

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on August 20, 2019

Resolution No. 19-84

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING FINDINGS FOR APPROVAL, AND ADOPTING THE 2019 HOUSING ELEMENT OF THE GENERAL PLAN.

WHEREAS, Government Code Section 65588(e)(3)(b) requires the Humboldt County Board of Supervisors adopt a Housing Element in compliance with Housing Element law, Article 10.6, commencing at Government Code Section 65580, by August 31, 2019; and,

WHEREAS, Humboldt County initiated a comprehensive review and update of its Housing Element as set forth in Chapter 8 and Appendix G of the Humboldt County General Plan, as part of the state-mandated periodic update cycle; and,

WHEREAS, the Housing Element Appendix demonstrates that the County provided substantial and significant opportunities for meaningful public input on the policies and implementation measures in the Housing Element, including workshops and public hearings commencing in February 2019; and,

WHEREAS, the proposed 2019 Housing Element is developed so the County can achieve the housing goals of the State as stated in Section 65580 of the California Government Code:

- a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order; and
- b. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. The provision of housing affordable to low and moderate-income households requires the cooperation of all levels of government; and
- c. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community; and
- d. Each local government also has the responsibility to consider economic, environmental and fiscal factors and community goals set forth in the general plan

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

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and to cooperate with other local governments and the state in addressing regional housing needs.

NOW, THEREFORE be it resolved by the Humboldt County Board of Supervisors that the Board of Supervisors has reviewed and considered the proposed 2019 Housing Element, and

BE IT FURTHER RESOLVED, ordered and determined that the Board of Supervisors has reviewed and considered comments, responses and revisions at the public hearings, and makes all the following findings:

1. **CEQA.** The Board of Supervisors has considered the Addendum along with the Programmatic Environmental Impact Report certified as part of the adoption of the 2017 General Plan and finds that the PEIR adequately addresses the potential environmental impacts associated with the adoption of the 2019 Housing Element.
 - a. CEQA Guidelines Section 15162(a) allows use of a previously certified EIR when substantial evidence supports finding that there are not substantial changes in the project requiring major revisions, there have not been substantial changes in circumstances and when no new information has been presented which was not and could not have been known at the time of certification of the EIR.
 - b. The Board of Supervisors certified the Programmatic Environmental Impact Report ("PEIR"), State Clearinghouse No. 2007012089, prepared for adoption of the comprehensive update of the County General Plan on October 23, 2017.
 - c. CEQA Guidelines Section 15164 calls for preparation of an Addendum to the EIR when there are minor technical changes to the project
 - d. No substantial evidence has been submitted to the public record that substantial changes are proposed by the 2019 Housing Element amendments which require major revisions of the PEIR, that there are substantial changes to the circumstances under which the 2019 Housing Element amendments are being undertaken that require major revisions in the PEIR, or that that there is new information has become available which was not known at the time the PEIR was certified that require major revisions in the PEIR.
2. **General Plan Consistency – Periodic Review.** General Plan Policy GP-7 provides that the General Plan undergo periodic review and update for consistency with state law. The Housing Element is being updated to satisfy state requirements.
 - a. Update of the Housing Element corresponds to the state mandated update cycle for the Housing Element. In order to remain compliant, the California Department of

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on August 20, 2019

Housing and Community Development has set a deadline of August 31, 2019 to have the Housing Element Adopted.

- b. The proposed Housing Element changes are necessary to comply with new requirements of state law. The Housing Element has been reviewed by HCD and the comments received have been incorporated into the document.
3. **General Plan Consistency – Public Interest.** The 2019 Housing Element is in the public interest.
- 1. The Housing Element
 - i. Promotes and implements regulatory policies, practices and financial incentives for the creation of affordable housing, protects the public health, safety and welfare, promotes clear development requirements, advances equity, and minimizes environmental impacts of housing development; and,
 - ii. Demonstrates that an adequate supply of land is available for housing affordable for all income levels in the County, including urban, suburban, rural, hamlet and remote areas; and,
 - iii. Provides an adequate supply of rental and homeownership opportunities affordable to wage earners within proximity to local businesses, recreational facilities, community services, transit corridors and schools; and,
 - iv. Provides an inventory of land, suitable for development within the eight-year period for this Housing Element Update cycle that provides adequate capacity to meet projected regional housing needs for all income levels; and,
 - v. Provides sufficient and affordable housing opportunities for seniors, disabled persons, homeless, nomadic, single-parent households, farmworkers, and large families; and,
 - vi. Addresses the housing and access needs of vulnerable populations and provides sufficient opportunities and capacity to meet local needs for emergency shelters, navigation centers, day centers, supportive housing and transitional housing, including alternative and shared housing; and,
 - vii. Furthers fair housing by implementing regular meaningful actions to affirmatively further fair housing, improve access to opportunity, and prohibit discrimination; and,
 - viii. Facilitates development of transitional housing, supportive housing, housing for special populations, and emergency shelter. Supporting access to housing where

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

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traditional development is not feasible for economic reasons is in the public interest; and,

- ix. Ensures access to grant and other funding opportunities, which helps produce affordable housing.
4. **General Plan Consistency – Internal Consistency.** The 2019 Housing Element takes into account all of the other mandated and optional elements of the Humboldt County General Plan for the Areas Outside the Coastal Zone adopted on October 23, 2017, and the 2019 Housing Element, and each of its parts, together with the other elements, comprises an integrated, internally consistent and compatible statement of the policies for Humboldt County with regard to land use and development.
5. **HCD Findings.** The findings of the Department of Housing and Community Development (HCD) as established by Government Code Section 65585(e) have been considered by the Board of Supervisors and those comments have been incorporated into the Housing Element.
- a. The Draft Housing Element was submitted to HCD for review on June 3, 2019. Revisions were provided to assist the review on July 16, 23, 24, 29, 30, 31 and August 1, 2019.
 - b. Subsequent to the draft reviewed and approved by the Planning Commission changes were made to the draft Housing Element to address comments made by HCD. These changes were presented to the Board of Supervisors in redline/strikeout format. These proposed revisions are included in the adopted Housing Element.
 - c. An August 2, 2019 letter from HCD states that the Housing Element meets the statutory requirements of the state housing element law and the Housing Element will comply with state housing element law when it is adopted and submitted to HCD.
6. **Planning Commission Review.** On July 11, 2019 the Planning Commission recommended that the Board of Supervisors adopt the draft Housing Element, with the provision that minor changes to the Residential Land Inventory, the Housing Element Appendix and other minor changes that do not affect the goals, policies, standards or implementation measures to address comments from HCD shall not be considered substantial changes requiring further review by the Planning Commission. The Board of Supervisors has reviewed the changes made to the Housing Element to address comments made by HCD and finds that they are minor and clarifying in nature, do not affect the goals, policies, standards or implementation measures of the Housing Element, and do not require further review or recommendations by the Planning

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on August 20, 2019

Commission.

- a. The Board of Supervisors reviewed the changes presented in a redline/strikeout format so that the changes made to address HCD's comments would be easily identified.

BE IT FURTHER RESOLVED, ordered and determined that the Board of Supervisors has reviewed and considered comments, responses and revisions at the public hearings, and that:

1. The Board of Supervisors adopts the 2019 Housing Element with the following modifications to Standard H-S7 and Implementation Measure H-IM15 as shown in the underlined text; and
 - a. **H-S7. Ten-Year Plan to END Homelessness and Resolution 16-30, and the Homeless Strategy and Implementation Plan—Phase 1.** The County's adopted Ten-Year Plan to End Homelessness and Resolution 16-30 and the Homeless Strategy and Implementation Plan—Phase 1 will guide the County's efforts to address the housing and service needs of the homeless, and "at risk of homelessness" populations.
 - b. **H-IM15.Facilitate Development of All Sites in the Affordable Housing Land Inventory.** Specifically, the County shall allow the multifamily zoned sites in the Affordable Housing Residential Land Inventory to be developed with multifamily housing as a principally permitted use independent of existing uses or other allowed uses that may occur on the site.

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2. The Board of Supervisors directs the Planning staff to prepare and file a Notice of Determination with the County Clerk and Office of Planning and Research; and
3. The Board of Supervisors directs Planning staff to promptly file the adopted 2019 Housing Element with HCD pursuant to Government Code Section 65585(g); and,
4. The Board of Supervisors directs Planning staff to promptly distribute the adopted amendments to the Housing Element to all public agencies and private entities that provide water or sewer services within Humboldt County with an written acknowledgment that public agencies and private entities providing water or sewer services shall grant a priority to developments that include housing units affordable to lower income households pursuant to Government Code Section 65589.7(a).

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on August 20, 2019

Dated: August 20, 2019


Rex Bohn, Chair
Humboldt County Board of Supervisors

Adopted on motion by Supervisor Fennell, seconded by Supervisor Bass, with the following vote:

AYES:	Supervisors	Bohn, Fennell, Madrone, Bass
NAYS:	Supervisors	--
ABSENT:	Supervisors	Wilson
ABSTAIN:	Supervisors	--

STATE OF CALIFORNIA)
County of Humboldt)

I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be an original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.


Brooke Eberhardt
Deputy Clerk of the Board of Supervisors of
the County of Humboldt, State of California