shown for the years 2014 and 2008.

Fees were increased during the last planning period relative to the increased staff time allocated to process increasingly complex projects. Despite the increase in fees, the current fees only account for approximately one half of the actual cost to local government for processing. The majority of the costs upon which these fees are based are from State requirements such as mailings, newspaper notices, copying for distribution, and public hearings. Staff has conducted a review of other rural county planning fees and found that Del Norte County's fees remain lower than many other comparable jurisdictions. Therefore, the current fee schedule is not seen as a constraint to furthering residential development.

Table 52: Planning Processing Fees

FEE CATEGORY	2014 FEE	2008 FEE
Minor Use Permit	$760	$460
Major Use Permit	$1300	$860
Variance	$810	$670

Coastal Development	$760		$300
General Plan Amendment	$1620 plus $5/acre		$1340 plus $5/acre
Minor Rezone	$810		$670
Major Rezone	$1620		$1340
Coastal Rezone (additional to above)	$610		$420
Cluster Development Rezone	$420		$420
Planned Unit Development	NA (see Cluster Development)		$460
Mobilehome Park	NA (see Use Permit)		$460
SUBDIVISION	**2014 FEE**		**2008 FEE**
Certificate of Compliance	$230 per certificate per lot		$200 per certificate per lot
Lot Line Adjustment	$700 Coastal	$560 xCoastal	$460
Minor Subdivision	$950		$675
Major Subdivisions	$1700 plus $25 per lot		$1355 plus $25 per lot
ENVIRONMENTAL	**2014 FEE**		**2008 FEE**
Draft Environmental Impact Report Review	$700 + $55/hr>16 hours		$700 + $40/hr>16 hours
Negative Declaration - Local	NA		$300
Negative Declaration – State Clearinghouse	$500		$500
Mitigated Negative Declaration	$500		$500
Mitigation Monitoring Review	$55+ $55/hr>1hour		$40 + $40/hr>1hour
Categorical Exemption with Notice	$50		$50
Source: Del Norte County Fee Schedule			

Processing and Permit Procedures

Similar to other jurisdictions, Del Norte County has a number of procedures it requires developers to follow for processing planning entitlements and building permits. For the most part, processing time is timely, generally following State mandated minimum processing times. The County permit review process is widely regarded as being a user friendly system in which permits are processed in as expeditious and cost effective manner as feasible.

Currently, the Community Development Department is staffed by one Clerk in the Building Inspection Division and two Building Inspectors who are principally responsible for assembling permit files and conducting plan checks and inspections. Other staff from the Community Development are also often

involved in the permit review process. With most permits the Planning Division, which is staffed with one Planner, reviews permits for compliance with land use requirements including zoning use compatibility, construction setbacks, height restrictions, and environmental issues, etc. The Engineering Division, which is staffed with one Civil Engineer, one Engineer in Training, and two Engineering Technicians, review permits for erosion control requirements, encroachment issues, and road improvement requirements. Finally, for projects proposing to utilize alternative sewage disposal systems the Environmental Health Division, which is staffed by two Environmental Health Specialists, inspect the proposed systems (generally Wisconsin Mound Systems) for compliance with the North Coast Regional Water Quality Control Board's Basin Plan.

Generally, most housing projects typical to Del Norte County (single family residential) require a 4-6 review period before the permit is issued. Other factors such as compliance with CEQA, for larger housing projects, or discretionary approval (Coastal Development Permits, etc.) add additional time to the review process.

Non-Government Constraints

The availability and cost of housing is strongly influenced by market factors which the County government has little or no control over. State and national economic conditions have a considerable effect on the pace of local development, the availability of financing and mortgage interest rates. A number of costs associated with home building, such as site development (i.e. grading, installation of utilities, constructions of streets, and construction itself) cannot be greatly lessened by the County government. To a great extent the costs associated with producing and acquiring housing are beyond the direct control of local governments.

The primary non-governmental constraints to the development of new housing can be broken down into four categories: land costs, site development costs, construction costs, and availability of financing.

Land Costs

All resources needed to develop housing are subject to the laws of supply and demand, meaning that these resources may not always be available at prices which make housing development attractive. This is particularly true in the case of housing for low- and moderate-income households, where basic development cost factors such as the cost of land is critical in determining the income a household must have in order to afford housing. The cost of land is one of the largest components in the in the price of housing. Among the variables affecting the cost of land is its location, its amenities, the availability and proximity of public services (i.e. community water or sewer).

A review of current real estate listings indicates that the median urban lot (in the 6,000-10,000 ft^2 range) currently lists for $20,000. The median rural lot (in the ±1-acre range) is currently listed for $55,000. There are only limited multifamily parcels currently listed for sale. A parcel listed in the Sites Inventory (Site 9: CC Water Tank) is presently listed for $1,800,000. According to the Site Suitability Analysis it was estimated that this site has a realistic capacity for 160 which results in a cost of $11,250 per unit in land costs.

Table 53: Typical Land Costs

	Range of Cost
Urban SFR Land (6,000-20,000 sq. ft)	$15,000-$45,000
Suburban SFR Land (20,000 sq ft-2-acre)	$20,000-$70,000
Rural SFR Land (2-5 acres)	$80,000-$190,000
Rural SFR (5+ acres)	$120,000+
Source: Del Norte County Assessor's Office, Zillow.com, Del Norte County Real Estate Listings	

Site Development Costs

Upon securing the raw land, a residential development must make site improvements to the lot before a home can actually be built on the property. Such improvements could include connections to and/or construction of utilities for sewer and water, grading, and road improvements.

Table 54: Site Development Costs

Construction Activity	Estimated Cost
Connection to public water	$3,000-$5,000
Connection to public sewer	$4,000-$6,500
Conventional SDS (septic tank with leach field)	$4,500-$7,000
Private onsite well	$4,000-$6,000
Alternative SDS (mound system)	$12,000-$15,000
Aggregate (gravel)	$25-$35/yard
Concrete	$130/yard

Construction Costs

Many factors can affect the cost to build a house, including type of construction, materials, site conditions, finishing details, amenities, and structure configuration. Construction costs also vary according the type of development, with multi-family housing being marginally less expensive to construct than single-family residences.

A reduction in amenities and the quality of building materials can result in lower construction costs and lower purchases. Per-unit costs also decline with the size of the project, as developers benefit from

economies of scale and are able to produce housing at a lower per-unit cost. However, market forces can limit the ability to uses these mechanisms to affect housing production and influence lower prices.

In an informal survey of local builders a recurring theme expressed by the builders is that the single family housing market in Del Norte County is largely dictated by single custom homes (as opposed to high volume subdivision construction). In Del Norte County, the average per square construction cost for a “good quality” single family residence is between $120 and $130 per square foot.

Another alternative to stick-built construction are manufactured homes or prefabricated factory-built housing which provide for lower priced housing by reducing construction and labor costs. According to an informal survey of locally experienced manufactured home contractors and sellers the typical single family manufactured home costs approximately $50 per square foot with higher end models costing approximately $65 per square foot. Delivery and set-up cost can range from $20,000 to $25,000 depending upon the distance the sectional unit(s) must travel from its origin, need for special equipment to site the unit on a parcel (i.e. narrow driveways, steeper slopes), and the level of difficulty in setting up newer multi-section units with varying siding and roof pitches. Other costs include the construction of permanent foundation upon which to place the unit. According to the surveyed manufactured home contractors, currently, engineered foundations cost approximately $2,000 and perimeter foundations cost approximately $15,000.

The observed significant construction costs coupled with land costs demonstrate why the availability of affordable new homes is limited.

Availability of Financing

Qualifying for real estate financing has grown increasingly stringent over the past 5 years, largely in reaction to the collapse of the credit markets in the late 2000’s for both developers and private parties. Locally, the economic recovery has lagged behind the national and broader state recoveries, as evidenced by proportionally higher levels of unemployment in Del Norte County, and the recovery of the housing market has certainly played a part in this. As the population of Del Norte County has, on the average, lower wages and less likelihood of employment the ability to obtain credit for home construction and purchase is diminished, thus compounding the stagnant economic conditions locally.

Local real estate professionals have indicated that there are an increasing number of home buyers coming from out of the area to purchase homes in Del Norte County. In many cases, while the buyers may qualify for home purchase, they are facing problems with the homes themselves due to poor condition or perceived poor condition as the result of an appraisal. This of course, directly relates to the discussion in this Housing Element of the need for a better housing stock survey to assess for the condition of housing stock in Del Norte County.

Chapter 4 – Program Requirements

Government Code Section 65583(b)(1) requires that Housing Elements contain "a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing." This section of the Housing Element sets forth the County's Quantified Objectives, Goals, Policies, and Programs which are intended to collectively address the identified housing needs of Del Norte through 2019. The Housing Element is required to address six broad requirements in its goals and policies:

- Provide Adequate Sites to Accommodate Housing Need
- Development of Lower Income Housing
- Address and Remove or Mitigate Constraints
- Conserve and Improve the Existing Housing Stock
- Preserve Units At-Risk of Conversion to Market Rate Uses
- Promotion of Equal Housing Opportunity.

More specifically, this section of the Housing Element contains programs which set forth a schedule of actions the County is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the County through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available.

Quantified Objectives

The quantified objectives estimate the number of units likely to be constructed, rehabilitated or conserved/preserved by income level during the planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources and constraints.

Based on previous permit activity and housing stock conditions anticipated new construction, replacement, and rehabilitation goals are provided in Table 55. The Sites Inventory identifies a surplus of potential sites in order to accommodate the new construction needs listed.

Table 55: Quantified Objectives

Income Group	Construction	Rehabilitation	Conservation/Preservation
Extremely Low	30	45	1
Very Low	30	45	2
Low	37	60	5
Moderate	30	200	5

Above Moderate	106	400	2
Total	**233**	**750**	**15**

Goals, Policies, and Programs

The programs described in this section represent the actions the County proposes to take to implement its policies and achieve stated goals and objectives. These programs reflect the results and analyses of the County's local housing needs, available land and financial resources and the mitigation of identified governmental and non-governmental constraints.

Based on goals required by state housing law as well as local identified goals, analysis of the effectiveness of the previous Housing Elements, and public input the goals, policies, and programs presented in this section have been identified for the 2014-2019 Housing Element.

Goal A: To Provide Adequate Sites to Accommodate the Housing Need

A fundamental component of the Housing Element is the identification of adequate sites, with appropriate zoning and development standards and services to accommodate the unincorporated share of the regional housing needs for each income level within the County. As it plays such an integral part of accommodating the County's share of the Regional Housing Need the County should aim to use a variety of planning tools to ensure that adequate sites have been identified as being available for housing development.

Policy A-1: *The County should continue to maintain a sufficient supply of land designated for residential development to meet the identified housing needs for the planning period.*

Program A-1: **Sites Inventory and Suitability Analysis**

Timeframe: This program has been incorporated into the 2014-2019 Housing Element.

Responsibility: Community Development Department (Planning Division).

Funding: General Fund.

Objective: In order to demonstrate that the housing needs of the County can be accommodated the County should prepare a Sites Inventory and Analysis of appropriately zoned parcels located within the unincorporated County on which targeted income housing may be developed. The product of this program will be a Sites Inventory and Suitability Analysis (which is presented in this Housing Element).

Beneficial Impact: By preparing a Sites Inventory and Analysis as a component of the adoption of the Housing Element targeted income housing developers will have a clear idea

of where the County has identified suitable areas for housing to meets its share of the Regional Housing Need.

Policy A-2: *The County should implement a Geographic Information System (GIS) to assist staff in identifying vacant and underutilized lands suitable for affordable housing through the addition of zoning and land use information to the existing parcel level database.*

Program A-2: **GIS Implementation**

Timeframe: GIS software is relatively costly. In order to deploy a GIS platform for use by the Planning Division adequate funds will need to be budgeted for software, licensing, and possibly machine upgrades to run the intensive software. It is anticipated that funds would not be available until at least FY 2015-16 for implementation of this program.

Responsibility: County IT Department and Community Development Department (Planning Division).

Funding: General Fund.

Objective: Deployment of a Geographic Information System (GIS) platform with robust land use capabilities (i.e. Zoning and General Plan data, natural hazard data, etc.) for the purpose of identifying suitable areas for the development of housing.

Beneficial Impact: A functional GIS platform is essential to good planning practices and would have a positive, tangible impact upon the identification of, and planning for, adequate sites for future housing.

Policy A-3: *The County should monitor residential building activity by income categories on an annual basis for use in determining whether the housing needs of the County are being met.*

Program A-3: **Monitor Housing Construction Activity**

Timeframe: This is an ongoing program which requires the County to regularly (i.e. monthly, quarterly, etc.) update its tracking database with the latest building data.

Responsibility: Community Development Department (Building Inspection Division and Planning Division).

Funding: General Fund.

Objective: To maintain accurate and current data showing housing development (new units created, rehabilitated, demolished, etc.) within the County in a consolidated database.

Beneficial Impact: This program will allow for quicker updates to future Annual Progress Reports and Housing Elements as the data would be available in a quickly accessible database.

Policy A-4: *Preserving the County's natural resources is of great importance and this issue has never been more relevant than now (2014) with California facing an unprecedented drought and water shortage statewide. As such, the County should continue to work with outlying services agencies regarding individual issues of adequate water service, where applicable.*

Program A-4: **Coordination with Rural Public Utilities**

Timeframe: This is an ongoing program and will be initiated on a case-by-case basis. For example, each service provider in the County operates at varying levels in terms of staffing, resources, etc. As such, the County will first coordinate with agencies on their ability to meet regularly. Once a schedule is established it is anticipated that coordination will occur at regular intervals such as annually with agencies capable of meeting once per year or whatever cycle the agency and the County agree will be of mutual benefit.

Responsibility: Community Development Department (Planning Division and Environmental Health Division).

Funding: General Fund.

Objective: Coordination with water districts in outlying areas on an as needed basis.

Beneficial Impact: The County depends on rural water districts to provide public water in certain unincorporated parts of the County. If these water districts were unable to provide their services housing capacity may not be able to be fully accommodated. It is therefore critical to the County's planning efforts to continue to coordinate with the water districts to ensure ongoing viability of the water districts.

Policy A-5: *The County supports the prioritization of public utilities being allocated to lower income housing development. Upon adoption, the Housing Element should be delivered to all public agencies and known private entities that provide water*

service or sewer services within the County as required by Government Code Section 65589.7.

Program A-5: **Prioritization of Public Utilities to Meet Lower Income Housing Need**

Timeframe: Immediately (upon certification and adoption of the Housing Element).

Responsibility: Community Development Department (Planning Division).

Funding: General Fund.

Objective: A letter from the County Community Development Department explaining the requirement for priority service to lower income households along with a copy (digital copy unless a hard copy is requested) 2014-2019 Housing Element on the County website which allow for the Housing Element to be downloaded as needed.

Beneficial Impact: The County depends on rural water districts to provide public water in certain unincorporated parts of the County. If these water districts were unable to provide their services housing capacity may not be able to be fully realized. It is therefore critical to the County's planning efforts to continue to coordinate with the water districts to ensure ongoing viability of the water districts.

Goal B: To Assist in the Development of Lower Income Housing

Due to limited public resources the development of lower income housing in Del Norte County has historically been done by private developers. Despite its limited resources the County has consistently sought to assist in the development of lower income housing whenever possible. Recent examples of this include the assistance by the County in the securement of funding necessary for the development of the Summer Park Apartments, an 81 unit multifamily lower income housing development, through a $2,000,000 loan to the County under the HOME Investment Partnership program. The policies and programs listed below illustrate how the County can indirectly facilitate the development of more affordable housing through effective administration of land-use controls and by providing appropriate regulatory concessions and incentives.

Policy B-1: *The County should compile an inventory of surplus properties owned by the County or other public entities. The inventory will include donated land and land otherwise acquired by the County.*

Program B-1: **Surplus Properties**

Timeframe: 2015.

Responsibility: Community Development Department (Planning Division) and County IT Department.

Funding: General Fund.

Objective: The development of an inventory of surplus properties and a website which provides site specific details on these surplus lands and information useful to potential developers such as existing infrastructure, zoning & land use, parking requirements, environmental issues, etc.

Beneficial Impact: The identification of surplus County owned property and dissemination of this information would benefit lower income housing development as it would add to the overall supply of lands available for such housing.

Policy B-2: *The County benefits from the partnership with non-profit developers in meeting the housing need of lower income households. The County should initiate a partnership and continue to work with non-profit developers to assist the development of housing affordable to extremely low-, very low- and low-income households.*

Program B-2: **Non-Profit Development**

Timeframe: Biennial commencing in 2015 (again in 2017 and 2019).

Responsibility: Community Development Department (Building Inspection Division and Planning Divisions).

Funding: General Fund.

Objective: The County will biennially invite non-profit developers to discuss the County's plans, resources, development opportunities and RFQ process.

Beneficial Impact: Working with the building community, especially nonprofit housing developers, advocacy groups and tenants make assisting in the development of affordable housing easier and more effective. By meeting with non-profit developers every two years a partnership would be developed between the County Community Development Department and potential developers of housing for lower income households.

Policy B-3: *Facilitating the permitting process is a way in which the County can assist in the creation of lower income housing. The County, working with the Housing Authority, local non-profit organizations, or developers, should encourage the development of housing for extremely low and lower income households through facilitation of the permitting process including permit coordination, letters of support, pre-application consultation, etc.*

Program B-3: **Facilitation of Extremely Low and Lower Income Housing Projects**

Timeframe: Ongoing. It is anticipated that this program would be continued on an ongoing basis throughout the planning period in order for the County to be most responsive to the needs of the lower income development community.

Responsibility: Community Development Department (Planning Division).

Funding: General Fund.

Objective: The objective of this program is the development of additional housing for extremely low as well as lower income housing through site identification, permit coordination, and providing data or letters of support for funding applications. The County will consider, on a case-by-case basis, requests for bonus density, deferred agreements or waivers for improvements, and/or local bonding assistance.

Beneficial Impact: Oftentimes the regulatory hurdles and complexities can present the biggest challenge to the development of new lower income housing. By taking proactive steps towards smoothing the regulatory process it can be reasonably expected that enhanced opportunities for the creation of lower income housing will result.

Policy B-4: *With the County's limited available resources, the identification and successful application for funding is essential to the development, maintenance or improvement of housing for lower income households. The County should continue its efforts to coordinate with funding agencies in order to identify and improve competiveness for housing related funding.*

Program B-4: **Identification and Application for Funding**

Timeframe: This program is anticipated to be dependent on the availability of funding which generally fluctuates based on Federal and State appropriations however the County anticipates seeking funding at least annually.

Responsibility: County Administrative Department (Housing & Rehabilitation and Grants Divisions).

Funding: To be determined.

Objective: The County will apply for funds for assisting in the development, maintenance or improvement of housing for lower income households and shall prepare at least one application annually seeking funding for housing related projects. It is hoped that housing related funding will assist the County in meeting at least

25% of its housing need through creation of new housing and/or rehabilitation and maintenance of existing housing.

Beneficial Impact: Funding is critical to the development of lower income housing and demonstrates the commitment of the County in partnering in the development of housing. The identification and successful application for housing related funding would help the County in meeting its regional housing need allocation.

Goal C: Address and Remove or Mitigate Constraints

The County should address, and where possible, remove governmental constraints to the maintenance, improvement and development of housing, including housing for all income levels and for persons with disabilities including developmental disabilities.

Policy C-1: *Second units provide an important source of affordable housing. By promoting the development of second units, the County may ease a rental housing deficit, maximize limited land resources and existing infrastructure and assist low and moderate-income homeowners with supplemental income. Additionally, second units can increase property tax base and contribute to the local affordable housing stock.*

Program C-1: **Monitor Second Units Constraints**

Timeframe: Monthly. The County will update its database (e.g. spreadsheet, etc.) on a monthly basis to reflect the most recent second units activity.

Responsibility: Community Development Department (Planning Division).

Funding: General Fund.

Objective: The objective of this program is to establish a framework by which the ongoing monitoring of the development of second units is created in addition to an analysis of the constraints on the creation of second units resulting from County Ordinances is conducted on an as-needed basis. Specifically, it is anticipated that a spreadsheet will be created and maintained to track the development of second units and to tabulate any constraints encountered via the local permitting process.

Beneficial Impact: It is the belief of County staff that under the current second unit ordinances no significant constraints exist. However this is anecdotal data and by monitoring the creation of second units a more fact-based, analytical understanding of any constraints that may exist should emerge and serve as the basis for potential future policy changes.

Policy C-2: *Within Del Norte County, lands designated as commercial often represent the areas with most readily adaptable infrastructure (i.e. public water and public sewer, etc.) needed for lower income and multifamily housing. Currently, residential density is capped at 12 units per acre where public water and public sewer services exist which is lower than the default density standard for lower income housing for Del Norte County (which is 15 units per acre) and, as such, is considered a constraint that should be corrected.*

Program C-2: **Amend General Plan Text for General Commercial Residential Density**

Timeframe: This program will be completed in 2015 however final certification of the text amendment may ultimately take longer in the Coastal Element (the Local Coastal Program) than in the Non-Coastal Land Use Section of the General Plan due to Coastal processing timelines which are outside of the County's control.

Responsibility: Community Development Department (Planning Division).

Funding: General Fund.

Objective: The objective of this program is to amend the text of the General Plan to allow for an increase from 12 units per acre to 15 units per acre in the General Commercial land use designation where both public water and public sewer service are available.

Beneficial Impact: By allowing for additional residential density lands designated as General Commercial may be allowed to be developed with lower income housing thereby assisting in providing for the lower income housing needs of the County.

Goal D: Conserve and Improve the Existing Housing Stock

The existing affordable housing stock found within the County is a valuable resource and, as such, programs identified in this section of the Element are intended to conserve and improve it. Based on the aging of the housing stock it is anticipated that a large number of units will require rehabilitative work. A total of 750 units are identified in the Quantified Objectives for rehabilitation during the current planning cycle.

Policy D-1: *The County should make efforts to preserve, through rehabilitation, dwelling units found to be substandard or a threat to health and safety through Code Enforcement efforts. The Code Enforcement and Planning Divisions shall aim to educate property owners on various funding opportunities to assist in the remediation of housing related code violations.*

Program D-1: **Code Enforcement Based Housing Rehabilitation**

Timeframe: This is an ongoing program.

Responsibility: Community Development Department (Code Enforcement Division).

Funding: General Fund.

Objective: The objective of this program is to refer appropriate housing units with code violations to the County Code Enforcement Division for rehabilitation. Additionally, to advise at least 15 property owners per year of various funding and assistance opportunities to remedy housing related code violations.

Beneficial Impact: The Code Enforcement Division works with the County Hearing Officer to resolve code violations. It is anticipated that approximately 25 code-based investigations will be processed by the Code Enforcement Division annually during the planning period. The Hearing Officer has broad discretion to require corrections of code violations and to enable the Code Enforcement Division to pursue liens and other enforcement mechanisms against properties in order to have necessary resources to abate violations and rehabilitate properties. The County would benefit aesthetically, health-wise in terms of more general public health, and economically in terms of improved housing stock if 80-100% of the referred code violations are remedied through Code Enforcement efforts, in particular with funding assistance to property owners.

Policy D-2: *The County will continue using available subsidies for the rehabilitation of lower income residential units.*

Program D-2: **County Housing Rehabilitation Program**

Timeframe: 2014-2019.

Responsibility: County Administrative Office (Housing Rehab Program).

Funding: CDBG and HOME funding programs.

Objective: The objective of this program is to provide rehabilitation assistance to lower income households, subject to funding availability, with a goal of assisting 20 units before the end of the planning cycle.

Beneficial Impact: By assisting lower income households, who would likely not have the resources to do the rehabilitation themselves, a larger number of units will be able to be preserved through rehabilitation thus lessening the burden on the County through the creation of new units solely through development.

Policy D-3: *The Senior Center, subject to available funding, will continue to provide rehabilitation assistance in the City and County for weatherization of existing housing units with a goal of 5 dwelling units per year.*

Program D-3: **Senior Center Housing Rehabilitation Program**

Timeframe: 2014-2019.

Responsibility: Del Norte Senior Center.

Funding: Low Income Weatherization Program.

Objective: The objective of this program is to provide rehabilitation assistance to lower income, elderly households, subject to funding availability, with a goal of assisting 5 units annually.

Beneficial Impact: By assisting lower income, elderly households, who would likely not have the resources to do the rehabilitation themselves, a larger number of units will be able to be preserved through rehabilitation thus lessening the burden on the County through the creation of new units solely through development and will also make the housing units more energy efficient through the weatherization improvement.

Policy D-4: *The County should preserve residential neighborhood appearances and make them more livable, particularly within and around neighborhoods with schools.*

Program D-4: **Enhance Residential Neighborhoods**

Timeframe: This is an ongoing program that will involve the County seeking at least one funding application per year.

Responsibility: Community Development Department (Planning Division, Engineering & Surveying Division, and Roads Division).

Funding: Various Federal, State, and Local monies (e.g. ATP funds, SRTS funds).

Objective: The County will preserve residential neighborhood appearance and make them more livable through enhancement measures such as the construction of sidewalks and other street improvements. As a priority, the County will target roads and pedestrian ways that serve as corridors between established residential areas and schools (i.e. Safe Routes to Schools, etc.). The securement of outside funding will enable the County to match funds thereby leveraging the limited County resources whilst improving County infrastructure.

Beneficial Impact: By developing safe, walkable residential areas, particularly around schools this program will build a sense of neighborhood, encourage increased parental involvement at school & beyond, promote driving safely in school zones & the larger community, and gain economic benefits of improved infrastructure, like sidewalks.

Goal E: Preserve Units at Risk of Conversion to Market Rate Uses

While no instances of assisted housing being at risk of conversion to market rate in the current or next planning period have been identified the County should continue to monitor the local assisted housing stock for the possibility of conversion. In order to preserve the locally available stock of assisted housing units the County should actively participate in the preservation of assisted housing units from conversion to market rate rentals whenever needed.

Policy E-1: *In conjunction with the Housing Authority, the County shall regularly review the status of assisted rental units at risk of conversion to market rate rents and respond as appropriate.*

Program E-1: **Monitor At-Risk Assisted Housing**

Timeframe: This is an ongoing program that will be monitored biannually.

Responsibility: Community Development Department (Planning Division) and the Housing Authority.

Funding: General Fund.

Objective: The objective of this program is to continue to track the risk of conversion of assisted units to market rate.

Beneficial Impact: As demonstrated elsewhere in this Housing Element many households in Del Norte County are classified as lower income households. As such, many households in Del Norte County are reliant upon assisted housing. By tracking the risk of conversion to market rate the County will be proactively monitoring access to assisted housing for this large segment of the County's population thereby protecting against loss of housing.

Goal F: Promote Equal Housing Opportunity

The County should actively participate in ensuring fair housing to promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability.

Policy F-1: *The Housing Authority serves as the local lead agency on matters involving Fair Housing. The County will continue to support the Housing Authority to the greatest extent possible through distribution and posting of fair housing information, referrals to the Housing Authority, and any assistance that may be periodically needed.*

Program F-1: **Designating the Housing Authority as the Fair Housing Agency**

Timeframe: This is an ongoing program.

Responsibility: Community Development Department (Planning Division) and the Housing Authority.

Funding: General Fund.

Objective: The objective of this program is to continue to establish the Housing Authority's principal role in Fair Housing with support by the County Community Development Department. In its supporting capacity the County will continue to provide information to members of the public on matters of fair housing and refer them to the local Housing Authority office for submittals of complaints, requests for investigation, etc.

Beneficial Impact: The Housing Authority has the staff expertise and resources to address fair housing issues while the County has historically provided support and information to members of the public. This cooperative approach has proven to be effective at minimizing fair housing problems and keeps clear the roles of each governmental entity which benefits the public through efficient and clear procedures and lines of authority.

Policy F-2: *Safe guarding families has been a common use of the zoning code since its inception. However, some traditional definitions of family discriminated against people with disabilities. For example, many individuals with disabilities must share housing so they can have the support they need to live in a community. As such, the County should review its current definition of family and amend it as needed in order to comply with the law and not discriminate against non-traditional families and persons with disabilities.*

Program F-2: **Update Definition of Family in County Code**

Timeframe: For ease of processing the ordinance recommended in this program would preferably be taken to the Board of Supervisors with additional ordinance revisions that may become necessary during the planning period. As such, it is anticipated to be completed prior to the end of the current planning period

however it is difficult to say exactly when until other code revisions become necessary. In any case, it will be taken to the Board of Supervisors for consideration prior to the next Housing Element.

Responsibility: Community Development Department (Planning Division).

Funding: General Fund.

Objective: The objective of this program is to redefine the current definition found in the County Code so that rather than focusing on blood or marriage ties, the definition of family would focus on the individual household relationship. For example, the Santa Barbara v. Adamson case found that members of a group home should be treated as a family because they shared household chores and expenses, ate meals together, participated in recreational activities together, and formed close bonds.

According to HCD and Mental Housing Advocacy Services there are three major points to consider when writing a definition of family:

- Jurisdictions may not distinguish between related and unrelated individuals.
- The definition may not impose a numerical limit on the number of persons in a family.
- Land use restrictions for licensed group homes for six or fewer individuals must be the same as those for single families.

Beneficial Impact: There are a number of State and Federal rules that govern the definition of family, including the Federal Fair Housing Amendments Act of 1988, the California Fair Housing and Employment Act, the California Supreme Court case City of Santa Barbara v. Adamson (1980), and the California Constitution privacy clauses. The laws for families have a few primary purposes: to protect people with disabilities, to protect non-traditional families and to protect privacy. By updating its definition of "family" the County will reach a higher level of consistency with the applicable laws referenced above.

Policy F-3: *The Housing Authority should continue to utilize, to the fullest extent possible, its existing vouchers under the Federal Section 8 program. The Authority should also continue its landlord education program in order to provide candidates for replacement of units, which may be removed from the program.*

Program F-3: **Section 8 Voucher Program**

Timeframe: This is an ongoing program.

Responsibility: Housing Authority.

Funding: City of Crescent City and HUD, Section 8.

Objective: The objective of this program is to assist 400-600 households as funding and rents permit with rental assistance vouchers.

Beneficial Impact: As demonstrated elsewhere in this Housing Element many households in Del Norte County are classified as lower income households. As such, many households in Del Norte County are reliant upon assistance to meet their housing needs making the Section 8 program and its ongoing implementation critical.

Policy F-4: *Shared residential living serving the developmentally disabled who are at-risk of homelessness or at-risk of institutionalization should be encouraged as a way to accommodate the housing need of this population and to address the increase in the homeless who have some form of developmental disorder and/or mental disability.*

Program F-4: **Access to Housing for those with Developmental Disorders and/or Mental Disabilities**

Timeframe: A plan will be developed in FY 2015-2016.

Responsibility: Department of Health and Human Services, Social Services Branch.

Funding: Mental Health Services Housing Program.

Objective: The objective of this program is to develop an incentive for the allocation of units for those who are mentally disabled and who are at risk of homelessness or institutionalization in new housing development.

Beneficial Impact: According to the latest information provided by DHHS, the Mental Health Division has adopted an integrated approach whereby individuals are living in multi-unit/single occupant apartments along with other populations. According to the "Point in Time" Homeless Study in Del Norte County the majority of the County's homeless population suffers from a developmental disorder of some type. If an incentive plan were to be developed to encourage the dedication of a certain number of units for the target population it is anticipated that less of those with developmental disorders and/or mental disability would become homeless or institutionalized.

Policy F-5: *The Board of Supervisors has passed an ordinance codifying the state and federal requirement for providing reasonable accommodation to those with disabilities. Specifically, the County ordinance includes language prohibiting discrimination in housing against individuals with disabilities and requires that the County take affirmative action to eliminate regulations and practices that deny housing opportunities to individuals with disabilities. Furthermore, the County's adopted ordinance provides flexibility and removes constraints in the creation of housing for those with disabilities. Finally, the ordinance provides a regulatory framework by which housing for those providing supportive services to those with disabilities.*

Program F-5: **Reasonable Accommodation Brochure**

Timeframe: A brochure will be developed in FY 2014-2015.

Responsibility: Community Development Department (Building Inspection Division and Planning Division).

Funding: General Fund.

Objective: The objective of this program is to develop a brochure which will be available at the Community Development Department counter.

Beneficial Impact: The brochure will highlight the flexibility ordained by the Board of Supervisors in the permit process, consistent with state and federal law, for those wishing to develop housing for those with disabilities. Currently, the ordinance exists in a more technical format as a section of the County Code however if a brochure were to be developed it will make the policy more accessible to the public, housing developers, property owners, and those with disabilities.

Goal G: Safe and Healthy Housing Goals

The County should review new and proposed housing development for consistency with healthy housing concepts to promote healthy and safe housing opportunities in the County.

Policy G-1: *The County should encourage new housing development to be designed in a way so that criminal activity is deterred through environmental design to the greatest extent practicable.*

Program G-1: **Crime Prevention through Environmental Design**

Timeframe: This program will be implemented in 2014-15.

Responsibility: Community Development Department (Planning Division and Building Inspection Division) and Sherriff's Department.

Funding: General Fund.

Objective: The objective of this program is to encourage housing projects to be designed in a way that deters criminal activity. Specifically, to develop an informational handout that discusses crime prevention through environmental design including natural surveillance (e.g. window placement, appropriate lighting), access control (e.g. locking gates, fencing, landscaping), etc.

Beneficial Impact: The proper design and effective use of the built environment can reduce crime, reduce the fear of crime, and improve the quality of life. Built environment implementations of crime prevention through environmental design seek to dissuade offenders from committing crimes by manipulating the built environment in which those crimes proceed from or occur.

Policy G-2: *Smoking and second hand smoke are harmful to overall human health. Second hand smoke is difficult to contain. In multifamily housing smoke can quickly spread through common areas, doorways, cracks in walls, electrical lines, plumbing, and ventilation systems. The County should encourage new housing development to be "smoke free" to improve the health of those living in multifamily housing.*

Program G-2: **Encourage Smoke-Free Policies in Multifamily Housing**

Timeframe: This program will be implemented in 2014-15.

Responsibility: Community Development Department (Planning Division, Building Inspection Division, and Environmental Health Division).

Funding: General Fund.

Objective: The objective of this program is to encourage new multifamily housing projects to adopt policies that restrict or prohibit smoking. Specifically, the County will prepare an informational brochure detailing the harmful effects of smoking with a particular emphasis on the effects in multifamily housing

Beneficial Impact: The elimination or reduction of smoking in multifamily housing will have positive effect on those residing therein.

Chapter 5 – Other Requirements

Public Participation

Section 65583(c)(5) of the Government Code states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played a critical role in the formulation and refinement of the County's housing goals and policies.

Housing issues affect the entire community – residents, employers and the public and private sectors. The public participation requirement of housing element law presents an opportunity to engage constituents in a dialogue – defining problems and creating solutions. The inclusion of community stakeholders in the housing element public participation process helps ensure appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented. An inadequate public participation process may lead to community conflict or in worse case scenarios, anti-development initiatives, and NIMBYism. Successful public participation is important because a diverse cross section of the population can be engaged in defining the housing problem and in crafting community sensitive solutions. Another benefit of broad participation and true engagement of the public is that when it is time to adopt housing strategies and approve housing developments, a greater portion of the community has been involved and participated in the plan and more frequently will support its implementation. Meaningful participation creates stakeholders in the ultimate outcome of the process.

Public Meeting and Scoping Workshops

In response to the need for public participation county planning staff developed a public announcement for a meeting and scoping workshop series for soliciting public input on the draft Housing Element. Locations where the announcement was posted include the the County Administrative Center, City Hall (City of Crescent City), as well as at various locations in the County (Gasquet, Hiouchi, Smith River, Klamath). Additionally, electronic copies of the Draft Element were made available to all interested parties for ease of review and comment.

Table 56 presents a summary of the date, time, and place of the public meetings at which the Housing Element was actively discussed and public comment taken. Throughout the public meeting and scoping workshops that occurred notice was posted and public service announcements were made in order to sufficiently alert the public and their input and involvement in order to make this Housing Element reflective of local issues, concerns, and trends in housing.

Table 56: Public Meeting and Scoping Workshops

Place/Meeting	Date and Time	Description

Del Norte County Environmental Review Committee	December 12, 2013, 8:30am	Presented initial Housing Element update to representatives of County Building Division, Engineering Division, Environmental Health, Native American tribes, Real Estate Board, Assessor's Office, and Planning Division.
Del Norte County Planning Commission Meeting – Public Hearing	May 7, 2014, 6:00pm	Presented preliminary Draft to public and Planning Commission and received comments and feedback from the public and commissioners.
Housing Element Public Workshop	May 23, 2014, 3:00pm	Previous comments and suggestions incorporated into Draft and presented to public with for public review and comment.
Del Norte County Board of Supervisors Meeting – Public Hearing	June 24, 2014, 10:00am	Previous comments and suggestions incorporated into a final Draft. Draft presented to Board of Supervisors with public hearing where public comment and input has been solicited and encouraged.

Leading up to the meetings comments were solicited via public announcements and through local community organizers. At the various meetings and workshops comments were solicited from interested parties and stakeholders. Comments were also submitted directly to County staff. These comments have been incorporated into the Housing Element where appropriate. Specific comments and responses are summarized in Table 57.

Table 57: Summary of Comments Received and Response

Public Comment	Response	Recommendation
The County's Public Health Policy Coordinator has submitted a request that involves the inclusion of health focused goals into the Housing Element and has provided several suggested Goals and Policies.	County staff has reviewed these goals and has determined them to be consistent with the goals of the Housing Element.	Where possible the information provided has been incorporated to the fullest extent possible. Specifically, Goal G was added to the Goals, Policies, and Programs.
Request from owner of commercially zoned Parkway Antique Store (Fernandes / 1642 Parkway Drive) property to not be included in transitional and supportive housing inventory. Property owner feels that being included on inventory will diminish land value.	County staff has reviewed this request and spoken to the property owner. Staff has explained that having a piece of property that has the capacity for providing units for transitional and/or supportive housing does not imply that type of development will occur nor does being removed from the inventory change that the land may be zoned appropriately for such a use.	Transitional and supportive housing was identified through an index during the previous Housing Element. Since that time the County has adopted an ordinance adopting the State's standard definitions for supportive and transitional housing and as such an inventory of sites has not been prepared as part of this Housing Element.
The Redwood Coast Regional Center (RCRC) offers services and support for children and adults with development disabilities who live in Del Norte, Humboldt, Lake, and Mendocino Counties. The RCRC has	The County supports the goal of the RCRC to provide affordable housing to the developmentally disabled.	This Housing Element has incorporated goals, policies, and programs, to work towards achieving an adequate supply of affordable housing for the developmentally disabled

identified a desired outcome of developing affordable housing in the served area through work with community non-profit housing agencies.		population and their support community. Goals E and F, in particular, address this issue.

Throughout the process of developing this Housing Element County Staff has relied upon local expertise in the various topics that are required to be addressed in the Housing Element. Without the assistance of local resources the preparation of this Housing Element would have been much more difficult if not impossible. During the preparation of the prior Housing Element a program was identified to establish a Housing Element Committee to assist and provide expertise to County Planning Staff however due to cutbacks and workload obligations a committee was not able to be established before work on the current Element began. In the absence of a formal committee, Table 57 presents a list of local people with expertise in their housing-related field who were consulted in the preparation of the 2014-2019 Del Norte County Housing Element.

Table 58: List of People Consulted

Name	Organization	Primary Issues
Kurt Stremberg	Del Norte County Board of Realtors	Housing sales and rentals.
Megan Miller	Crescent City Housing Authority	Section 8 Program, At-Risk Units, etc.
Karen Satern	Redwood Coast Regional Center	Developmentally disabled population.
Nanette Yandell	Building Health Communities	Healthy community, goals and policies, etc.
Mary Messal	Bayside Realty	Access to financing.
Amanda Haney	Del Norte Senior Center	Senior housing, housing rehab program, etc.
David Thompson	Del Norte County Building Inspection	Housing costs, construction trends, etc.
Rick Parker	Parker Construction	Costs of construction.
Jennifer Perry	Del Norte County Assessor's Office	Comparable sales of assisted housing locally.
Mike Swantko	Palm Harbor Homes	Manufactured homes (costs, sales, etc.).

General Plan Consistency

The Housing Element of the General Plan is one component of the County's overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by policies contained in other elements of the General Plan.

The Housing Element is most intricately related to the Land Use Element. The Land Use Element sets the framework for development of housing by laying out the land designations for residential development

and indicating the type and density permitted by the County. Working within this framework, the Housing Element identifies priority goals, objectives and program actions for the next five years that directly address the housing needs of the County's existing and future residents. The policies contained in other elements of the General Plan affect many aspects of life that residents enjoy - the amount and variety of open space, the preservation of natural, historic and cultural resources, permitted noise levels in residential areas, and the safety of the residents in the event of a natural or man-made disaster.

The Housing Element has been reviewed for consistency with the County's other General Plan Elements and the policies and programs in this Element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained. At this time, no inconsistencies between the other elements of the General Plan and the Housing Element have been identified.

Coastal Zone Program Consistency

Government Code Section 65588(d) requires the review of the housing element for jurisdictions located within a coastal zone to provide an additional analysis of units constructed, demolished and replaced within three miles of the coastal zone to ensure the affordable housing stock within and near the coastal zone is being protected and provided as required by Government Code Section 65590.

The Local Coastal Program

A Local Coastal Program (LCP) is the planning tool used to carve out the shared partnership between the California Coastal Commission's (CCC) mandate to protect coastal resources, and local governments regulation of land use through its General Plan. An LCP includes a land use plan with land use classifications, types and densities of allowable development plus goals, objectives, and policies concerning development use of coastal resources. After an LCP is approved by the CCC, their permitting authority is delegated to the local government. It is not intended that the CCC and their permitting authority usurp local government.

The County's LCP was certified in 1983 and has undergone piecemeal amendments as necessary in the intervening years. The County has reviewed the provisions of the LCP with regard to housing (which are principally land use) as has found the Housing Element to be consistent with the LCP.

Development within 3 Miles of the Coastal Zone

Government Code Section 65588(d) requires the review of the housing element for jurisdictions located within a coastal zone to provide an additional analysis of units constructed, demolished and replaced within three miles of a coastal zones to ensure the affordable housing stock with the coastal zone is being protected and provided as required by Government Code Section 65590.

Coastal jurisdictions are required to report development activity in the Coastal Zone dating from 1982 to present. Unfortunately, in Del Norte County this information is not readily accessible through permit databases however in each successive Housing Element, beginning with the 1992 update, more and more data begins to emerge to reflect coastal development activity. No other historical data is available.

Table 59: Past Building Permit Activity in Coastal Zone

Housing Element	Timeframe	New Units	Demolished Units	Replaced Units
1992-1997	1984-1990	502	NA	209
2001-2008	NA	426	35	16
2008-2014	2000-2007	170	40	29
Source: Del Norte County General Plan, Housing Element Updates				

County staff has reviewed Building Permit activity during the prior planning period in the Coastal Zone which is presented in Table 60. Comparatively, development during the last five year period, preceding this Housing Element, was down precipitously however it is important to acknowledge the role that the crash of the housing market and the broader recession had to play with this decline in development.

Table 60: Building Permit Activity in Coastal Zone

Timeframe	New Units	Demolished Units	Replaced Units
July 1, 2008-June 30, 2014	10	14	6
Source: Del Norte County Building Inspection Division			

California Environmental Quality Act (CEQA) Compliance

A Negative Declaration (ND) was previously adopted for the 2008 Housing Element (SCH #2009012066). The ND indicated that there were no recommendations for changes in land use or density and therefore no significant changes in environmental impacts would occur as a result of the adoption of the updated element. Staff has reviewed the ND and has determined that the current Housing Element Update is eligible for an addendum as allowed for in the CEQA Guidelines §15164(b). As such, at its May meeting the Planning Commission adopted an Addendum to the previously adopted ND for the current Housing Element Update. The California Department of Fish and Wildlife reviewed the addendum and ND and issued a CEQA “No Effect Determination”. No further analysis related to CEQA is required and the ND/NOD is included in the appendix section.

Flood Hazard Land Management Requirements (AB 162)

State law was updated pursuant to AB 162 to require that all cities and counties amend the Safety and Conservation Element of their General Plan to include an analysis and policy regarding flood hazards and flood management upon revision of the housing element. As such, a program has been identified that requires the County to update these policies within one year of the adoption of the updated housing element (see Program C-1).

Water and Sewer Service Priority for Affordable to Lower Income Housing

Pursuant to SB 1087 the County is required to provide a copy of the Housing Element to water and sewer providers. Pursuant to state law, water and sewer providers are required to grant priority for service allocations to proposed housing projects that include housing for affordable to lower income households. As such, the County has provided the water and sewer providers copies of the 2008 Housing Element and, upon adoption of the 2014 Housing Element Update will again provide service providers with copies in order to ensure that affordable to lower income household-targeted projects are allocated services are provided water and sewer service. All of the sites identified in the Sites Inventory for lower income housing are within areas served by public water and/or public sewer service with no known service deficiencies.

Chapter 6 – Evaluation and Revision of the Previous Element

The 2008-2014 Del Norte County Housing Element was certified as being in full compliance with State Housing Element Law (Article 10.6 of the Government Code) by HCD in a letter to the County dated July 29, 2009. The 2008-2014 Housing Element specified various goals, policies, and programs in order to provide for the projected housing needs of the County during the planning period.

When updating a Housing Element, State law requires all Housing Elements to provide an assessment of the previous housing program. The assessment is intended to assist in identifying effective and non-effective policies and programs in order to better direct resources and achieve housing goals for the next planning period.

Adjustment to RHNA

Before an analysis of the previous Housing Element can be undertaken it is important to first identify the targeted need that the previous Housing Element was aimed at meeting. To this end, the County received the final Regional Housing Need and Regional Housing Need Plan (RHNP) on September 4, 2008. Included within the RHNP, the County received its Regional Housing Needs Allocation (RHNA) which established the total number of housing units that the County was required to plan for within the 7 ½ year planning period (January 1, 2007 to June 30, 2014).

Within the total number of units, allocations were made for the number of units within four economic categories: *very low*, *low*, *moderate,* and *above moderate*. The assumptions used to determine income categories included the use of affordable categories as set by the HCD, Assessor's valuations, Building Permit valuations, and market rates for sales and rents.

Because the 4th cycle RHNA ran from January 1, 2007 to June 30, 2014 and the Housing Element did not go into effect until July 1, 2008 the RHNA was adjusted for the number of new units built or approved between January 1, 2007 and June 30, 2008. During the preparation of the previous Element the county compiled an inventory of all residential projects that had been constructed, or were under construction, from January 1, 2007 to June 30, 2008 and, in coordination with HCD, adjusted the RHN accordingly. The adjusted RHN is presented in Table 61.

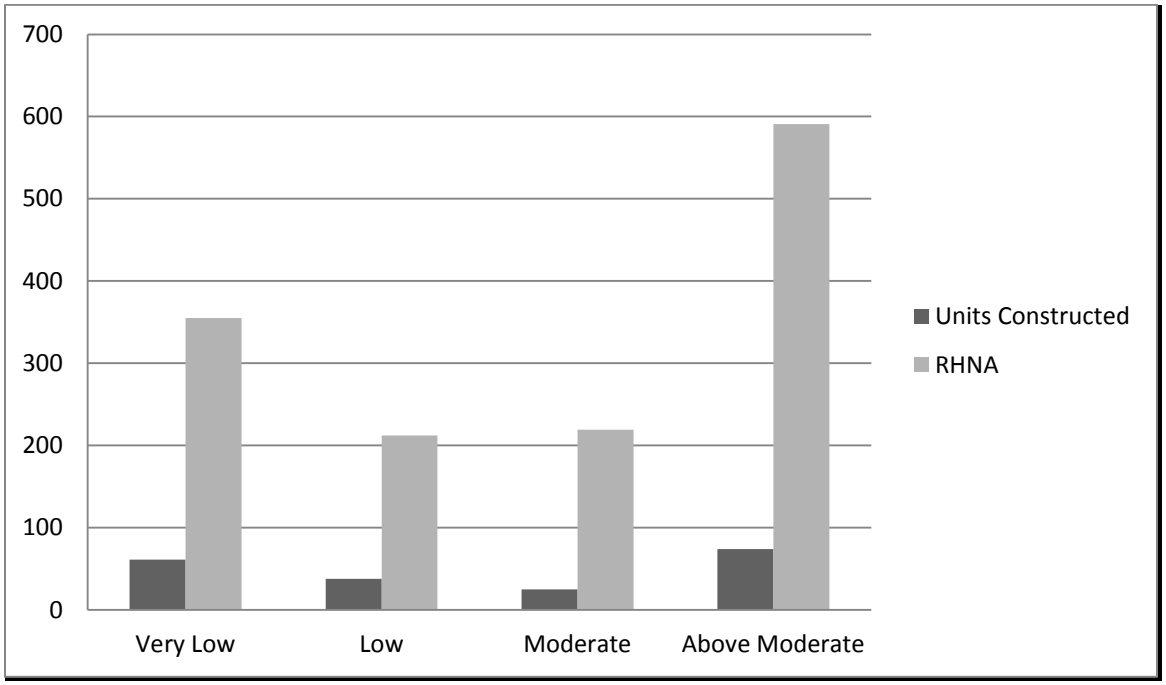
Table 61: 2008-2014 Adjusted Regional Housing Need (Unincorporated County)

Income Category	RHNA	Units Completed (1/1/2007-6/30/2008)	Adjusted Need
Very Low	426	71	355
Low	239	27	212
Moderate	237	18	219
Above Moderate	667	76	591
Total Units	1,569	192	1,377

Effectiveness of the Element

While several of the programs identified in the previous Housing Element were effective in assisting in the creation of housing units the programs generally fell short in overcoming the overwhelmingly adverse economic conditions experienced during the planning period.

Figure 4: Units Constructed in 4th Cycle in Relationship to RHNA[6]



Poor economic conditions experienced in the county during the 4th cycle planning period paired with flat population growth and other factors resulted in little homebuilding activity. While only a small fraction of the RHNA projection was actually constructed (as illustrated Figure 4) the identification of affordable sites, in combination with development of units, resulted in a surplus, indicating that the need was adequately accommodated. Table 62 demonstrates a surplus of housing accommodated by the County during the 2008-2014 planning period across all income classes.

Table 62: 2008-2014 Planning Period Needs Accommodation Analysis

Income Level	RHNA	Units Completed	Units Identified	Sites Rezoned	Other Sites Rezoned	Surplus	Accommodated %
Very Low	355	61	425	0	0	131	136.90%
Low	212	38	307	0	0	133	162.74%
Moderate	219	25	336	0	4	146	166.67%

[6] Del Norte County Building Inspection Division and Annual Progress Reports (March 2013)

Above Moderate	591	74	2,363	0	0	1,846	412.35%
Total	1,377	198	3,431	0	4	2,256	263.83%

Other Sites Rezoned

None of the identified rezoning programs were completed during the 2008-2014 planning period, as reported in Table 65, however one non-identified site was rezoned which provided for four additional potential housing units. The majority of the rezones conducted during the 2008-2014 period were classified as "D Rezone" (Density Combining District) or "PC Rezone" (Planned Community) projects which do not result in increased density or more units but rather allow for additional design flexibility in term of how units are sited. During the planning period there was only one rezone that resulted in additional lands suitable for development; this rezone is presented in Table 63.

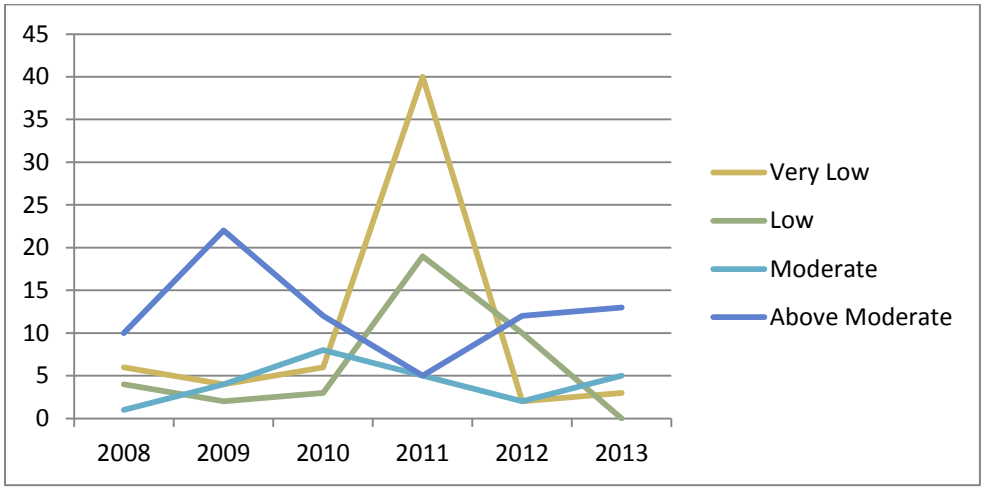
Table 63: Other Sites Rezone During Planning Period

APN/Project ID	GP LUD		Zoning		Acres	Realistic Development Capacity	Income Level	Approved	Coastal
	Old	New	Old	New					
106-200-01 (Lafazio)	Ag. (5 ac)	Rural Mobile Home Park	FR-2	MHPK	2.48 acres	4 units	Moderate	Yes	No

Progress in Implementation

During the 2008-2014 planning period county staff has tracked development activity for the purpose of General Plan and Housing Element progress reporting. Housing development activity is presented in Figure 5 which illustrates units constructed by income category on an annual basis.

Figure 5: Units Constructed Annually by Income Category[7]



[7] Del Norte County Annual Progress Report

The spike in very low and low income units created in 2011 represents the construction of the Summer Park Apartments. The project was partially funded through a successful joint application between the County and CFY Development Inc. on a HOME loan application and the California Department of Housing and Community Development. Implementation

Table 64 provides details an analysis of the prior Housing Element's identified implementation programs. The Implementation Program Review presented in Table 64 is presented separately from Table 65 which provides an overview of the County's Adequate Sites Program.

Table 64: Implementation Program Review

2. Assist in the Development of Low and Moderate Income Housing	Objective	Result and Evaluation	Continue/Modify/Delete
Implementation Program 9: The County shall evaluate County-owned surplus land to determine its suitability for affordable housing. This evaluation shall include the identification of appropriate entities to hold or acquire such land. The County shall also consider a process for transferring the properties to these entities, including procedures for land exchanges if sites for affordable housing are identified.	Evaluation report.	Complete. The County has not identified any County owned lands as surplus. Consequently, no County owned land has been identified as suitable for siting affordable housing.	Continue. If County owned lands become surplus they may be considered for affordable housing.
Implementation Program 10: The County will revise its Coastal second unit ordinance in compliance with AB1865 to allow second units pursuant to a ministerial permit in appropriate zones.	Revised ordinance.	In process. The County Board of Supervisors approved a resolution transmitting an ordinance that would bring the County into compliance with AB 1865 (DNCC 21.00.030) to the California Coastal Commission for certification. The ordinance was approved by the Board of Supervisors on January 28, 2014 and is pending certification by the Coastal Commission.	Delete. The County has approved this ordinance and it is now pending certification from the Coastal Commission.
Implementation Program 14: The County will meet regularly with non-profit, private and other public entities to examine opportunities for cooperative efforts to expand the supply of affordable and special housing for lower income households. The County will conduct an annual meeting to educate the development community about the variety of opportunities available at County to assist in development of housing for lower	Distribution of Brochures about Housing Element Goals, Discussion of Services offered by the County, Collection of Shelter Use & turn away Information from appropriate Non-Profits and Discussion of Annual	Complete. While extensive public outreach has not been possible based on current staffing levels Community Development Department staff has periodically met with targeted income class and non-profit	Modify. The County will continue to facilitate cooperative efforts to enhance the supply of affordable housing. This program may be modified to allow for greater flexibility in meeting its intent.

income households. Information outlining housing needs, goals, technical assistance for development applications, streamlining opportunities and support on funding applications will be provided. Funding resources will be discussed. Requests for need information from housing service providers will also be solicited.	Funding Resources	developers throughout the planning period to discuss potential projects and encourage developers to take advantage of available programs that could be mutually beneficial to the developer and towards meeting the housing needs of the region.	
Implementation Program 15: The County will provide pre-application review assistance in siting and preparation of applications for very low/low income or targeted needs projects. This could include assistance such as: locating appropriate sites, identifying issues of concern, referral to funding or program agencies, preparing fee or timetable outline, etc.	To provide preliminary input into potential development applications that may be useful in project location/design.	On-going. County staff continues to offer technical assistance on an as needed basis.	Delete. The County will continue to provide early consultation and planning assistance in developing plans for targeted, lower income level housing.
Implementation Program 16: The County, working with the Housing Authority, local non-profit organizations, or developers, will encourage the development of housing for extremely low/very low/low income households. The County will assist in site identification, permit coordination, and provide data or letters of support for funding applications. The County will consider, on a case-by-case basis, requests for bonus density, deferred agreements or waivers for improvements, and/or local bonding assistance. The County may assist in an energy savings utility analysis for targeted projects. The County may consider participation in a CDBG land write down or public improvements grant request if an appropriate purchase/development/management proposal can be developed.	81 affordable housing units	On-going. The first phase (57 units) of the Summer Parks Apartments has been completed. The project was partially funded through a successful joint application between the County and CFY Development Inc. on a HOME loan application and the California Department of Housing and Community Development. CFY Development Inc. has received discretionary approval from the County Planning Commission to construct a total of 162 units at this location. The County Planning Commission has approved an application to amend the Use Permit for the project to make the overall development for the 3 phases more cohesive.	Modify. While the County will continue to explore options and support projects that provide lower income housing no specific projects are on the horizon therefore it is difficult to continue a specific program such as IP 16 which relied on a planned project to meet its objective.

Implementation Program 17: The County will coordinate with appropriate funding agencies to gather information and identify ways to improve competitiveness in funding applications and identify housing related funding sources for the County. This may include but is not limited to identifying known requirements and mapping locations that meet those requirements. The County will apply for funds for assisting in the development, maintenance or improvement of housing for lower income households.	Annually identify and apply for available funds.	On-going. No funds were sought during the reporting period. The office which oversees housing rehabilitation is undergoing a restructuring due to a retirement of the grants coordinator.	Delete. This program was not effective during the previous planning period and is duplicative to many other County programs already in place.
Implementation Program 18: Subject to the availability of funding, the support program for shared residential living serving the mentally disabled who are at-risk of homelessness or at-risk of institutionalization shall be expanded from two existing units to five within the planning period, with an overall goal of 7-8 units.	Support services for three additional units	On-going. According to the latest information provided by DHHS, the Mental Health Division has adopted an integrated approach whereby individuals are living in multi-unit/ single occupant apartments along with other populations.	Modify. DHSS recommends and supports that all future multi-unit public housing projects, reserve a small number of apartments for the "mentally disabled who are at-risk of homelessness or at-risk of institutionalization". For example, in a complex of 50 units, 2-3 of the units will be reserved. This model support integration instead of segregation of the population that can otherwise lead to discrimination and further stigmatization.
Implementation Program 19: Subject to the availability of funding, the support program for transitional residential living serving wards and dependents of the court who transition to adulthood shall be expanded with an overall goal of serving 10-12 individuals per year.	To provide supportive residential shelter for 10-12 individuals per year.	On-going. According to the latest information provided by DHHS, currently all the housing needs of transitional youth have been successful. This success is an outcome to the integrated housing model that DHSS has adopted. Youth that are transitioning into adulthood (18-25 year olds) that are eligible for support and meet other identified criteria are receiving adequate low-income housing.	Delete. According to DHSS housing for this population/program is currently adequate.
Implementation Program 20: The City and County Housing Authority will continue to utilize, to the fullest extent possible, its existing vouchers under the Federal Section 8 program. The Authority will also continue its landlord education program in order to provide candidates for replacement of units, which may be	400 to 600 units countywide as funding and rents permit.	Complete. According to the Housing Authority the program sustained the targeted number of clients served despite fluctuations in funding associated	Continue. The City Housing Authority projects the sustained ability to provide for the targeted number of Section 8 program participants and management of the Section 8 program.

removed from the program.		with federal sequestration late in the planning cycle.	
Implementation Program 21: Subject to the availability of funding, develop a homeless services plan and/or program which addresses the long term needs of: homeless campers, emergency/transient shelter for men and women/families not subject to domestic violence, and the longer term needs of those transitioning to long term housing. Such program could include, but is not limited to, motel vouchers, small residential facilities, information and services for campers.	Continued operation of Harrington House; Continued use of motel vouchers for emergency housing; Program for long term shelter/transitional housing development; and Services information program for homeless campers.	Complete. The Homeless Prevention and Rapid Re-Housing Program, an ARRA funded program administered by the California Department of Housing and Community Development, which was awarded to the Community Assistance Network, was suspended in 2012. Efforts were undertaken by the remaining partners in the program to transfer the grant to a partner non-profit agency and in 2013 the program was transferred to Rural Human Services (RHS). The purpose of the program is to assist seniors and disabled individuals in filing the necessary paperwork as part of the application process for subsidized rental assistance and to provide case management and goal setting and life skills classes. RHS operates the Harrington House which offers emergency food and shelter for battered women and children.	Delete. Rural Human Services has implemented several programs to effectively address this objective.
3. Remove or Mitigate Constraints	**Objective**	**Result and Evaluation**	**Continue/Modify/Delete**
Implementation Program 8: The County shall amend the land use text for the General Plan Commercial Land Use from permitting a maximum of 12 dwelling units on commercial land where public water and sewer are available to 15 dwelling units per acre.	Review report.	Incomplete. To date this text amendment to the General Plan has not been completed.	Continue. This program should be incorporated into the next planning period.

Implementation Program 11: The County will review its zoning ordinances to identify provisions that could pose constraints on the development of housing for persons with disabilities, and amend the ordinances as needed, for compliance with Federal and State fair housing laws that protect people with disabilities, such as SB 520, the Americans with Disabilities (ADA) Act, and group homes including the implementation of a reasonable accommodation ordinance. A minimum of 10% of multifamily units will be required to be ADA compliant.	Brochure	Complete. An ordinance adding reasonable accommodation provisions has been added to the Zoning Chapter of the County Code. The BOS approved this ordinance on January 28, 2014 and codified it as DNCC 20.66.	Delete. This objective has been met and a reasonable accommodation ordinance has been adopted by the County.
Implementation Program 12: The County shall amend the zoning ordinance to include emergency shelters as a primary permitted use (i.e. no discretionary review required in the permitting process) in the General Commercial (C-4) Zone District subject to prescribed development standards which will be included in the ordinance pursuant to California Government Code §65583. These standards shall not pose a constraint to these types of facilities. Emergency shelters shall be subject to the same development and management standards that apply to other allowed uses within the C-4 Zone District.	Ordinance	Complete. On March 22, 2011, the Board of Supervisors adopted an ordinance adding Chapter 20.49 (ES District) Emergency Shelter Combining District to the Del Norte County Code Title 20.	Delete. This objective has been met and an emergency shelter ordinance has been adopted by the County.
Implementation Program 13: The County will amend its zoning ordinance to update the definition of "Hotel" to reflect its role as transitional/single room occupancy housing. Additionally, the County will amend its zoning ordinance to add definitions of supportive housing and transitional housing as defined in the California Multifamily Housing Program and other Health and Safety Code regulations.	Update Zoning definitions for supportive and transitional/SRO housing.	Complete. On January 28, 2014 the Board of Supervisors approved an amendment to the Non-Coastal Zoning Chapter (DNCC Title 20) to align with state law regarding supportive and transitional housing as identified in this program.	Delete. This objective has been met and language clarifying supportive and transitional housing has been added to the County Code.
Implementation Program 22: The County shall amend the non-Coastal and Coastal zoning text related to parking requirements for multiple dwellings to reduce parking requirements for studios and one and two bedroom apartments.	Within one-year of the adoption of the 2008-2014 Housing Element	Complete. On January 28, 2014 the BOS approved an amendment to the Off-Street Parking Ordinance (DNCC 20.46) to satisfy the objective of this program. The amended ordinance lowers the number of required off-street parking spaces in order to better facilitate residential	Delete. This objective has been met and the Off-Street Parking Ordinance has been amended.

		development.	
4. Conserve and Improve Existing Affordable Housing	**Objective**	**Result and Evaluation**	**Continue/Modify/Delete**
Implementation Program 23: The County will continue to work with the community to remedy code violations through referrals to their respective Rehabilitation loan programs.	To remedy code violations through rehabilitation loans. 5 referrals a year.	On-going. The Code Enforcement Division continues to refer code violations to the rehab program on a case by case basis.	Modify. This is anticipated to be a long term program as there are numerous properties in the County needing rehab however targets should be adjusted to realistic levels for both Code Enforcement and Housing Rehab funds.
Implementation Program 24: The County, subject to funding availability, will continue to provide rehabilitation assistance to targeted households through it Rehabilitation Program, towards a goal of assisting 60 units between 2008 and 2014.	To provide rehabilitation to approximately 60 targeted income households.	On-going. Records indicate that 48 dwelling units have received assistance since the 2009 Housing Element Update.	Modify. This is anticipated to be a long term program as there are numerous properties in the County needing rehab however targets should be adjusted to realistic levels dependent on funding.
Implementation Program 25: The Senior Center, subject to available funding, will continue to provide rehabilitation assistance in the City and County for weatherization of existing housing units with a goal of 40 dwelling units per year.	40 per year	Incomplete. In total, forty-eight (48) dwelling units received assistance from the Senior Center.	Modify. The Senior Center has expressed their goal of continuing this program as funding becomes available.
Implementation Program 26: The County will preserve residential neighborhood appearance and make them more livable through enhancement measures such as the construction of sidewalks and other street improvements.	To construct sidewalks and other street improvements when possible to enhance neighborhoods.	On-going. The contract for the street improvement & enhancement work for Pebble Beach Drive has been awarded. Lighted crosswalks for pedestrian safety have been installed within various residential areas of the County during the past year. In most cases, subdivision approvals in residential urban areas require construction of curb, gutter, and sidewalk unless improvement deferral is approved by County.	Continue. The enhancement of appearance and livability of residential neighborhoods should continue to be a goal of the County.
Implementation Program 27: The County will update its existing housing conditions reporting system by establishing a program for correlating building permits for rehabilitation work with condition data for an on-going to-date system. The improved system will include but not be limited to the following items: Assessor Parcel Number, address, age of unit, value of improvement,	Provide an efficient process for correlating building permits for rehab work with housing conditions tracking program.	Complete. The implementation program has been completed by the County Information Technology Department. A database is now accessible to County staff for tracking	Delete. The County now has a database system in place for tracking development and housing condition.

rental/personal residence identification, coastal/non-coastal identification, replacement identification.		activity.	
5. Preserve Units At-Risk of Conversion from Low-Income Use	**Objective**	**Result and Evaluation**	**Continue/Modify/Delete**
Implementation Program 28: The County shall review the status of assisted rental units "at risk" of conversion to market rate rents and prepare applicable reports for use in the 2014 Housing Element update.	To track the dates of assisted rental units that are possibly at risk of being converted to market rate.	On-going. Staff tracks the possibility of unit conversions on an annual basis. At this time there are no known units at risk of conversion (pers. comm. Megan Miller, Housing Authority Executive Director, March 2014).	Continue. Coordination between the County and the Housing Authority is important to track potential loss of at risk units.
6. Promote Equal Housing Opportunities	**Objective**	**Result and Evaluation**	**Continue/Modify/Delete**
Implementation Program 31: Materials and phone numbers for assistance regarding fair housing and equal opportunity will continue to be provided to County rehabilitation and building offices, the Senior Center, public library and real estate offices for posting. In addition, the information shall be electronically posted on the County's website.	Public postings of information	On-going. City Housing Authority office coordinates the information and processing of complaints.	Modify. Educating the community on fair housing and equal opportunity laws should be continued. Program could be combined with IP 32.
Implementation Program 32: City and County Housing Authority will continue to act as the local lead agency regarding complaints, providing screening and the toll free phone number of the State Fair Employment and Housing Commission.	To provide public outreach regarding fair housing and equal opportunity.	On-going. Posters are displayed in the County Community Development Department and in the County Personnel Department (where the housing rehabilitation program is located).	Modify. Educating the community on fair housing and equal opportunity laws should be continued. Program could be combined with IP 31.
7. Encourage energy conserving practices in the maintenance of existing dwellings and in new residential development.	**Objective**	**Result and Evaluation**	**Continue/Modify/Delete**
Implementation Program 29: The County proposes to adopt a small wind energy system ordinance to encourage the use of alternative energy sources. The ordinance will incorporate increased height limits for wind systems in specified zone districts subject to standards set by the ordinance.	Ordinance.	Incomplete. Due to limited staffing the County has not been able to undertake the preparation of a small wind energy systems ordinance however energy conservation will remain a goal of the County in the next Housing Element and this program will likely be carried forward.	Delete. Despite not implementing a new ordinance the existing zoning ordinances (and building code) have proven to be effective in balancing the development of small wind energy systems and neighborhood concerns through a Use Permit process.
Implementation Program 30: The County shall provide information to the public regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction.	Posting of information on County website and a brochure for distribution at	Complete. The Building Division has added information related to new construction and	Delete. This program has been effectively implemented by the County's Building Inspection Division who will continue with the objectives of the program.

The County shall promote this program by posting information on their web page and creating a handout to be distributed with land development applications.	counter.	energy efficiency on the County Website. Specifically, links to the 2010 California Green Building Standards Code (CALGreen) and to the 2010 California Energy Code, Title 24, Part 6. In lieu of a brochure, the Building Official has made available copies of the CALGreen Code and the Energy Saving Guide: Tips on Saving Money and Energy at Home, published by the U.S. Department of Energy.	
8. Ensure that the Goals and Programs of the Housing Element are reviewed and utilized during the planning period and updated in a timely manner.	**Objective**	**Result and Evaluation**	**Continue/Modify/Delete**
Implementation Program 33: The County will appoint a housing advisory committee and begin update studies for the update of this Element at least one year before the state mandated update deadline.	To involve a cross-sectional representation of the community's residents in the preparation of the Housing Element.	Complete. After receipt of the County's Regional Housing Needs Allocation (RHNA) it has been determined that the Regional Housing Needs Projection (RHNP) for the 5th cycle provides a much lower target for the upcoming planning period. Therefore, County staff has initiated preparation of the Housing Element in coordination and consultation with previously identified local stakeholders in lieu of an advisory committee. Additionally, as required by Government Code 65583(c)(7) public participation is being actively included in the preparation and review processes.	Delete. The housing advisory committee approach was employed during the preparation of the 2008-2014 Housing Element however with shorthanded staffing the continuous facilitation of this group became too onerous for the County. The intent of this objective (to increase cross sectional representation during housing element preparation) can be effectively implemented through public outreach and coordination.

Adequate Sites Program Review

State law requires jurisdictions to provide adequate sites with appropriate zoning and development standards, infrastructure, and public services to facilitate and encourage the development of a variety of types of housing for all income categories. This includes multifamily rental housing, manufactured homes/mobile homes, housing for agricultural employees, emergency shelters, and transitional housing. Table 65 presents a summary of the prior element's plan for adequate sites implementation and zone reclassifications.

As demonstrated in Table 65 the County had identified several sites to be rezoned in order to accommodate the income based housing need expressed in the RHNA. The rezone program identified in the 2008-2014 Housing Element was not completed during the planning period because the needs accommodation analysis (presented in Table 62) demonstrates that the rezone program identified in the Housing Element was not necessary. After adjusting for the sites not rezoned, the combination of identified sites (not requiring rezoning), units completed, and other sites rezoned, a surplus (over the RHNA) across all income groups was provided.

Table 65: Adequate Site Program Review

Program Identification	Objective	Result and Evaluation	Continue/Modify/Delete
Implementation Program 1: The County has identified a 16.0 acre area as land suitable for 180 dwelling units in its Housing Resource inventory in the Arlington Drive area (identified as Affordable Housing Site 4 in Appendix B of this Element). The County has previously taken action designating the area Land Use for this density and no zoning change is necessary for its development. California Coastal Commission certification of this action is pending, due by May 2010. Should the Coastal Commission delay or deny certification of this action by this date, the County shall contact the California Department of Housing and Community Development within 60 days to arrange a program to identify site(s) suitable to meet the 180 dwelling unit potential identified at Site 4.	Identification of land suitable for 180 dwelling units.	Incomplete. The subject land use amendment was included as a component of a major update to the Local Coastal Program (LCP) which was approved by the California Coastal Commission on October 7, 2009. On March 22, 2011, the Board of Supervisors chose not to accept the Suggested Modifications to the LCP as proposed by the Coastal Commission. The decision was not based on the subject project but on numerous policy additions and modifications. The opportunity still exists for the County to re-submit the amendment to the Coastal Commission however, as of the writing of this report, no direction has been given to staff to pursue a resubmittal. No sites have formally been identified as alternative sites.	Delete. As no zoning change is necessary the proposed land use change is not needed, at this time, for meeting the RHNA. Furthermore, the process to amend the Local Coastal Program is a time intensive process that could take years to receive approval from the California Coastal Commission. The County has prepared a needs accommodation analysis that shows this land use change is not needed.
Implementation Program 2: The County shall implement a	Countywide Geographic Information System (GIS)	The County IT Department is rolling out a GIS platform and	Continue. Enhancing the County's GIS capabilities

Geographic Information System (GIS) that assist staff in identifying vacant and underutilized land suitable for affordable housing through the addition of zoning and land use information to the existing parcel level database.		has developed the base layers including parcel data that will eventually serve as the foundation for additional information such as zoning designation, land use designation, parcel size, etc.	should remain a high priority as it will improve site identification for housing opportunities.
Implementation Program 3: Upon adoption of this Element the County shall undertake the rezoning of APNs 116-171-37 and 116-171-03 (identified in Policies A.2 and A.3) to R3 zoning district to implement the current General Plan Land Use designation. Special zoning conditions shall be placed upon each of these properties provided a bonus density of 16-20 units overall for each property and a requirement that a minimum of 16 units/acre be developed on the sites. Owner-occupied and rental multifamily uses will be permitted by-right on sites 2 and 3 without a conditional use permit (CUP), planned unit development or other discretionary review or approval pursuant to Government Code 65583.2(h) and (i).	Rezone Affordable Housing Sites 2 & 3 with special conditions for 16-20 units per acre bonus density as a permitted use.	To date, these parcels have not been rezoned. As has been observed the 4th cycle needs projection far outpaced the actual need. Rezoning these sites has not been necessary to accommodate any actual project that would provide targeted income housing. The County has prepared an analysis that demonstrates there was an adequate combination of units constructed and sites identified (which did not require to be rezoned) resulting in no unaccommodated need at the close of the planning period pursuant to Government Code Section 65584.09 (see Table 62).	Delete. Not needed to meet RHNA. Adequate sites were identified without needing to conduct this rezone (see Table 62).
Implementation Program 4: The County shall monitor residential building activity by income categories on an annual basis for use in determining whether an average of the need goals are being met.	Annual General Plan Progress Report	Complete. The County maintains a database of all residential building permits which includes land and improvement values. This information is used to determine the affordability of each building permit.	Continue. This tracking is critical in monitoring development activity and is required to be reported.
Implementation Program 5: The County will continue to work with outlying services agencies regarding individual issues of adequate water service, where applicable.	To provide for continued maximization of development in more rural areas through the use of community water systems in outlying areas.	Complete and ongoing. The County continues to assist, when needed, in issues related to outlying water service providers.	Continue. This program remains relevant.
Implementation Program 6: The County, upon certification of the Housing Element Update by HCD, will forward to public agencies and known private entities that provide water service or	Letter from CDD with copy of 2008-2014 Housing Element	Complete. The most recent Housing Element update was certified by California Department of Housing and Community Development on July 29, 2009. Copies of the updated Housing Element	Continue. This program remains relevant.

sewer services within the County Section 65589.7 of the Government Code alerting those agencies and entities of the County's share of the regional housing need for lower income households as identified in the adopted Housing Element and inform these agencies and entities of the requirement that when they allocate or make plans for the allocation of available and future services for residential use that each agency or entity shall grant a priority for the provision of these available or future services to proposed housing developments which help meet the County's share of regional housing need for lower income households as identified in the adopted Housing Element of the County.		were sent to all water and sewer service providers on August 28, 2009. The objective of the Implementation Program has been met.	
Implementation Program 7: The County will continue to coordinate with the City of Crescent City to address issues, funding and upgrading of the City's regional wastewater treatment plant pursuant to the adopted Wastewater Treatment Plan.	Completed Regional Wastewater Treatment Facility Update	Compete. The major upgrade to the Crescent City Wastewater Treatment Plant was completed in Fall 2010.	Delete. The objective of this program has been achieved.

Appendix Items

- **Board of Supervisors Resolution**
- **Draft in Compliance Letter from HCD**
- **CEQA Environmental Document**

RESOLUTION NUMBER 2014 -051

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF DEL NORTE AMENDING THE HOUSING ELEMENT OF THE GENERAL PLAN OF THE COUNTY OF DEL NORTE

WHEREAS, the State of California calls upon the County to maintain a General Plan, including a Housing Element which addresses the status, needs, constraints, and goals for housing for all economic levels of the community.

WHEREAS, State regulations call for the regular updating of this element and sets forth guidelines for its content.

WHEREAS, the County of Del Norte has conducted a publicly noticed public workshop to solicit and receive public input and comment on the Housing Element.

WHEREAS, the Planning Commission conducted a public hearing on May 7, 2014 and recommended adoption of an addendum to the previous Housing Element Negative Declaration as allowed for by CEQA (Guidelines §15164(b)).

WHEREAS, the County facilitated a public scoping workshop on May 23, 2014 to solicit and receive public input and comment on the Housing Element.

WHEREAS, the State Department of Housing and Community Development (HCD) has reviewed the draft document and has suggested revisions in order for the document to be consistent with State housing element law.

WHEREAS, the County has considered the comments made by HCD and incorporated the suggested revisions in to the Housing Element.

WHEREAS, HCD has reviewed the revised Housing Element and has found it to be consistent with State housing element law.

NOW THEREFORE, the Board of Supervisors hereby resolves to adopt the addendum to the Housing Element Negative Declaration; and

BE IT FURTHER RESOLVED THAT, the Board of Supervisors hereby adopts the 2014-2019 Housing Element of the General Plan.

PASSED AND ADOPTED this 9th day of September, 2014 by the following vote:

AYES: Supervisor Gitlin, Hemmingsen, Finigan, McClure, Sullivan

NOES: None

ABSTAIN: None

ABSENT: None

David Finigan, Chairman
Board of Supervisors
County of Del Norte

ATTEST:

Kylie Heriford
Clerk of the Board

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY EDMUND G. BROWN JR., *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

August 27, 2014

Ms. Heidi Kunstal, Director
Community Development Department
County of Del Norte
981 H Street, Suite 110
Crescent City, CA 95531

Dear Ms. Kunstal:

RE: County of Del Norte's 5th Cycle (2014-2019) Draft Housing Element

Thank you for submitting the County of Del Norte's draft housing element that was received for review on June 30, 2014 along with additional revisions received on August 18 and 25, 2014. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on July 30, 2014 with Mr. Randy Hooper, Planner III. The County utilized HCD's pre-approved housing element data.

The revised draft element meets the statutory requirements of State housing element law. The element will comply with State housing element law (GC, Article 10.6) when adopted and submitted to the Department, in accordance with GC Section 65585(g).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication of Mr. Hooper in preparation of the housing element and looks forward to receiving Del Norte's adopted housing element. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 263-7422.

Sincerely,

Glen A. Campora

Glen A. Campora
Assistant Deputy Director

Notice of Determination

Form C

To:

☒ Office of Planning and Research

For U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Sacramento, CA 95814

☒ County Clerk

County of: Del Norte

Address: 981 H Street, Ste 160
Crescent City, CA 95531

From:

Public Agency: Del Norte County Board of Supervisors

Address: 981 H Street, Ste 200
Crescent City, CA 95531

Contact: Heidi Kunstal

Phone: 707-464-7254

FILED
MAY 14 2009
CLERK-RECORDER
COUNTY OF DEL NORTE

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2009012066

Project Title: Del Norte County – Revision to the County Housing Element - GPA0901/GPA0902C

Project Location (include county): Countywide, Del Norte County, California

Project Description:

The subject project is the mandated revision of General Plan Housing Element for 2008-2014 as required by California Government Code Section 65580. This State statute requires the adoption of a revised Housing Element by August 30, 2009. The draft Housing Element has been sent to the State Housing and Community Development Department for review and comment. The revision includes an assessment of housing activity since 2002, an analysis of current and projected housing needs in the community and programs to address identified needs.

This is to advise that the Del Norte County Board of Supervisors has approved the above described project on
☒ Lead Agency or ☐ Responsible Agency

May 12, 2009 (Date) and has made the following determinations regarding the above described project:

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☐ were ☒ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☐ was ☒ was not] adopted for this project.
4. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
5. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: Community Development Department 981 H Street, Ste 110

Signature (Public Agency) Heidi Kunstal Title Senior Planner

Date May 14, 2009 Date Received for filing at OPR

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2005

Addendum to Negative Declaration (SCH # 2009012066)

Del Norte County Housing Element Update

April 21, 2014

Del Norte County Community Development Department

Planning Division
981 H Street, Suite 110
Crescent City, CA 95531
TEL (707) 464-7254

Appendix G - Environmental Checklist Form

1.	**Project title:** Del Norte County 2014 Housing Element Update		
2.	**Lead agency name and address:** County of Del Norte Community Development Department, Planning Division 981 H Street, Suite 110 Crescent City, CA 95531		
3.	**Contact person and phone number:** Randy Hooper, 707-464-7254		
4.	**Project location:** Countywide		
5.	**Project sponsor's name and address:** County of Del Norte Community Development Department, Planning Division 981 H Street, Suite 110 Crescent City, CA 95531		
6.	**General plan designation:** NA	7.	**Zoning:** NA
8.	**Description of project:** The Housing Element is one of the seven mandated elements of the General Plan. The Housing Element represents the County's plan for addressing the housing needs of the residents of the unincorporated areas of Del Norte County through June 2019. As required by law the Housing and Community Development Department has established a Regional Housing Needs Allocation (RHNA) for the County. The Housing Element is being updated to account for the RHNA through a Sites Inventory and other updates. The Housing Element is being updated, as required by law, however the policies of the County with regard to providing opportunities for affordable housing remain generally unchanged and are classified as minor, technical changes (i.e. the RHNA numbers are lower than the previous RHNA).		
9.	**Surrounding land uses and setting:** The Housing Element covers the entire county.		
10.	**Other public agencies whose approval is required:** California Department of Housing and Community Development.		

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture and Forestry Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Geology / Soils
☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials	☐	Hydrology / Water Quality
☐	Land Use / Planning	☐	Mineral Resources	☐	Noise
☐	Population / Housing	☐	Public Services	☐	Recreation
☐	Transportation/Traffic	☐	Utilities / Service Systems	☐	Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

April 21, 2014
Date

Addendum to Previous Mitigated Negative Declaration
On May 14, 2009 the Del Norte County Planning Commission adopted a Negative Declaration for this project (SCH # 2009012066). As required by State Housing Law the County is required to periodically update the County Housing Element.

The County has prepared an updated Housing Element with no substantive changes from the previous approval. As allowed for by CEQA (CEQA Guidelines §15164(b)) the County is proposing an Addendum to the 2009 Negative Declaration in order to comply with the requirements of CEQA.

TECHNICAL CHANGE: Regional Housing Needs Allocation
The changes to this CEQA document are principally minor and technical and involve the State's updated Regional Housing Need Allocation (which is presented below). The prior planning period RHNA was significantly higher and it is anticipated that any impacts associated with the Housing Element Update will be lower than previously planned for.

	Very Low	Low	Moderate	Above Moderate	Total
Regional Housing Need (**Prior Planning Period**)	426	239	237	667	1,569
Regional Housing Need (**Current Planning Period**)	60	37	30	106	233

STATUTORY CHANGE: Changes to CEQA Guidelines
In 2010 the CEQA Guidelines were updated pursuant to SB 97. As the previous Housing Element Negative Declaration did not address these changes this Negative Declaration Addendum is including a section entitled "Greenhouse Gas Emissions" (see below) to fully address the requirements of CEQA currently in effect.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

In 2002, the California legislature declared that global climate change was a matter of increasing concern for the state's public health and environment, and enacted a law requiring the state Air Resources Board (ARB) to control GHG emissions from motor vehicles (Health & Safety Code §32018.5 et seq.). CEQA Guidelines define greenhouse gases to include carbon dioxide (CO2), nitrous oxide (N2O), hydrofluorocarbons, perfluorcarbons, and sulfur hexafluoride. The California Global Warming Solutions Act of 2006 (Assembly Bill 32) definitively established the state's climate change policy and set GHG reduction targets (Health & Safety Code §38500 et seq.). The State has

set its target at reducing greenhouse gases to 1990 levels by the year 2020.

The Housing Element is a plan adopted by the County to ensure that access to housing is provided to all segments of the County's residents including affordable housing, senior housing, disabled housing, etc. As such, there is an inherent recognition that housing stock needs to be replaced due to population growth, regional economics, etc. Because housing is tied to the overall population which is anticipated to grow in Del Norte County at a rate slower than the state as well as the low regional housing need allocation anticipated for Del Norte County during the planning period it is not anticipated that the adoption of this Housing Element will result in a significant impact on greenhouse gases.

State of California –The Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Northern Region
619 Second Street
Eureka, California 95501
www.dfw.ca.gov

EDMUND G. BROWN, Jr. Governor
CHARLTON H. BONHAM, Director

CEQA Filing Fee No Effect Determination Form

Applicant Name: Randy Hooper
Date Submitted: April 25, 2014
Applicant Address: 981 H Street, Suite 110, Crescent City CA 95531
Project Name: Addendum to Negative Declaration for the Del Norte County Housing Element Update
CEQA Lead Agency: Del Norte County Community Development Department
CEQA Document Type: Addendum/ Negative Declaration
SCH Number and/or local agency ID number: 2009012066
Project Location: Del Norte County

Brief Project Description: The 2014 Addendum is an update to the to the 2009 Housing Element as mandated by State Law. No physical alteration of land is proposed by this planning document, hence, Fish and/or Wildlife habitat will not be altered.

Determination: Based on a review of the Project as proposed, the Department of Fish and Wildlife has determined for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

DFG Approval By: for Date: May 16, 2014

Title: Gordon Leppig, Senior Environmental Scientist, Coastal Conservation Planning