AGENDA

RIO DELL PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, MAY 16, 2019 – 5:30 P.M.
CITY HALL COUNCIL CHAMBERS
675 WILDWOOD AVENUE, RIO DELL

WELCOME.....*By your presence in the City Council Chambers, you are participating in the process of representative government. Copies of this agenda, staff reports and other material available to the Commission are available at the City Clerk's office in City Hall, 675 Wildwood Avenue. Your City Government welcomes your interest and hopes you will attend and participate in Rio Dell Planning Commission meetings often.*

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CEREMONIAL MATTERS

1) 2019/0516.01 - Swearing in and Seating of Newly Appointed Planning Commissioner Jacqui Wilson

E. CONSENT CALENDAR

1) 2019/0516.02 - Approve Minutes of the March 26, 2019 Regular Meeting **(ACTION)** 1

F. PUBLIC PRESENTATIONS

This time is for persons who wish to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. As such, a dialogue with the Commission or staff is not intended. Items requiring Commission action not listed on this agenda may be placed on the next regular agenda for consideration if the Commission directs, unless a finding is made by at least 2/3rds of the Commission that the item came up after the agenda was posted and is of an urgency nature requiring immediate action. Please limit comments to a maximum of 3 minutes.

G. SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

1) 2019/0516.03 - **2019-2027 Housing Element Workshop**
Housing Element Discussion regarding the Sixth Cycle Housing Element Requirements, Housing Needs Allocation (RHNA), Housing Constraints, Site Inventory and Housing Policies **(DISCUSSION)** 9

H. STAFF COMMUNICATIONS

I. ADJOURNMENT

In compliance with the American with Disabilities Act (ADA), if you need Special assistance to participate in this meeting, please contact the Office of the City Clerk at (707) 764-3532. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

The next Regular Planning Commission meeting is scheduled for Tuesday, June 25, 2019 at 6:30 p.m.

RIO DELL PLANNING COMMISSION
REGULAR MEETING MINUTES
MARCH 26, 2019

CALL TO ORDER

Commissioner Angeloff called the regular meeting of the Rio Dell Planning Commission to order at 6:30 P.M.

Present were Commissioners Angeloff, Marks, Millington and Planning Commission Alternate Arsenault. Absent were Commissioner Kemp (excused) and Strahan.

Others present were Community Development Director Caldwell and City Clerk Dunham.

Community Development Director Caldwell announced a vacancy on the Commission due to Councilmember Strahan's absence from the last eight meetings because of his out of town work schedule.

CONSENT CALENDAR

Approve Minutes of the February 26, 2019 Regular Meeting
Motion was made by Millington/Arsenault to approve the minutes of the February 26, 2019 regular meeting as presented. Motion carried 3-0; 1 abstention (Marks).

PUBLIC PRESENTATIONS

None

SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

Resolution No. PC-139-2019 approving, denying or modifying Studebaker Conditions of Approval of the Cannabis Activity Conditional Use Permit – Case No. CUP-17-03-M-2
Community Development Director Caldwell provided a staff report and said that the Planning Commission approved the Studebaker Condition Use Permit on August 22, 2017 including a condition for the installation of a wrought iron fence along the front parallel to Northwestern Ave. In September 2017, the owners made application to modify the conditions of approval to relocate the fence on the west side of the right-of-way and Northwestern Avenue. He said that the Commission approved the modification and the wrought iron fence was recently installed as agreed.

He explained that the applicant is now requesting that the existing chain link fencing surrounding the property not be removed and replaced with either black vinyl coated or wrought iron fencing.

Community Development Director Caldwell commented that staff did not make a recommendation regarding the fence and presented three potential options for the Commission to consider. The options included:

1. Approve the applicant's request allowing the existing galvanized chain link fencing; or

2. Deny the applicant's request and require that the original conditions be implemented; or

3. Require that the fence along the access easement be either black vinyl coated or wrought iron fencing.

Staff noted that the Wendt parcel east of the Studebaker parcel was conditioned to require wrought iron fencing along the entire perimeter of the parcel and at that time, the applicant (Greenheart Enterprises) agreed to the condition. In addition, the City's well property adjacent to the Studebaker parcel is fenced with a six-foot chain link fence with green privacy slats.

He pointed out that the Planning Commission's original intent was to have uniform fencing along Northwestern Avenue and along the access easement up to the former Eel River Sawmills office building.

He added that one of the concerns of the applicant was stability of privacy slats due to wind and as such, they recommended black coated PVC cyclone fence as an alternative. He indicated that staff had no problem with it because it would tie in with the black wrought iron fencing.

Community Development Director Caldwell referred to the site plan of the parcel, said that the original condition was to fence the entire frontage of the parcel parallel to Highway 101 with black wrought iron fencing, and was later modified to allow wrought iron fencing to be located at the eastern edge of the Northwestern Avenue right-of-way.

Commissioner Angeloff asked what the final outcome was with regard to other applicants that came forward with requested modifications to their fencing requirements.

Community Development Director Caldwell recalled the Commission approving a modification to the conditions of approval for Rio Dell Holdings to allow black wrought iron security fencing along the frontage of the parcel parallel to Northwestern Avenue and black coated PVC cyclone fencing around the perimeter of the parcel.

Commissioner Millington commented that the design scheme seems to be to draw all black fencing together to have a uniform appearance.

Community Development Director Caldwell pointed out that this particular building is existing and therefore not subject to design review.

Commissioner Marks asked for clarification as to whether the property was currently for sale.

Jesse Jeffries clarified that the property was currently on the market but their plans were to proceed with their cannabis operation as planned, and should the property sell, they would deal with whatever they needed to at that time.

Commissioner Marks said that she would prefer wrought iron fencing along the access road to be consistent with other fencing.

Commissioner Millington commented that she drove by the site and was impressed with the look of the existing wrought iron fence and said that it only shows how the rest of the area needs it.

Jesse Jeffries expressed concern regarding security.

Commissioner Angeloff pointed out that the Planning Commission was not in support of Constantine wire because they wanted the area to resemble a business park rather than a prison.

He also questioned the green slotted fence at the City's well site and the need for it to be uniform with the black wrought iron and black coated PVC cyclone fencing.

Community Development Director Caldwell commented that staff discussed the issue with the fence with the City Engineers and project costs were a factor in the decision. He indicated that there might be an opportunity to revisit the issue.

Commissioner Marks asked if there is a time requirement for installing the fence.

Community Development Director Caldwell noted that the Conditions of Approval including installation of the fence would need to be satisfied prior to issuance of a Business License.

Discussion continued regarding the cost of fencing materials, performance bonds, and possible extension of time to install the fencing along the 204-foot access easement.

Commissioner Woodall asked what happens if the applicant issues a bond to guarantee the improvements and the property sells.

Community Development Director Caldwell noted that the bond would go with the property.

Commissioner Angeloff said that he would like to review the previous actions of the Commission related to fencing requirements and/or modifications to insure consistency. In addition, he wanted to see a cost comparison between black wrought iron fencing and black coated PVC cyclone fencing.

Community Development Director Caldwell retrieved the approved Conditions of Approval for the Rio Dell Holdings project for review by the Commission.

Staff then confirmed the Planning Commission approval to allow Rio Dell Holdings to install black wrought iron security fencing along the frontage of the parcel parallel to Northwestern Avenue and black coated PVC cyclone fencing around the perimeter of the parcel as previously mentioned.

Commissioner Angeloff suggested as an option to allow wrought iron fencing along the front and black coated PVC cyclone fencing along the access easement including the gate.

Commissioner Angeloff opened the public hearing to receive public comment on the proposed Resolution.

Shawn Studebaker commented that it would not look right to have the gate different and preferred it to be wrought iron.

Jesse Jeffries pointed out that of the 17 parcels at the Humboldt Rio Dell Business Park; only five (5) have wrought iron. He said that he anticipated most or all of the other developers coming to the Commission requesting the same modifications to their fencing requirements.

Community Development Director Caldwell noted that the cost for an improvement bond is typically ten (10) percent of the construction costs and when a business renews its annual cannabis permit, they would not be required to renew the bond.

The applicants indicated that if they could have a one-year extension to construct the fence, they would agree to wrought iron. They asked if the remaining fence could be black coated PVC cyclone and if the posts could be painted black or powder coated black.

There being no further public comment, the public hearing closed.

Commissioner Angeloff recited the recommended motion as discussed.

Motion was made by Marks/Arsenault to approve Resolution No. PC-139-2019 approving modification of the Studebaker Conditions of Approval of the Cannabis Activity Conditional Use Permit (CUP) to require within one year from the date of the permit approval, that a black wrought iron security perimeter fencing shall be installed along the front of the parcel (parallel to Highway 101) with the remaining perimeter fencing to be black coated PVC cyclone, including a black wrought iron security gate. Motion carried 4-0.

<u>Discussion of Housing Element regarding Sixth Cycle Housing Element requirements, Housing Law, Regional Housing Needs Allocation (RHNA), Housing Constraints, Site Inventory and Housing Policies</u>
Community Development Director Caldwell provided a staff report and said that the Housing Element update is due to the State in August and is a revision of the

Housing Element of the General Plan adopted in 2011, covering an eight-year period extending to 2027.

He explained that the four major components of the Housing Element include:

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

He continued with review of the Regional Housing Needs Assessment (RHNA) and explained that the law requires jurisdictions to meet their share of the state prescribed regional housing needs by maintaining a residential land inventory sufficient to meet the assessed number of units, which is referred to as RHNA. He drew the Commission's attention the table of final housing allotments calculated and adopted by Humboldt County Association of Governments (HCAOG). The total RHNA allocation for Rio Dell was calculated at 51 units, which does not mean the City has to provide those units but to show there is land available for them. The breakdown of the RHNA numbers was reported as follows:

- Very Low Income - 12 units
- Low Income - 8 units
- Moderate Income - 9 units
- Above Moderate Income - 22 units

Community Development Director Caldwell commented that the Danco Supportive Housing Project planned for construction this year should more than cover the allocation for very low-income units.

A handout was provided to Commissioners on *Determination of County's Number/Percentage of Households by Income Category ACS 2012-2016.* The average median household income for Rio Dell was reported at $42,685. The data, taken from the 2012-2016 American Communities Survey DP03 Data, represented 1,397 households. 92 households had a reported household income of less than $10,000 whereas; 205 households fit into the median household income range of $35,000 - $49,999.

Commissioner Marks pointed out the data only represented what people actually reported as income so the numbers may not be accurate.

Community Development Director Caldwell then referred to the *City of Rio Dell Community Survey – 2019-2027 Housing Element* Update provided in the packet and said the survey was included in the last City Newsletter requesting citizens complete it to let staff know what the community's housing needs are. Commissioner Angeloff agreed to place copies of the survey in the next Chamber of Commerce Newsletter in which staff agreed to provide the copies.

Community Development Director Caldwell expressed the importance of completing the surveys and said that the hope is that the new census will identify the city of Rio Dell as an LMI (Low to Moderate Income) community.

He provided Commissioners with a handout of Chapter 3 of the Housing Element and asked the commissioners to review it and provide any comments at the next meeting including any policy additions or deletions. He pointed out that one of the housing goals and policies is to allow development of secondary residential units on existing residentially developed lots as required by the State noting that they are not subject to the City's parking regulations. In addition, they are exempt from water and sewer connection fees and are only subject to monthly water and sewer service charges and fees.

Staff continued with brief review of the existing Second Dwelling Unit Requirements noting that applications for second dwelling units shall be considered ministerially, without discretionary review. He also noted that second dwelling units could not exceed 50 percent of the size of the primary dwelling unit up to a maximum of 1,200 square feet, except on parcels that can be subdivided in which there is no size restriction provided certain conditions can be met.

Community Development Director Caldwell explained that with regard to Nonconforming Uses, the 60 percent burn rule changed which now allows owner-occupied residences, that are destroyed or damaged by 60 percent or more of the market value, to be restored within two (2) years after the damage or destruction occurs.

He suggested the Commissioners review the rules and policies and come back at the next meeting with suggestions and comments.

ADJOURNMENT

Motion was made by Commissioners Marks/Arsenault to adjourn the meeting at 7:28 p.m. to the April 23, 2019 regular meeting.

_____
Nick Angeloff, Chair

Attest:

_____
Karen Dunham, City Clerk

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532

For Meeting of: May 16, 2019
☐ Consent Item; ☑ Public Hearing Item

To: Planning Commission

From: Kevin Caldwell, Community Development Director

Through: Kyle Knopp, City Manager

Date: May 9, 2019

Subject: 2019 – 2027 Housing Element Workshop

Recommendation:

That the Planning Commission:

1. Receive staff's report regarding the pending Housing Element update; and

2. Solicit and encourage public participation and discussion regarding:

   - Accessory Dwelling Units – Second Dwelling Unit Regulations
   - Existing Goals and Policies – Implementation Status
   - Local Housing Needs - RHNA
   - Other Topics of Interest

Discussion

Staff distributed information at the March 26, 2019 meeting regarding an overview Housing Element requirements, including the allocated Regional Housing Needs Allocation (RHNA), Accessory Dwelling Units (ADU's) and the City's existing Goals and Policies. Staff requested that you look over the information and be prepared to discuss or suggest any changes you believe would help facilitate housing development within the City at this meeting.

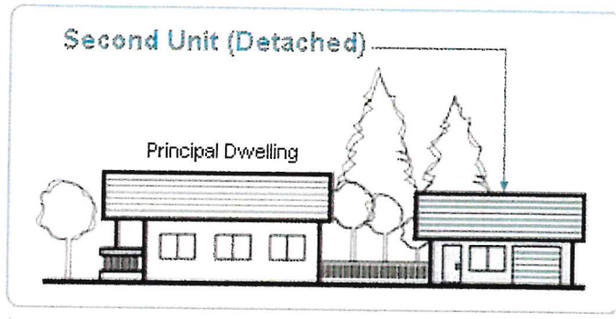
Staff previously provided the Commission a copy of the State Department of Housing and Community Development guidelines regarding Accessory Dwelling Units (ADU's). Attachment 1 is a copy of the City's Second Unit Regulations, which we will review and discuss. Also attached is a copy of a recent article in Western City Magazine regarding ADU's.

Staff also previously provided a copy of the existing Housing Elements Goals, Policies and Action Plan. Attachment 3 is a copy of a portion of the 2018 Housing Element Annual Progress Report (APR) that identifies the progress of implementing the Action Plan.

Attachment 4 is a copy of the City's Housing Element Community Survey. Please complete and be prepared to discuss.

Attachment 1: City's Second Unit Regulations
Attachment 2: Western City Magazine ADU Article
Attachment 3: Portion of the 2018 Housing Element Annual Progress Report – Implementation
Attachment 4: City's Housing Element Community Survey

Section 17.30.290 Second dwelling units.



All second dwelling units, as defined herein, shall be subject to the following regulations:

(1) Applications for second dwelling units shall be considered ministerially, without discretionary review.

(2) No more than one second dwelling unit may be constructed on any site.

(3) The Planning Department shall grant a permit for a second dwelling unit which was created prior to the effective date of the ordinance codified in this section, if the Planning Department finds that the second dwelling unit complies with all of the regulations specified in this section.

(4) The Planning Department shall grant a permit for a new second dwelling unit, if the Planning Department finds that the second dwelling unit conforms with all the following regulations:

(a) The owner of the property does not have to live on a lot where a second dwelling unit is located.

(b) The lot on which the unit is proposed totals at least 5,000 square feet.

(c) The second dwelling unit contains a separate entrance, kitchen, and bathroom; both the existing dwelling and the second unit comply with all requirements of the current City of Rio Dell building code in effect at the time of building construction.

(d) The second dwelling unit maintains the scale of adjoining residences and blends into the existing setting by use of appropriate building form, height, materials, color and landscaping appropriate to that setting.

(e) The second dwelling unit does not overload the capacity of the neighborhood to absorb it or cause a concentration of units sufficient to change the character of the general area.

(f) The parking on the site conforms with the requirements set forth in RDMC 17.25.130.

(g) <u>Maximum Size</u>

(i) Parcels that cannot be subdivided. The size of the second dwelling unit shall not exceed 50 percent of the size of the primary dwelling unit up to a maximum of 1,200 square feet, except for second dwelling units located within the suburban and rural zones where the second dwelling unit shall not exceed 50 percent of the primary dwelling unit.

(ii) Parcels that can be subdivided. The size of the second dwelling unit shall not be restricted, provided the applicant submits a Development Plan demonstrating that the parcel could be subdivided and both residences can be sited on separate parcels and meet setback and lot coverage requirements of the zone.

(h) A mobile home or manufactured home may be used as a second dwelling unit so long as it conforms with the provisions of Section 17.30.120.

(i) The detached second unit maintains a minimum separation from the main building of 10 feet.

(j) The second dwelling unit shall be subject to the minimum yard requirements of the zoning district in which it is located.

(k) The maximum building height of a detached second dwelling unit shall be no higher than the existing dwelling up to a maximum of 24 feet.

(l) Exceptions to the minimum lot size and dwelling size may be allowed with a Conditional Use Permit, if the Planning Commission makes the following findings, in addition to the findings required for Conditional Use Permit approval in Section 17.35.030 of the RDMC:

(i) The second unit is subordinate to the principal unit and compatible with the character of the surrounding neighborhood. [Ord. 281§ 17.30.230, 2012.]

WESTERN City
The Monthly Magazine of
the League of California Cities

March 1, 2019 Features by Melissa Kuehne

Accessory Dwelling Units Help Increase Housing Supply

Melissa Kuehne is communications and development manager for the Institute for Local Government and can be reached at mkuehne@ca-ilg.org.

As California's affordable housing crisis affects communities statewide, policymakers are examining alternative ways to increase the supply and affordability of housing. Accessory dwelling units (ADUs), also known as granny flats, have recently received a great deal of attention because they provide a lower-cost option than traditional market-rate construction to increase the housing supply in existing residential neighborhoods. ADUs are a secondary housing unit with completely independent living facilities, including a kitchen, bathroom and bedroom. These units can be attached to or detached from the primary residence.

The Appeal of ADUs

The U.S. Census Bureau determined that in 2017, California had a rental housing vacancy rate of just 4.3 percent, with only five other states reporting lower vacancy rates. California cities are looking for ways to bring new housing units online quickly and affordably, and in some cases, ADUs fit that bill. Compared with new single-family homes and large multi-family housing projects, ADUs are affordable to build because their construction does not require paying for land or building structured parking or elevators. In addition, ADUs are typically built as one- or two-story wood frame dwellings that do not require major new infrastructure upgrades, thus reducing overall construction costs. ADUs also offer benefits to residents, such as supplemental income from unit rent and the ability to house members of the extended family.

Three bills that made changes to ADU laws — including parking requirements and fees — took effect in January 2017: SB 1069 (Wieckowski), Chapter 720, Statutes of 2016; AB 2299 (Bloom), Chapter 735, Statutes of 2016 and AB 2406 (Thurmond), Chapter 755, Statutes of 2016. Most importantly, these bills prohibit local governments from passing an ordinance that precludes ADUs. In January 2018, two additional bills — SB 229 (Wieckowski), Chapter 594, Statutes of 2017 and AB 494 (Bloom), Chapter 602, Statutes of 2017 — that impact the development of ADUs took effect. These two bills include provisions for:

- Allowing ADUs to be built concurrently with a single-family home;
- Expanding areas where ADUs can be built to include all zoning districts that allow single-family and multi-family uses;
- Modifying fees from utilities, such as special districts and water corporations; and
- Reducing parking requirements.

Although state law does not allow cities to preclude ADU construction, it also does not require cities to adopt an ordinance specific to ADUs. Local governments have control over a number of components that include:

- Owner occupancy requirements;
- The number of ADUs allowed per lot;
- Minimum and maximum unit sizes; and
- Development standards — however, ADUs must be allowed in all single-family and multi-family residential zones.

Cities may also choose to encourage ADU development by reducing fees, making parking less restrictive and amending General Plan policies.

If a city chooses not to adopt an ADU ordinance, an ADU built in that jurisdiction would be required to comply with the state standards. The state Department of Housing and Community Development (HCD) offers a number of resources to help cities navigate this process.

Santa Cruz Fine-Tunes Its ADU Approach: Lessons Learned

The City of Santa Cruz has been experimenting with ADUs since the early 2000s. Santa Cruz currently has approximately 475 ADUs, with about 50 more units coming online each year. In addition, roughly 400 units are going through the process of legalization, which includes submitting plans for approval, paying fees and undergoing city inspections.

Senior City Planner Sarah Neuse shared the following lessons learned from Santa Cruz's experience.

Pre-approved prototype plans don't always work as planned. The city engaged seven architects to create a range of ADU prototypes, which the city's Planning Department then pre-approved. The city intended that these prototypes would save the homeowner money and speed up the permit process. However, the city has encountered two challenges with these prototypes. First, the state building codes change every two years, creating the potential need to update the pre-approved plans. Second, many homeowners wanted to modify the prototypes to better fit their property or tastes. This required the plans to go through the full approval process and defeated the original reason for supplying pre-approved prototype plans. The city is considering options to update the prototypes and/or develop a list of pre-approved architects who successfully navigated the ADU permitting process.

The fee waiver was effective. However, the city attorney recently deemed the fee waivers to be a gift of public funds, which triggers prevailing wage requirements. Since this decision went into effect, fewer homeowners have taken advantage of the waiver. The city is now exploring other ways to reduce fees and other associated costs — including parking, sidewalks and utility connection requirements — to help facilitate construction while maintaining the attributes that allow for increased density and walkability.

Education is an important component of the process. Because Santa Cruz requires owner occupancy of ADUs, the vast majority of ADUs are built by novices. This underscores the need for guidance documents to explain the process and requirements and knowledgeable staff to answer questions and help guide residents through the process.

In early 2019, the Santa Cruz City Council approved some changes to its ADU ordinance, which include:

- Modifying the definition of owner-occupant to include immediate family. This amendment allows an ADU's continued operation as long as a member of the homeowner's immediate family (limited to spouses, siblings, parents and adult children) is living on the property either in the main house or the ADU; and
- Removing the minimum parcel size. ADUs can now be added to any size lot.

The city council will continue to consider additional proposals to update the ordinance, including:

- Allowing two ADUs on large lots (over 10,000 square feet). The maximum unit size threshold would still apply — the combined size of the ADUs (up to 1,200 square feet) cannot exceed 10 percent of the lot size; and
- Eliminating the parking requirement for the first ADU on a parcel. This would eliminate the off-street parking requirement for the first ADU building on a parcel regardless of the parcel's location or how it is constructed. Parking requirements for the primary residence and additional ADUs remain in place.

In addition to updating its ADU ordinance, the City of Santa Cruz is also updating the "how to" manuals to reflect any updates to the ordinance, provide a more user-friendly online interface and distill the dense building codes and permitting processes into easy-to-understand language.

"ADUs have been successful in Santa Cruz because they fit in with the city's land-use pattern and how our community sees itself," says Neuse. "We also held a number of community outreach events — one specifically on ADUs — to help the community understand the process and why we are pursuing ADU development."

Tips for Success

Know your community. What is the rental vacancy rate in your city? What types of housing are your residents comfortable with: single-family homes, multi-family housing or mixed-use development? If your city requires owner occupancy, do homeowners typically have the start-up

capital needed to build ADUs? The answers to these questions can help determine how successful ADUs will be in your community.

Engage your residents. Sharing information and inviting feedback from your community can generate more support for the final decisions reached by your planning commission and city council. Put simply, participation helps generate ownership. Involved residents who have helped to shape a proposed policy, project or program will better understand the issue and the reasons for decisions that are made. Good communication about the public's involvement in the decision can increase the support of the broader community as well.

Consider financing options and forging partnerships with banks and other financial institutions. ADUs are expensive to build (ranging on average from $100,000 to $400,000), so having financing options available for interested homeowners can help stimulate interest in developing ADUs.

The Institute for Local Government offers a number of resources to help cities engage their communities on housing, planning and other issues. For more information, visit www.ca-ilg.org/engagement.

Seek Legal Counsel

Cities are encouraged to work closely with their attorneys when considering options and interpretations related to accessory dwelling units and deciding how to change local ordinances in response to these measures. Prior to taking action, cities should carefully examine issues such as how the proposed changes interact with other ordinances and applicable laws.

Santa Cruz ADU Policy

www.cityofsantacruz.com/government/city-departments/planning-and-community-development/ordinance-policy-updates.

Additional Resources

https://www.census.gov/housing/hvs/data/ann17ind.html

The state Department of Housing and Community Development (HCD) offers a number of resources to help cities navigate this process at www.hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml#newlaws

Table D Program Implementation Status pursuant to GC Section 65583 Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Action Plan A-1	Density Bonus	Jun-11	Completed and codified in Section 17.30.090 Rio Dell Municipal Code, Ordinance No. 318-2014.
Action Plan A-2	Mixed Use Development	June 2010 Research, ongoing	Completed. The Town Center (TC) zone was amended in 2012, Ordinance No. 297-2012 which allows apratments on upper floors as a principally permiited use and live-work units where residential activities are located at the back of buildings, do not occupy more than 40% of the gross floor area. The Community Commercial (CC) and the Neighborhood Center (NC) zones were amended in 2018, Ordinance No. 370-2018 to allow apartments on upper floors as principally permitted uses.
Action Plan A-3	Multifamily Design Guidelines	June 2010 Research, implement December 2010	Completed and codified in Section 17.25.050, Ordinance No. 309-2013.
Action Plan A-4	Architectural Barriers to Disability Access - Setbacks for ramps.	September 2010 Research, implement June 2011	Completed and codified in Section 17.30.340 allows front yard averaging for setback requirements. Ramps less than 30" above grade do not require Building Permits.
Action Plan A-5	Amend the City zoning ordinance to ensure that the definitions used do not prevent equal access to housing on the basis of age, familial status or disability consistent with the California Fair Employment and Housing Act.	March 2010 Research, implement June 2010.	Implementation plan required to research the definition of family and modify so as not to limit access to housing due to familial status, age or disability. The zoning regulations define "family" as: *"Family" means a person living alone, or two or more persons related by blood, marriage or adoption, or a group of not more than five unrelated persons living together as a single nonprofit housekeeping unit in a dwelling unit.* Staff beleives the current defintion does not limit access to housing due to familial status, age or disability.
Action Plan A-6	Increase development potential of small, individual lots (typicallly less than one acre in size) under single ownership so that the maximum development potential allowed by zoning is achieved.	March 2011 Research, implement December 2012	Current City staff is not sure why this was included as an Action item. Merging parcels, creating larger parcels that are zoned for single family development actually reduces housing opportunitites in the City.
Action Plan B-1	Housing Rehabilitation: Seek funding from federal and state sources to continue rehabilitation of the City's housing stock.	Implementation date January 2010.	The City has received and will continue to seek fedral and state funds for housing rehabilitation. The City has 27 outstanding CDBG loans for owner occupied rehabilitation. The City currently has about $140,000 available for owner occupied loans. However, a number of recent inquiries were not eligible due to loan to value ratios. The City needs to update our Income Survey to be eleigible for additional funding, At this point the City is waiting for the 2020 census numbers before spending an estimated $20,000 on an income survey.
Action Plan B-2	Housing Affordability: Encourage the acquisition of housing by lower income persons to achieve a greater balance of affordable owner- and renter-households.	March 2011 and on-going	The implementation plan calls for the support of converting motels and hotels into SRO and FRO units. The City has one motel that is very succesful and the owner has no intent on converting it into SRO's and FRO's. The implementation plan also calls for amending the zoning regulations to allow mobilehome parks in our single family zones. This has not been done, but the City established a Residential Multifamily zone in 2014 which allows mobilehome parks.
Action Plan B-3	Water & Sewer Facilities: Pursue federal and state funding for infratstructure improvements which currently act as contraints to the production of housing.	2011 and on-going.	Completed. The City completed significant improvements to the City's wastewater system in 2014. In addition a secondary water source (Metropolitan Wells) was completed in 2018. Water and sewer facilities are no longer a constraint for housing.
Action Plan B-4	Emergency Shelter - SB 2	Dec-11	Completed. The City established a Residential Multifamily zone in 2014, Ordinance No. 321-2014 which allows emergency shelters, transitional housing and supportive housing as principally permitted uses. Note: A 26 unit supportive housing project is breaking ground this spring.
Action Plan C-1	Secondary Dwelling Units: Allow sdu's as principally permitted uses, increase allowed sized.	Jan-11	Completed: Second units are allowed as principally permitted uses, size limts were increased, mobilehomes are allowed as sdu's, owners no longer have to reside on the parcel. Ordinance No. 281-2012.
Action Plan C-2	Fair Housing: Promote equal housing access by distributing information in both english and spanish on State Fair Employment and Housing, providing complaint forms and enforcing complaints.	On-going	Partially completed. The City has prepared out Renter's Rights, complaint forms and Fair Lending Notices in spanish. We will provide copies to the Rio Dell - Scotia Chamber of Commerce, the Rio Dell Library and the Humboldt Transit Authority (HTA). Note: Not sure why the HE states the City will provide the information to the (HTA).
Action Plan C-3	Energy Conservation and Weatherization: Post and distribute information regarding energy conservation and weatherization techniques and programs and encourage energy conservation	On-going	Implementing: The City refers residents to the Redwood Community Action Agency (RCAA) and the Rewood Coast Energy Authority (RCEA) to seek assistance with weatherization, energy conservation and other programs for water-heating and heating assistance programs. The City also enforces Title 24 Energy complaince as required by the State.
Action Plan D-1	Housing Condition & Building Activity: Monitor housing production, vacant land availability, building permit activity and housing conditions.	On-going	Implementing: The City does track housing starts, Building Permit activity and vacant parcels. We receive updated Assessor information, including use codes every July. We have updated the Housing Condition Survey and mailed out twice since I've been here (2012). The response was extremely low.
Action Plan D-2	Maintaing Densities consistent with Housing Affordability: Review development in the Urban Residential, Town Center, Community Commercial and Neighborhood Center zones to ensure that housing types and densities do not exclude lower income households.	On-going	There has only been two approved subdivisions since the current HE was approved. It's somewhat strange that the Town Center, Community Commercial and Neighborhood Center zones were identified, given that they are commercial and not residential designations. The subdivsions that have occured exceeded the referenced "mid-point density ranges". As previously indicated a 26 unit supportive housing project (The Center Street Cottages) is expected to break ground in the very near future. This project exceeds the mid point density of 7.5 units per acre.
Action Plan D-3	Preserving Units at Risk Conversion to Market Rates" Mitigate the potential loss of 71 "at-risk" units due to conversion to market rate units.	On-going	The referenced 71 units includes the 49 (48 excluding Managers unit) low income family units and the 24 (23 excluding the Managers unit) low income senior units. The 49 unit Rio Dell Apartments is still identified by the CTCAC as at-risk. This complex sold in 2013 to Micon Real Estate. The 24 senior units are not currently identified at-risk.

ATTACHMENT 3

Action Plan E-1	Updated List of Service Providers: Establish local capacity to inform the community of services available to the homeless.	On-going	The City refers to the County's Community Resource List which includes services for the homeless. In addition, the City refers folks to the County's 2-1-1 services hot line.
Action Plan E-2	Particpation in Homeless Task Force: Appoint a representative to serve on or act as an observer of the County's Homeless Task Force.	On-going	The City does not have a representative or an observer who regularly attends Homeless Task Force meetings. However, the City recently participated in the homeless Point-In-Time survey. A member of the Human Right Commission typically reports on the programs, including homelessness, to the City Council annually.

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:

☐ Resident of Rio Dell
☐ Renter
☐ 1 person household
☐ 3 person household
☐ 5 or more person household
☐ Developer of commercial buildings
☐ Use public transportation
☐ Housing Advocate/Stakeholder
☐ Employed in Rio Dell
☐ Homeowner
☐ 2 person household
☐ 4 person household
☐ Developer of housing
☐ Owner of a Rio Dell business
☐ Commute more than 10 miles to work
☐ 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!