

2019-2027 Housing Element

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans 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 seven elements: land use, transportation, conservation, noise, open space, safety, and housing. 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, in order 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 on the effective implementation of local general plans and, in particular, local housing elements.

The proposed Housing Element represents a revision of the Housing Element of the General Plan, adopted in 2011. This Housing Element revision is being prepared to meet State legislative provision as described in Section 65588 of the Government Code and to address issues required by a substantial number of new and amended Government Code provisions passed since the adoption of the former Housing Element. The revision of the Housing Element is also required to achieve consistency with the City's General Plan. Lastly, the Element is being revised to address a variety of local housing issues currently facing the City. For example, measures in the General Plan seek to encourage homeownership, infrastructure upgrades to support housing, and greater private investment in the community by supporting revitalization of the Town Center area.

There are four major components of the Housing Element:

- ❖ **Housing Needs Assessment**
- ❖ **Evaluation of Constraints to Housing**
- ❖ **Identification of Potential Housing Sites**
- ❖ **Program Strategy to Address Needs**

Update Schedule

Planning Activity	Timeline
Topics of Interest, Policies and Implementation Measures posted on the Web.	End of February 2019
Public Announcement/Survey in the City's March Newsletter	March 1, 2019
HCAOG Certification of Regional Housing Needs Allocation (RHNA) numbers.	March 21, 2019
1 st Planning Commission Public Hearing	March 26, 2019
Annual Housing Element Progress Report	April 1, 2019
CEQA Review/Determination	End of April 2019
City Council Public Hearings	May 2019
Submittal to HCD for Certification	End of June 2019

What is the Regional Housing Needs Assessment (RHNA)?

State housing element law requires jurisdictions to meet their shares of the state prescribed regional housing need. The City does this by maintaining a residential land inventory sufficient to meet the assessed number of units (known as RHNA).

The 2019 Housing Element covers an eight-year cycle. The planning horizon for this Housing Element extends to 2027. The final housing allotments calculated and adopted by Humboldt County Association of Governments (HCAOG) are shown in the table below

Jurisdiction	Very Low Income Allocation	Low Income Allocation	Moderate Income Allocation	Above Moderate Income Allocation	Proposed Total RHNA Allocation
Arcata	142	95	111	262	610
Blue Lake	7	4	5	7	23
Eureka	231	147	172	402	952
Ferndale	9	5	6	13	33
Fortuna	73	46	51	120	290
Rio Dell	12	8	9	22	51
Trinidad	4	4	3	7	18
County	351	223	256	583	1413
RHNA Targets	829	532	613	1416	3390

Source: Humboldt County Association of Governments (HCAOG) 2019 RHNA Assessment



City of Rio Dell
COMMUNITY SURVEY
2019-2027 HOUSING ELEMENT UPDATE



The City is in the process of updating the Housing Element for the 2019—2027 planning period. Please take a few minutes to respond to the following questions and let us know how important each of the following concerns is to you and your family or the people you represent in your organization.

HOUSING NEEDS

1. **Ensuring that children who grew up in Rio Dell can afford to live in Rio Dell.**
 Very Important Somewhat Important Not Important Don't Know

2. **Create mixed-use (commercial/office and residential) projects in the community that encourage walkable neighborhoods and reduce dependency on automobiles.**
 Very Important Somewhat Important Not Important Don't Know

3. **Ensuring that the housing market in Rio Dell provides a diverse range of housing types, including single family homes, townhouses, duplexes, and apartments, to meet the varied needs of local residents.**
 Very Important Somewhat Important Not Important Don't Know

4. **Establish special needs housing for seniors, large families and persons with disabilities.**
 Very Important Somewhat Important Not Important Don't Know

5. **Integrate affordable housing throughout the community to create mixed-income neighborhoods and eliminate the concentration of poverty in certain neighborhoods.**
 Very Important Somewhat Important Not Important Don't Know

6. **Encourage energy conservation through site and building design.**
 Very Important Somewhat Important Not Important Don't Know

7. **Provide shelters and transitional housing for the homeless, along with services to help move person into permanent housing.**
 Very Important Somewhat Important Not Important Don't Know

HOUSING CONDITIONS

8. **Encourage the rehabilitation of existing housing stock in older neighborhoods.**

- Very Important Somewhat Important Not Important Don't Know

HOUSING ISSUES

9. **Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs, Fair/Equitable Housing opportunities and programs to help maintain and secure neighborhoods that have suffered numerous foreclosures.**

- Very Important Somewhat Important Not Important Don't Know

OTHER ISSUES

10. **Please indicate in the space below any housing issues or concerns that you have, that are not listed above, and that you think should be considered in the Housing Element update process:**

11. **Check all that apply to you:**

- | | |
|--|---|
| <input type="checkbox"/> Resident of Rio Dell | <input type="checkbox"/> Employed in Rio Dell |
| <input type="checkbox"/> Renter | <input type="checkbox"/> Homeowner |
| <input type="checkbox"/> 1 person household | <input type="checkbox"/> 2 person household |
| <input type="checkbox"/> 3 person household | <input type="checkbox"/> 4 person household |
| <input type="checkbox"/> 5 or more person household | <input type="checkbox"/> Developer of housing |
| <input type="checkbox"/> Developer of commercial buildings | <input type="checkbox"/> Owner of a Rio Dell business |
| <input type="checkbox"/> Use public transportation | <input type="checkbox"/> Commute more than 10 miles to work |
| <input type="checkbox"/> Housing Advocate/Stakeholder | <input type="checkbox"/> Service Provider |

12. **Are you actively involved in a community based organization?** Yes No

13. **If so, which one(s)?** _____

Please return this form to City Hall, 675 Wildwood Avenue

THANK YOU FOR YOUR TIME!