



NEWSLETTER #2: PUBLIC REVIEW DRAFT HOUSING ELEMENT

Public Review Draft Housing Element Update!

We are excited to announce the release of the Public Review Draft 2022-2030 Housing Element. The Draft Element is available on the housing element website (housingdelnorte.com) and will be available for public comment through April 12, 2022. The housing element update is Phase 2 of the County's Housing Element Project, which includes program implementation, objective design standards for residential development, and amendments to County ordinances for compliance with State law. See page 2 for information on each phase of the project.

Send us your comments!

Please download the Public Review Draft Document at housingdelnorte.com. Comments can be made directly through the website, or may be sent by email to: hkunstal@co.del-norte.ca.us or planning@co.del-norte.ca.us

Planning Commission and Board of Supervisors Study Sessions

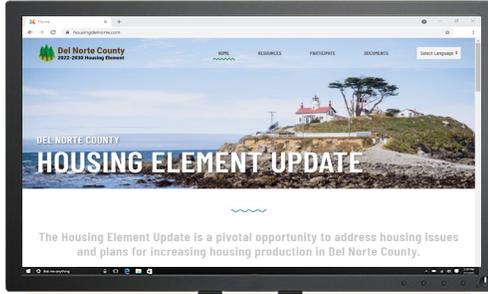
The County is holding study sessions with the Planning Commission and Board of Supervisors to discuss the Public Review Draft Housing Element. Each meeting will include an introduction to housing elements, a summary of key changes in the current update, and an opportunity for public comment.

PC | Planning Commission Study Session
April 6, 2022 @ 6pm

BOS | Board of Supervisors Study Session
April 12, 2022 @ 10 am

Visit the Project Website to:

- Stay informed
- Find out about upcoming meetings and events
- Sign up for email updates
- Share your ideas



housingdelnorte.com

Have questions?

Del Norte County
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What does a Housing Element do?

The purpose of a Housing Element is to:

- Provide an assessment of current and future housing needs
- Identify opportunities and constraints on housing production
- Establish goals, policies, and programs to meet housing needs
- Update County practices and regulations to reflect new State laws

A Housing Element identifies strategies and programs that focus on:

- Conserving and improving existing affordable housing
- Maximizing housing opportunities throughout the county
- Assisting in the provision of affordable housing
- Removing governmental and other constraints to housing investment
- Promoting fair and equal housing opportunities

PROCESS

Phase 0: INITIATION

What to expect:

- Newsletter #1
- Project website

Phase 1: HOUSING SITES INVENTORY

What to expect:

- Maps of housing sites inventory from 5th cycle
- Maps of potential housing sites for 6th cycle
- Site analysis
- Final housing sites inventory

Phase 2: 6TH CYCLE HOUSING ELEMENT AND CEQA COMPLIANCE

What to expect:

- Public Draft Housing Element
- Planning Commission and Board of Supervisors Study Sessions
- Newsletter #2
- HCD Draft Housing Element
- Response to HCD Comments
- Public Review Initial Study
- Final Initial Study
- Public Hearing of Draft Housing Element
- Planning Commission and Board of Supervisors Hearings

Phase 3: IMPLEMENTATION OF PROGRAMS

What to expect:

- Cost estimates and cost/benefit analysis for adopted implementation programs
- Initial Study or other applicable CEQA compliance documentation

Phase 4: OBJECTIVE DESIGN STANDARDS AND BY RIGHT DEVELOPMENT AMENDMENTS

What to expect:

- Objective Design and Development Standards Matrix
- Public Review Draft of Amendments
- Public Review Draft Objective Design and Development Standards
- Planning Commission Hearing
- Board of Supervisors Hearing

Phase 5: AMENDMENTS TO ORDINANCES

What to expect:

- Public Review Draft Accessory Dwelling Unit Amendments
- General Plan and Zoning Ordinance Modifications
- Planning Commission Hearing (conducted with Phase 4 hearing)
- Board of Supervisors Hearing (conducted with Phase 4 hearing)



Why Update the Housing Element?

Since 1969, California has required that all cities and counties plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing elements as part of their "general plan" (also required by the State). General plans serve as the local government's "blueprint" for how the city and/or county will grow and develop and include eight required elements: land use, transportation, conservation, noise, open space, safety, environmental justice, and housing (a ninth element, air quality, is required for cities and counties in the San Joaquin Valley). The law mandating that housing be included as an element of each jurisdiction's general plan is known as "housing element law."

California's housing element law acknowledges that, for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that 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.

Housing Elements are required to be updated in eight-year cycles scheduled by the State. The 2022-2030 Housing Element update will occur in the 6th housing element cycle. The 5th cycle Housing Element was adopted and certified in 2014.

Who Reviews the Housing Element

The California Department of Housing and Community Development (HCD) plays the critical role of reviewing every local government's housing element to determine whether it complies with State law and then submits written findings back to each local government. HCD must certify the housing element before the County can adopt it as part of the General Plan. The Public Review Draft is scheduled to be submitted to HCD in May, 2022, following Planning Commission (April 6, 2022) and Board of Supervisors (April 12, 2022) study sessions. HCD will have 90 days to review and comment on the Public Review Draft. Following HCD review, the County will revise the Housing Element accordingly, and will resubmit to the Planning Commission and Board of Supervisors through public hearings. Following adoption of the revised Housing Element, the Adopted Housing Element will be submitted to HCD for a final 60-day review.

What has changed since the last Housing Element?

The 2022-2030 Housing Element builds upon on the previous 2014 -2022 Housing Element and works to respond to new State requirements. Key aspects of the 2022-2030 Update include:

- Housing Needs chapter updated with new data to reflect conditions from 2014-2020.
- Constraints to Housing chapter updated based on new state requirements, the County zoning code, and feedback from stakeholders and the community
- Sites Inventory updated based on building activity, but 5th cycle sites continue to be used. No new sites or rezones are proposed as part of this update
- Affirmatively Further Fair Housing (AFFH) analysis added based on new state requirements
- Goals, Policies, and Programs updated to respond to changing housing needs, new state laws, and AFFH analysis. While the update includes several new implementation programs, each is included to respond directly to the Housing Needs, Constraints, and AFFH analyses, as required by State law. Due to County funding constraints, the Update does not propose additional programs beyond those required by State law.



Housing Element Community Engagement

In addition to engagement through the Project website, the County held the following community engagement events in support of the Housing Element.

Stakeholder Interviews

Throughout July and August 2021, Mintier Harnish and Planwest Partners, consultants for the County, conducted one-on-one and group interviews with local housing developers, landowners, and housing and community health advocates to gain an understanding of the housing conditions, issues, and opportunities in the county. The input provided during these interviews will help inform the consultants and County staff as they begin drafting the housing needs and constraints analyses for the Housing Element.

Community Workshop #1

On Wednesday, September 22, 2021, Del Norte County held a joint Housing Element Workshop with the City of Crescent City. The workshop included an introduction to housing elements, a discussion of the Regional Housing Needs Allocation for both the County and the City of Crescent City, and an opportunity for the public to provide input.

Community Workshop #2

On Thursday, February 3, 2022, the County held a Housing Element Workshop to discuss the Housing Element Update and available housing sites in Del Norte County. The virtual workshop included an introduction to the Regional Housing Needs Allocation (RHNA) and the site selection process, a walkthrough of identified sites, and opportunities for the public to provide input.

Next Steps

- Planning Commission and Board of Supervisors Study Sessions - April 2022
- HCD 90-day review of the draft Housing Element (Summer 2022)

Visit housingdelnorte.com for more information