

# **Multifamily Rezone Project Public Workshop**

February 1, 2022



# Workshop Agenda

- Welcome
- Introduction to the Multifamily Rezone Project
- Lower Income Inventory Up-Zoning
  - Lower Income Inventory Q & A
- SB 10 Up-Zoning
  - SB 10 Q & A
- Rezone Process and Next Steps for Property Owners
  - Q & A
- Workshop Conclusion

# Multifamily Rezone Project



What is the Multifamily Rezone Project?



Why is the County undertaking the MPR?



Where will property be up-zoned?



How will zoning be changed?

# **Pathway 1: Lower Income Inventory**

Properties will have a minimum density of 16 dwelling units per acre

- ✓ Public water and sewer must be available and accessible.
- ✓ Properties need to be greater than 0.50 acres and smaller than 10 acres in size.
- ✓ Nonvacant property: the existing use cannot impede additional residential development.
- ✓ Properties located in the Coastal Zone will require further screening to determine eligibility.
- ⊘ Properties in the Martin Slough Interceptor service area in the Eureka area and in Shelter Cove are not eligible.

# **Pathway 1: Lower Income Inventory**

Properties will have a minimum density of 16 dwelling units per acre

- ✓ An EIR will be prepared.
- ✓ Properties will have new zoning: R-3-Q.
- ✓ The properties can be developed for rental or ownership housing.
- ✓ Nonvacant sites: new State law that protects rental housing.
- ✓ Parcels located in the Coastal Zone will require certification by the Coastal Commission prior to the up-zoning taking effect.



## **Pathway 2:**

### **SB 10**

10 housing units per parcel.

- ✓ Parcels must meet all SB 10 urban infill criteria.
- ✓ Up-zoning cannot reduce a parcel's existing General Plan or zoning density.
- ✓ Properties in the Martin Slough Interceptor service area may qualify.
- ✓ Properties located in the Coastal Zone will require further screening to determine eligibility.

## Pathway 2:

### SB 10

10 housing units per parcel.

- ✓ Minimum density requirement.
- ✓ Number of housing units is capped at 10 units (not counting ADUs and JADUs).
  - The property owner occupancy requirement must be met for JADUs.
- ✓ Properties will have new zoning: R-3-Q.
- ✓ Parcels located in the Coastal Zone will require certification by the Coastal Commission prior to the up-zoning taking effect.



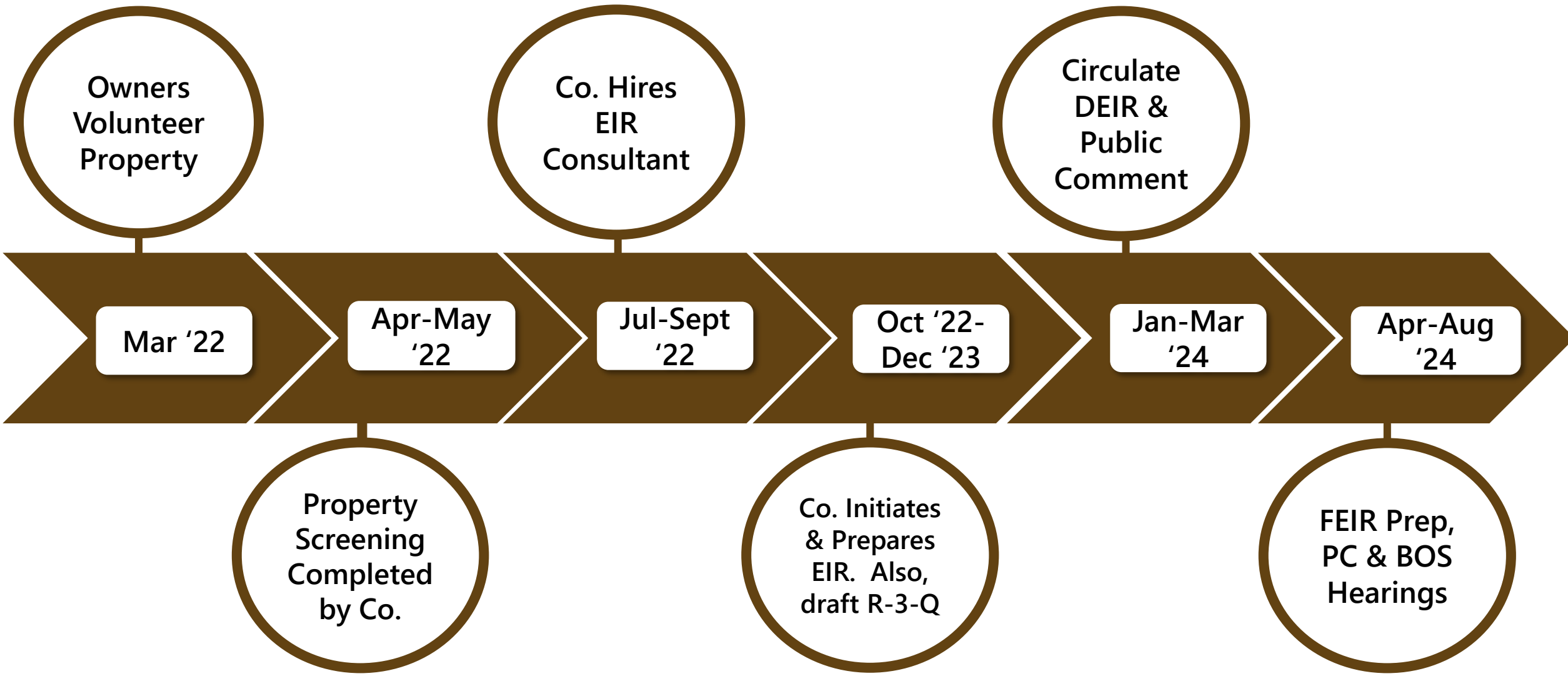
# When are housing units required to be price- or rent-restricted?

- ✓ Housing projects using public funding
- ✓ Housing projects using specific laws that incentivize housing.
  - Examples: Density Bonus, Ministerial Streamlining, Supportive Housing
- ✓ Housing projects on government land

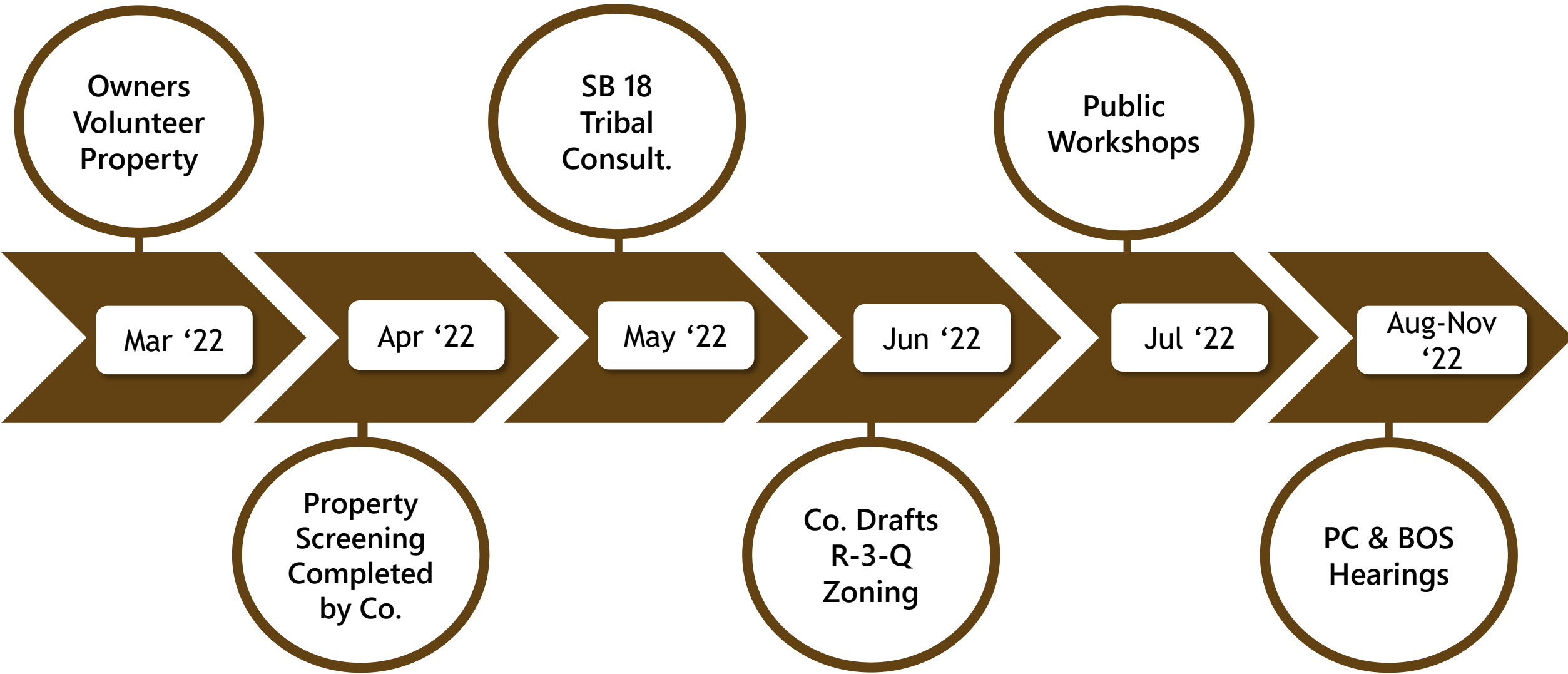


# **Rezoning Process & Next Steps for Property Owners**

# Lower Income Inventory Up-Zoning: Process & Timeline



# SB 10 Up-Zoning: Process & Timeline

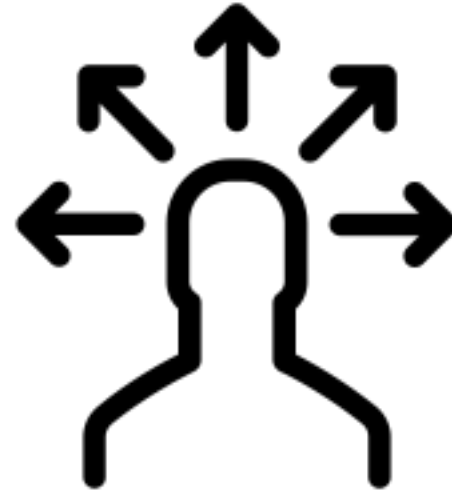




**Up-Zoning by**

**SB 10 or**

**Lower Income Inventory?**



# Lower Income Inventory and SB 10

- ✓ Public water and sewer must be available and accessible to be eligible.
- ✓ State law dictates the qualifying criteria for property to be eligible for up-zoning.
- ✓ Properties located in the Coastal Zone will require further screening to determine eligibility.
- ✓ Sites will have new zoning: R-3-Q.
- ✓ Short term rentals will not be allowed.
- ✓ Noticed public hearings before the Planning Commission and Board of Supervisors
- ✓ Parcels located in the Coastal Zone will require certification by the Coastal Commission prior to the up-zoning taking effect.

## Lower Income Inventory

- More units can be constructed: minimum density of 16 dwelling units per acre.
- County will prepare an EIR
- Will take more time: ETA for completion: CY 2024 (non-Coastal)
- Is property in the Martin Slough Interceptor service area eligible? No.

## SB 10

- Fewer units can be developed: cap of 10 housing units per parcel (not counting ADUs/JADUs).
- No CEQA
- Will be completed more quickly: ETA for completion: CY 2022 (non-Coastal)
- Is property in the Martin Slough Interceptor service area eligible? Yes.

# Benefits of Participating

- ▶ Low to zero cost to up-zoning your property because the County will complete the pre-entitlement work.
- ▶ Property shovel-ready for multifamily development at completion.
- ▶ Applications for Coastal Development Permits and building permits for multifamily projects are prioritized.
- ▶ State law requires public and private water and sewer providers to prioritize the allocation of connections to housing projects that include affordable units.
- ▶ Tiny house villages will be an option in the near-future.

**Save the**

**Date...**



# DEVELOPER WORKSHOP

FEBRUARY

**16**

**Wednesday, February 16, 2022  
5:30 pm – 7:30 pm**

**Topics will include:**

- Humboldt County housing incentives and goals
- New State legislation and affordable housing funding sources
- Technical assistance for community-funded efforts



# ADU COMMUNITY WORKSHOP

APRIL

**13**

**Wednesday, April 13, 2022  
5:30 pm – 7:30 pm**

**Topics will include:**

- Introduction to ADUs, also called granny flats, and how they can meet housing needs
- Humboldt County's new ADU website complete with an ADU calculator, GIS look-up tool, resources, guidebook, and more
- California Housing Financing Agency's ADU Grant Program