

McKinleyville Community Services District Workshop

March 2, 2022



McKinleyville Now

- **Counts and summaries of residential parcels located within MCSD's existing water and sewer service area, including**
- **McKinleyville and the County's 2019 Housing Element Inventory**

Parcel Counts by Zoning and Assessed Improvements

	RS, R-1, R-2		AG		R-3		Total (By Impr.)	
		%		%		%		%
= \$0	200	6%	10	11%	5	4%	215	6%
>0 and <\$100,000	689	20%	15	16%	16	11%	720	20%
≥\$100,000 and ≤\$300,000	2,236	65%	47	50%	98	70%	2,381	65%
>\$300,000 and ≤\$500,000	267	8%	19	20%	16	11%	302	8%
>\$500,000	26	1%	3	3%	5	4%	34	1%
Total Count	3,418	100%	94	100%	140	100%	3,652	100%

McKinleyville & the 2019 Housing Element Inventory

Income Categories	# of Parcels in Inventory: County	Realistic Capacity: County	# of McK Parcels in Inventory	Realistic Capacity: McKinleyville
Above Moderate Income	2,234	2,234	122	261
Moderate Income	260	260	7	33
Lower Income	33	633	4	214
Total	2,527	3,127	133	508

Above Mod. Income: 2 housing units/acre
 Moderate Income: 21 housing units/acre
 Lower Income: 3 housing units/acre

McKinleyville's Share:

of Parcels in
Inventory

Realistic
Capacity

Above Moderate Income

5%

12%

Moderate Income

3%

13%

Lower Income

12%

34%

What is SB 9 (2021)?

**What new housing entitlements
did SB 9 (2021) create?**

Summary of the SB 9 (2021) Entitlements

1. An entitlement for urban lot splits by amending the GC § 66452.6, the Subd. Map Act for qualifying parcels. Qualifying urban lot splits are not discretionary and are administrative action.
2. Construction of up two residential units in single-family residential zones ministerially and without discretionary review or hearing if the proposal meets all the statutory requirements.
 - Statute defines “two residential units” as a housing development that proposes no more than two new units or if it proposes to add one new unit to an existing unit. [GC § 65852.21(i)(1)]
 - When referring to this entitlement, many talk about duplexes. However, statute does not require the housing units to be attached.

Key SB 9 Site Eligibility Requirements



- Must be wholly in a US Census designated Urban Cluster
- Must be a legal parcel
- The existing zoning must be a residential zoning district where single family residences are the primary purpose, e.g., R-1, RS, and R-2.
 - TBD if AG is a SB 9 qualifying zoning district.
- A site having a wetland and aquatic habitat, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993) are not eligible.
- Not automatically effective in the Coastal Zone.

Theoretical Development

Potential from SB 9

Single Family Zones SB 9 Development Potential

	RS, R-1, R-2	SB 9 Eligible Parcels	2 HU/Lot = # of New HU	SB 9 lot split + 2 New HU/Lot = # of New HU
= \$0	200	163	326	652
>0 and <\$100,000	689	611	611	1,833
≥\$100,000 and ≤\$300,000	2,236	1,949	1,949	5,847
>\$300,000 and ≤\$500,000	267	196	196	588
Total Count	3,392	2,919	3,082	8,920

AG Zone SB 9 Development Potential

	AG	SB 9 Eligible Parcels	2 HU/Lot = # of New HU	SB 9 lot split + 2 New HU/Lot = # of New HU
= \$0	10	4	8	16
>0 and <\$100,000	15	12	12	36
≥\$100,000 and ≤\$300,000	47	23	23	69
>\$300,000 and ≤\$500,000	19	11	11	33
Total Count	91	50	54	154

Reality Check

- Historic and projected population growth for the County and McKinleyville
- Construction activity
 - ADU and JADU construction activity since 2017

Current & Past Population

Year	Humboldt	% Increase	McKinleyville	% Increase
1970	100,160		6,590	
1980	108,812	8.6%	7,765	17.8%
1990	117,602	8.1%	10,749	38.4%
2000	126,518	7.6%	13,599	26.5%
2010	134,623	6.4%	15,177	11.6%
2020	136,463	1.4%	16,262	7.1%

Source: US Census

Population Projections

- ***Caveat:*** Population projections are prepared for the entire county, without details relating to cities or Census Designated Places.
- **Summary:**
 - Population projections are based on the prior year's population + (births - deaths) + net migration
 - According to population data compiled by the Department of Finance, Humboldt county's population peaked in 2021 when it increased by 1,500 people.
 - Every year after 2021, Humboldt County's total population is projected to decline, with a population net decline of 475 individuals from 2022 through to 2030.
 - The data project the population to continue to decline each year thereafter during the projection period.

Population Projections

Year	Humboldt	Population Change	% Increase	McKinleville	Population Change	% Increase
2020	132,706			16,262		
2030	133,738	1,032	0.8%	17,257	995	6.1%
2040	130,791	(2,947)	-2.2%	18,002	746	4.3%
2050	126,261	(4,530)	-3.5%	18,562	559	3.1%
2060	121,972	(4,289)	-3.4%	18,981	420	2.3%

Assumptions:

- McKinleyville is an area within the County that has experience significant population growth in the past and may accommodate future growth associated with migration from outside and within the County
- 2020 to 2030 growth in McKinleyville assumed to be 90% of 2010 to 2020 growth
- Decennial growth in McKinleyville thereafter is assumed to be 75% of the growth occurring within the prior ten years

ADU Development:

	2018	% of tl.	2019	% of tl.	2020	% of tl.
Total for County	8		23		23	
McKinleyville	5	63%	7	30%	10	43%

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 hanged?

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. New State law protects rental housing
- ✓ Properties located in the Coastal Zone will require further screening to determine eligibility.
- ✓ An EIR will be prepared.
- ✓ Properties will have new zoning: R-3-Q.
- ⊘ Properties in the Martin Slough Interceptor service area in the Eureka area and in Shelter Cove are not eligible.

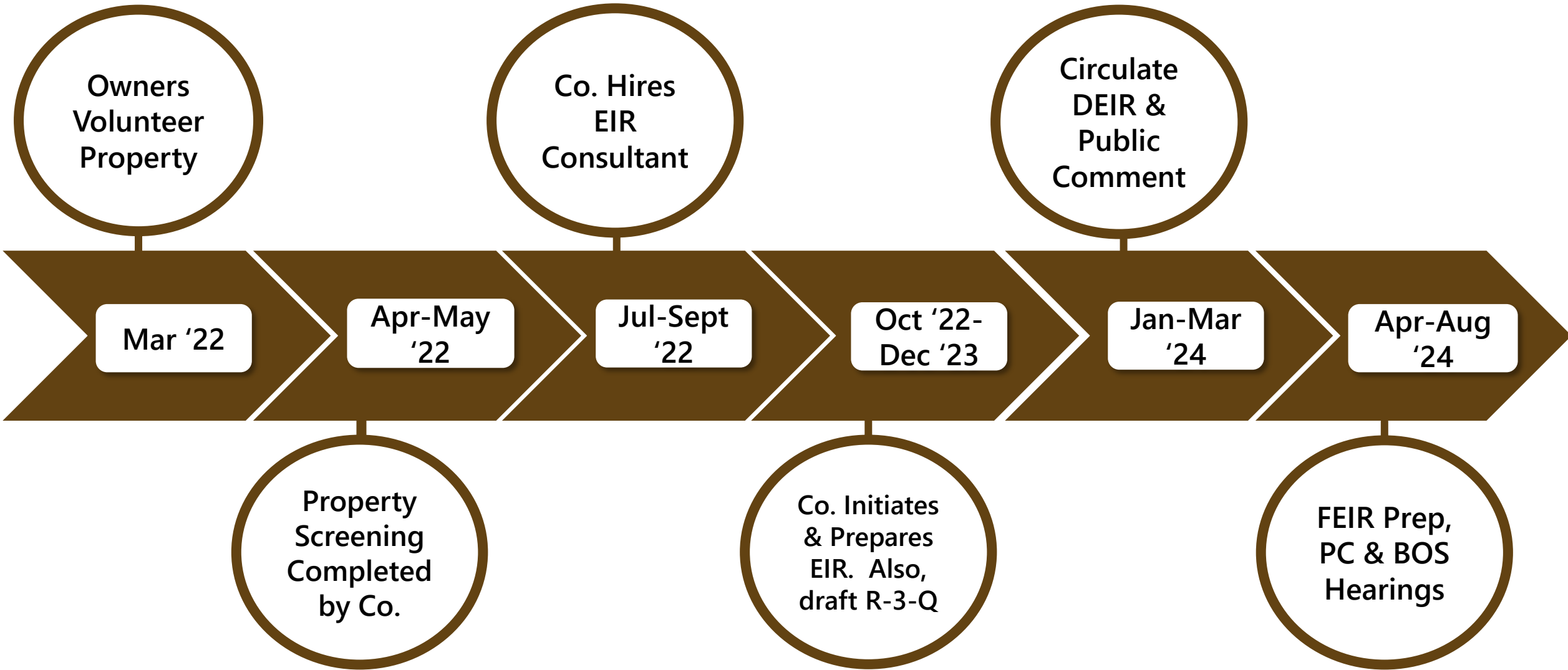
Pathway 2:

SB 10

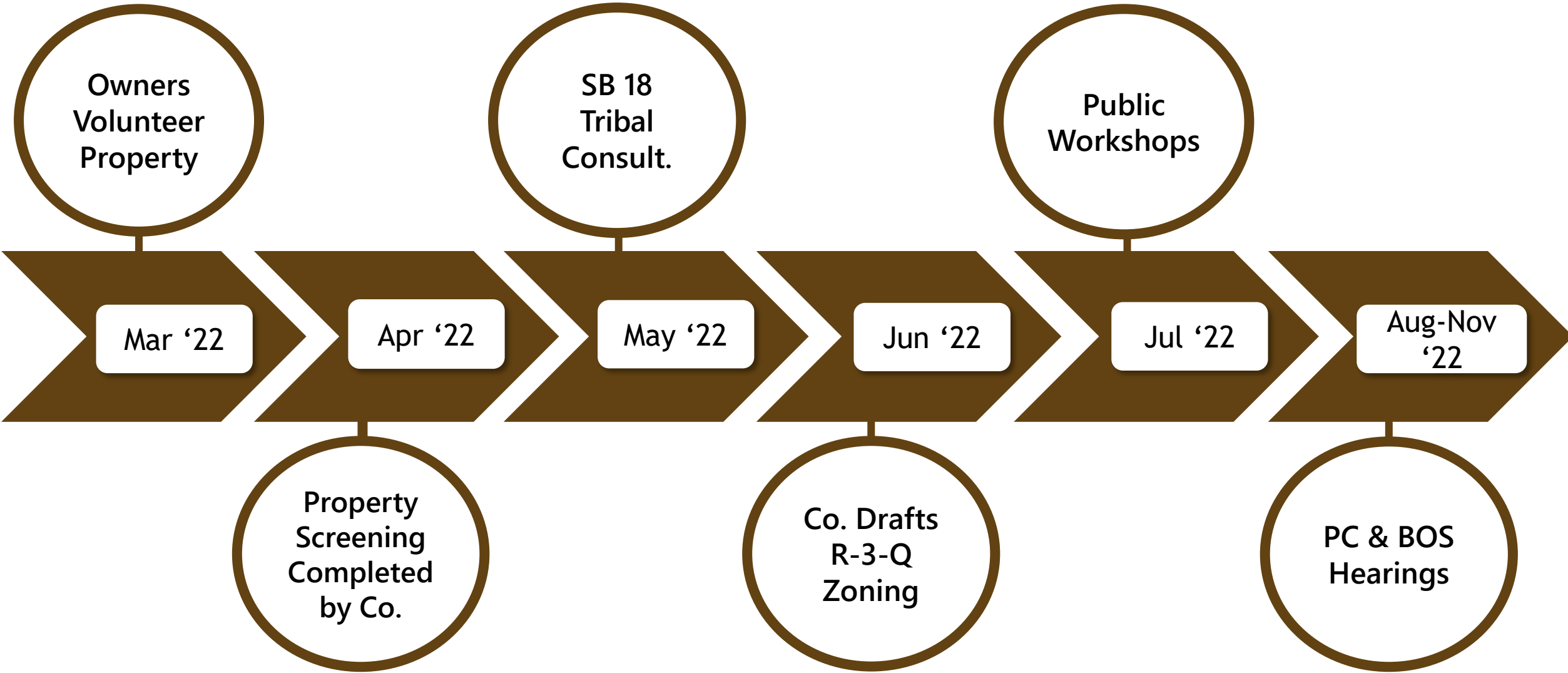
10 housing units per
parcel.

- ✓ Parcels must meet all SB 10 urban infill criteria.
- ✓ Up-zoning cannot reduce a parcel's existing General Plan or zoning density.
- ✓ Prohibition for subdividing THEN up-zoning
- ✓ Properties in the Martin Slough Interceptor service area may qualify.
- ✓ Properties located in the Coastal Zone will require further screening to determine eligibility.
- ✓ Number of housing units is capped at 10 units (not counting ADUs and JADUs).
- ✓ Properties will have new zoning: R-3-Q.

Pathway 1, Lower Income Inventory Up-Zoning: Process & Timeline



Pathway 2, SB 10 Up-Zoning: Process & Timeline



Available Resources

Feb. 1 and Feb. 16, 2022, workshop videos posted to the County's YouTube channel:

https://www.youtube.com/channel/UC_7iClSb2OvAf0iAUcov2vg

- Feb. 16, 2022, Housing Forward Humboldt Developer Workshop
- Feb. 1, 2022, Multifamily Rezone Project

Humboldt County's 2022 Multifamily Rezone Project webpage:

<https://humboldt.gov/653/Multifamily-Rezone-Project>

Housing Forward Humboldt 2022 Community Workshop Series and Resources:

<https://humboldt.gov/210/Housing-and-Grants>

Humboldt County's 2019 adopted Housing Element:

<https://humboldt.gov/DocumentCenter/View/79162/Chapter-8---2019-Housing-Element-Final-PDF>

Save the

Date...



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

