



Del Norte County

2022-2030 Housing Element

POLICY DOCUMENT

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Prepared by:

**Del Norte County, Community Development Department, Planning Division
981 H Street, Suite 110 Crescent City, California 95531**

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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 (Government Code Section 65580), 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 2022 Del Norte County Housing Element Update was prepared by the Planning Division of the Del Norte County Community Development Department and the County's Consultant Team. 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 2030.

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.

2022 Housing Element Organization

Background Report

Published under separate cover, the 2022 Housing Element Background Report provides the data and analysis that informs the Policy Document. Sections of the Background Report include:

- **Needs Assessment:** an assessment of demographic, population, household, and economic trends, as well as a discussion of projected housing needs through 2030.

- **Sites Inventory and Analysis:** identifies residential capacity to meet the identified housing needs for all income levels.
- **Constraints on Housing:** identifies governmental and non-governmental constraints to residential development.
- **Affirmatively Furthering Fair Housing (AFFH):** analyzes fair housing data and issues in the County to proactively further fair housing.
- **Other Requirements:** summarizes public outreach effort, General Plan consistency, and other requirements.
- **Evaluation of the Previous Element:** describes housing production in the 5th Housing Element Cycle and evaluates the effectiveness of implementation programs.

Policy Document

The 2022 Housing Element Policy Document establishes the County's housing action plan for the 6th Cycle (2022-2030). The Policy Document includes seven goals, supported by policies and implementation programs that aim to address identified housing needs during the planning period. The goals, policies, and programs of the Housing Element establish a policy framework to guide county decision-makers to meet identified housing needs. The goals in this Element include:

- Goal A: To Provide Adequate Sites to Accommodate the County Housing Needs
- Goal B: To Assist in the Development of Lower Income Housing
- Goal C: Address and Remove or Mitigate Constraints
- Goal D: Conserve and Improve the Existing Housing Stock
- Goal E: Preserve Units at Risk of Conversion to Market Rate Uses
- Goal F: Affirmatively Further Fair Housing
- Goal G: Safe and Healthy Housing

Goals

The housing goals are articulated as general “end condition statements,” which describe a desired outcome or end state. The goals do not contain an action verb as they reflect a final statement of what the county hopes to achieve. Goals describe ideal future conditions for a topic and tend to be general and broad in nature. How the goal will be achieved is established via the applicable policies and programs.

Policies

Policies are statements on the position the County takes to implement a goal. Policies contained in the Housing Element are important statements as they provide a clear and unambiguous statement that guides a specific course of action for decision-makers to achieve a desired goal. Future actions and development must be consistent with these policies.

Programs

While many policies can be implemented as part of standard County operations, some policies require specific programs to assure their implementation. Housing programs define the specific actions the County will undertake to achieve the stated goals and policies.

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 2. The Sites Inventory identifies a surplus of potential sites in order to accommodate the new construction needs listed.

Table 2: Quantified Objectives

Income Group	Construction	Rehabilitation	Conservation/Preservation
Extremely Low	30	40	1
Very Low	102	40	2
Low	75	60	5
Moderate	55	100	5
Above Moderate	154	200	2
Total	386	440	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 2022-2030 Housing Element.

Goal A: To Provide Adequate Sites to Accommodate the County Housing Needs

A fundamental component of the Housing Element is the identification of adequate sites, with appropriate zoning, development standards, and services to accommodate the County’s share of the regional housing needs for each income level within the unincorporated area of the County. The County aims to use a variety of planning tools to ensure that adequate sites are identified as being available for housing development.

Policy A-1: Land for Residential Development

The County shall continue to maintain a sufficient supply of land designated for residential development to meet the identified housing needs for the planning period.

Policy A-2: Monitor Residential Building Activity

The County shall monitor residential building activity by income categories on an annual basis to help determining whether the County housing needs are being met.

Policy A-3: Adequate Water Service

The County will continue to work with outlying services agencies regarding adequate water service, where applicable.

Policy A-4: Prioritize Public Utilities

The County will continue to support the prioritization by service providers of public utilities for lower income housing development, as required by Government Code Section 65589.7.

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. 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: Surplus Land Inventory

The County shall 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.

Policy B-2: Non-profit Developer Partnerships

The County shall initiate partnerships and continue to work with non-profit developers to assist the development of housing affordable to extremely low-, very low- and low-income households.

Policy B-3: Permit Process Streamlining

The County, working with the Housing Authority, local non-profit organizations, or developers, shall encourage the development of housing for very low- and low-income households through permit process streamlining, including permit coordination, letters of support, and pre-application consultation.

Policy B-4: Funding Coordination

The County shall continue its efforts to coordinate with funding agencies to identify and improve competitiveness for housing related funding.

Policy B-5 Special Needs Housing

The County shall strive to address the unique housing needs of seniors, large families, single-parent households, the homeless, persons with disabilities (including developmental disabilities, and farmworkers.

Policy B-6 Assist in Serving the Needs of Homeless Persons

The County shall assist non-profit organizations that provide emergency shelter and other support services to homeless persons.

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: Accessory Dwelling Units

The County shall promote the development of accessory dwelling units to ease a rental housing deficit, maximize limited land resources and existing infrastructure and assist low and moderate-income homeowners with supplemental income.

Policy C-2: Increase Residential Density Standards

The County shall revise its General Plan land use designations and zoning code to allow up to 20 dwelling units per acre in areas that have public sewer and water service.

Policy C-3 Remove Governmental Constraints

The County shall continue to streamline the Zoning Code and permitting procedures.

Policy C-4 Maintain, Upgrade, and Expand Infrastructure Systems

The County shall continue to seek funding to maintain, upgrade, and expand sewer and water delivery systems and shall update impact fees as necessary.

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, policies in this section are intended to help 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 440 units are identified in the Quantified Objectives for rehabilitation during the current planning cycle.

Policy D-1: Housing Rehabilitation

The County shall encourage and incentivize rehabilitation of 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.

Policy D-2: Rehabilitation Subsidies

The County will continue using available subsidies for the rehabilitation of lower income housing units.

Policy D-3: Weatherization

The County, through the Senior Center and subject to available funding, will continue to provide rehabilitation assistance in the City of Crescent City and County for weatherization of existing housing units.

Policy D-4: Residential Neighborhood Preservation

The County shall preserve residential neighborhood appearances and make them more livable, particularly within and around neighborhoods with schools.

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 will 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 will actively participate in the preservation of assisted housing units from conversion to market rate rentals whenever needed.

Policy E-1: Assisted Housing Conversion Risk

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.

Goal F: Affirmatively Further Fair Housing

The County shall take actions to overcome patterns of segregation, address disparities in meeting housing needs and access to opportunity and foster inclusive communities and shall 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: Housing Authority Support

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. The County shall also support the Housing Authority use of the Federal Section 8 program, as well as its landlord education program in order to provide candidates for replacement of units, which may be removed from the program.

Policy F-2: Amend “Family” Definition

The County shall review its current definition of “family” in the zoning code and amend it as needed in order to comply with the law and not discriminate against non- traditional families and persons with disabilities.

Policy F-3: Equal Housing Opportunity

The County shall actively promote equal housing opportunities for all regardless of age, race, religion, sex, marital status, sexual orientation, ancestry, national origin, or color.

Policy F-4: Shared Residential Living

The County shall encourage and support 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.

Policy F-5: Support Efforts to Affirmatively Further Fair Housing

The County shall support ongoing efforts of federal, State, regional, and local efforts to affirmatively further fair housing through the enforcement of fair housing laws and prohibiting discrimination in the development, financing, rental, or sale of housing.

Policy F-6: Equitable Public Investment Distribution

The County shall review public investments to ensure equitable distribution of public facilities, services, and infrastructure to all areas of the community, with priority given to areas supporting affordable housing.

Policy F-7: Support Inclusive Programs and Housing

The County shall support programs and housing developments that support inclusive, racially and ethnically diverse, and mixed-income residential communities throughout the county, such as inclusionary housing programs, intergenerational housing, and large family units.

Policy F-9 Tenant Protections

The County shall work with the Housing Authority to prevent unjust evictions, including but not limited to, implementing emergency eviction protections in extraordinary circumstances (e.g., COVID-19).

Policy F-10 Rehabilitation Assistance Fund

The County shall look for funding sources to restart, maintain, and expand the Owner-occupied Rehabilitation Program.

Goal G: Safe and Healthy Housing

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

Policy G-1: Crime Prevention Through Environmental Design

The County shall encourage new housing development to be designed in a way so that criminal activity is deterred through environmental design to the greatest extent practicable.

Policy G-2: Smoke-free Housing

The County shall encourage new housing development to be “smoke free” to improve the health of those living in multifamily housing.

Implementation Programs

Table 2 includes implementation programs for the 2022-2030 Housing Element.

Table 2: Housing Element Implementation Programs

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-A Available Sites Inventory</p> <p>The County will prepare a sites inventory and suitability analysis that identifies suitable sites for housing development that allows targeted income housing developers to have a clear idea of what sites are suitable for meeting the Regional Housing Needs of the County. The County will monitor progress toward program objectives and implement additional measures as necessary if the metrics are not being met.</p> <p>The County shall maintain an inventory of parcels meeting the requirements of Government Code Section 65583.2(c); that is, vacant sites identified in two or more consecutive housing elements or nonvacant sites identified in a prior housing element, that are identified to accommodate housing for lower income households. This inventory shall be made available online. [Existing Program A-1, modified]</p>	<p>Identify housing sites suitable to accommodate: Very low income: 102 units Low income: 75 units Moderate income 55 units Above Moderate income: 154 units Total: 386 units</p>	<p>A-1</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund</p>	<p>This program has been incorporated into the 2022-2030 Housing Element.</p>
<p>HE-B Monitor Housing Construction Activity</p> <p>The County will regularly monitor housing construction activity to ensure that sufficient land remains available to meet the 2022-2030 Regional Housing Needs Allocation. The County shall monitor affordability and location of available sites and shall identify and rezone sites at appropriate densities throughout the county, and particularly in high opportunity areas, as defined by the Affirmatively Furthering Fair Housing Analysis (see Chapter 4), in line with the County's commitment to affirmatively further fair housing. This program will allow for quicker updates to future Annual Progress Reports as the data would be available in a quickly accessible database. [Existing Program A-3, modified.]</p>	<p>Maintain accurate and current data showing housing development (new units created, rehabilitated, demolished, etc.) within the County in a consolidated database.</p>	<p>A-2</p>	<p>Community Development Department (Building Inspection Division and Planning Division).</p>	<p>General Fund</p>	<p>Ongoing. Development activity is tracked in real time in a database maintained by the Building Inspection Division with internal reports produced monthly for various staff uses.</p>
<p>HE-C Coordination with Rural Public Utilities</p> <p>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. The County shall continue to coordinate with the water districts to ensure ongoing viability of the water districts. [Existing Program A-4, modified]</p>	<p>Regular coordination with water districts in outlying areas on an as needed basis to assure adequate residential water service.</p>	<p>A-3</p>	<p>Community Development Department (Planning Division and Environmental Health Division).</p>	<p>General Fund</p>	<p>Ongoing. The Community Development Department works closely with all local rural water districts on a continual basis.</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-D Disadvantaged Unincorporated Communities</p> <p>The County will update the General Plan Land Use Element to include an analysis of the County’s disadvantaged unincorporated communities. 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 [New Program].</p>	<p>Identify the need for and cost of infrastructure improvements to serve housing in unincorporated communities.</p>	<p>A-3</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund</p>	<p>The County will update the Land Use Element of the General Plan by 2025</p>
<p>HE-E Web-based GIS Information</p> <p>The County will create a web-based GIS portal that will allow developers and members of the public to access housing data more easily. [New Program].</p>	<p>Create a web-based GIS portal that identifies available housing sites, and includes the general plan designation, zoning district, and allowable density with each site.</p>	<p>A-1</p>	<p>Community Development Department (Planning Division)</p>	<p>SB2, General Fund</p>	<p>2023</p>
<p>HE-F Standardized Sites Inventory</p> <p>The County shall, in accordance with SB 6 (2019), submit an electronic copy of the inventory of land suitable and available for residential development to the Department of Housing and Community Development. This inventory will also be made available to interested developers. [New Program]</p>	<p>Regularly maintain one sites inventory, available electronically.</p>	<p>A-1</p>	<p>Planning and Building Divisions</p>	<p>General Fund (Staff time)</p>	<p>Ongoing tracking. Annually with Housing Element Annual Progress Report</p>
<p>HE-G Surplus and Excess Public Land</p> <p>The County shall, in accordance with AB 1486 (2019) and AB 1255 (2019), annually identify and inventory a list of sites owned by the County that have been sold, leased, or otherwise disposed of in the prior year. This inventory shall be publicly available and be included in the Housing Element annual report presented to the Board of Supervisors and submitted to HCD. [Existing Program B-1, modified]</p>	<p>Regularly maintain inventory of publicly owned surplus or excess land.</p>	<p>B-1</p>	<p>Community Development Department (Planning Division) and County IT Department County Administrative Department</p>	<p>General Fund</p>	<p>In progress. A list of County owned property has been prepared but it has not been reviewed to determine whether any surplus lands are available.</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-H Non-Profit Development</p> <p>Working with the building community, especially nonprofit housing developers, advocacy groups, and tenants, makes assisting in the development of affordable housing easier and more effective. The County shall meet with non-profit developers every two years in an effort to create a partnership between the County Community Development Department and potential developers of housing for lower income households. [Existing Program B-2]</p>	<p>Sponsor biannual meetings with non-profit developers to discuss the County’s plans, resources, development opportunities and RFQ process.</p>	<p>B-2</p>	<p>Community Development Department (Building Inspection Division and Planning Divisions).</p>	<p>General Fund</p>	<p>Ongoing</p>
<p>HE-I Facilitation of Lower Income and Special Needs Housing</p> <p>The County will encourage development of rental housing for extremely low-, very low-, and low-income households, as well as special needs households (including seniors, large families, female-headed households, persons with disabilities, persons with developmental disabilities, and farmworkers).</p> <p>The following types of housing for seniors and other special populations are needed in Del Norte County:</p> <ul style="list-style-type: none"> • Rental housing affordable to persons earning less than 30 percent and up to 80 percent of the County median income. • Continuum of care housing that provides a range of on-site services, including independent living, assisted living, and institutional care. • Affordable rental housing for seniors and other special needs populations. [Existing Program B-3, modified] <p>The County shall support the construction of additional rental housing through:</p> <ul style="list-style-type: none"> • density bonuses; • applying for or assisting developers in applying for State and Federal funding; and • identifying suitable sites for such development. 	<p>To enhance opportunities to find decent, affordable housing for persons with special needs.</p> <p>To encourage the production of affordable, safe, and secure housing for persons with special needs, particularly in high opportunity areas and within proximity of necessary services.</p> <p>Assist with the development of 102 very low-income units and 75 low-income units during the 2022-2030 timeframe.</p>	<p>B-2, B-3</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund</p>	<p>Ongoing. The County provided permit coordination for an amendment to a use permit for a housing project that will include up to 4 units designated for low-income units. The amendment was necessary for the developer to proceed with the overall project.</p> <p>2023 (Action a)</p> <p>Ongoing (Actions b-d and e-f)</p> <p>Annually (Actions d)</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>Actions:</p> <ul style="list-style-type: none"> a) The County shall continue to provide an Informational Guide in print form and on the County website regarding reasonable accommodations. This guide will be updated on an on-going basis, as needed, to reflect changing regulations and requirements. b) The County will engage with housing advocates on the identification of needs and new solutions. c) The County will work with senior housing developers and non-profit organizations to locate and construct senior low-income housing. d) The County will assess and monitor, as data is available, the needs for farmworker housing within the community. e) The County will facilitate and support efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally-zoned areas. f) The County shall continue to provide reasonable accommodations by reviewing and approving requests for modifications to building or zoning requirements in order to ensure accommodations for persons with disabilities can be provided as needed to support these households. 					

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-J Facilitation of Extremely Low-Income Housing</p> <p>The County will encourage the development of housing for extremely low-income households, specifically in high resources areas identified in Error! Reference source not found., 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.</p>	<p>Assist with the development of 30 extremely low-income units</p> <p>Annually monitor NOFAs or as projects are processed through the Planning Division.</p> <p>Update the County's website with available incentives by January 2024.</p> <p>Meet with housing providers at least twice during the planning period.</p>	<p>B-2, B-3</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund</p>	<p>Ongoing, and as specified in the listed objectives</p>
<p>HE-K Identification and Application for Funding</p> <p>The County will Identify and successfully apply for housing-related funding, which is critical for developing lower income housing and demonstrates the commitment of the County in partnering in the development of housing, to help meet the regional housing need allocation of the County. As an example, the Del Norte County Department of Health and Human Services applied for and was awarded a \$2.8 million 2020 Homekey Program grant for the acquisition of an existing 30-unit motel into interim housing by the end of 2020 and permanent housing (apartments) by July 2021. The project is located within the jurisdiction of the City of Crescent City. [Existing Program B-4, modified]</p>	<p>The County will prepare at least one application seeking funding for housing related projects in the planning period. It is hoped that housing related funding will assist the County in meeting at least 25 percent of its housing need through creation of new housing and/or rehabilitation and maintenance of existing housing.</p>	<p>B-4</p>	<p>County Administrative Department Department of Health and Human Services</p>	<p>General fund (staff time) HOME Program, state and Federal tax credits, and US Dept. of Agriculture Rural Housing Service grants and loans</p>	<p>Annually</p> <p>Funding Application: Minimum of one within the planning period</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-L Developmental Disability Services</p> <p>The County will work with the Crescent City Housing Authority to implement an outreach program that informs families within the county about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the County's website, and/or providing housing-related training for individuals/families through workshops. Materials will be provided in Spanish, as funding and staff time allows.</p>	<p>Development of an outreach program within two years of adopting the Housing Element</p>	<p>B-2, B-3</p>	<p>Community Development Department (Planning Division)</p> <p>Department of Health and Human Services</p>	<p>General Fund</p> <p>SB 2</p>	<p>The County shall coordinate with the Housing Authority annually.</p>
<p>HE-M Housing Information Transparency</p> <p>The County shall, in accordance with AB 1483 (2019), obtain, maintain, update, and make publicly available information related to zoning ordinances, development standards, fees, exactions, affordability requirements, fair housing laws from the Department of Housing and Community Development and State Fair Employment, and Housing Commission’s enforcement program, programs and funding sources for homeowners at risk of foreclosure, State Historic Building Code, and information on energy conservation opportunities.</p> <p>The County shall, as appropriate, share this information on the County website and/or in hard copy form at County administrative offices. Any changes to such information shall be made public within 30 days of changes. The County shall provide these items in Spanish, as funding and staff time allows.</p> <p>[New Program]</p>	<p>Create and share a digital information database in compliance with AB 1483</p> <p>Updated information is made publicly available within 30 days of changes</p>		<p>Community Development Department (Planning Division)</p>	<p>General Fund (Staff time)</p>	<p>Ongoing</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-N Accessory Dwelling Unit Constraints</p> <p>The County will monitor accessory dwelling unit (ADU) development and will identify and remove constraints, where feasible. [Existing Program C-1, modified]</p>	<p>One monitoring report annually.</p>	<p>C-1</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund</p>	<p>Monthly. The County will update its database (e.g., spreadsheet) on a monthly basis to reflect the most recent second units activity. Reporting: Annually with the Housing Element Annual Progress Report.</p>
<p>HE-O ADU Development</p> <p>The County shall promote the development of ADUs through outreach and education to residents and landowners. This will included:</p> <ul style="list-style-type: none"> a) Maintain and update informational brochures to promote, educate, and assist homeowners with developing ADUs. b) Create an information resource on the County’s website that provides information on ADUs and County requirements. Provide a step-by-step guide and assistance links to necessary applications and information. c) Work with developers to incorporate ADUs into new single-family developments. d) Monitor ADU production and affordability on an annual basis to ensure that ADUs are used to satisfy the lower- and moderate-income housing targets included to meet RHNA obligations. Reporting findings annually with the Housing Element Annual Progress Report. e) Monitor and report the locations of ADUs permitted on a bi-annual basis to ensure ADU development in high opportunity areas, in line with the County’s goals to affirmatively further fair housing. f) Implement additional actions if production has not met the objectives included in this program. Additional actions may include initiating a preapproved ADU plan program, additional outreach and education campaigns, or temporary fee reduction program. [New Program] 	<p>Increase lower-income housing opportunities throughout the county, but particularly in high opportunity areas</p> <p>Educate local residents and landowners on ADUs.</p> <p>Provide resources to make ADU development easier.</p> <p>Approve 5 ADUs by 2024; 15 ADUs by 2027; 30 ADUs by 2029</p> <p>Approve 15 ADUs in high opportunity areas.</p>	<p>C-1</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund SB2</p>	<p>2024 (Actions a, b)</p> <p>Ongoing (Action c)</p> <p>Annually with Housing Element Annual Progress Report (Action d)</p> <p>Bi-annually (Action e)</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-P Accessory Dwelling Unit Ordinance</p> <p>The County shall adopt an Accessory Dwelling Unit Ordinance to incorporate requirements from AB 2299 (2016), SB 1069 (2016), AB 494 (2017), SB 229 (2017), AB 68 (2019), AB 881 (2019), AB 587 (2019), SB 13 (2019), and AB 671 (2019). [New Program]</p>	<p>Updated County Code</p> <p>Promote the development of 30 ADUs during the planning period.</p>	<p>C-1</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund (Staff time)</p> <p>SB 2</p>	<p>Ongoing</p> <p>Update the County Code within three years of Housing Element certification.</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-Q County Code Update</p> <p>The County will review and amend the County Code, to comply with State Law, to:</p> <ul style="list-style-type: none"> • Allow low barrier navigation centers for the homeless by-right in mixed-use zones and nonresidential zones permitting multifamily uses, per Government Code Sections 65660 and 65668 (AB 101). • Comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), and treat employee/farm worker housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses; and require that employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone. • Define and allow for residential care homes by right in all residential zones subject only to the same restrictions in that zone • Ensure parking standards are consistent with the General Plan and that parking standards for emergency shelters are sufficient to accommodate all staff, provided they do not require more parking than other typical residential or commercial uses. • Comply with Government Code Section 65583(c)(3), by allowing transitional and supportive housing in residential zones, subject only to the requirements of residential uses. • Allow mobile home parks on all land planned and zoned for residential land use, per California Government Code, Section 65852.7. • Reflect, in accordance with SB 330, changes to the Housing Accountability Act, Planning and Zoning Law, and Permit Streamlining Act, in effect until January 1, 2025, including, but not limited to, provisions on permit approval timeframes and a prohibition of downzoning or imposing/enforcing a moratorium of housing development. The County shall refer to SB 330 for the full requirements of these changes. • Allow by-right approval for housing developments that include 20 percent or more of the housing units affordable to lower income households on parcels pursuant to the requirements of Government Code Section 65583.2(c). [New Program] 	<p>Updated County Code</p>	<p>C-2</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund (Staff time) SB 2</p>	<p>Ongoing</p> <p>Update the County Code within three years of Housing Element certification.</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-R Amend General Plan Text for Commercial Residential Density</p> <p>The County will amend the General Plan and zoning code to increase allowable residential density to 15 dwelling units per acre in commercial areas with public sewer and water, including streamlined (ministerial) review for projects with an affordability component (minimum 20 percent available of residential units affordable to lower income households). This will allow for, and incentivize, the development of lower income housing, henceforth, assisting in providing for the lower income housing needs of the County. [Existing Program C-2, modified]</p>	<p>Increased affordable housing development in areas with public sewer and water service.</p> <p>Updated General Plan and Zoning Code</p>	C-2	Community Development Department (Planning Division)	General Fund	Amend the General Plan and zoning code by 2025.
<p>HE-S Development Streamlining (SB 35)</p> <p>The County will establish a written policy or procedure, as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4. The County will adopt objective design standards to facilitate the streamlined review process. The County shall make information regarding the SB 35 streamlined approval procedure on the County website. [New Program]</p>	<p>Updated County Code compliant with SB 35</p> <p>Adopt objective design standards for multifamily development</p> <p>Provide developers information regarding SB 35 streamlining</p> <p>Permit 15 units in high opportunity areas through a ministerial process that includes Objective Design Standards without any discretionary design review</p>	C-3	Community Development Department (Planning Division)	General Fund SB2	<p>Establish a policy or procedure by June 2023.</p> <p>Objective Standards and informational resources by January 2024</p> <p>Ongoing, as projects are processed through the Community Development Department</p>
<p>HE-T Zoning for Missing Middle Housing Types</p> <p>The County shall review and amend the zoning code and applicable development standards to encourage and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g. duplexes, triplexes, fourplexes, courtyard buildings) to create a diversity of housing types and densities and increase the availability of affordable housing to reduce displacement risk for residents overpaying for housing. [New Program]</p>	<p>Approve 10 moderate-income units to support housing mobility and access to high opportunity areas.</p> <p>Approve 10 units (at any income level) in high resource areas at a density of at least 10 dwelling units per acre</p>	C-3	Community Development Department (Planning Division)	General Fund SB2	2027

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-U Code Enforcement Based Housing Rehabilitation</p> <p>The County will actively enforce county code violations to assure safe and sanitary housing. The County Code Enforcement Division works with the County Hearing Officer to resolve code violations. 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. County residents will benefit health-wise in terms of more general public health, and economically in terms of improved housing stock if 80-100 percent of the referred code violations are remedied through code enforcement efforts, in particular with funding assistance to property owners. While the County does not have the resources to provide direct funding assistance, the County shall track funding opportunities that assist lower income households with code compliance issues. [Existing Program D-1, modified]</p>	<p>25 code-based investigations will be processed by the Code Enforcement Division annually during the planning period.</p> <p>Additionally, to advise at least 15 property owners per year of various funding and assistance opportunities to remedy housing related code violations.</p> <p>Establish a publicly visible list of financial assistance opportunities available to lower-income households</p>	<p>D-1</p>	<p>Community Development Department (Code Enforcement Division).</p>	<p>General Fund</p>	<p>This is an ongoing program.</p>
<p>HE-V Senior Center Housing Rehabilitation Program</p> <p>The County will assist lower income, elderly households, that would likely not have the resources to do the rehabilitation themselves, preserving units and lessening the burden on the County through the creation of new units solely through development. Rehabilitation will also make the housing units more energy efficient through the weatherization improvement.</p> <p>To gain a better understanding of housing conditions, the County will conduct a windshield survey of residential areas throughout the county[Existing Program D-3]</p>	<p>Provide rehabilitation assistance to lower income, elderly households, subject to funding availability, with a goal of assisting 5 units annually.</p> <p>Conduct a windshield survey of housing conditions in the county within three years of the planning period</p>	<p>D-2, D-3</p>	<p>Senior Center Survey: Code Enforcement Division; Community Development Department (Planning Division)</p>	<p>Low Income Weatherization Program</p>	<p>This is an ongoing program.</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-W Enhance Residential Neighborhoods</p> <p>The County will develop safe, walkable residential areas, particularly around schools to build a sense of neighborhood, encourage increased parental involvement at school and beyond, promote driving safely in school zones and the larger community, and gain economic benefits of improved infrastructure, like sidewalks. The County included on the SB 1 Project List for FY 19-20, curb ramp access improvements for sidewalks near the Mary Peacock Elementary School. The work was completed in summer 2020. Supplemental funding was obtained to complete the work through remaining Safe Routes to School funds held by the Del Norte Local Transportation Commission. [Existing Program D-4, modified]</p>	<p>Pursue a minimum of two funding applications during the planning period, or complete two projects with existing funding (e.g. SB 1).</p>	<p>D-4</p>	<p>Community Development Department (Planning Division, Engineering & Surveying Division, and Roads Division)</p>	<p>SB 1 Various Federal, State, and Local monies (e.g., ATP funds, SRTS funds).</p>	<p>Ongoing.</p>
<p>HE-X Roadway Improvement Constraints</p> <p>The County will identify neighborhoods with road improvement standards compliance issues and streamline the road improvement standards process to allow staff level review of road modification requests in these areas. [New Program]</p>	<p>Relieve developers of the requirement to obtain waivers or exceptions to roadway improvement standards in neighborhoods with known compatibility issues</p> <p>Amended roadway improvement standards to remove the need for a modification request for known compliance issues</p>	<p>D-4</p>	<p>Community Development Department (Planning Division, Engineering & Surveying Division, and Roads Division)</p>	<p>General Fund</p>	<p>Within the first four years of the planning period.</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-Y Monitor At-Risk Assisted Housing</p> <p>The County will track the risk of conversion of low-income housing to market rate by proactively monitoring access to assisted housing for this large segment of the County’s population thereby protecting against loss of housing. No assisted units were at risk of being converted to market rate during FY 2020-21. The County shall maintain an inventory including units in the specified programs; 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. [Existing Program E-1, modified]</p>	<p>Continue to track the risk of conversion of assisted units to market rate.</p> <p>Analyze the cost of preservation and replacement for any units identified as at-risk</p> <p>Engage with property owners of at-risk units four times each year</p> <p>Preserve all units identified as at-risk</p>	<p>E-1</p>	<p>Community Development Department (Planning Division) and the Housing Authority</p>	<p>General Fund</p>	<p>This is an ongoing program that will be monitored biannually.</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-Z Designating the Housing Authority as the Fair Housing Agency</p> <p>The County has designated the Housing Authority as the fair housing agency for the County. 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. The County continues to periodically refer members of the public to the Housing Authority for assistance in housing needs and complaints.</p> <p>Through partnership with the Housing Authority, the County will offer fair housing services to its residents and property owners. Additionally, AB 686 (2017) requires each jurisdiction to administer its programs and activities related to housing in a manner that affirmatively furthers fair housing. Through this partnership, the County will take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities.</p> <ul style="list-style-type: none"> a) Participate in regional efforts to mitigate impediments to fair housing choice. b) Distribute educational materials to property owners, apartment managers, and tenants relative to fair housing requirements, regulations, and services. c) Conduct outreach targeted and related to lower-income rental opportunities and financial assistance d) Monitor and respond to complaints of discrimination (i.e. intaking, investigation of complaints, and resolution) <p>The County will continue to coordinate regularly with the Housing Authority and will report actions and findings annually with the Housing Element Annual Progress Report. [Existing Program F-1, modified]</p>	<p>Promote fair housing opportunities within the community</p> <p>Support 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.</p>	<p>F-1</p>	<p>Community Development Department (Planning Division) and the Housing Authority</p>	<p>General Fund</p>	<p>Ongoing (Actions a-c)</p> <p>Annually report on progress (Action d)</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-AA Update Definition of Family in County Code</p> <p>The County will update the Zoning Code definition of family to conform to State law. The revised code language will not distinguish between related and unrelated individuals or impose a numerical limit on the number of persons in a family. [Existing Program F-2, modified]</p>	<p>A revised zoning code consistent with State law.</p>	<p>F-2</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund</p>	<p>2022</p>
<p>HE-BB HE-R: Section 8 Voucher Program</p> <p>The County will continue to support the Housing Authority in facilitation of the Section 8 program for qualifying applicants. [Existing Program F-3]</p>	<p>Assist 400-600 households as funding and rents permit with rental assistance vouchers.</p>	<p>F-3</p>	<p>Housing Authority</p>	<p>City of Crescent City and HUD, Section 8.</p>	<p>This is an ongoing program.</p>
<p>HE-CC Regional Analysis of Impediments</p> <p>The County shall participate in regional efforts to conduct a Regional Analysis of Impediments to Fair Housing Choice and will pursue opportunities to partner with the State Department of Housing and Community Development (HCD) for technical and financial assistance. In pursuit of this effort, the County shall take the following actions:</p> <ul style="list-style-type: none"> a) Engage the City of Crescent City, the Housing Authority, and other regional agencies b) Coordinate with HCD in pursuit of technical or financial assistance [New Program]. 	<p>Produce a regional analysis of impediments to fair housing choice.</p>	<p>F-5</p>	<p>Community Development Department (Planning Division)</p>	<p>CDBG</p>	<p>Ongoing By 2025 (Actions a-b)</p>
<p>HE-DD Equitable Public Facilities and Services</p> <p>The County shall consider fair housing issues as they relate to the equitable provision of public facilities and services such as parks, recreational facilities, community gardens, public safety facilities, and other beneficial uses that improve the overall quality of life. The County shall provide the Board of Supervisors an update on fair housing issues, complaints, and projects in the county. [New Program]</p>	<p>Consider fair housing in the provision of public facilities and services</p>	<p>F-6</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund (Staff time)</p>	<p>Ongoing Yearly reporting to the Board of Supervisors</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-EE Affirmatively Further Fair Housing</p> <p>The County shall address disparities in housing needs and in access to opportunity for all persons regardless race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.</p> <p>The County identified barriers to fair housing through the Affirmatively Furthering Fair Housing Assessment (see Chapter 4). Actions the County shall take to address the identified barriers and foster an inclusive community, include:</p> <ul style="list-style-type: none"> • Availability of affordable units: HE-A, HE-B, HE-C, HE-D, HE-E, HE-F, HE-G, HE-H, HE-I, HE-J, and HE-O • Access to opportunity: HE-K, , HE-L, HE-M, HE-U, HE-Z, HE-BB, HE-CC, HE-DD, HE-EE, HE-FF, • Land Use and Zoning Laws: HE-N, HE-P, HE-Q, HE-R, HE-S, HE-T, , HE-X, HE-HH, and HE-II • Housing Mobility Enhancement: HE-I, HE-J, HE-L, HE-O, HE-Q, HE-XHE-W, HE-X, HE-CC, and HE-FF. • New Housing Choices and Affordability in High Opportunity Areas HE-A, HE-B, HE-N, HE-O, HE-P, and HE-T. • Place-based Strategies for Community Preservation and Revitalization and Displacement Protection: HE-D, HE-K, HE-L, HE-U, HE-V, HE-W, HE-Y, HE-CC, HE-DD, and HE-FF <p>The County has included additional actions, objectives, and metrics with this program. The County shall monitor progress toward these objectives annually in the Annual Progress Report and shall implement additional measures as necessary.</p> <p>a) Meet annually with the Crescent City Housing Authority to assist with and participate in promoting fair housing opportunities through pursuing potential funding opportunities, educating the community about fair-housing and equal housing opportunity, and providing housing counseling services and family resource information and referral.</p>	<p>Identify fair housing strategies by 2025 and prepare a regional fair housing strategy by 2026.</p> <p>Translate existing informational resource materials and make materials available on the County website by January 2024.</p> <p>Encourage the development of 100 multifamily units to improve housing mobility opportunities in high resource areas.</p> <p>Through Action d., facilitate the development of 20 new accessible housing units throughout the community</p> <p>Updated zoning code</p>	<p>F-1, F-2, F-3, F-4, F-5, F-6, F-7, F-8, F-9, F-10</p>			<p>Annually (Actions a, c)</p> <p>Ongoing (Actions b, d, e)</p> <p>Within three years of the Housing Element submission deadline (Action f)</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<ul style="list-style-type: none"> b) Promote the availability of bi-lingual resources by ensuring that County provided services and materials are available in Spanish or that they make clear the availability of interpretation or translation services. c) Encourage development of multifamily housing in areas with high performing schools to improve access to these schools for lower-income households by annually providing developers with information on incentives for affordable multifamily development and maintaining a list of available sites near high performing schools. d) Use local permitting and approval processes to ensure all new multifamily construction, as well as ADUs, meet the accessibility requirements of the federal and state fair housing acts. e) Affirmatively recruiting recruit a diverse and multilingual staff as positions become available. <p>[New Program]</p>					
<p>HE-FF Pursue Funding for Infrastructure Improvements in Low Resource Areas</p> <p>The County shall pursue funding for infrastructure improvements in low resource areas, as identified in Error! Reference source not found., and discussed in the Affirmatively Furthering Fair Housing analysis. [New Program]</p>	<p>Pursue Federal, State, and local funding opportunities to improve infrastructure in low resource areas</p> <p>Promote an equitable distribution of quality housing options throughout the community</p>	F-5, C-4	Community Development Department	General Fund CDBG	Ongoing

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-GG Encourage Smoke-Free Policies in Multifamily Housing</p> <p>The County shall continue to encourage new multifamily housing projects to adopt policies that restrict or prohibit smoking. Specifically, the County will update it's informational smoke-free housing brochure as necessary and continue to make it available on the Department website and at the Planning counter. The brochure, which details the harmful effects of smoking and encourages developers to adopt smoke-free housing policies, shall be available on the County's website and at the planning counter. [Existing Program G-1, modified]</p>	<p>Continue to encourage new multifamily housing projects to adopt policies that restrict or prohibit smoking.</p>	<p>G-2</p>	<p>Community Development Department (Planning Division, Building Inspection Division, and Environmental Health Division).</p>	<p>General Fund</p>	<p>This is an ongoing program.</p>
<p>HE-HH Building Code Standards</p> <p>The County shall update the Building Code to reflect the 2019 Edition of the California Building Code standards, including the most recent CALGreen version. [New Program]</p>	<p>Update Building Code within three years of Housing Element certification.</p>	<p>F-5</p>	<p>Community Development Department (Planning Division, Building Inspection Division, and Environmental Health Division).</p>	<p>General Fund SB 2</p>	<p>2025</p>
<p>HE-II Update Safety Element</p> <p>The County shall, in accordance with SB 1035, update the General Plan Safety Element to include any new information on fire and flood hazards, as well as climate adaptation and resiliency strategies. In accordance with SB 99 and AB 747, the updated Safety Element will also include evacuation routes and their capacity, safety, and viability under a range of emergency scenarios and to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes. [New Program]</p>	<p>Update the Safety Element within three years of Housing Element certification.</p>	<p>C-3</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund SB 2</p>	<p>2025</p>