



Del Norte County

2022-2030 Housing Element

Public Review Draft – March 2022

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Introduction

State law recognizes the vital role that local governments play in the supply and affordability of housing. Each local government’s governing body (in the case of Del Norte County, the Board of Supervisors) is required to adopt a comprehensive, long-term plan (the General Plan) for the physical development of the city or county. This plan, the Housing Element, is one of the seven mandated elements of the General Plan.

California Housing Element law (Government Code Section 65580), enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in California rests largely upon the effective implementation of local General Plans and, in particular, local Housing Elements.

An effective Housing Element provides the necessary conditions for preserving and producing an adequate supply of affordable housing. Among other things, the Housing Element provides an inventory of land adequately zoned or planned to be zoned for housing, certainty in permit processing procedures, and a commitment to assist in housing development through regulatory concessions and incentives. In addition to this fundamental framework the Housing Element update process provides a vehicle for establishing and updating housing and land-use strategies reflective of changing needs, resources, and conditions.

The 2022 Del Norte County Housing Element Update was prepared by the Planning Division of the Del Norte County Community Development Department and the County’s Consultant Team. The Housing Element represents the County’s plan for addressing the housing needs of the residents of the unincorporated areas of Del Norte County through June 2030.

Before it can go into effect the Del Norte County Board of Supervisors must approve the Housing Element and the California Department of Housing and Community Development (HCD) must review and certify it. Once finally approved by the Board of Supervisors and certified by HCD the Housing Element becomes an operative part of the County’s General Plan.

Changes in State Housing Law Since Previous Update

The following items represent substantive changes to State housing law since the County’s last Housing Element was adopted and certified.

Affordable Housing Streamlined Approval Process: Senate Bill 35 (2017)

SB 35 requires a streamlined, ministerial review process, or objective design standards, for qualifying multifamily, urban infill projects in jurisdictions that have failed to approve housing projects sufficient to meet their State-mandated RHNA. Among other requirements, to qualify for streamlining under SB 35, a

project must incorporate one of two threshold levels of affordable housing: (1) 10 percent of the project units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for above moderate-income housing or have failed to submit an annual progress report as required under state law; or (2) 50 percent of the project units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for below moderate-income housing. Additionally, the Housing Element must describe the County's processing procedures related to SB 35.

The zoning code provides staff level review for all residential projects with fewer than four units. The County will need to amend the zoning code to provide a streamlined option for SB35-qualifying projects. Program HE-S commits the County to updating the zoning code with these standards.

Additional Housing Element Sites Analysis Requirements: Assembly Bill 879 (2017) and Assembly Bill 1397 (2017)

These bills require additional analysis and justification of the sites included in the sites inventory of the County Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Additionally, the bills require additional analysis of non-vacant sites and additional analysis of infrastructure capacity, and by place size restrictions on all sites. The Housing Element sites inventory (Chapter 2) has been prepared in compliance with AB 879 and AB 1397.

Affirmatively Furthering Fair Housing: Assembly Bill 686 (2017)

AB 686 requires the County to administer its housing programs and activities in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation. The County must take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. The Housing Element must include an assessment of fair housing practices, an examination of the relationship of available sites to areas of high opportunity, and actions to affirmatively further fair housing. This Housing Element includes programs addressing fair housing and AFFH directly and objectives to affirmatively further fair housing in programs throughout the Element (see Program HE-EE for more information). Chapter 4, Affirmatively Furthering Fair Housing, includes an analysis of fair housing in Del Norte County.

No-Net-Loss Zoning: Senate Bill 166 (2017)

SB 166 amended the No-Net-Loss rule to require that the land inventory and site identification programs in the Housing Element include sufficient sites to accommodate the unmet RHNA. When a site identified in the Housing Element as available to accommodate the lower-income portion of the RHNA is actually developed for a higher income group, the County must either (1) identify, and rezone, if necessary, an adequate substitute site or (2) demonstrate that the land inventory already contains an adequate substitute site. This Housing Element has been prepared in accordance with the No-Net-Loss rule and identifies sites that can accommodate 643 sites in addition to the County's RHNA requirement of 386. Chapter 4 includes a detailed discussion of the sites inventory process.

Safety Element to Address Adaptation and Resiliency: Senate Bill 1035 (2018)

SB 1035 requires the General Plan Safety Element to be reviewed and revised to include any new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies with each revision of the housing element. Program HE-II of this Housing Element commits the County to updating the Safety Element within three years of certifying this Housing Element.

By Right Transitional and Permanent Supportive Housing: Assembly Bill 2162 (2018) and Assembly Bill 101 (2019)

AB 2162 requires the County to change its zoning to provide a “by right” process and expedited review for supportive housing. The bill prohibits the County from applying a conditional use permit or other discretionary review to the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater. The change in the law applies to sites in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily use. The County does not currently comply. Program HE-Q commits the County to revise the Zoning Code to permit transitional and supportive housing within all residential and mixed-use zoning districts.

Additionally, AB 101 requires that a Low Barrier Navigation Center development be a use allowed by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements. The County does not currently comply with this requirement. Programs HE-Q commits the County to update the zoning code to allow low barrier navigation centers by right in areas zoned for mixed use as well as nonresidential zones permitting multifamily uses.

Accessory Dwelling Units: Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly Bill 587 (2019), Senate Bill 13 (2019), and Assembly Bill 671 (2019)

In recent years, multiple bills have added requirements for local governments related to Accessory Dwelling Unit (ADU) regulation. The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size and replacement parking space requirements. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, and prohibits fees on units of less than 750 square feet. In addition, AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADU rentals. The County does not fully comply with recent changes to ADU laws. Program HE-P commits the County to update the Zoning Code as needed to comply with State law requirements for accessory dwelling units.

Density Bonus: Assembly Bill 1763 (2019) and AB 2345 (2020)

AB 1763 amended California’s density bonus law to authorize significant development incentives to encourage 100 percent affordable housing projects, allowing developments with 100 percent affordable housing units to receive an 80 percent density bonus from the otherwise maximum allowable density on

the site. If the project is within half a mile of a major transit stop, a jurisdiction may not apply any density limit to the project. AB 2345 further amended California’s density bonus law to allow residential projects with some on-site affordable housing to receive a density bonus of up to 50 percent. Specifically, a residential development is eligible for a 50 percent density bonus if 11 percent of the units are very low-income, 20 percent are low-income units, or 40 percent are moderate-income units. The affordable units must remain affordable for a minimum of 55 years. In addition to the density bonus, qualifying projects will receive four regulatory incentives or concessions, depending on how much of the development includes affordable units. Specifically:

- One incentive or concession for projects that include at least 10 percent of the total units for lower-income households, at least 5 percent for very low-income households, or at least 10 percent for persons and families of moderate-income in a common interest development.
- Two incentives or concessions for projects that include at least 17 percent of the total units for lower-income households, at least 10 percent for very low-income households, or at least 20 percent for persons and families of moderate-income in a common interest development.
- Three incentives or concessions for projects that include at least 24 percent of the total units for lower-income households, at least 15 percent for very low-income households, or at least 30 percent for persons and families of moderate-income in a common interest development.
- Four incentives or concessions for projects where one hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager’s unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code. For these projects, if it is located within one-half mile of a major transit stop, the applicant also receives a height increase of up to three additional stories (33 feet).

The County's density bonus law (Section 20.65) was adopted in 2014 and relies upon State requirements regarding, eligibility and the amount of density bonus and any incentives. Further, as the code states that the density bonus or incentives(s) do not themselves require a general plan amendment, zoning change, or other discretionary approval. The zoning code is consistent with the requirements of AB 1763 or AB 2345.

Housing Crisis Act of 2019: Senate Bill 330

SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a

project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels. The Housing Element must describe the County's processing procedures related to SB 330. Please see Chapter 3, for more information. Program HE-Q commits the County to updating the zoning code to reflect the development policies, permitting, and processes required of SB 330.

Surplus Land Act Amendments: Assembly Bill 1486 and AB 1255 (2019)

AB 1486 refines the Surplus Land Act to provide clarity and further enforcement to increase the supply of affordable housing. The bill requires the County to include specific information relating to surplus lands in the Housing Element and Housing Element Annual Progress Reports, and to provide a list of sites owned by the county that have been sold, leased, or otherwise disposed of in the prior year. AB 1255 requires the County to create a central inventory of surplus and excess public land each year. The County is required to transmit the inventory to the Department of Housing and Community Development and to provide it to the public upon request. The County has committed to transmitting the required information to HCD each year with their annual report in Program HE-G.

Housing Information Transparency: Assembly Bill 1483 (2019)

AB 1483 requires the County to publicly share information about zoning ordinances, development standards, fees, exactions, surplus public lands, fair housing resources, and affordability requirements. The County is also required to update such information within 30 days of changes. The Housing Element will report on the County's compliance with these requirements. Program HE-M specifically commits the County to providing updated information on a range of housing issues through their website and at County offices.

Emergency and Transitional Housing Act of 2019: Assembly Bill 139 (2019)

AB 139 established new criteria for evaluating the needs of the homeless population. The analysis must assess the capacity to accommodate the most recent homeless point-in-time count by comparing that to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing (Chapter 1, subsection Persons Experiencing Homelessness). The bill also established new parking standards for emergency shelters. Lastly, the bill requires the Housing Element to include a review of the effectiveness of the housing element goals, policies, and related actions to meeting the jurisdiction's special housing needs (see Chapter 7: Evaluation of Previous Element).

Standardization of Sites Inventory Analysis and Reporting: Senate Bill 6 (2019)

SB 6 requires the County to electronically submit the sites inventory to HCD. The County will submit the final sites inventory to HCD with the adopted Housing Element. Program HE-F commits the County to submitting an electronic copy of the inventory to HCD.

Evacuation Routes: Senate Bill 99 and AB 747 (2019)

Two recent bills, AB 747 and SB 99, require the General Plan Safety Element to be updated to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios and to include information identifying residential developments in hazard areas that do not have at least two

emergency evacuation routes. The bill requires these updates to occur with the 2021 Housing Element Update. Program HE-II commits the County to updating to the Safety Element as necessary for compliance with SB 99 and AB 747 during the 6th Housing Element cycle.

Chapter 1 – Needs Assessment

Government Code Section 65583(a) requires an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. This assessment includes an analysis of population and employment trends and documentation of projections and a quantification of the County’s existing and projected housing needs for all income levels, including extremely low-income households, an analysis of household characteristics, overpayment, overcrowding, and housing stock conditions, and an analysis of units at-risk of conversion to market-rate.

Population and Employment

Population

After remaining stable from 1930 to 1940, the overall population of Del Norte County doubled between 1940 and 1950, and then doubled again between 1950 and 1960. This dramatic growth in population was directly attributable to the expansion of the timber industry to meet the needs of the post-war building boom. Increased mechanization in the timber industry resulted in a drop in the countywide population between 1960 and 1970. The population decline of the 1960’s however was short-lived as growth in the government and services employment sectors, paired with an increase in retirees relocating to the region, caused the population to increase after the 1970’s. By 1980 the population had recovered, and in fact surpassed, the prior peak population. From 1980 to 1990, the population of the County continued to increase, by 22 percent, with most of that growth occurring after 1988, due to the construction of Pelican Bay State Prison and the influx of new prison employees and their families.

More recently, the County population increased to 27,507 in 2000 and 28,600 in 2010, before decreasing slightly to 27,231 in 2020. This flattening of population growth in the 2000-2020 period mirrors the general slowdown of the local economy, in particular the housing sales and construction market post-2008. Table 1 shows historical population growth in Del Norte County.

Table 1: Population Growth Trends

Year	Countywide	Change	Annual Change %	Unincorporated	Change	Annual Change %
1980	18,217					
1990	23,460	5,243	28.78%			
2000	27,507	4,047	1.73%	20,160		
2010	28,610	1,103	0.40%	20,967	807	0.40%
2020	27,231	-1,379	-0.48%	20,667	-300	-0.14%

Source: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2021, with 2010 Census Benchmark.

Recent population changes have not been as dramatic as past trends and this current trend of slowing development is reflected in periodic population projections as illustrated in Table 2. Table 2 presents past Del Norte County population projection from 2001, 2007, and 2013. Of note, the current population projection for the year 2030 of 27,165 is the only projection showing a decrease in population in the future. This supports the notion of sustained lower than expected population growth

in Del Norte County. With the uncertainty of national and state real estate markets (and the economy in general) growth trends beyond the current planning period remain uncertain.

Table 2: Population Projections

	2005	2010	2015	2020	2025	2030
Projections in 2001	31,500	34,500	36,800	39,000		
Projections in 2007		30,983	NA	36,077		
Projections in 2013			28,678	29,635	30,538	
Projections in 2021						27,165

Source: California DOF, *Interim Population Projections (June 2001), Report P-1 (January 2007), and Report P-1 (January 2013)*; Department of Housing and Community Development, *Regional Housing Need Determination, Del Norte County, Attachment 2, 2021*.

Employment

The civilian workforce in Del Norte County is approximately 9,015 people with approximately 7,569 in the unincorporated county. Within the unincorporated County’s population, the largest industry is the “educational services, and health care and social assistance” category which represents approximately 30 percent of the workforce in the unincorporated county followed by “public administration” which accounts for approximately 19 percent. Together these two industries represent nearly half (49 percent) of the workforce in the unincorporated county reflecting a regional trend of most employment being generated in the public sector. Further employment by industry is presented in Table 3.

Table 3: Employment by Industry

	Countywide Estimate	Percent	Unincorporated Estimate	Percent
Total: Civilian employed population 16 years and over	9,015	100%	7,569	100%
Agriculture, forestry, fishing and hunting, and mining	400	4%	387	5%
Construction	463	5%	438	6%
Manufacturing	395	4%	270	4%
Wholesale trade	110	1%	104	1%
Retail trade	955	11%	769	10%
Transportation and warehousing, and utilities	140	2%	122	2%
Information	90	1%	90	1%
Finance and insurance, and real estate and rental and leasing	252	3%	142	2%
Professional, scientific, and management, and administrative and waste management services	492	5%	382	5%
Educational services, and health care and social assistance	2,673	30%	2,247	30%
Arts, entertainment, and recreation, and accommodation and food services	1,067	12%	849	11%
Other services, except public administration	406	5%	364	5%
Public administration	1,572	17%	1,405	19%

Source: HCD Preapproved Data Package (2021), Table 4, ACS DP03 2015-2019.

Table 4 shows median annual earnings from jobs in individual industries, as well as an estimate of the total annual wage earnings based on the employment numbers in Table 3. Growth in wages and earnings by industry can provide some insight into the relative competitiveness of an industry in a local economy, as well as which industries have the potential for expansion. The indicator can also be used to determine economic diversity.

Data suggests that Del Norte County suffers from a lack of economic diversity. In terms of total annual wages, the two largest industries, Educational Services and Health Care and Social Assistance (\$94 million annually) and Public Administration (\$86 million annually) account for the vast majority of earnings in the County. Wages in the County are also lower than wages statewide across nearly every industry.

Table 4: Wage Earnings by Industry, 2019

	California	Del Norte County		
	Median Annual Earnings	Median Annual Earnings	Employment Estimate	Total Annual Wage Earnings Estimate
Total: Civilian employed population 16 years and over	\$39,999	\$31,484	9,015	\$283,828,260
Agriculture, forestry, fishing and hunting, and mining	\$24,464	\$27,500	400	\$11,000,000
Construction	\$42,164	\$44,208	463	\$20,468,304
Manufacturing	\$50,490	\$31,475	395	\$12,432,625
Wholesale trade	\$44,334	\$24,265	110	\$2,669,150
Retail trade	\$26,085	\$18,798	955	\$17,952,090
Transportation and warehousing, and utilities	\$42,724	\$43,462	140	\$6,084,680
Information	\$73,234	\$22,287	90	\$2,005,830
Finance and insurance, and real estate and rental and leasing	\$59,175	\$28,833	252	\$7,265,916
Professional, scientific, and management, and administrative and waste management services	\$53,783	\$19,000	492	\$9,348,000
Educational services, and health care and social assistance	\$42,622	\$35,263	2,673	\$94,257,999
Arts, entertainment, and recreation, and accommodation and food services	\$21,118	\$16,283	1,067	\$17,373,961
Other services, except public administration	\$25,600	\$25,313	406	\$10,277,078
Public administration	\$65,618	\$55,040	1572	\$86,522,880

Source: 2019 American Community Survey 5-Year Estimates, Table B24031; Mintier Harnish, 2021.

Unemployment

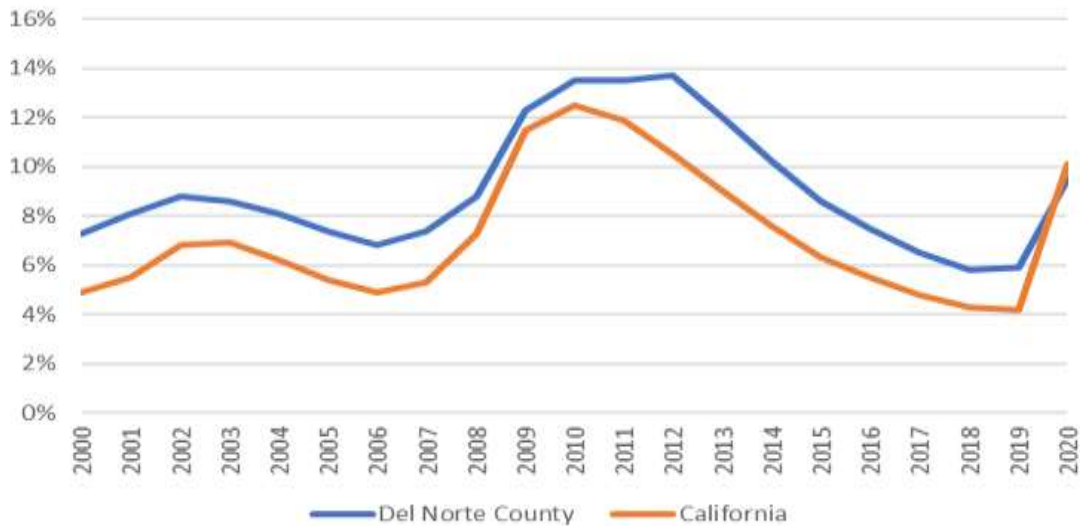
Unemployment rates in the county have outpaced unemployment rates at the state level for some time. While unemployment began to drop in California in 2011 it did not begin to drop in Del Norte County until 2013 and did not drop below 10 percent until 2015. Between 2013 and 2019, both the County and the State experienced decreasing unemployment rates that reached 5.9 percent in the county and 4.2 percent statewide. Due to the effects of the global pandemic however, unemployment rates rose in 2020. While unemployment statewide rose steeply from 4.2 percent to 10.1 percent in 2020, unemployment in Del Norte County increased from 5.9 percent to 9.5 percent. Unemployment rates are shown in Table 5 and on Figure 1.

Table 5: Unemployment Rates

Year	Del Norte County	California
	Unemployment Rate	Unemployment Rate
2000	7.3%	4.9%
2001	8.1%	5.5%
2002	8.8%	6.8%
2003	8.6%	6.9%
2004	8.1%	6.2%
2005	7.4%	5.4%
2006	6.8%	4.9%
2007	7.4%	5.3%
2008	8.8%	7.3%
2009	12.3%	11.5%
2010	13.5%	12.5%
2011	13.5%	11.9%
2012	13.7%	10.5%
2013	12.0%	9.0%
2014	10.2%	7.6%
2015	8.6%	6.3%
2016	7.5%	5.5%
2017	6.5%	4.8%
2018	5.8%	4.3%
2019	5.9%	4.2%
2020	9.5%	10.1%

Source: State of California, Employment Development Department, Labor Market Info Data Analysis Tool, Local Area Profiles, <https://www.labormarketinfo.edd.ca.gov/>

Figure 1 Unemployment Rates



Source: State of California, Employment Development Department, Labor Market Info Data Analysis Tool, Local Area Profiles, <https://www.labormarketinfo.edd.ca.gov/>

Household Characteristics

Number of Existing Households

In 2019 the unincorporated county was home to 8,151 households, showing a slight decrease at an annualized rate of -0.1 percent from 2010. In 2019 approximately 5,615 households were owner occupied and 2,536 were renter occupied. Between 2010 and 2019 owner occupied households grew while the number of renting households decreased. As of 2019 the majority of households throughout the County are occupied by owner occupants as opposed to renting households (69 percent to 31 percent countywide).

Table 6: Household Growth and Distribution

Year	Occupied Households	Annual Change %	Owner	Annual Change %	Renter	Annual Change %
1990	6,342					
2000	7,592	2.0%	5,334		2,258	
2010	8,200	0.8%	5,582	0.5%	2,618	0.35%
2019	8,151	-0.07%	5,615	0.07%	2,536	-0.35%

Source: California HCD Data Package (November 2013), HCD Preapproved Data Package, ACS B25003 2015-2019.

Further, American Community Survey housing tenure data for 2019 indicates that ownership rates are quite high in many of the Census Designated Places (CDPs) throughout the county. In Hiouchi, for instance, 100 percent of households are occupied by owner occupants. Similarly high, 87 percent of the households in Fort Dick are owner occupied. Ownership rates are lowest in Klamath CDP (62 percent), similar to the County average of 69 percent. While this data is indicative of higher ownership rates in these areas, the County believes the data is an overestimation, particularly in Hiouchi and Fort Dick.

Table 7: Housing Tenure, Census Designated Places

Existing Households	Bertsch-Oceanview CDP		Fort Dick CDP		Gasquet CDP		Hiouchi CDP		Klamath CDP		Smith River CDP	
	#	%	#	%	#	%	#	%	#	%	#	%
Total Households	858	-	552	-	252	-	133	-	250	-	184	-
Owner Occupied	605	71%	482	87%	198	79%	133	100%	156	62%	141	77%
Renter Occupied	253	29%	70	13%	54	21%	0	0%	94	38%	43	23%

Source: HCD Preapproved Data Package, ACS B25003 2015-2019.

Age data indicates that in both the unincorporated county and Crescent City, householders in owner occupied units tend to be older and renters tend to be younger. In the unincorporated county specifically, more than 50 percent of owner householders are 60 and over. Among renters in the unincorporated county, 70 percent are under 55 years old. Table 8 shows housing tenure data by age.

Table 8: Housing Tenure by Age

	Crescent City		Unincorporated Del Norte County	
	Estimate	Percent of Total	Estimate	Percent of Total
Total:	1,794		8,151	
Owner occupied:	658	100%	5,615	100%
Householder 15 to 24 years	17	3%	-	0%
Householder 25 to 34 years	86	13%	389	7%
Householder 35 to 44 years	107	16%	618	11%
Householder 45 to 54 years	82	12%	918	16%
Householder 55 to 59 years	70	11%	720	13%
Householder 60 to 64 years	21	3%	655	12%
Householder 65 to 74 years	140	21%	1,420	25%
Householder 75 to 84 years	43	7%	631	11%
Householder 85 years and over	92	14%	264	5%
Renter occupied:	1,136	100%	2,536	100%
Householder 15 to 24 years	91	8%	165	7%
Householder 25 to 34 years	171	15%	710	28%
Householder 35 to 44 years	216	19%	413	16%
Householder 45 to 54 years	71	6%	478	19%
Householder 55 to 59 years	232	20%	265	10%
Householder 60 to 64 years	119	10%	179	7%
Householder 65 to 74 years	98	9%	246	10%
Householder 75 to 84 years	118	10%	62	2%
Householder 85 years and over	20	2%	18	1%

Source: HCD Preapproved Data Package, ACS 2015-2019, 5 Year (B25007).

Overpaying for Housing and Housing Costs

Housing is generally the greatest single expense item for California families. Current standards measure housing cost in relation to gross household income: households spending more than 30 percent of their income, including utilities, are generally considered to be overpaying or cost burdened. Severe overpaying occurs when households pay 50 percent or more of their gross income for housing. Table 9 demonstrates that within unincorporated Del Norte County 39 percent of renters and 29 percent of homeowners pay more than 30 percent of their income towards housing. Additionally, 25 percent of

renters and 13 percent of homeowners are extremely cost burdened, spending more than 50 percent of their income on housing. Among those experiencing housing cost burdens, the vast majority among both renters and owners are lower income households.

Table 9: Cost Burden by Tenure

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Lower Income Overpaying		Total	% of Total Households
						Total	% of Cost Burdened		
Cost burden > 30% - Owner and Renter Occupied	920	660	385	190	395	1,965	77%	2,550	32%
Cost burden > 30% - Owner Occupied	395	406	260	115	395	1,061	68%	1,571	29%
Cost burden > 30% - Renter Occupied	515	255	135	75	0	905	92%	980	39%
Cost burden > 50% - Owner and Renter Occupied	820	350	105	15	25	1,275	98%	1,306	16%
Cost burden > 50% - Owner Occupied	350	196	95	15	25	641	94%	681	13%
Cost burden > 50% - Renter Occupied	460	155	10	0	0	625	100%	625	25%

Source: HCD Preapproved Data Package, https://www.huduser.gov/portal/datasets/cp.html#2006-2016_data

While some higher-income households may choose to spend greater portions of their income for housing, the cost burden for lower-income households reflect choices limited by a lack of a sufficient supply of housing affordable to these households. Low-income households, who are overpaying for housing, frequently have insufficient resources for other critical essentials including food and medicine. This is a significant hardship for too many workers, families, and seniors, but it also impacts local economies as money that might otherwise be spent in local stores generating sales tax revenues are being spent on housing.

Table 9 shows the impact of high housing costs falls disproportionately on extremely low-, very low-, and low-income households, especially renters. Within unincorporated Del Norte County low-income households make up 92 percent of those with a cost burden of at least 30 percent. Among homeowners, 68 percent of those experiencing cost burdens fall into the lower income ranges.

For housing to be considered affordable it must fit within a household’s budget. Given the relatively low-income levels found in Del Norte County the actual cost of housing may often represent a burden for many households. Affordable housing is considered no more than 30% of household income. Del Norte County’s 2021 median income is \$49,500 and the median family income for a family of four is \$70,700. Table 10 shows income limits and maximum housing purchase price for each income category.

Table 10: Affordable Housing Cost Relative to Household Income

Income Category	Income (Family of Four)	Maximum Purchase Price
Extremely Low (<30% of median income)	\$21,200	\$87,168
Very Low Income (30-50% of median income)	\$35,350	\$145,348
Low Income (50-80% of median income)	\$56,550	\$232,516
Moderate Income (80- 100% of median income)	\$70,700	\$290,697
Above Moderate Income (>100% of median income)	\$84,850 (120% of MFI)	\$348,877

Source: California HCD, State Income Limits, Del Norte County (2021); Mintier Harnish, 2021.

Housing Stock Characteristics

This section of the Housing Element includes a description and analysis of current housing stock characteristics. This information can be used to assist the County identify specific housing needs and tailor housing programs to fit those needs.

Housing Conditions

Housing conditions are a function of age, maintenance, and often, ownership. In addition to the normal aging process, harsh weather and low incomes can result in limited maintenance and rehabilitation.

Generally, when a residence falls below good standards of construction (safe structure, energy efficiency, updated wiring, adequate water and sewer, etc.) it is considered in need of rehabilitation. Those units, which require over 50 percent of their value for such work, are typically candidates for replacement.

At this time in-depth data relating to housing condition is not available. In the absence of such data the County has referenced data relating to the age of the housing stock found in the County. A program has been identified in the Goals, Policies, and Programs section to conduct a countywide windshield survey prior to the preparation of the next Housing Element Update (see Program HE-U).

According to the Census Bureau’s American Community Survey (ACS) most of the current stock of housing in Del Norte County is evenly distributed across the decades ranging from between the 1950’s through the 2000’s. The construction of Pelican Bay State Prison in the 1980’s resulted in a spike in homebuilding and, consequently, homes built in the 1980’s still represent the largest group of homes in the housing stock throughout the county by a small margin. Between 2000 and 2010 more than 1,500 units were built, construction has slowed significantly since. According to ACS data, between 2010 and 2013, 227 units were built and only 60 were constructed between 2014 and 2019. Data from the County indicates, higher production totals, however. According to County records, 168 Certificates of Occupancy were issued from 2014-2019.

Table 12: Age of Housing

	Del Norte County	% of Total
Built 2014 to 2019	60	1%
Built 2010 to 2013	227	2%
Built 2000 to 2009	1,547	14%
Built 1990 to 1999	2,020	18%
Built 1980 to 1989	1,734	15%
Built 1970 to 1979	2,063	18%
Built 1960 to 1969	1,022	9%
Built 1950 to 1959	1,724	15%
Built 1940 to 1949	465	4%
Built 1939 or earlier	517	5%

Source: HCD Preapproved Data Package, ACS B25034: Year Structure Built

Overcrowded Households

The Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding is strongly related to household size, particularly for large households and especially very large households and the availability of suitably sized housing. Table 13 shows household size for both owners and renters in the county. When comparing owners and renters in the unincorporated county, owner households make up a larger percentage of those living alone (67.3 percent are owners) and living in households of 2 to 4 (75.5 percent are owners). In contrast, renters, account for 45.8 percent of those living in large households.

Table 13: Average Household Size

	Del Norte County		Crescent City		Unincorporated County	
	#	%	#	%	#	%
Owner:						
Householder living alone	1791	57.3%	263	30.8%	1,528	67.3%
Households 2-4 persons	3,950	71.7%	362	47.9%	3,588	75.5%
Large households 5+ persons	532	53.2%	33	41.8%	499	54.2%
Renter:						
Householder living alone	1333	42.7%	592	69.2%	741	32.7%
Households 2-4 persons	1558	28.3%	394	52.1%	1,164	24.5%
Large households 5+ persons	468	46.8%	46	58.2%	422	45.8%
Total:						
Total Householder living alone	3,124	100.0%	855	100.0%	2,269	100.0%
Households 2-4 persons	5,508	100.0%	756	100.0%	4,752	100.0%
Large households 5+ persons	1,000	100.0%	79	100.0%	921	100.0%

Source: HCD Preapproved Data Package, ACS B25009, 5 year (2015-2019).

Overcrowding impacts both owners and renters, however, renters are generally more significantly impacted. In 2019, renter households were three times more likely than owners to be overcrowded, regardless of household size. As shown on Table 14 below, only 172 of 5,615 (3.06 percent) owner households experience overcrowding, while 243 or 2,536 (9.58 percent) of renter households are overcrowded.

In total, 415 households (5.09 percent) in the unincorporated Del Norte County are overcrowded, and 102 households (1.25 percent) are classified as severely overcrowded.

Table 14: Overcrowded Households, 2019

			Del Norte County	Unincorporated Del Norte County
Total:			9,945	8,151
Owner occupied:			6,273	5,615
0.50 or less occupants per room			4,477	4,014
0.51 to 1.00 occupants per room			1,624	1,429
1.01 to 1.50 occupants per room			136	136
1.51 to 2.00 occupants per room			19	19
2.01 or more occupants per room			17	17
Renter occupied:			3,672	2,536
0.50 or less occupants per room			2,050	1,297
0.51 to 1.00 occupants per room			1,309	996
1.01 to 1.50 occupants per room			226	177
1.51 to 2.00 occupants per room			60	39
2.01 or more occupants per room			27	27
Owner Occupied	Overcrowded	1.01 or more	172	172
Renter occupied	Overcrowded	1.01 or more	313	243
Total overcrowded		1.01 or more	485	415
Owner Occupied	Severely Overcrowded	1.5 or more	36	36
Renter occupied	Severely Overcrowded	1.5 or more	87	66
Total severely overcrowded		1.5 or more	123	102

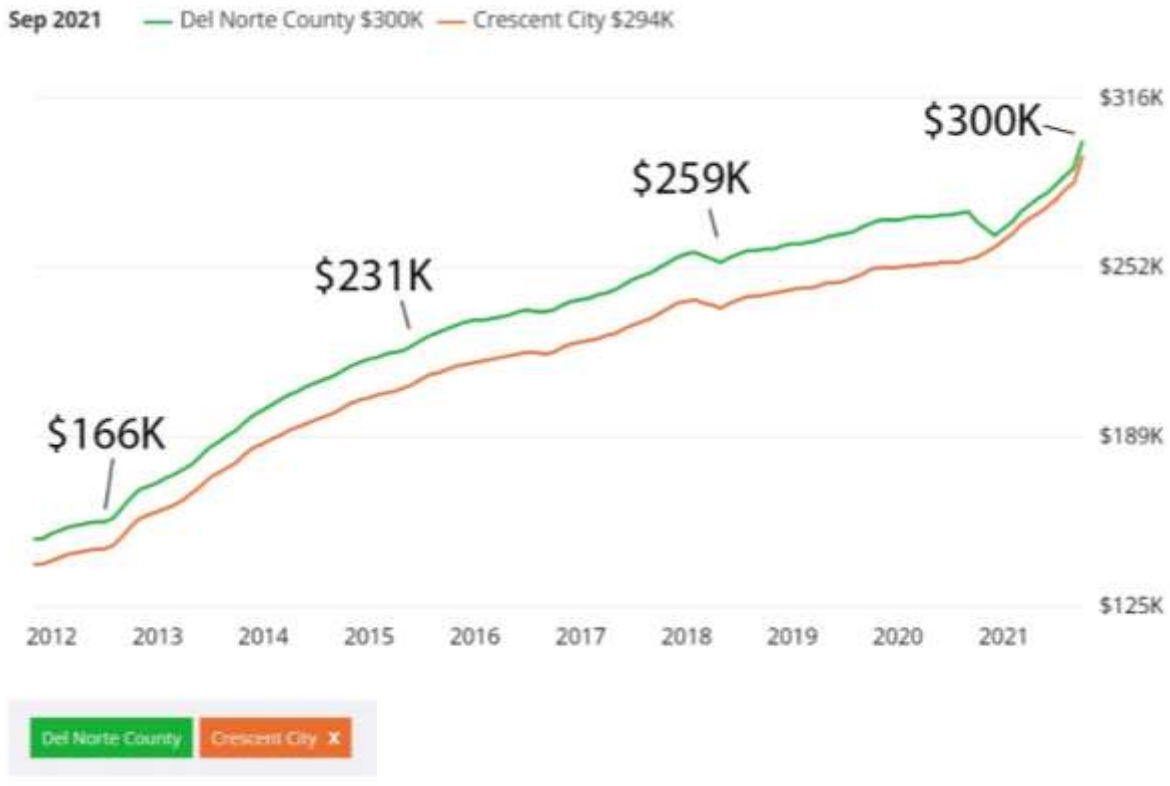
Source: HCD Preapproved Data Package, ACS 2015-2019 Table B25014.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. As a general rule, overcrowding levels tend to decrease as income rises, especially for renters (particularly for small and large families). The rate of overcrowding for very low-income households is generally nearly three times greater than households over 95 percent of the area median income. As with renters, owner households with higher incomes have lower rates of overcrowding.

Housing Costs

While Del Norte County has generally lower income levels than most of California’s other coastal counties it has also typically experienced correspondingly lower home values and rental amounts. This has changed in recent years, as shown on Figure 2 below. Between 2012 and 2021, average home sales prices in Del Norte County increased from \$166,000 to \$300,000.

Figure 2 Average Home Sales Price, 2012-2021



Source: Zillow, Del Norte County Market Overview, October 2021.

Table 15 below table shows the regional average home sales price and median rental amounts. Between 2012 and 2021, median rents in the county increased by hundreds of dollars each month.

Table 15: Average Home Sales Price and Median Rental Amounts (Single Family Residences)

Year	Average Home Sale Price	Monthly Rental Amount			
		1 bd.	2 bd.	3bd.	4bd.
2012	\$166,000 (September 2012)	\$599	\$775	\$1,128	\$1,163
2021	\$300,503 (September 2021)	\$859	\$1,039	\$1,441	\$1,768

Source: Zillow; US Department of Housing and Urban Development, 50th percentile rents.

Fair market rent acts as a proxy for monthly rent values. It is calculated by the U.S. Department of Housing and Urban Development using surveys of privately-owned dwellings with standard sanitary facilities. Fair market rent is set at the fortieth percentile, which means that 40 percent of the units in a given area rent for less than the fair market rent and 60 percent rent for more. It is calculated for various numbers of bedrooms in the house or apartment. Fair market rental values are gross rent estimates, and they include shelter, rent, and the cost of utilities, except telephone.

Table 16: Fair Market Rent

Year	0-Bedroom	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
2000	\$314	\$430	\$571	\$796	\$939
2005	\$474	\$480	\$621	\$904	\$932
2010	\$632	\$640	\$828	\$1,206	\$1,243
2021	\$667	\$827	\$1,000	\$,1387	\$1,702

Source: US Department of Housing and Urban Development.

By comparison to other coastal counties Del Norte’s regional values are lower by a wide margin. For example, single family home prices in Humboldt County, which is the county immediately to the south, are \$417,217 but only \$300,503 in Del Norte County. As one travels southwards along California’s coastline median home values tend to increase dramatically as you get closer to the San Francisco Bay Area and then begin to drop into a consistent range through the central coast and south coast.

Table 17: Median Sale Price (California Coastal Counties)

Existing Single Family Home Sales, September 2021	
County	Price
Del Norte	\$300,503
Humboldt	\$417,277
Mendocino	\$492,665
Sonoma	\$769,431
Marin	\$1,480,898
San Francisco	\$1,522,827
Santa Cruz	\$1,112,980
Monterey	\$778,228
Santa Barbara	\$840,434
Ventura	\$788,494
Los Angeles	\$804,544
San Diego	\$809,206

Source: Zillow.com (retrieved November 2021)

Home values are a factor that should be taken into consideration when discussing housing stock characteristics as the value of a home is inclusive of factors such as age, condition, and location which paint a composite picture of housing stock character. According to the American Community Survey, homes within the \$200,000-\$299,999 range represent approximately 25 percent of homes countywide and homes within the \$300,000-\$499,999 represent another 36 percent (Table 18). The median home value being \$218,800.

Table 18: Home Value, 2019

	Estimate	Percent
Total	6713	100%
Less than \$50,000	566	8%
\$50,000 to \$99,999	392	6%
\$100,000 to \$149,999	600	9%
\$150,000 to \$199,999	670	10%
\$200,000 to \$299,999	1673	25%
\$300,000 to \$499,999	2432	36%
\$500,000 to \$999,999	380	6%
\$1,000,000 or more	0	0%
Median Value		\$218,000

Source: 2019 American Community Survey 1-Year Supplemental Estimates, 2019 ACS 5-Year Estimates Table B25077.

Housing Units by Type

The majority of residents of Del Norte County occupy detached single-family homes. According to the Department of Finance, of the 9,280 housing units in the unincorporated county, approximately 64 percent are detached single family dwelling units; the next highest housing type is manufactured housing, which account for approximately 26 percent of total units. Table 19 and Table 20 show housing units by type for Del Norte County.

Table 19: Housing Units by Type (Single Family Units)

SFR Detached			SFR Attached			Mobile Homes		
2010	2021	Change %	2010	2021	Change %	2010	2021	Change %
5,877	6,068	3.2%	181	171	-5.5%	2,452	2,500	2.0%

Source: HCD Preapproved Data Package, State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State — January 1, 2011- 2021.

Table 20: Housing Units by Type (Multi Family Units)

2-4 Units			5+ Units		
2010	2021	Change %	2010	2013	Change %
443	471	6.3%	327	327	0.0%

Source: HCD Preapproved Data Package, State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State — January 1, 2011- 2021.

Vacancy Rates

According to the American Community Survey, the current vacancy rate for the unincorporated County is 13 percent, which is up from 11.6 percent in 2013. Vacancy rates are further broken down in Table 21. Nearly half of the vacant units in Del Norte County are classified as “occasional use” which is inclusive of seasonal, vacation, and recreational type uses.

Table 21: Housing Stock by Type of Vacancy, Del Norte County, Countywide

Total units	Occupied units	Vacant units	Vacancy rate	For rent	Rented, not occupied	For sale	Sold, not occupied	Occasional uses	All other vacant
9,405	8,151	1,254	11.6%	5	99	165	84	419	482

Source: California HCD Data Package, ACS 2015-2019 B25004: Occupancy Status.

Special Housing Needs

Special housing needs are those associated with specific demographic or occupational groups which call for specific program responses, such as preservation of single-room occupancy hotels or the development of units with three or more bedrooms. A thorough analysis of special needs helps a locality identify groups with the most serious housing needs in order to develop and prioritize responsive programs. The statute specifically requires analysis of the special housing needs of the elderly, the disabled, female-headed households, large families, farmworkers and homeless persons and families.

Persons with Disabilities

Housing elements must include an analysis of the special housing needs of the disabled, including persons with developmental disabilities. Special needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances. Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, amended State housing element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities.

According to the American Community Survey, 17 percent of the unincorporated population of Del Norte County between the ages of 18-64 have a physical disability. Table 22 provides further demographic data related to the population of Del Norte County with regard to physical disability. What is clear from this data is that having a physical disability is an impediment to employment which results in lower income for this segment of the population.

Table 22: Persons with Disabilities, Unincorporated Del Norte County

By Employment and Age	Number	Percent
Total Persons ages 18-64	11,640	
Employed Persons with a Disability, ages 18-64	638	32%
Not Employed Persons with a Disability, ages 18-64	1,380	68%
Total Persons with a Physical Disability, ages 18-64	2,018	100% (17% of Total)
By Disability Type and Age		
Total Disabilities Tallied	3,937	100.00%
Total Disabilities for Ages 5-64	2,243	56.97%
Hearing Difficulty	448	11.38%
Vision Difficulty	336	8.53%
Cognitive Difficulty	1,263	32.08%
Ambulatory Difficulty	1,102	27.99%
Self-Care Difficulty	519	13.18%
Independent Living Difficulty	952	24.18%
Total Disabilities for Ages 65 and Over	1,694	43.03%
Hearing Difficulty	645	16.38%
Vision Difficulty	230	5.84%
Cognitive Difficulty	415	10.54%
Ambulatory Difficulty	1,194	30.33%
Self-Care Difficulty	342	8.69%
Independent Living Difficulty	802	20.37%

Source: HCD Preapproved Data Package, ACS 2015-2019, C18120, S1810.

Persons with Developmental Disabilities

Developmental disabilities are defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. Examples of developmental disabilities include intellectual or learning disabilities, cerebral palsy, and autism.

The development of affordable and accessible homes is critical to expand opportunities for persons with developmental disabilities to live in integrated community settings. One of the biggest obstacles to living independently in the community is a lack of financial resources. Income is often limited and affordable housing where people can rent homes, apartments, duplexes, or mobile homes is crucial to the long-term stability of a person with developmental disabilities. In addition, access to various types of supported living services is critical for persons with developmental disabilities to live as independently as possible.

Table 23 shows persons with developmental disabilities in the county by zip code. According to the US Department of Developmental Services, there are more than 447 adults with a developmental disability in the County. The vast majority use the 95531 zip code (more than 427) and most live with family or a guardian (more than 300).

Table 23: Individuals with Developmental Disabilities by Place of Residence

ZIP	City	Home of Parent /Family /Guardian	Independent /Supported Living	Community Care Facility	Intermediate Care Facility	Foster /Family Home	Other	Total Res
95531	Crescent City, Hiouchi, Fort Dick	289	124	<11	0	14	<11	>427
95543	Gasquet	<11	0	0	0	0	0	>0
95548	Klamath	<11	<11	<11	0	0	0	>0
95567	Smith River	20	0	0	0	<11	0	>20
95538*	Fort Dick (Post Office Box)	<11	0	0	0	0	0	>0

*Zip Code 95538 is only used for residents who receive their mail at the post office. The majority of the Fort Dick area is serviced by postal delivery under 95531.

Source: HCD Preapproved Data Package, US Department of Developmental Services, https://www.dds.ca.gov/wp-content/uploads/2019/04/FactsStats_ZIPCodes.xlsx

Table 24 shows US Department of Developmental Services estimates for persons with developmental disabilities by age group. The data indicates that within Crescent City approximately 190 individuals under 18, and 249 individuals 18 and over have a development disability. Within the unincorporated county, however, the estimates are much lower, showing less than 35 individuals 0-17 years old, and less than 45 individuals 18 and over.

Table 24: Individuals with Developmental Disabilities by Age

ZIP	City	County	00-17 yrs	18+ yrs	Total
95531	Crescent City	Del Norte	190	249	439
95538	Fort Dick	Del Norte	0	<11	>0
95543	Gasquet	Del Norte	<11	<11	>0
95548	Klamath	Del Norte	<11	12	>12
95567	Smith River	Del Norte	13	<11	>13

Source: HCD Preapproved Data Package, US Department of Developmental Services, https://www.dds.ca.gov/wp-content/uploads/2019/04/FactsStats_ZIPCodes.xlsx

The Redwood Coast Regional Centers (RCRC) serves individuals with developmental disabilities in Del Norte County. Under contract with the California Department of Developmental Services, RCRC provides intake, assessment, diagnosis, and coordinates community-based services for over 10,000 children and adults with developmental disabilities in Del Norte, Humboldt, Lake, and Mendocino counties.

According to the RCRC, housing goals of their agency include working with “community, non-profit, housing agencies to develop affordable housing in Del Norte County.” Additionally, RCRC has a desired outcome of taking “action to create affordable housing across (their) four-county area for people using services.” These goals and policies are consistent with previous Housing goals of the County and are supported by programs of this Housing Element as well.

In order to address the housing needs of those individuals living with developmental disabilities the County has identified a program that will encourage the development of housing for the County’s developmentally disabled population (Program HE-L). Under the program the County will provide regulatory incentives such as expedited permit processing to projects targeted for persons with developmental disabilities. Also, the County will work with the Regional Center to implement an outreach program informing families of housing and services available for persons with developmental disabilities. Information will be posted on the County website.

Seniors

According to American Communities Survey estimates, of the 8,151 total households in the unincorporated county, 2,315 (28 percent) are occupied by owner householders ages 65 and over. Conversely, only 328 households (4 percent) are renter occupied by a senior householder. Table 25 shows the housing characteristics for those over 65 years old living in the unincorporated Del Norte County. This table demonstrates that the majority of seniors in Del Norte County are homeowners.

Table 25: Sixty-five (65) Years Old and Over Householder Characteristics

Household Type	Owner Occupied	Renter Occupied
Householder 65-74 years old	1,420	246
Householder 75-84 years old	631	62
Householder 85 years old and over	264	18
Total	2,315	326

Source: California HCD Data Package, ACS 5 Year (2015-2019).

Table 26 summarizes the number of senior households in the county by the percentage of income spent on housing. Cost burdened households are households in which the cost associated with owning or renting housing exceeds 30 percent of a household's gross income. Of the total 326 senior renter households in the unincorporated community, 116 (36 percent) have housing cost burdens. Among the 2,315 owner-occupied senior households, 525 (23 percent) have housing cost burdens.

Table 26: Age of Householder by Housing Costs as a Percentage of Household Income

Income	Del Norte County	Crescent City	Unincorporated County
Total Renter-Occupied Households:	3,672	1,136	2,536
Householder 65 years and over:	562	236	326
Less than 20.0 percent	121	49	72
20.0 to 24.9 percent	40	30	10
25.0 to 29.9 percent	57	7	50
30.0 to 34.9 percent	35	0	35
35.0 percent or more	220	139	81
Not computed	89	11	78
Total Owner-Occupied Households:	6,273	658	5,615
Householder 65 years and over:	2590	275	2,315
Less than 20.0 percent	1541	171	1,370
20.0 to 24.9 percent	243	5	238
25.0 to 29.9 percent	189	16	173
30.0 to 34.9 percent	136	11	125
35.0 percent or more	462	62	400
Not computed	19	10	9

Source: California HCD Data Package, ACS 5 Year (2015-2019).

Within the unincorporated area some seniors are currently assisted by the Section 8 Housing Choice Program and there are 39 targeted income senior apartments at Redwood Cove Apartments. Assisted living facilities, are available at the Addie Meedom House. With 48 rooms (single or double occupancy) it is the only state registered assisted living facility in the County. There is no mandate to provide very low- or low-income rooms and as such the Addie Meedom House operates at a market rate, however the development of small residential care homes targeted for Section 8 rental could also be considered.

Large Households

Households with five or more persons are defined as large households. There are 1,000 large households countywide in Del Norte County, representing 10 percent of total households. Most of these households are in the unincorporated county, which accounts for 921 of the 1,000 large households countywide. Approximately 54 percent of large households in the unincorporated county are owner occupied, while 46 percent are renter occupied. Table 27 shows large households by tenure.

Table 27: Large Households by Tenure

	Del Norte County Total		Unincorporated County	
	#	%	#	%
Owner: Large households 5+ persons	532	53.2%	499	54.2%
Rental: Large households 5+ persons	468	46.8%	422	45.8%
Total Large households 5+ persons	1,000	100%	921	100%

Total:

Total Large households 5+ persons	1,000	10.4%	921	11.6%
All Households	9,632	100%	7,942	100%

Source: HCD Preapproved Data Package, ACS B25009, 5 year (2015-2019).

Farmworkers

The permanent housing needs of farmworkers have changed over time to be similar to any household’s housing needs in terms of location. Whereas in the past farm workers tended to be transient and returned to an out of county home, they now have brought their families and reside in Del Norte County on a permanent basis. Seasonal workers generally find other work within the community during the off-season. In the past, Regional Housing Needs Allocation Plans prepared for the County by the California Department of Housing and Community Development have concluded that the needs of farm workers for housing is addressed in the overall allocation of housing needs for the community. This conclusion has been based upon the declining numbers and trend of farm workers to stay in the community. Thus, housing needs for farm workers is based upon income and is reflected in the objectives for new units in the current needs allocation. American Community Survey data indicates that 400 individuals in Del Norte County were employed in agriculture (including fishing and forestry occupations) in 2019. This includes:

- 57 in Bertsch-Oceanview Census Designated Place (CDP)
- 65 in Fort Dick, CDP
- 21 in Hiouchi CDP
- 17 in Klamath CDP
- 6 in Smith River CDP

In comparison, the USDA Agricultural Census estimates that 32 total farms hired 347 farmworkers in the County in 2017. This estimate includes more than 23 farm operations that hired workers for 150 days or more, as shown in Table 28 below.

Table 28: Farmworkers by Days Worked

150 Days of More	
Farms	20
Workers	192
150 Days of More - Farms with 10 or More Workers	
Farms	3
Workers	121
Fewer than 150 Days	
Farms	26
Workers	155
Fewer than 150 Days - Farms with 10 or More Workers	
Farms	3
Workers	100

Source: HCD Preapproved Data Package, USDA Agricultural Census 2017, Table 7.

Female Headed Households

Female headed households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, single-parent households usually have more limited opportunities finding affordable, safe, and secure housing.

Table 29: Female Headed Households

Household Type	Countywide		Unincorporated	
	Total	%	Total	%
Total Householders	6,135	100%	5,251	100%
Female Headed Householders	1,299	21%	955	18%
With own children	844	14%	612	12%
Without own children	455	7%	343	7%
Under poverty level	374	6%	230	4%

Source: HCD Preapproved Data Package, ACS 2015-2019 B17012

As shown in Table 29, 18 percent (955) of the householders in the unincorporated county are female-headed households. Further, 12 percent (661) of the householders in the unincorporated county are female headed households with children and four percent (230) are under the poverty level. Generally, female headed households are likely to be users of very low-income and other low-income rental housing, which local assistance programs confirm.

Persons Experiencing Homelessness

Homelessness in California is a continuing crisis that demands the effective involvement of both the public and private sectors. California has the highest population of homeless - affecting almost one in every 100 California residents. According to HUD's 2020 Annual Homeless Assessment Report to Congress, 28 percent of the nation's homeless individuals and families live in California even though the State is home to only 12 percent of the nation's total population. Included in the State's homeless population are an estimated 106,364 children, who have increased from the approximately 90,000 reported in 2014.

The primary quantitative data source on homelessness is the Continuum of Care (CoC) Point-in-Time Survey (PIT) that was most recently conducted on January 22, 2019. This is a one-day event organized by the CoC in which volunteers reach out to homeless individuals on the street, and in parks, camping areas, libraries, and shelters. The PIT is an effort to learn more about the current extent and conditions of homelessness through the use of a uniform survey instrument with those willing to participate. The survey included questions about demographics, sleeping location, residency, length of time homeless and certain disabling conditions. It is recognized nationally that PIT efforts and the resulting data generally undercounts the number of individuals experiencing homelessness, simply due to the challenges of having enough community volunteers, finding those who are unsheltered on any given day, and their willingness to participate. *A new PIT is currently underway, and results are expected in May 2022.*

On the day of the Point in Time Survey in Del Norte County, community members and county staff surveyed 189 individuals who identified themselves as experiencing homelessness on the night of January 22, 2019. The total amount of those experiencing homelessness who were surveyed using the Point in Time tool has slowly increased starting with 2016 (115 surveyed), then 2017 (158 surveyed) and a slight decrease in 2018 (127 surveyed), before 2019 (189 surveyed). Some notable highlights:

1. When compared to nationwide trends, women in Del Norte County are disproportionately affected by homelessness.
2. Of the 189 people who reported their sheltering status on the night of January 22nd, 141 or 75 percent of participants indicated they were unsheltered. This represents a 15 percent increase of the overall population surveyed who were unsheltered when compared to data available from the 2017 PIT.
3. Of the 182 people who reported their felony status, 50 people or 27 percent reported having a felony.

The CoC also provides regional estimates on households experiencing homelessness and the facilities that serve these households. These estimates are based on point in time counts that capture households in Redding/Shasta, Siskiyou, Lasses, Plumas, Del Norte, Modoc, and Sierra counties. The data indicates that as many as 1,161 households in the region experienced homelessness in 2020. This number greatly exceeds the number of available beds in emergency shelters, transitional housing, permanent supportive housing, or rapid rehousing programs. Table 30 summarizes the number of beds available to those experiencing homelessness in the region.

Table 30: Summary of Available Beds in the Region¹

Facility Type	Family Units	Family Beds	Adult Only Beds	Seasonal
Emergency Shelter	70	398	38	33
Transitional Housing	19	83	106	n/a
Permanent Supportive Housing	17	29	26	n/a
Rapid Re-Housing	231	233	18	n/a
Total	337	743	188	33

¹: CoC Subregion includes Redding/Shasta, Siskiyou, Lasses, Plumas, Del Norte, Modoc, and Sierra counties.
Source: HCD Preapproved Data Package, Continuum of Care or HUD; [CoC HIC State CA 2019](#).

Extremely Low-Income Households

Extremely Low-Income (ELI) households are those that earn 30 percent of the area median income or less. In Del Norte County this amounts to an annual income of \$14,700 for an individual and \$21,200 for a family of four. Many ELI households live in rental housing and most likely facing overpayment, overcrowding or substandard housing conditions. Some ELI households are recipients of public assistance such as social security insurance or disability insurance. Housing types available and suitable for ELI households include affordable rentals, secondary dwelling units, emergency shelters, supportive housing and transitional housing.

Table 31 summarizes households by income and household type. As shown, 9.4 percent of nonfamily households make less than \$10,000 each year and 14.6 percent make between \$10,000 and \$14,999. Based on the ELI threshold of \$14,700, these households can be considered extremely low income. Because the ELI threshold for a family of four (\$21,200) falls between income categories in the data, not all family households making \$24,999 or less can be considered extremely low income. These income categories account for 20.8 percent of family households in the County.

Table 31: Household Income by Household Type

	Total Households	Families	Nonfamily households
Total	9945	6135	3810
Less than \$10,000	7.6%	7.0%	9.4%
\$10,000 to \$14,999	7.4%	3.4%	14.6%
\$15,000 to \$24,999	12.9%	10.4%	17.9%
\$25,000 to \$34,999	13.0%	10.1%	16.5%
\$35,000 to \$49,999	11.9%	12.4%	10.8%
\$50,000 to \$74,999	18.8%	21.1%	15.6%
\$75,000 to \$99,999	10.5%	14.2%	3.8%
\$100,000 to \$149,999	12.4%	14.6%	8.0%
\$150,000 to \$199,999	2.1%	2.2%	2.1%
\$200,000 or more	3.4%	4.6%	1.4%

Source: 2019 ACS 5-Year Estimates, Table S1901.

ELI Household Housing Need Projection

In determining the need for ELI housing, the County has referenced the 6th cycle RHNA and divided the very low-income need (141 total units) by 50 percent, resulting in an identified need to accommodate at least 71 units extremely low-income units. As discussed in the Sites Inventory an adequate number of sites have been identified to accommodate the housing need for extremely low-income households.

Table 32: Extremely Low-Income Housing Need Projection

	Very Low (RHNA)	Projected ELI Housing Need
Units Needed	141	71

Source: HCD, Del Norte County Final RHNA Determination, 2021.

In order to accommodate the projected ELI housing need, the County has developed a program that will encourage development of housing for ELI households through a variety of activities including outreach to housing developers, providing technical assistance, providing expedited permit processing, and offering incentives beyond the Density Bonus provisions. (Program HE-J)

At-Risk Housing

Thousands of publicly assisted housing units in California are eligible to change from low-income to market-rate housing during the next decade due to the termination of various government subsidy programs and/or restrictions on rental rates. These units, known as at-risk units, are a valuable source of affordable housing for families statewide and as a result, the housing element must include a detailed analysis and proactive policies and programs to preserve at-risk units.

For the purpose of housing element law, assisted housing developments or at-risk units are defined as multifamily rental housing complexes that receive government assistance under any Federal, State, and/or local programs (or any combination of rental assistance, mortgage insurance, interest reductions,

and/or direct loan programs) and which are eligible to convert to market-rate due to termination of a rent subsidy contract within the current and subsequent 5-year planning period of the housing element.

Housing Element requirements call for a program to preserve specified assisted rental units in the community (Program HE-Y). The program is to include an inventory of units in the specified programs; identification of units at risk of conversion; a cost analysis of preserving and/ or replacing identified projects; identification of non-profit entities capable of acquiring and managing them; the number of units/projects to be preserved; and a description of efforts to preserve units at risk.

Inventory of Assisted Units

Table 33 demonstrates the current inventory of assisted unit developments in the unincorporated County. None of the assisted unit developments have an estimated affordability end date within the planning period.

Table 33: Assisted Units

Project Name	Affordable Units	Total Units	Funding Program	Estimated Affordability Year End	Risk Level
Redwood Cove	39	40	HUD	2036	Low
Hidden Creek Apartments	80	81	LIHTC	2063	Low
Summer Park Apartments	56	57	LIHTC	2066	Low
Dat-naa-svt	20	21	LIHTC	2072	Low

Source: HCD Preapproved Data Package, Table 24 – Assisted Units.

Conversion Risk Analysis

According to the Crescent City Housing Authority, which administers the Section 8 program, there are currently no at-risk housing programs in the County at this time and none are anticipated to be at risk during the planning period.⁴

Table 34: Inventory of At-Risk Projects During 8-year Planning Period

Year	Name of Project	Non-Elderly Units	Elderly Units	Total
2022	No projects at risk	0	0	0
2023	No projects at risk	0	0	0
2024	No projects at risk	0	0	0
2025	No projects at risk	0	0	0
2026	No projects at risk	0	0	0
2027	No projects at risk	0	0	0
2028	No projects at risk	0	0	0
2029	No projects at risk	0	0	0
2030	No projects at risk	0	0	0

Source: Crescent City Housing Authority, November 10, 2021.

Estimate of Replacement vs. Preservation Costs

The purpose of this section is to determine whether replacement (new construction), or preservation (acquisition and rehabilitation, and/or direct rental subsidy commitments) will be the most economical approach to preserving at-risk units. As reported in the previous Housing Element, the most recently

completed targeted income housing project in Del Norte County is the Summer Park Apartments Project which was completed in 2012. This project had a per unit cost of approximately \$117,187.

Table 35: Replacement Cost

Project	Permit Valuation	Units	Valuation per Unit
Summer Park Apartments	\$7,500,000	64	\$117,187

Source: Del Norte County Building Inspection Division, April 2014.

According to the County Building Inspection Division the valuation of this project was approximately \$7.5 million dollars. The Summer Park Apartment Project resulted in 64 new units (eight 8-plex units were constructed) and associated complex facilities (e.g., community room, manager’s residence, basketball court). At \$7.5 million permit valuation, the average cost to construct equals approximately \$117,187 per unit.

According to the Assessor’s Office there were two properties sold in 2013 that provide a basis for comparison. Although both properties were located in the incorporated City of Crescent City, they represent the best available data for similar assisted type uses regionally during the previous planning period. As shown on Table 36 below, the per unit cost of preservation is less than half the per unit cost of new construction.

Table 36: Preservation Cost

Project	Sale Cost	Units	Price per Unit
Crescent City Senior Apartments	\$1,990,816	38	\$52,390
Surf Apartments	\$2,738,000	56	\$48,893

Source: Del Norte County Assessor’s Office, May 1, 2014.

Qualified Entities

As required by Government Code Section 65583(a)(8)(c) this section of the Housing Element lists entities with legal and managerial capacity to acquire and manage at-risk housing. As was noted earlier in this section, there are currently no projects anticipated to be at risk however Del Norte County does have two qualified agencies should this possibility arise. HCD provides a list of entities that are qualified on a County-specific level which is presented below. This list is in addition to the qualified entities for all counties, listed by HCD:

- Humboldt Bay Housing Development Corporation, Arcata, CA
- Redwood Community Action Agency, Eureka, CA

Potential Funding

Residents of unincorporated Del Norte County have access to several sources of funding available for providing for and preserving affordable housing. They include various programs from State and Federal sources. Due to the rural nature of the area and small size of the county, city, and outlying communities, the availability of funding assistance from State or Federal programs can often be limited. The low numbers of housing units compared to urban areas can result in lower priority for assistance or limited quantities of funds. The distance to facilities such as the U.S. Post Office, transit facilities, schools,

medical clinics can also result in disqualification or lowering of qualifying points for projects. In addition, cuts in government funding in general mean that fewer assistance programs are available. The greatest obstacle cited by local non-profit agencies in providing targeted program housing, such as shelters and transitional housing, is the limited availability of funding. In particular, where such funding might be available the amount is not sufficient because it is proportionately based upon community size.

Additionally, community stakeholders interviewed in 2021 indicted that the competitive bidding process for federal and state grant funding is often a constraint for developers in the county. They expressed that to be competitive, grant applications for affordable projects need to incorporate a local partner agency with considerable financial investment in the project. Because there is no such partner in the County, affordable housing developers explore opportunities in other areas of the state.

Section 8 Program

In Del Norte County, the Section 8 Program is administered by the Crescent City Housing Authority (CCHA). The Housing Authority offers the Section 8 Housing Choice Voucher (HCV) Program which is a Federal program that provides rental assistance to extremely low and very low-income persons in need of affordable housing. The Section 8 Program provides a housing voucher to tenants which generally covers the differences between the fair market rent payment standards developed by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford (e.g., 30 percent of their income). According to the City Housing Authority the participant level dropped from 585 families in December 2012 to 481 in December of 2013 as a result of the federal sequestration but has returned to approximately 600 families in 2021. The most recent financial audit indicates that the Housing Authority was funded at \$3,523,354 in 2019. Financial resource estimates indicate similar funding is expected in 2022.

Home Investment Partnerships Program (HOME) – Owner-Occupied Rehabilitation Program (OOR)

The Del Norte County Administrative Office administers the OOR Program which offers funds for housing rehabilitation for low eligible low to moderate-income families to make repairs related to health and safety issues and/or building code compliance on their single-family homes. Unfortunately, the program is currently (November 2021) without funding.¹

Mental Health Services Act Housing Program

The Mental Health Services Act (MHSA) Housing Program offers permanent financing and capitalized operating subsidies for the development of permanent supportive housing, including both rental housing and shared housing, to serve persons with serious mental illness who are homeless or at risk of homelessness (as defined by the MHSA housing Program), and who otherwise meet the MHSA Housing Program target population description. This program is jointly administered by the California Housing Finance Agency (CalHFA) and the Department of Mental Health (DMH).

¹ Source: Phone conversation with County Administrative Office, November 10, 2021.

Disadvantaged Unincorporated Communities

SB 244 (Wolk, 2011) requires cities and counties to address the infrastructure needs of disadvantaged unincorporated communities (DUC's) in city and county general plans and LAFCo Municipal Service Reviews (MSRs) and annexation decisions. SB 244 defines an unincorporated disadvantaged community as a place that meets the following criteria:

- contains 10 or more dwelling units in close proximity to one another;
- is either within a city SOI, is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
- has a median household income that is 80 percent or less than the statewide median household income.

For the purposes of DUC analysis, the Department of Water Resources uses statewide median household income data from 2018 (\$71,228). Pursuant to SB 244 disadvantaged communities are those with a MHI lower than 80 percent of California's MHI (or \$56,982). Del Norte County is generally at the lower end of the spectrum with regard to household income. According to 2019 American Community Survey 5-year estimates, the MHI in Del Norte County is \$45,283, which places it well below the SB 244 defined income level countywide.

The California Department of Water Resources has made GIS data available that identifies DUC's statewide. According to this data the communities of Smith River, Gasquet, Klamath, and parts of the incorporated city of Crescent City are classified as DUC's (Figure 3) existing in the County. Hiouchi is listed as "Data Not Available" but was identified as a disadvantaged community in previous versions of the State's mapping tool. It is assumed that Hiouchi is also a DUC. With only one incorporated city, Crescent City, the bulk of the county population exists in unincorporated communities that qualify as "disadvantaged" under SB 244 as they existed prior to 1964 (50 years ago).

For cities and counties, SB 244 requires the General Plan Land Use Element be updated to identify DUCs; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection needs; and identify financial funding alternatives for the extension of services to identified communities. Due to budget constraints, the County has yet to analyze DUCs, and does not comply. This Housing Element includes a program (Program HE-D) committing the County to completing General Plan Amendments for consistency with the Housing Element, including completion of a disadvantaged unincorporated communities analysis for SB 244 compliance.

Projected Housing Needs

A critical measure of compliance with state housing element law is the ability of a jurisdiction to accommodate its share of the region’s housing needs. The California Department of Housing and Community Development has prepared and released a Regional Housing Need Allocation (RHNA) for Del Norte County for the projection period beginning December 31, 2018, and ending September 15, 2030.

Gov. Code section 65588(f) specifies the RHNA projection period start is December 31 or June 30, whichever date most closely preceded the end date. The RHNA projection period end date is set to align with the planning period end date. The planning period end date is eight years following the Housing Element due date, which is 18 months following the Regional Transportation Plan adoption.

Del Norte County is responsible for updating their housing elements for the planning period beginning September 15, 2022, and ending September 15, 2030, to accommodate their share of new housing need for each income category. Please note, however, that the County may take RHNA credit for new units approved, permitted, and/or built since the start date of the RHNA projection period (December 31, 2018). Table 37 presents Del Norte County's allocation of the region's housing needs by income group as determined by HCD.

Table 37: 6th Cycle Regional Housing Need Allocation

Jurisdiction	Very Low	Low	Moderate	Above Moderate	Total
City of Crescent City	39	22	27	101	189
Unincorporated County	102	75	55	154	386
Countywide Total	141	97	82	255	575

HCD, 2020.

Pursuant to state law (AB 2634), the County must project the number of extremely low-income housing needs, which is not a specified income group in the RHNA. This target may be based on Census income distribution, or the County may assume 50 percent of the very low-income units as extremely low-income. In determining the County’s need to provide for ELI housing the County divided the very low-income need (141 total units) by 50 percent, resulting in an identified need to accommodate at least 71 units extremely low-income units. As discussed in the Sites Inventory an adequate number of sites have been identified to accommodate the housing need for extremely low-income households.

Chapter 2 – Sites Inventory and Analysis

This section of the housing element update represents an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The inventory of land suitable for residential development is used to identify sites that can be developed for housing within the 6th cycle housing element update planning period (2022-2030).

Sites Inventory

The purpose of the land inventory is to identify and analyze specific sites suitable for residential development to compare the County’s regional housing need allocation with its residential development capacity. The inventory will assist in determining whether there are sufficient adequate sites to accommodate the regional housing need in total, and by income category. A thorough sites inventory and analysis helps the County determine whether program actions must be adopted to “make sites available” with appropriate zoning, development standards, and infrastructure capacity to accommodate the new construction need. The sites inventory and suitability analysis demonstrates which identified sites can accommodate the housing needs, by income level, within the planning period of the element.

Additional Housing Element Sites Analysis Requirements:

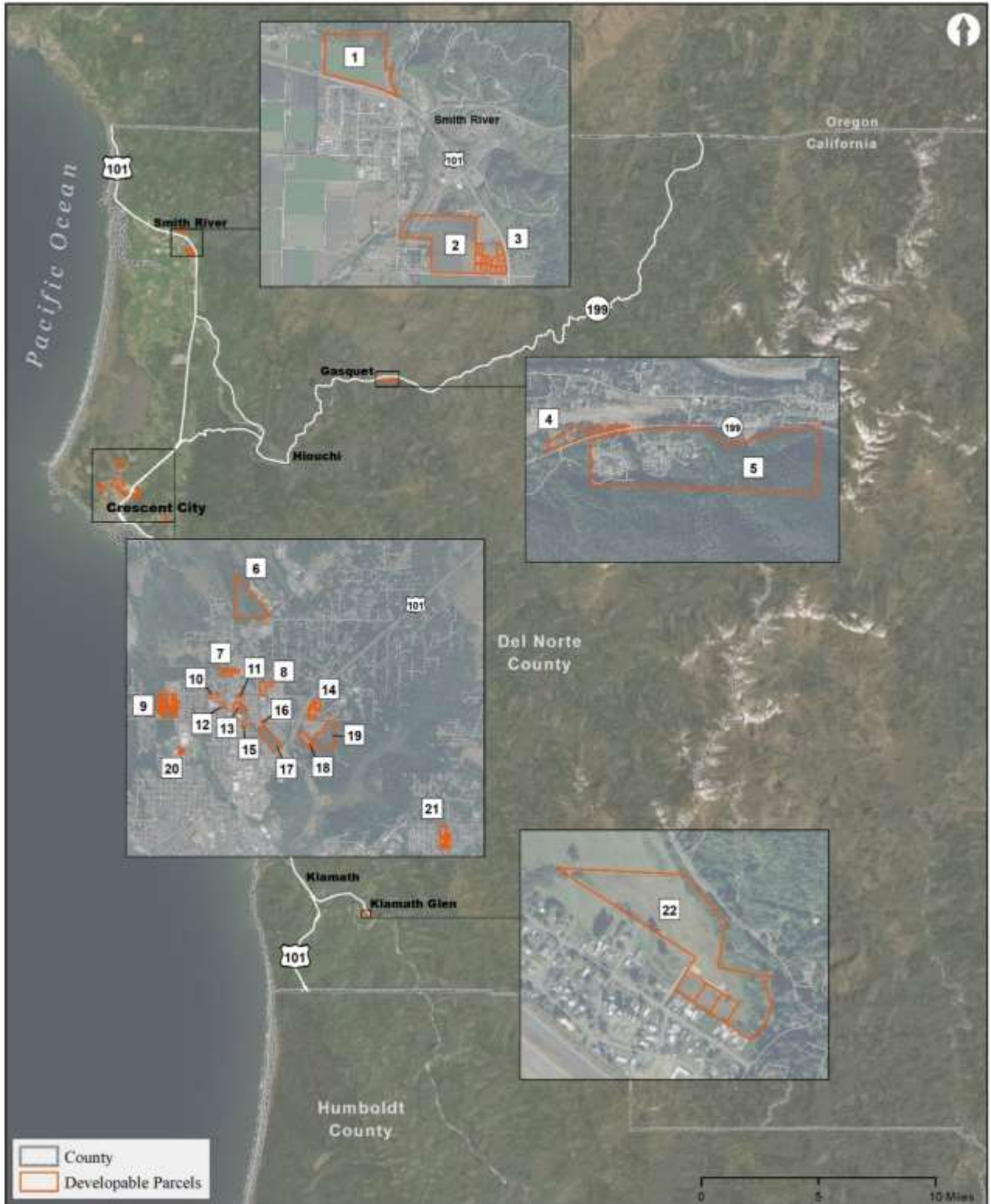
Complying with Assembly Bill 879 (2017) and Assembly Bill 1397 (2017)

These bills require additional analysis and justification of the sites included in the county’s housing element sites inventory. The housing element may only count non-vacant sites (described as “underutilized” sites in this housing element) included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right (see Program HE-B). The use of sites in previous elements is noted in Table 39 below. Additionally, the bills require additional analysis of non-vacant sites, additional analysis of infrastructure capacity, and place size restrictions on all sites used.

Relative to site size constraints, the California Department of Housing and Community Development (HCD) considers sites smaller than 0.5 acres and larger than 10 acres to be typically not effective in providing for lower income housing (use of these smaller or larger sites for moderate- or above moderate-income housing were considered appropriate). For this Housing Element, the County did not count any sites smaller than 0.5 acres towards meeting its RHNA obligations for lower-income units. For sites over 10 acres, most of these sites have constraints, other land use designations, or constraints that reduce the usable area for residential to less than 10 acres in size, and therefore, can be included for lower-income housing production.

The Sites Inventory Summary is presented in Table 39 and shown in Figure 4 with further information including individual site maps and suitability analysis provided in later in this chapter.

Figure 4 Sites Inventory Overview Map



Assumptions Used in Identifying Land for Affordable Income Levels

The County has chosen to use the “default density standard” set forth in the California Government Code (Section 65583.2(c)(3)(B)) for designating sites suitable for lower income residential development. This Code Section allows sites with land use/zoning density of 15 dwelling units per acre or more to be allocated for lower income housing development without any additional analysis for affordability needed.

Identification of Zoning Appropriate for Affordable Housing

Because the County has chosen to use the default density standard for providing for affordable housing the County is only identifying zoning classifications with consistent densities, namely 15 dwelling units per acre. Table 38 provides a list of County Zoning Districts which are compatible with the default density standard for affordable housing.

Table 38: Zoning Designations Appropriate for Default Affordable Housing Density

Zoning Symbol	Zone Name	Density
PC	Planned Community	NA (Established by General Plan Land Use)
R-3	High Density Multiply Family Residential	15 dwelling units per acre
C-2	Light Commercial	15 dwelling units per acre (with Use Permit, see Program HE-R) ¹
C-3	Central Business	15 dwelling units per acre (with Use Permit, see Program HE-R) ¹
C-4	General Commercial	15 dwelling units per acre (with Use Permit, see Program HE-R) ¹

¹ Non-coastal projects with a minimum of 20 percent of units available to lower-income households will be processed through a streamlined ministerial review process; see Program HE-R.

Assumptions Used in Determining Realistic Capacity

Each site presented in the Sites Inventory was analyzed by the County on a case-by-case basis for various limiting factors and constraints on realizing maximum capacity. Limiting factors in Del Norte County include environmental features (e.g., topography, terrain, wetlands) and regulatory factors (e.g., construction setbacks, noise attenuation zones). Generally, in determining realistic capacity the County used an 80 percent ratio for residentially designated lands and a 50 percent ratio for non-residentially designated lands.

Allocation of Sites (RHNA)

The County reviewed the Sites Inventory and prepared an allocation of units to demonstrate that the regional housing needs can be provided for during the planning period. The allocation of sites was based on several factors including site suitability (including infrastructure and constraints), allowable density, and the distribution of units in the RHNA across household income levels. Particular efforts were made to identify very low- and low-income household income level sites first. The County’s allocation of units across sites and household incomes is presented in Table 39.

Table 39: Sites Inventory Summary

									Income Category			
Site Name	Site Number	APN	Zoning	General Plan Designation	Acres	GP Density (du/acre)	Zoning Density (du/acre)	Realistic Capacity	Very Low	Low	Moderate	Above Moderate
The Hills	1	102-020-054	R1, R3	RN, MF	37.54	6, 15	6, 15	60	0	0	0	60
East Rowdy Creek	2	103-100-067	R1-B20	RN	38.43	2	2	61	0	0	0	61
Valley Garden	3	Multiple	R1-B20	RN	7.44	2	2	12	0	0	0	12
Ward Field	4	131-070-002	PC	MFR	2.86	7	n/a	13	0	0	13	0
Gasquet Park**	5	131-730-003	PC	RN	7.00	4	n/a	18	0	18	0	0
Harbor Center Tract	6	110-020-080	PC	UR	45.57	2	n/a	94	0	50	22	22
Northcrest**	7	Multiple	R1, C2	MFR, GC	6.97	15	6	33	0	18	15	0
Summer Park**	8	116-310-066	PC	MFR	6.40	15	n/a	77	48	29	0	0
Mary Peacock	9	Multiple	PC	UR	21.75	6	n/a	78	0	0	78	0
Arnett	10	116-160-001	R-1	UR	2.48	6	6	12	0	0	12	0
Northcrest II	11	116-160-058	C-3	GC	1.10	15	15	8	4	4	0	0
Adams**	12	116-160-055	R-3	MFR	1.44	15	15	13	8	5	0	0
Health Center	13	Multiple	C-3, NH	GC, RCA	3.13	15	15	23	11	12	0	0
East Washington**	14	Multiple	C-4	NA	8.26	15	n/a	62	36	26	0	0
Harold	15	117-053-002	C-3	GC	1.99							
Hospital	16	117-200-006	R-3	MFR	0.66	15	15	5	3	2	0	0
CC Water Tank**	17	117-020-020	R2, NH	MFR, NH	16.20	15	12	156	0	88	68	0
South Parkway**	18	117-030-009	C-2	NA	6.11	15	15	62	37	25	0	0
South Railroad**	19	117-020-052	C-2	NA	25.37	15	n/a	150	90	60	0	0
Bess Maxwell	20	Multiple	R2	MFR	1.21	15	12	12	0	0	12	0
Howland Hill	21	Multiple	R1	UR	9.12	6	6	44	0	0	44	0
Klamath Glen	22	Multiple	R1-B20	RR,RN,PF, GC	12.90	2	2	21	0	0	21	0
						Total		1,014	237	337	285	155

Note: Site 15 was removed due to a recent (2022) application for a commercial facility on the site. Because this site was presented as a potential site at a public workshop, we have shown this change on the table above. No units have been assumed from this property.

*** Denotes sites included in 4th and/or 5th cycle sites inventory and subject to by-right development with units affordable to low-income households in accordance with Program HE-A.*

Sites Suitability Analysis

The above information is intended to provide a summary of available housing sites inventory for the 6th Cycle RHNA; additional detail about each site is included on the following pages. The maps and tables represent a ‘snapshot’ in time and are based solely on the information stated and are subject to change. Other constraints may apply. Actual development densities may be affected and may only be determined pursuant to compliance with all regulations and laws. Although lands identified in this section are suitable for development within the planning period, there is no guarantee that they will develop during this time frame due to market-related reasons. Actual development may take place on other vacant parcels that are not detailed in this inventory.

As reported in Table 40 the County has identified a surplus of sites to adequately provide for the housing needs of the County identified via the RHNA for the current planning period. The “No Net Loss” Law (Government Code section 65863) requires enough sites be maintained to meet the RHNA for all income levels throughout the planning period. Therefore, State HCD requires jurisdictions create a sufficient buffer in the inventory to ensure adequate sites capacity exists throughout the planning period. The County included a 20% buffer for lower and moderate sites.

Table 40: Identified Sites and the 6th Cycle RHNA

	Very Low	Low	Moderate	Above Moderate	Total
Total Units Identified in Sites Inventory	237	337	285	155	1,014
RHNA	102	75	55	154	386
20% Buffer	20	15	11	N/A	46
Surplus	115	247	219	1	582

Source: Del Norte County, 2022.

Individual Site Analyses

Further information on each site, including individual site maps and suitability analysis, are provided on the following pages.

Site Name: The Hills

APN(s)

102-020-054

Land Use Considerations

Zoning: R1-D, R1-B20-D

Zoning Density: 6du/acre,
2du/acre

General Plan: RN

General Plan Density: 2du/acre

Coastal Zone: No (within 3 miles)

Acres: 40 acres

Existing Use: Vacant

Capacity: 80 units

Realistic Capacity: 64 units

Infrastructure Considerations

Served by public water, no public sewer.

Environmental Considerations

None

Other Constraints

Adjacent to Highway 101.

RHNA Distribution

Income	Units
Very Low	0
Low	0
Moderate	0
Above Mod.	60

Site 1: The Hills



Aerial View



Map View

Site Name: East Rowdy Creek

APN(s)

103-100-067

Land Use Considerations

Zoning: R1-B20

Zoning Density: 2 du/acre

General Plan: RN

General Plan Density: 2 du/acre

Coastal Zone: No (within 3 miles)

Acres: 38.43 acres

Existing Use: Vacant

Capacity: 77 units

Realistic Capacity: 61 units

Infrastructure Considerations

Served by public water, no public sewer.

Environmental Considerations

Bordered by Rowdy Creek; Clanco Creek runs through northern portion of site.

Other Constraints

Agricultural buffer.

RHNA Distribution	
Income	Units
Very Low	0
Low	0
Moderate	0
Above Mod.	61

Site 2: East Rowdy Creek



Aerial View



Map View

Site Name: Valley Garden

APN(s)

103-130-001, 103-130-002, 103-130-003, 103-130-004, 103-130-005, 103-130-007, 103-130-009, 103-130-010, 103-130-011, 103-130-012, 103-130-013, 103-130-014, 103-130-019, 103-130-020

Land Use Considerations

Zoning: R1-B20

Zoning Density: 2 du/acre

General Plan: RN

General Plan Density: 2 du/acre

Coastal Zone: No (within 3 miles)

Acres: 7.44 acres

Existing Use: Vacant

Capacity: 15 units

Realistic Capacity: 12 units

Infrastructure Considerations

Served by public water, no public sewer.

Environmental Considerations

Creek along northern boundary.

Other Constraints

Noise attenuation buffer along eastern border adjacent to Highway 101.

RHNA Distribution	
Income	Units
Very Low	0
Low	0
Moderate	0
Above Mod.	12

Site 3: Valley Garden



Aerial View



Map View

Site Name: Ward Field

APN(s)

131-070-002

Land Use Considerations

Zoning: PC

Zoning Density: NA

General Plan: MFR

General Plan Density: 7 du/acre

Coastal Zone: No

Acres: 2.86 acres

Existing Use: Partially developed
with MFR rental units

Capacity: 20 units

Realistic Capacity: 13 units

Infrastructure Considerations

Area served by public water and
onsite septic. Nearby Mountain
Elementary School.

Environmental Considerations

None.

Other Constraints

Height constraints associated with
Ward Airfield.

RHNA Distribution

Income	Units
Very Low	0
Low	0
Moderate	13
Above Mod.	0

Site 4: Ward Field



Aerial View



Map View

Site Name: Gasquet Park

APN(s)

131-730-003 (portion of parcel)

Land Use Considerations

Zoning: PC

Zoning Density: NA

General Plan: RN

General Plan Density: 4 du/acre

Coastal Zone: Yes

Acres: 7.0 acres

Existing Use: Vacant

Capacity: 18 units

Realistic Capacity: 18 units

Infrastructure

Existing mobile home park.

Environmental Constraints

None.

Other Constraints

None.

RHNA Distribution	
Income	Units
Very Low	0
Low	18
Moderate	0
Above Mod.	0

Site 5: Gasquet Park



Aerial View



Map View

Site Name: Northcrest

APN(s)

116-171-003, 116-171-037

Land Use Considerations

Zoning: R1, C2

Zoning Density: 6 du/acre

General Plan: MFR, GC

General Plan Density: 15 du/acre

Coastal Zone: No (within 3 miles)

Acres: 6.97 acres

Existing Use: Commercial

Capacity: 42 units

Realistic Capacity: 33 units

Infrastructure Considerations

Area served by public water and public sewer.

Environmental Considerations

None.

Other Constraints

Commercial area on road frontage not included in residential holding capacity calculation.

RHNA Distribution	
Income	Units
Very Low	0
Low	18
Moderate	15
Above Mod.	0

Site 7: Northcrest



Aerial View



Map View

Site Name: Summer Park

APN(s)

116-310-066

Land Use Considerations

Zoning: PC

Zoning Density: N/A

General Plan: MFR

General Plan Density: 15 du/acre

Coastal Zone: No (within 3 miles)

Acres: 6.4-acres

Existing Use: Vacant

Capacity: 96 units

Realistic Capacity: 77 units

Infrastructure Considerations

Served by public water and public sewer

Environmental Considerations

None.

Other Constraints

None.

RHNA Distribution	
Income	Units
Very Low	48
Low	29
Moderate	0
Above Mod.	0

Site 8: Summer Park



Aerial View



Map View

Site Name: Mary Peacock

APN(s)

116-111-001, 116-112-001, 116-113-001, 116-114-005, 116-114-009, 116-114-010, 116-130-022, 116-130-023, 116-131-001, 116-131-002, 116-132-008, 116-132-019, 116-132-021, 116-132-022, 116-133-001, 116-136-001, 116-136-002, 116-132-020

Land Use Considerations

Zoning: PC

Zoning Density: NA

General Plan: UR

General Plan Density: 6 du/acre

Coastal Zone: No (within 3 miles)

Acres: 21.75 acres

Existing Use: Commercial

Capacity: 131 units

Realistic Capacity: 78 units

Infrastructure Considerations

Public utilities are available but will need to be extended to serve interior areas of site. Near Mary Peacock School, Del Norte High School, and College of the Redwoods.

Environmental Considerations

Forested wetlands.

Other Constraints

None.

RHNA Distribution	
Income	Units
Very Low	0
Low	0
Moderate	78
Above Mod.	0

Site 9: Mary Peacock



Aerial View



Map View

Site Name: Arnett

APN(s)

116-160-001

Land Use Considerations

Zoning: R-1

Zoning Density: 6 du/acre

General Plan: UR

General Plan Density: 6 du/acre

Coastal Zone: No (within 3 miles)

Acres: 2.48 acres

Existing Use: Gear shed

Capacity: 15 units

Realistic Capacity: 12 units

Infrastructure Considerations

Area served by public water and public sewer.

Environmental Considerations

Drainage.

Other Constraints

None.

RHNA Distribution	
Income	Units
Very Low	0
Low	0
Moderate	12
Above Mod.	0

Site 10: Arnett



Aerial View



Map View

Site Name: Northcrest II

APN(s)

116-160-058

Land Use Considerations

Zoning: C-3

Zoning Density: 15 du/acre

General Plan: GC

General Plan Density: 15 du/acre

Coastal Zone: No (within 3 miles)

Acres: 1.10 acres

Existing Use: Vacant

Capacity: 17 units

Realistic Capacity: 8 units

Infrastructure Considerations

Area served by public water and public sewer.

Environmental Considerations

None.

Other Constraints

Commercial zoning.

RHNA Distribution	
Income	Units
Very Low	4
Low	4
Moderate	0
Above Mod.	0

Site 11: Northcrest II



Aerial View



Map View

Site Name: Adams

APN(s)

116-160-055

Land Use Considerations

Zoning: R-3

Zoning Density: 15 du/acre

General Plan: MFR

General Plan Density: 15 du/acre

Coastal Zone: No (within 3 miles)

Acres: 1.44 acres

Existing Use: Vacant

Capacity: 22 units

Realistic Capacity: 13 units

Infrastructure Considerations

Served by public water and public sewer

Environmental Considerations

Drainage.

Other Constraints

Access to parcel is via underdeveloped roads.

RHNA Distribution	
Income	Units
Very Low	8
Low	5
Moderate	0
Above Mod.	0

Site 12: Adams



Aerial View



Map View

Site Name: Health Center

APN(s)

116-160-064, 116-160-025

Land Use Considerations

Zoning: C-3, NH

Zoning Density: 15

General Plan: GC, RCA

General Plan Density: 15 du/acre

Coastal Zone: No

Acres: 3.13 acres

Existing Use: Vacant

Capacity: 47 units

Realistic Capacity: 23 units

Infrastructure Considerations

Served by public water and sewer

Environmental Considerations

Potential wetlands.

Other Constraints

Commercial zoning.

RHNA Distribution	
Income	Units
Very Low	11
Low	12
Moderate	0
Above Mod.	0

Site 13: Health Center



Aerial View



Map View

Site Name: East Washington

APN(s)

116-263-007, 116-263-009, 116-263-010, 116-263-011, 116-263-021, 116-263-027, 116-263-032

Land Use Considerations

Zoning: C-4

Zoning Density: NA

General Plan: NA

General Plan Density: 15 du/acre

Coastal Zone: No (within 3 miles)

Acres: 8.26 acres

Existing Use: Vacant

Capacity: 124 units

Realistic Capacity: 62 units

Infrastructure Considerations

Public water and public sewer service are available although sewer needs to be extended to site.

Environmental Considerations

Noise attenuation near Highway 101 and potential traffic improvements.

Other Constraints

Commercial zoning.

RHNA Distribution	
Income	Units
Very Low	36
Low	26
Moderate	0
Above Mod.	0

Site 14: East Washington



Aerial View



Map View

Site Name: Hospital

APN(s)

117-200-006

Land Use Considerations

Zoning: R-3

Zoning Density: 15 du/acre

General Plan: MFR

General Plan Density: 15 du/acre

Coastal Zone: No (within 3 miles)

Acres: 0.66 acres

Existing Use: Vacant

Capacity: 10 units

Realistic Capacity: 5 units

Infrastructure Considerations

Area served by public water and public sewer. Across the road from regional hospital.

Environmental Considerations

Adjacent drainage to the south of the parcel.

Other Constraints

Small lot. Located immediately northeast of City Public Water Storage Tank.

RHNA Distribution

Income	Units
Very Low	3
Low	2
Moderate	0
Above Mod.	0

Site 16: Hospital



Aerial View



Map View

Site Name: CC Water Tank

APN(s)

117-020-020

Land Use Considerations

Zoning: R2 and NH

Zoning Density: 12 du/acre

General Plan: MFR and NH

General Plan Density: 15 du/acre

Coastal Zone: No (within 3 miles)

Acres: 16.2 acres

Existing Use: SFR

Capacity: 194 units

Realistic Capacity: 156 units

Infrastructure Considerations

Area served by public water and public sewer.

Environmental Considerations

Drainage feature onsite requires biological assessment.

Other Constraints

None.

RHNA Distribution	
Income	Units
Very Low	0
Low	88
Moderate	68
Above Mod.	0

Site 17: CC Water Tank



Aerial View



Map View

Site Name: South Parkway

APN(s)

117-030-009

Land Use Considerations

Zoning: C-2

Zoning Density: 15 du/acre

General Plan: NA

General Plan Density: 15 du/acre

Coastal Zone: Yes

Acres: 6.11 acres

Existing Use: Vacant

Capacity: 92 units

Realistic Capacity: 62 units

Infrastructure Considerations

Served by public water, requires sewer extension.

Environmental Considerations

None.

Other Constraints

Commercial zoning necessitates conditional use permit for multifamily residential development.

RHNA Distribution	
Income	Units
Very Low	37
Low	25
Moderate	0
Above Mod.	0

Site 18: South Parkway



Aerial View



Map View

Site Name: South Railroad

APN(s)

117-020-052

Land Use Considerations

Zoning: C-2

Zoning Density: NA

General Plan: NA

General Plan Density: 15 du/acre

Coastal Zone: Yes

Acres: 25.37 acres

Existing Use: Vacant

Capacity: 381 units

Realistic Capacity: 150 units

Infrastructure

Public water and public sewer service are available although sewer needs to be extended to site.

Environmental Constraints

Resources buffers likely necessary to protect wetlands.

Other Constraints

Commercial zoning necessitates conditional use permit for multifamily residential development.

RHNA Distribution	
Income	Units
Very Low	90
Low	60
Moderate	0
Above Mod.	0

Site 19: South Railroad



Aerial View



Map View

Site Name: Bess Maxwell

APN(s)

120-142-001, 120-142-002

Land Use Considerations

Zoning: R2

Zoning Density: 12 du/acre

General Plan: MFR

General Plan Density: 15 du/acre

Coastal Zone: No (within 3 miles)

Acres: 1.21

Existing Use: Vacant

Capacity: 18 units

Realistic Capacity: 12 units

Infrastructure Considerations

Public water and public sewer service are available.

Environmental Considerations

None.

Other Constraints

None.

RHNA Distribution	
Income	Units
Very Low	0
Low	0
Moderate	12
Above Mod.	0

RHNA Distribution	
Income	Units

Site 20: Bess Maxwell



Aerial View



Map View

Site Name: Howland Hill

APN(s)

115-262-001, 115-263-005, 115-263-007, 115-263-008, 115-272-001, 115-272-002, 115-272-005, 115-272-006, 115-272-007, 115-273-001, 115-273-004, 115-273-008

Land Use Considerations

Zoning: R1

Zoning Density: 6du/acre

General Plan: UR

General Plan Density: 6 du/acre

Coastal Zone: No (within 3 miles)

Acres: 9.12 acres

Existing Use: Vacant

Capacity: 55 units

Realistic Capacity: 44 units

Infrastructure Considerations

Public utilities available, but may need to be extended to reach some sites.

Environmental Considerations

Potential wetlands.

Other Constraints

None.

RHNA Distribution	
Income	Units
Very Low	0
Low	0
Moderate	44
Above Mod.	0

Site 21: Howland Hill



Aerial View



Map View

Site Name: Klamath Glen

APN(s)

141-140-046, 141-140-047, 141-140-048, 141-140-049

Land Use Considerations

Zoning: R1-B20

Zoning Density: 2 du/acre

General Plan: RR, RN, PF, GC

General Plan Density: 2 du/acre

Coastal Zone: No

Acres: 12.9 acres

Existing Use: Vacant

Capacity: 26 units

Realistic Capacity: 21 units

Infrastructure Considerations

Public water service is available in project area but onsite sewage disposal systems.

Environmental Considerations

A Biological Assessment would be necessary.

Other Constraints

Flood protection provided by Klamath Glen levee.

RHNA Distribution	
Income	Units
Very Low	0
Low	0
Moderate	21
Above Mod.	0

Site 22: Klamath Glen



Aerial View



Map View

Zoning for a Variety of Housing Types

State Housing Element Law (Government Code Section 65583(c) (1) and 65583.2(c) requires that local governments analyze the availability of sites that will “facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.” This section discusses the availability of sites and relevant regulations that govern the development of the types of housing listed above as well as second units.

Emergency Shelters

Housing element law requires local jurisdictions to strengthen provisions for addressing the housing needs of homeless persons, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. Sufficient capacity must be identified to accommodate the need for emergency shelters and at least one year-round emergency shelter. Under the legislation the County is permitted to apply specified development standards including the maximum number of beds, some design limitations, and security standards.

In response to SB 2, the County has amended amend the Non-Coastal Zoning Chapter of the County Code to permit emergency shelters in areas through the new Emergency Shelter (ES) Combining District as a primary permitted use (DNCC §20.49). The intent of the Emergency Shelter Combining District is to:

- provide for the placement of emergency homeless shelters,
- address the special needs and characteristics of emergency shelters,
- ensure housing provided by emergency shelters will meet building, health, safety, and access standards,
- provide sufficient space, parking, and circulation to meet the needs of the emergency shelter,
- provide compatibility with other uses allowed within the zoning districts in which emergency shelters are located; and
- provide a safe environment for emergency shelter residents.

In creating the (ES) Combining District the County took into consideration the needs of its homeless population under the context of suitability and capacity. Because the (ES) Combining District can be combined with other zone districts, there is ample capacity for the placement of emergency shelters to serve the homeless population identified in this element. Similarly, because the (ES) Combining District can be combined with other districts, shelters can be placed in suitable locations within proximity to services such as public transportation, healthcare, and social service facilities.

According to data presented in this Housing Element, the homeless population of the County is approximately 189. As codified in the County Code the (ES) Combining District can be combined with other base zone districts to accommodate the development of homeless shelters as they become necessary. Currently, homeless sheltering need is served by churches, non-profits, and other community assets that provide shelter to the homeless population, however, in order to comply with State law, the County adopted the (ES) Combining District to create greater opportunity for the establishment of homeless shelters to meet this need. Table 41 provides an analysis of how the homeless shelter need of the County can be accommodated through implementation of the ES Combining District.

Table 41: Vacant Parcels Appropriate for ES Combining District*

Site Name	Base Zoning	Consistent with (ES) Zoning Requirements	Acreage	Public Utilities		Projected Homeless Accommodated
				Water	Sewer	
116-160-058	C-3	YES	±1.1	YES	YES	40
116-160-064	C-3	YES	±2.25	YES	YES	90
117-053-002	C-3	YES	±2	YES	YES	80
117-200-006	R-3	YES	±0.66	YES	YES	13
117-030-009	C-2	YES	±6.1	YES	YES	+200

**This analysis is an example meant to illustrate that capacity exists to meet the identified need. These parcels are not proposed for rezone. The County will work with service providers and nonprofits to identify appropriate parcels for the user's needs.*

In adopting its Emergency Shelter Zoning Ordinance, certain performance standards were adopted that address issues of concentrations of shelters (i.e. not to be located within 300 feet of another approved shelter), off-site impacts (parking requirements, lighting requirements), and health and safety requirements (50 square feet per occupant), compliance with California Fire Code), among others. These performance standards are not considered to be constraints on serving the County’s homeless population and are generally intended to ensure their personal safety while occupying a shelter.

Low Barrier Navigation Centers

AB 101 (2019) requires that a Low Barrier Navigation Center development be a use by right in mixed use zones and nonresidential zones permitting multifamily uses. The County does not currently comply and will need to amend the zoning code to explicitly allow the development of low-barrier navigation centers, by right, in residential and mixed-use zones, as well as nonresidential zones permitting multifamily uses (Program HE-Q).

"Low Barrier Navigation Center" means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

"Low Barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

- (1)** The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
- (2)** Pets.
- (3)** The storage of possessions.
- (4)** Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms. (Ca. Gov. Code § 65660)

Transitional and Supportive Housing

In 2014 the County Board of Supervisors amended the County Code to provide definitions for Supportive Housing and Transitional Housing consistent with state law. These definitions were codified under DNCC §20.04.842 and §20.04.848.

Under the adopted definition, the “supportive housing” definition is consistent with the California Health and Safety Code section 50675.14. Supportive housing will be permitted, conditionally permitted, or prohibited in the same manner as other residential dwellings of the same type in the same zone under this code and applicable state law. Likewise, Transitional Housing has the meaning set forth in California Health and Safety Code section 50675.2. Transitional housing will be permitted, conditionally permitted or prohibited in the same manner as other residential dwellings of the same type in the same zone under this code and applicable state law.

Enacted in 2018, AB 2162 required cities and counties to change their zoning to provide a “by right” process and to expedite review for supportive housing. Effectively, this law applies to sites in zones where multi-family and mixed uses are permitted, including in nonresidential zones permitting multi-family use. It also prohibits applying a conditional use permit (CUP) or other types of discretionary review to the approval of development projects that are 100 percent affordable, and which include a percentage of supportive housing units (25 percent or 12 units, whichever is higher). Table 10-48 identifies the zones where transitional and supportive housing uses are permitted, including permitted by-right in R-1, R-2, R-3, UMHP, RR1, RR2, RR3, R1A, R2A, RRA-1, RRA-2, RRA-3, RRA-5, RMHP, and C1 zones, and permitted by use permit in the C2, C3, C4 and CR (non-Coastal) zones. Permitted uses are approved by a ministerial approval process.

Ministerial Building Permit Review (P)
This process provides for review and approval of development consistent with the County’s Zoning Ordinance where limited review is required or necessary to ensure compliance with adopted County standards, to provide appropriate project design, and to protect the public health, safety, and welfare. If all applicable zoning requirements are met the permit is signed off by the Planning Division.

Caretaker and Employee Housing

Caretaker or employee housing (including farm worker housing) is permanent or temporary housing that is secondary or accessory to the primary use of a property. Such dwellings can house a caretaker employed on the site of a nonresidential use where a caretaker is needed for security purposes or to provide twenty-four-hour care or monitoring or where work is located in remote areas.

Caretaker and employee housing is allowed as a primary permitted use and as a conditional use in commercial and manufacturing zone districts in the County. Within the Coastal Zone, a single-family residence or watchman’s quarter is permitted with a building permit and/or Coastal Development Permit in Neighborhood Commercial (C-1), Manufacturing and Industrial District (M) and Manufacturing and Industrial Performance (MP) Zone Districts. A use permit is required in Coastal Light Commercial (C-2), Central Business (C-3), Commercial Recreational (CR) and General Commercial (C-4) Zone Districts. In the non-Coastal portion of the County a single-family residence or watchman’s quarters are permitted

with a building permit in the C-1, CR, M and MP Zone Districts. Use Permits are required in the C-2, C-3, C-4 Zone Districts. The C-1, CR, M, and MP Zone Districts allow a maximum of one caretaker or employee housing unit in conjunction with a primary or conditionally permitted use.

The County follows the provision of California Health and Safety Code Section 17021.5 which states that any employee housing that provides accommodations for six or fewer people shall be considered a single-family residence and subject to the same local ordinances as any other single-family residence located in the same zone district. As such, any land designated for residential use or existing permitted residential development may be considered as potential housing stock for employees. Further, Under AB 2162, a jurisdiction cannot require a CUP for farmworker housing if a CUP is not required for other residential uses. Farmworker housing with less than six residents is permitted in all zones allowing residential uses, without any additional restrictions. Farmworker housing with six or more residents is allowed by-right in all zones allowing multifamily uses with more than three units, as well as by use permit in the remaining residential zones and commercial zones.

Agricultural lands in private ownership represent approximately 3 percent of all land in Del Norte County. All of those lands lie within the unincorporated County area, are primarily located in the Fort Dick and Smith River areas and are principally used for dairying and bulb production. The County's existing Coastal and Non-Coastal Ordinance permits farm quarters for farm labor employed full-time on the premises on specifically zoned agriculture land subject to securing of a use permit or in some cases issuance of a building permit. Within the Coastal portion of the County, where most of the agriculture lands exist, farm worker quarters may be conditionally approved in the Agriculture Exclusive (AE) and Agriculture Industrial (AI) Zone Districts. Outside of the Coastal Zone, farm worker quarters may be approved with a building permit in the Agriculture Zone District and conditionally approved in the AE Zone District.

It should be noted that the County's RHNA does not identify farm workers as having housing needs that are different from those of other households requiring affordable housing. As such, the list of potential affordable sites in the Sites Inventory indicates that there is adequate land available for housing for persons of all income levels. Although land is not specifically designated for farm worker housing, sponsors of farm worker housing projects have an equal opportunity to use land for the projects subject to land use and zoning regulations.

Manufactured Housing

Manufactured or Mobile Homes on Lots

The County Code defines a "mobile home" as a transportable, factory-constructed home, designed to be used as a year-round residential dwelling and built prior to June 15, 1976, the effective date of the federal Manufactured Housing Construction and Safety Standards Act of 1974. Mobile homes are allowed by-right in the MHP, RHMP, and C1 zones, and by use permit in commercial zones and on resource designated lands including agricultural zone districts and forestry related districts.

Manufactured housing can serve as an alternative form of affordable housing in low-density rural areas where the development of high-density multi-family residential units is not feasible due to water and

sewer constraints. Del Norte County allows manufactured homes in all residential zone districts with some limited exceptions. In 1995, the County adopted a Manufactured Home Overlay Zone (MFH) that was applied to residential zoned land developed with a mixture of stick-built homes, manufactured homes, and mobile homes. The County follows the State criteria used to define a “manufactured home” which includes certification under the National Manufacturing Housing Construction and Safety Standards Act of 1974, construction date after June 15, 1976, and identification of a HUD insignia.

Residential zoned lands with the MFH Overlay allow manufactured homes subject to obtaining a building permit and being placed on permanent foundation system. Residential zoned land without the MFH Overlay designation allow manufactured homes subject to meeting codified architectural requirements, placement on a permanent foundation system and obtaining a building permit. The architectural standards require siding materials, roofing materials, and roof overhangs which are consistent with stick-built constructed residences in the vicinity.

Mobile Home Parks

Del Norte County zoning regulations permit mobile home parks on all land designated by the general plan and zoned for residential land use, providing that:

- a Conditional Use Permit is obtained,
- the project density, including existing or non-mobile home park residential development, does not exceed that designated by the zoning district, and
- the project development meets any mobile home park standards in effect at the time of approval.
- All other policies of the County’s General Plan and ordinances regarding development shall apply. (Ord. 82-09 § 2 Exh. A(10), 1982.)

Mobile home parks are allowed by-right in the MHP and RMHP zones and by use permit in all other residential zones and commercial zones. The County General Plan allows a maximum of eight spaces per acre when public water and public sewer connections are available. Up to two spaces per acre may be considered when utilities are provided on site (i.e., private well and on-site wastewater disposal system). However, Title 20 of the zoning ordinance allows for a maximum of 6 spaces per acre. Program HE-Q in this Housing Element commits the County to update the parking maximums for non-coastal zones to be consistent with the General Plan.

Multi-Family Rental Housing

Del Norte County zoning regulations make no distinction between rental and ownership housing. The County’s General Plan allows multi-family housing in the Multiple-Family Residential (without a Conditional Use Permit) and General Commercial (with Conditional Use Permit approval) General Plan Land Use categories. Corresponding Zone designations to these General Plan Land Use categories include High Density Multiple Family Residence (R-3), Low Density Multiple Family Residence (R-2), Planned Community (PC), Light Commercial (C-2), and Central Business (C-3) and General Commercial (C-4). The residential and commercial zoning allows for maximum densities ranging from 12 to 15 dwelling units per acre. In most cases, achieving maximum density is only possible within the Urban

Services Boundary which extends beyond the boundary of the city of Crescent City into the unincorporated County. Within this area, public water and public sewer may currently be available or may be considered for extension. The unincorporated County areas within the Urban Services Boundary are considered desirable areas for multi-family housing as they are located in close proximity to employment and commercial services.

Single Room Occupancy Units

Single-room occupancy (SRO) units are another form of long-term, affordable housing for lower income individuals, seniors, and persons with disabilities. Health and Safety Code Sec 7301 (Multifamily Housing Program) indicates that the single room occupancy unit is an efficiency unit (one room) also referred to as a residential hotel unit. A SRO unit is typically a small individual living area from 70 to 400 square feet in size that commonly share kitchen facilities with other units or have small efficient cooking areas instead of full kitchens. The Multifamily Housing Program also indicates that qualifying residential hotels consist of six or more single rooms and that single family dwelling units are not considered SRO/residential hotels. These units can provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless persons. In unincorporated Del Norte County, three private SRO's currently exist at former motor court/hotel sites: Woodland Villa Cabins (Klamath), Camp Marigold (Klamath) and the Elite Motel (Parkway Drive).

The County's Coastal and Non-Coastal Zoning ordinance provides for a "hotel" use which is defined as four or more guestrooms. In cases where guestrooms are rented for periods exceeding thirty days, transient "bed tax" is not collected. Hotels are permitted uses in C-2, C-3, C4, and CR zoning districts, not requiring a Conditional Use Permit. Hotels may also be located in R-3 Multifamily residential districts with a Conditional Use Permit. The definition for a "hotel" in both zoning ordinances is:

"...any building or portion thereof containing four or more guest rooms used, designed, or intended to be used, let or hired out to be occupied whether the compensation be paid directly or indirectly."

There is no record of a hotel having been built in the unincorporated County for the purpose of SRO occupancy during the last 35 years. The most likely reason for this is the use of recreational vehicles in recreational vehicle park spaces. With seasonal weather limiting tourist use and significant numbers of older park spaces which do not meet the size/amenity demands of modern RV tourists, many older parks have rented spaces to older or "park model" RVs on a year-round basis. Some larger parks also maintain smaller year-round sections in order to provide year-round income. The Census and the State of California do not recognize RVs as dwellings; therefore, they are not counted towards satisfying the RHNA. Nonetheless, they do help fulfill County housing needs.

In the past the State had limited RV occupancy by regulation. With such regulations rescinded and the improved quality of park model units, increased year-round occupancy has occurred. While such units may not provide housing solutions in urban areas, they may require reconsideration in rural areas where housing costs can be kept low by the lower development costs of land and utilities. Until such time as

some form of acceptance of RVs by the State as housing units, data regarding use and assistance cannot be expected to be accurately accounted for.

New SRO construction is most practical with the County's Urban Services Area where public water and sewer and supportive social services are available. Where public water and sewer are not available, development density will be limited by the current Health and Safety Codes regarding private wells and/or on-site wastewater disposal systems.

Accessory Dwelling Units

An accessory dwelling units (ADU) is an additional residence, either attached to or detached from the primary residence on a single lot. ADUs can be an important source of affordable housing since they have no associated land costs or costs associated with discretionary review by the County. These units can provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income households to own their own homes.

Del Norte County Code includes a second unit ordinance that allows a second residences that exceed the size/height limits of the State ADU requirements. The County Code states that second units may permitted with a building permit subject to the following requirements: the project site is within a R, RR, FR, CR, A or AE Zone District, the unit is to be placed on a lot that has twice the minimum parcel size based on the applicable General Plan and Zoning designations and the dwelling unit is sited so that it can be subdivided in the future. Because the County Code requires that the residence be sited for future subdivision construction setbacks must be considered as well as a separate utility connections installed. In areas not serviced by public water connections, shared wells may be considered subject to approval by the County Health Department.

The County Code also permits temporary second units for invalid or family care subject to approval of a conditional use permit. Second units can either be manufactured homes or an addition to the primary residence with a second kitchen permitted. Temporary second residences are integrated into the existing utilities and must be removed or converted to non-residential use once the person or family vacates the unit.

In 2016, California passed AB 2299 and SB 1069 which limited the review of ADU applications to within 120 days of receipt and followed with two "clean up" bills in 2017 (SB 229 and AB 494). Under these laws, all review for ADUs must be ministerial; no discretionary review is permitted in connection with an ADU application. Additionally, environmental review is not required prior to approving individual ADU applications. In 2019, California Governor Newsom signed several bills (SB 13, AB 68, AB 587, AB 670, AB 671, and AB 881) into law, which amended State law to further encourage and incentivize the construction of accessory dwelling units and junior accessory dwelling units by requiring cities and counties to permit construction of these housing types by-right in any zone that allows residential development. Finally, the passage of SB 9 in 2021 requires that cities and counties ministerially approve construction of two units on any parcel zoned for single-family, subject to requirements listed in the law,

within urban clusters identified through the census. For Del Norte County, this applies only to the urban areas surrounding Crescent City.

ADUs are currently allowed in any zone district that allows a primary residence as a by-right use. ADUs are not permitted in the mobile home park and commercial zones, which allow other residential development. Additionally, current zoning standards include density and lot size restrictions that do not comply with current State law. The Housing Element includes a program (Program HE-P) to committing the County to updating the Second Unit ordinance for compliance with Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly 587 (2019), Senate Bill 13 (2019), Assembly Bill 670 (2019), Assembly Bill 671 (2019), Assembly Bill 3182 (2020), and Senate Bill 9 (2021).

Energy Conservation Opportunities

The energy conservation section of the housing element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases. Updated policies and programs could address the environmental significance and operational benefits of employing energy conservation in the building and retrofit of decent, safe, and affordable housing.

Utilities

The main energy source in the Del Norte County area is electricity provided by Pacific Power, with 54.9 percent of households using electricity for heating. It is unlikely that more than one provider will be available during the planning period. Wood burning accounts for the second highest house heating fuel at 18.7 percent followed by fuel oil at about 13.1 percent. Between 2012 and 2019, the percentage of utility gas users decreased from 9.7 percent to 5.8 percent, while electricity users increased from 49.1 percent to 54.9 percent Table 42.

Table 42: House Heating Fuel

Type	2012	2019
Utility gas	9.7%	5.8%
Bottle, tank, or LP gas	4.5%	4.0%
Electricity	49.1%	54.9%
Fuel oil, kerosene, etc.	13.3%	14.1%
Coal or coke	0.0%	0.0%
Wood	18.0%	18.7%
Solar energy	0.0%	0.3%
Other fuel	3.8%	1.1%
No fuel used	1.7%	1.2%

Source: U.S. Census Bureau, 2008-2012 American Community Survey, 2014-2019 American Community Survey, Table B25040.

The main emphasis for energy conservation in the county area has been in weatherization and energy retrofit programs. In the past the Del Norte Senior Center has provided two countywide low-income household energy programs. The County housing rehabilitation program for low-income homeowners and owners of rental units rented to low-income households also provide funding for weatherization such as insulation and windows.

Table 43: Residential Electrical Consumption

Year	2020	2010	2000	1990
Del Norte County	4,272	4,674	4,136	3,793
Humboldt County	2,806	3,547	2,458	2,313
Mendocino County	3,296	3,870	3,234	3,071

Source: California Energy Commission, Energy Almanac, 2021.

Del Norte County households use more electricity per capita than neighboring coastal counties. This may be attributed colder temperatures and the lack of solar infrastructure in the County. As shown on the table, in all three counties, residential electricity use increased sharply from 1990 to 2010, before declining significantly between 2010 and 2020.

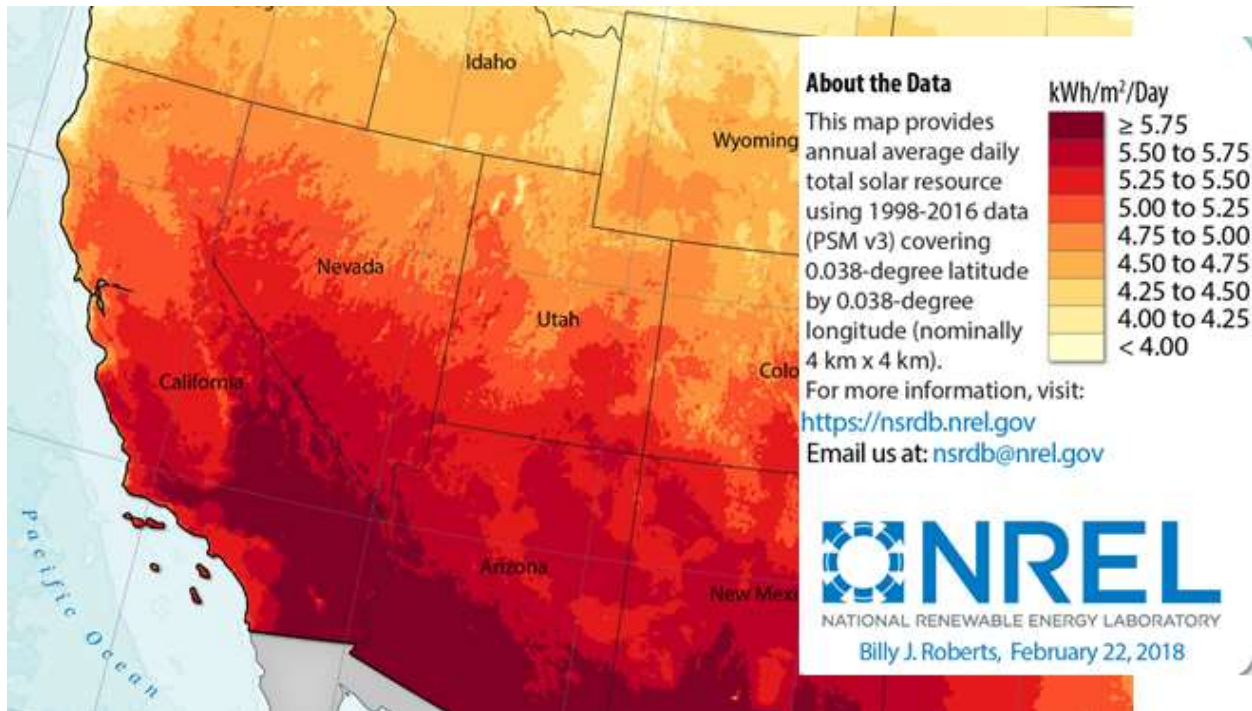
Solar Energy Opportunities

According to the National Renewal Energy Laboratory, Del Norte County has low solar energy system deployment potential near the coast and moderate potential in the inland areas of the county (Figure 5). By comparison to the rest of the state, Del Norte and Humboldt Counties have the lowest solar potential scores, including no areas that are expected to generate more than 5 kWh/m²/day. This data is supported by statements from County stakeholders who expressed that solar capture is constrained in the county by long periods of overcast weather patterns.

Peak Sun Hours: *The average daily solar insolation in units of kWh/m²/day is sometimes referred to as "peak sun hours". The term "peak sun hours" refers to the solar insolation which a particular location would receive if the sun were shining at its maximum value for a certain number of hours. Since the peak solar radiation is 1 kW/m², the number of peak sun hours is numerically identical to the average daily solar insolation. For example, a location that receives 8 kWh/m²/day can be said to have received 8 hours of sun per day at 1 kW/m². (Source: <https://www.pveducation.org/pvcdrom/properties-of-sunlight/average-solar-radiation>)*

The development of newer, less costly equipment has made the use of solar water heating for pre-heating well or community water temperatures feasible. Although space heating may not be practical in most coastal areas, inland areas could benefit from newer solar electric generation systems to assist in the reduction of energy use.

Figure 5 Solar Photovoltaic Resource Potential Map



Wind Energy

Unpredictable coastal winds, foggy summers and gale force stormy winters have been considered limitations not conducive to continual local windmill energy production. California Energy Commission data indicates annual onshore winds of 13.4-14.5 mph at 30 meters elevation, indicating newer small engine residential wind generation a possibility in the immediate coastal areas. While local regulations generally permit wind generators on parcels one acre or larger, only a few residential owners have installed windmill facilities for home or agricultural use. Height requirements in the 25–35-foot maximum range restrict the installation of conventional wind engines, which can require 45 ft height or more, on smaller lots. Such issues as noise and back-up battery hazards must still be addressed, however. Cost has also been a limiting factor. Recent changes in residential wind engine technology and reduced, though still high, start-up costs are attracting more interest in residential units. Currently the Pacific Power utility offers an annual-net generation program crediting generated power to the residential bill.

California Low Income Home Energy Assistance Program (LIHEAP)

Pacific Power partners with local agencies to provide free weatherization services to income-qualifying homeowners and renters living in single-family homes, mobile homes or apartments. A variety of measures can be installed to save energy, including insulation, energy-efficient showerheads, LED bulbs and more. All of these measures are designed to lower bills, while keeping your home comfortable. Residents can inquire about the program at the Del Norte Senior Center.

Green Buildings

Like all California communities, Del Norte County implements the requirements of CALGreen, California’s first green building code and first in the nation state mandated green building code. As indicated on the State’s website (<https://www.hcd.ca.gov/building-standards/calgreen/>), CALGreen provisions under the jurisdiction of HCD are for newly constructed residential structures, as well as additions and alterations to existing buildings which increase the building’s conditioned area, interior volume or size. Therefore, for the purposes of HCD, CALGreen applies to the following types of residential structures:

- Hotels, motels, lodging houses
- Apartment houses, condominiums
- One and two-family dwellings, townhouses, factory-built housing
- Dormitories, shelters for homeless persons, congregate residences, employee housing
- Other types of dwellings containing sleeping accommodations with or without common toilets or cooking facilities”

The Housing Element includes Program HE-HH committing the County to enforcing Title 24 energy efficiency green building standards.

Chapter 3 – Constraints on Housing

The element must identify and analyze potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for persons with disabilities. The analysis should identify the specific standards and processes and evaluate their impact, including cumulatively, on the supply and affordability of housing. The analysis should determine whether local regulatory standards pose an actual constraint and must also demonstrate local efforts to remove constraints that hinder a jurisdiction from meeting its housing needs.

Land Use Controls

General Plan

The Del Norte County General Plan was adopted in January 2003 while its Local Coastal Program was certified in February 1984. Del Norte County’s principal land use policy documents are the Land Use Elements of its General Plan and the Land Use Plan of the Local Coastal Program. Additional policies related to land use that potentially affect house are contained in the Natural Resources/Conservation, Public Facilities and Services, Transportation and Circulation, and Safety and Noise Elements/Sections.

State planning law requires general plans to establish “standards of population density and building intensity” for the various land use designations in the plan. Policies in each of the elements referenced above are designed to achieve the desired land use patterns, coordinate development with infrastructure availability, maintain the character of existing communities, preserve agricultural lands, natural resources, and open space.

In the County, General Plan Land Uses fall into four categories: Resource (agriculture, timber, habitat and/or hazard); Commercial/Manufacturing; Rural Residential; and Urban Residential. The rural and urban residential categories provide for almost all of the residential development and potential development in the unincorporated area. The Commercial designation permits some residential development as a secondary or mixed use with commercial development as a priority. Residential use in resource areas is secondary and, in some cases, is not permitted where it would conflict with resource priorities. These resource area restrictions reflect state policies (i.e., Timberland Preserve Zone). The only growth control measures applied in the County are those mandated by the Coastal Commission under its Rural Land Division Criteria.

Table 44: General Plan and Zoning Compatibility for Housing

General Plan Land Use Designation	Compatible Zone District Designations
Rural Residential (RR)	R1A-2A, RRA1-5, RR1-5,PC, C1
Rural Neighborhood (RN)	R1, PC
Rural Mobilehome Park (RMP)	RMHP
Urban Residential (UR, SR)	R1, C1, PC, MHP
Multifamily Residential (MF)	R2, R3, C1, PC, MHP
Urban Mobilehome Park (UMP)	MHP
General Commercial (GC)	C-2, C-3
Visitor Serving Commercial (VSC)	CR

Zoning and Subdivision Ordinances

Land use controls affecting the location, type, and timing of housing development are prescribed through the minimum standards contained in the County’s Zoning and Subdivision Ordinances (Titles 16, 20, and 21 of Del Norte County Code). The Zoning Ordinance and the assignment of zone districts are intended to ensure that the land uses in the county are compatible, suitably located in relation to one another, and reflect the County’s vision and goals as set forth in the General Plan.

Table 45 shows permitted uses in zoning districts allowing residential uses. The Del Norte County Zoning Code has six residential zone district categories: Single Family Residential (R-1), Multiple Family Residential (R-2, R-3, R-H), Rural Residential (RR1, RR-2, RR-3, RR-5), Rural Residential Agricultural (RRA), Residential Agriculture (R1A, R2A, RRA1-5), and Mobilehome Park (UMHP, RMHP). Additionally, Commercial (C1, C2, C3, C4) and Commercial Recreational (CR) districts allow some residential uses.

Single-family housing development is permitted by-right in nearly all residential and commercial districts. Multifamily housing with three or more units is allowed by-right in the R-3 and R-2A.

The Planned Community (P-C) zone is applicable to parcels of land which are suitable for, and of sufficient size to contain, a planned development comprised of one or more land uses which are compatible. P-C districts are on parcels of land containing a minimum of one acre. Application for the establishment of a P-C district includes an application for a use permit for all developments within the district. Standards for building heights, area, coverage, density, yard requirements, parking and screening for P-C uses are determined by the planning commission, and shall be governed by standards of the residential, commercial, or other districts most similar in nature and function to the proposed P-C uses. Uses allowed by use permit include all uses permitted in R-1, R-2, R-3, R-H, C-1, and F-R districts, as well as mobile home subdivisions.

Table 45: Permitted Uses, Residential Zones

RESIDENTIAL USE	ZONE												
	R-1 FR-1 FR-2	R-2	R-3	MHP	RR-1 RR-2 RR-3 RR-5	R-1A R-2A	RRA-1 RRA-2 RRA-3 RRA-5	RMHP	C-1	C-2 C-3	C-4	C-R	P-C
SF-Detached/ Transitional ²	P	P	P	P	P	P	P	P	P	UP-C-2 N-C-3	UP	P	UP
SF-Attached/ Transitional ²	N	P	P	N	N	N-RIA P-R2A	N	N	N	UP	UP	N	UP
2 DU/ Transitional ²	N	P	P	N	N	N-R1A P-R2A	N	N	N	UP	UP	N	UP
3 + DU/ Transitional ²	N	N	P	N	N	N-R1A P-R2A	N	N	N	UP	UP	N	UP
Manufactured Homes	p ³	p ³	p ³	P	p ³	p ³	p ³	P	P	UP	UP	UP	UP
Mobile homes (pre 1976 units)	N-R-1 UP-FR	N	N	P	N	N-R1A UP-R2A	N	P	P	UP-C-2 N-C-3	UP	UP	N
Mobilehome Parks	UP	UP	UP	P	UP	UP	UP	P	UP	UP	UP	N-NC UP-C	UP
Emergency Shelter	UP ¹	UP ¹	UP ¹	N	UP ¹	UP ¹	UP*	N	UP ¹	UP ¹	UP ¹	UP ¹	UP ¹
Supportive Housing ²	P	P	P	P	P	P	P	P	P	UP	UP	P-NC UP-C	UP
Farm Worker Housing <6P	P	P	P	P	P	P	P	P	P	UP	UP	P-NC UP-C	UP
Farm Worker Housing >6P	UP ¹	P	P	N	UP ¹	UP ¹	UP ¹	p ⁶	UP ¹	UP ¹	UP ¹	UP ¹	UP
Single-Room Occupancy Hotels	N	N	P	N	N	N-R-1A UP-R-2A ⁵	N	N	P	P	P	p ⁵	UP
2nd Units ⁴	P	P	P	N	P	P	P	N	N	UP	UP	UP	UP

P=Permitted in Coastal and non-Coastal Zone
 UP= Use Permit Required in Coastal and non-Coastal Zones
 N= Use Not Permitted in Coastal and non-Coastal Zones
 N-NC=Use Not Permitted in the non-Coastal Zone
 UP-C =Use Permit Required in Coastal Zone
 P-NC= Permitted non-Coastal Zone

¹Permitted with a Use Permit if the use is quasi-public (non-profit).
² Transitional and Supportive housing of the same style/use (i.e. single unit in single family zone, multiple unit in multifamily zone) as set forth in the zone.
³Some zone districts apply architectural standards to manufactured home placements.
⁴Second Units are as specified provided that they are consistent with density requirements.
⁵Permitted by CUP in motel or motor inn format.
⁶ Permitted as "multiple dwellings and dwelling groups".

Table 46 shows minimum lot area and minimum lot area per unit, and typical building density for each residential zoning district.

Table 46: Zoning Densities for Housing

Zone District	Abbreviation	Minimum Lot Area	Minimum Lot Area per unit	Typical Buildout
High Density Multiple Family Residence	R-3	7,200 s.f.	3,000 s.f.	6.5 - 19.2 du/ac (w/density bonus)
Low Density Multiple Family Residence	R-2	7,200 s.f.	3,600 s.f.	14.6 du/ac
One Family Residence	R-1	7,200 s.f.	N/A	3du/ac
One Family Residence District - B Combining District	R1-B6	6,000 s.f.	N/A	4 du/ac
One Family Residence District - B Combining District	R1-B13	13,000 s.f.	N/A	1.5 du/ac
One Family Residence District - B Combining District	R1-B20	20,000 s.f.	N/A	0.75 du/ac (public road) 0.5 du/ac (private road)
High Density Rural Residential Agriculture	RRA-1	1 acre	1 acre	<1 du/ac
Medium Density Rural Residential Agriculture	RRA-2	2 acres	2 acres	<1 du/ac
Low Density Rural Residential Agriculture	RRA-3	2 acres	3 acres	<1 du/ac
Low Density Rural Residential Agriculture	RRA-5	5 acres	5 acres	<1 du/ac
Residential and Agricultural District	R-1A	1 acre	N/A	1 du/ac
Residential and Agricultural District	R-2A	1 acre	N/A	1.3 du/ac
Rural Residential District	RR-1	1 acre	N/A	1 du/1 ac
Rural Residential District	RR-2	2 acre	N/A	1 du/2 ac
Rural Residential District	RR-3	3 acre	N/A	1 du/3 ac
Rural Residential District	RR-5	5 acre	N/A	1 du/5 ac
Residential Highway	R-H	7,200 s.f./ 12,000 s.f. w/o util.	3,000 s.f.	-

Del Norte County, 2021.

Subdivision Ordinance

Del Norte County Code Title 16 – Subdivisions contains land use controls affecting the location, type, and timing of housing development; it governs the process of converting undeveloped building sites. It is the tool whereby the County ensures that residential lots are created in a manner consistent with the General Plan, Zoning Ordinance, and the County’s improvement standards. Compliance with the ordinance provides for orderly development, protection of property values, and assures that adequate streets, public utilities, and other essential public services are provided. Excessive restrictions on subdivision could result in inflated land development costs and/or lack of development interest. However, the County’s subdivision regulations are consistent with State law and comparable to other jurisdictions having similar topography and demographics and are not considered a constraint on residential development. No changes are necessary.

Design Controls

Del Norte County does not have an architectural or design review authority, however, development standards must be met for housing projects including height restrictions and setbacks. These

development standards are shown in Table 47 and are the County's only imposed design controls for projects without a use permit. Transitional and supportive housing, farmworker/employee housing with less than six residents, and emergency shelters are classified based on the base zoning in which the development would be sited with no special siting requirements. Within the Coastal Zone height maximum building heights are generally lower, as required by the certified Local Coastal Program, for the preservation of coastal viewsheds. As such, design controls are not considered to be a constraint to housing production in the County.

Table 47: Typical Residential Zonings - Design Controls

Zone District	Lot Coverage	Lot Width	Minimum Yard Setback				Parking Spaces Per DU ¹	Building Height*	Building Height Coastal Zone
			Front	Side	Rear	Side Street			
R-1	35%	60 ft.	25 ft.	ft. to ft.	20 ft.	10 ft. to 12 ½ ft.	2	35 ft.	30 ft.
R-2	35%	60 ft.	25 ft.	5 ft.	20 ft.	12 ½ ft.	1-2 ¹	35 ft.	30 ft.
R-3	35% - 60%	60 ft.	20 ft.	5 ft.	15 ft.	10 ft.	1-2 ¹	45ft.	35 ft.
MHP*	*	*	*	*	*	*	*	*	*
RR-1	20%	100 ft.	25 ft.	10 ft.	20 ft.	12 ½ ft.	2	35 ft.	30 ft.
RR-2	15%	200 ft.	25 ft.	20 ft.	20 ft.	20 ft.	2	N/A	-
RR-3	15%	200 ft.	25 ft.	20 ft.	20 ft.	20 ft.	2	35 ft.	-
RR-5	5%	200 ft.	25 ft.	20 ft.	20 ft.	20 ft.	2	N/A	-
RRA-1	20%	100 ft.	25 ft.	10 ft.	20 ft.	12 ½ ft.	2	-	30 ft.
RRA-2	15%	200 ft.	25 ft.	20 ft.	20 ft.	20 ft.	2	-	30 ft.
RRA-3	15%	200 ft.	25 ft.	20 ft.	20 ft.	20 ft.	2	-	30 ft.
RRA-5	15%	200 ft.	25 ft.	20 ft.	20 ft.	20 ft.	2	-	30 ft.
R-1A	20%	100 ft.	25 ft.	10 ft.	20 ft.	10 ft.	2	35 ft.	-
R-2A	35%	100 ft.	25 ft.	10 ft.	20 ft.	12 ½ ft.	1-2 ¹	35 ft.	-
RMHP*	*	*	*	*	*	*	*	*	*
C-1	Up to 100%	None.	Varies	0 ft. to 20 ft.	0 ft. to 20 ft.	0 ft. to 20 ft.	2	35 ft.	35 ft.
C-2	Up to 100%	25 ft.	Varies	0 ft. to 5 ft.	None	Varies	1-2 ¹	45 ft.	45 ft.
C-3	Up to 100%	20 ft.	Varies	0 ft. to 5 ft.	None	Varies	1-2 ¹	45 ft.	45 ft.
C-4	Up to 100%	25 ft.	Varies	0 ft. to 5 ft.	None	Varies	1-2 ¹	45 ft.	45 ft.
CR	60%	120 ft.	20 ft.	10 ft.	10 ft.	10 ft.	2	35 ft.	35 ft.
FR-1	30%	None	35 ft.	10 ft.	20 ft.	-	2	35 ft.	
FR-2	20%	None	40 ft.	15 ft.	50 ft.	-	2	35 ft.	

¹ Parking Spaces: In non-coastal zones, the County requires one parking spot for studios or one bedroom dwelling units and two parking spaces for single-family homes and multifamily units with two or more bedrooms.

* Not specified by ordinance. Mobilehome parks in unincorporated Del Norte County are under the permit jurisdiction of the State Department of Housing and Community Development – Codes and Standards Division.

Zoning Ordinance Permitting

Similar to other jurisdictions, Del Norte County has a number of requirements for processing planning entitlements and building permits. While most housing types are allowed by-right in most residential zone districts, a few are subject to approval of a conditional use permit.

Ministerial Building Permit Review

The County applies a ministerial review process to residential projects allowed by-right. This process provides for review and approval of development consistent with the County’s Zoning Ordinance where limited review is required or necessary to ensure compliance with adopted County standards, to provide appropriate project design, and to protect the public health, safety, and welfare. If all applicable zoning requirements are met, the permit is signed off by the Planning Division.

Pre-Application Review

A Pre-application Review is a voluntary process by persons who would like to learn how a conceptual project at a particular site might be viewed and conditioned by public agencies. The review allows a prospective applicant to present ideas for a project in order to obtain feedback from various regulatory agencies. Potential applicants are encouraged to participate in a Pre-application Review to ensure full knowledge of the planning process and to encourage efficient and expeditious compliance with planning and environmental law.

Coastal Development Permit/Use Permit (UP)

The permitting process provides for planning staff and the Planning Commission to review and consider uses that may be compatible with other permitted uses in a zone district but, due to their nature or location, require consideration of site design, adjacent land uses, availability of public infrastructure and services and environmental impacts. The following outlines the approval process for a Coastal Development Permit or Use Permit:

- **Prepare and submit application.** The applicant prepares required materials and submits the package to the Planning Division.
- **Review application.** Planning staff and the County’s Environmental Review Committee review the application for completeness and to determine the level of required environmental review.
- **Process Application.** If the project is complete, staff prepares the required environmental document for public review. A notice of the public hearing for the project and environmental document are placed in the local newspaper a minimum of 10 days prior to the date in which the project is to be considered by the Planning Commission. A staff report is prepared and presented to the Planning Commission prior to its meeting to consider the project.
- **Public Hearing.** A public hearing is held before the Planning Commission to decide on the proposed project. The hearing includes certification of environmental document and may result in conditions of approval that are different from staff recommendations. If the Planning

Commission approves the project, the applicant may process pursuant to the conditions of approval. If the Planning Commission denies the project, the applicant may choose to modify the project or appeal the project to the County Board of Supervisors and/or the California Coastal Commission.

- Post-Planning Commission Procedure.** If another party chooses to appeal the decision of the Planning Commission, the appeal must be filed within ten calendar days after the decision for projects located outside of the Coastal Zone and within twenty-one calendar days after Coastal Commission receipt of the Planning Commission’s Notice of Action on the project for projects located within the Coastal Zone. For projects appealed to the Board of Supervisors, the appeal hearing is publicly noticed and heard at one of its regular meetings. The timing of the hearing is within 60 days of the filing of the appeal.

Development Processing Times

Table 48 indicates the average processing time for various types of development projects. For the most part, processing time is timely, generally following State mandated minimum processing times.

Table 48: Permit Processing Time

Permit Category	Time
Building Permits:	
CEQA Exempt –no Coastal permit	4-6 weeks
CEQA Exempt – w/ Coastal permit	12 weeks
Negative Declarations	12-14 weeks
Subdivisions and Use Permits:*	
CEQA Exempt	4-6 weeks
Neg. Dec. w/o responsible agency	12-14 weeks
Neg. Dec. mitigated or w/ resp. agency	12-16 weeks
Appeals:	
Local- Board of Supervisors	4-6 weeks
Coastal – after local review	4 months to 2+ years
General Plan Amendments/Rezoning:**	
Not in CA Coastal Zone	12-18 weeks
In CA Coastal Zone	6 months or more

**timeframe is only through approval of a tentative map*

*** denotes time where EIR is not required*

Source: Del Norte County Community Development Department, August 2022.

Typical Processing Procedures

The majority of housing development consists of in-fill or small (less than 4 units) development projects. Building permits for such projects are ministerial and handled “over the counter” as CEQA Exempt, taking less than a month to process. Those within the Coastal Zone which require a Coastal Permit hearing may take up to slightly longer if no significant issues are involved. The County Building Inspection Division time includes coordination of building permit review with all other effected agencies.

Most multi-family residential projects in the County require some form of discretionary review by the Planning Commission because they are permitted as a conditional use and/or require review under

CEQA. Only the R-2, R-3, R-2A and P-C zones allow multi-family residences as a primary permitted use and may result in ministerial review. If more than four units are proposed the project is also subject to CEQA, which requires the Planning Commission to review and adopt a Negative Declaration finding that the project will not have a significant impact on the environment. With the passage of AB 52 (2016), the County provides written notice to tribes 14 days prior to a decision to undertake a project or a determination that a project application is complete, provides tribes 30 days to request consultation. Following tribal consultation, an environmental review is prepared and posted locally and sent to the State Clearinghouse for distribution to agencies with interest in the project. The processing of these applications is a minimum of 60 days and may be longer if issues are identified through the environmental review process.

Larger projects which require significant processing due to CEQA or hearing requirements are encouraged to submit as a “package” (zoning, subdivision, building permits, etc.) at one time and pre-application assistance is available to expedite processing. These projects include application of P-C or D cluster zoning. Historically longer processing times have resulted when applicants do not provide adequate information, an EIR is required, or appeals to the California Coastal Commission are made.

Policy changes by the Coastal Commission have resulted in a trend to require zoning changes be approved before development permits are processed potentially resulting in a doubling of project processing time.

Currently, the Community Development Department is staffed by one half-time Clerk in the Building Inspection Division who is principally responsible for assembling permit files and scheduling inspections and two Building Inspectors who conduct plan checks and inspections. Other staff from the Community Development are also often involved in the permit review process. With most permits the Planning Division, which is staffed with two Planners, reviews permits for compliance with land use requirements including zoning use compatibility, construction setbacks, height restrictions, and environmental issues, etc. The Engineering Division, which is staffed with one Civil Engineer, and one Engineering Technician, review permits for erosion control requirements, encroachment issues, and road improvement requirements. Finally, for projects proposing to use alternative sewage disposal systems the Environmental Health Division, which is staffed by two Environmental Health Specialists, inspect the proposed systems (generally Wisconsin Mound Systems) for compliance with the North Coast Regional Water Quality Control Board’s Basin Plan.

Recognizing the high costs of development, the County makes a diligent effort to limit discretionary review as well as processing times. The County estimates that by-right residential building application approvals take an average of four to six weeks, while those that require a Coastal Development Permit or use permit take an average of 8 to 12 weeks to move from application intake through the appeal period. No significant constraints upon development from local processing requirements have been identified and no change in permit processing is proposed. Program HE-Q in this housing element commits the County to developing objective design standards to streamline review process for multifamily housing projects.

SB 330

SB 330 is designed to speed up housing construction in California through 2025 by reducing the time it takes to obtain building permits, limiting fee increases on housing applications, and barring local governments from reducing the number of homes that can be built through downzoning. Although the County has not approved any down-zoning proposals in the last planning period, the zoning code is not yet fully compliant with SB 330. HE-Q commits the County to updating the County Code to reflect the development policies, permitting, and processes required of SB 330.

Reasonable Accommodation and Housing for Persons with Disabilities

In 2014, the County adopted an ordinance codifying the State and Federal requirement for providing reasonable accommodation to those with disabilities. Specifically, the ordinance includes language prohibiting discrimination in housing against individuals with disabilities and requires that the County take affirmative action to eliminate regulations and practices that deny housing opportunities to individuals with disabilities.

Persons with disabilities have many housing needs related to accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive living services. Section 20.66.40 of the County Code provides a procedure for individuals with disabilities to request reasonable accommodation in seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures. The County defines "Individual with a disability" as someone who has a physical or mental impairment that limits one or more major life activities; anyone who is regarded as having such impairment; or anyone with a record of such impairment. This section is intended to apply to those persons who are defined as disabled under the fair housing laws."

Applicability. A request for reasonable accommodation may be made by any individual with a disability, his or her representative, or a developer or provider of housing for individuals with disabilities, when the application of a land use, zoning, or building regulation, policy, practice or procedure acts as a barrier to housing opportunities. Requests may include a modification or exception to the rules, standards, development and use of housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to the housing of their choice. Additionally, a request for reasonable accommodation in regulations, policies, practices and procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing. A reasonable accommodation does not affect the obligations of an individual or a developer of housing for an individual with disabilities to comply with other applicable regulations not at issue in the requested accommodation.

Request for reasonable accommodation. Applications for a request for reasonable accommodation shall be made in writing on a form provided by the director of community development. The form shall be signed by the property owner or authorized agent. The application shall state fully the circumstances and conditions relied upon as grounds for the application and shall be accompanied by adequate plans

and all other materials as specified by the director of community development. The application shall include the zoning, land use or building code provision, regulation, policy or practice from which modification or exception for reasonable accommodation is being requested including an explanation of how the application of the existing zoning, land use or building code provision, regulation, policy or practice would preclude the provision of reasonable accommodation.

Proof of applicable disability shall be provided in the form of a note from a medical doctor or other third-party professional documentation deemed acceptable to the Director of Community Development. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection. If an individual needs assistance in making the application for reasonable accommodation, the County will provide assistance to ensure the process is accessible.

Review authority and procedure. A request for reasonable accommodation may be approved or conditionally approved by the Director of Community Development and shall be processed independently of any other required development permits. However, approval of a reasonable accommodation may be conditioned upon approval of other related permits. The filing of an application for request for reasonable accommodation shall not require public notice.

If necessary to reach a determination on the request for reasonable accommodation, the Director of Community Development may request further information from the applicant consistent with fair housing laws, specifying in detail the information that is required or information from other county departments and divisions or other agencies.

Conditions may be imposed to ensure that any removable structures or physical design features that are constructed or installed in association with the reasonable accommodation be removed once those structures or physical design features are unnecessary to provide access to the dwelling unit for the current occupants.

Required findings.

- a) The housing, which is the subject of the request for reasonable accommodation, will be occupied by an individual with a disability protected under fair housing laws;
- b) The requested accommodation is necessary to make housing available to an individual with a disability protected under the fair housing laws;
- c) The requested accommodation would not impose an undue financial or administrative burden on the County; and
- d) The requested accommodation would not require a fundamental alternation in the nature of the county's land use and zoning and building regulations, policies, practices, and procedures, and for housing the Coastal Zone, the County's Local Coastal Program.

Appeal of Determination. The Applicant may appeal the decision of the Director of Community Development to the Planning Commission, as appropriate. An appeal shall be filed in writing with the

Director of Community Development within ten (10) days after the decision of the Director of Community Development; provided, however that the county may still revoke any erroneously made decision even after the expiration of the ten-day appeal period. The appeal shall specifically state the basis for the appeal.

Conclusion

Although finding reasonable accommodations can be difficult for persons living with disabilities, the County has made an effort to create a process through which persons with disabilities can call issues to attention. The County remains committed to this effort. The County's website includes a page on Americans with Disability Act, including information, links, a complaint form, and a form to request accommodation or barrier removal. The County has not received any formal requests for accommodation during the previous planning period, but has permitted over-height fencing and access structures that encroach into required yard setbacks to assist property owners meet individual needs. The County's application process is not a constraint to reasonable accommodation.

Codes, Code Enforcement and On-/Off-Site Improvements Standards

Building Codes

Title 24 is published by the California Building Standards Commission (CBSC) and applies to all building occupancies throughout the State of California. It contains requirements for structural, mechanical, electrical, and plumbing systems, and requires measures for energy conservation, sustainable design, construction and maintenance, fire and life safety, and accessibility. Cities and counties are required by State law (HSC § 18908 and 18938) to enforce Title 24, though they may adopt additional requirements to address local climatic, geological, or topographical conditions.

The County currently (2022) regulates new construction and rehabilitation of dwellings using the California Building Standards Code (Title 24, California Code of Regulations). These codes include Building, Plumbing, Electrical, Mechanical, Fire, and Energy codes, as shown in Table 49 on the following page. The County is currently undertaking an update to this ordinance for consistency and compliance with State law. The updated ordinance is scheduled for adoption in early 2022.

Table 49: Del Norte County Code, Title 14.04.10

<p>TITLE: 14 - BUILDINGS AND CONSTRUCTIONS CHAPTER: 04 - BUILDING CODES SECTION: 10 – ADOPTION</p> <p><i>The most recent editions, including appendices, amendments, additions and deletions which have become effective, of the following uniform industry codes, as adopted by the State of California, regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance, plumbing and electrical requirements, are adopted, and incorporated in this chapter as though set forth in full by this reference, for all buildings and/or structures in the unincorporated area of the county of Del Norte:</i></p> <ol style="list-style-type: none"><i>1. California Building Standards Administrative Code (California Code of Regulations, Title 24, Part 1)</i><i>2. California Building Code (California Code of Regulations, Title 24, Part 2, Volume 1 and Volume 2) as prepared by the California Building Standards Commission and based on the Uniform Building Code (ICBO);</i><i>3. California Electrical Code (California Code of Regulations, Title 24, Part 3) as prepared by the California Building Standards Commission and based on the National Electrical Code (NEC, NFPA);</i><i>4. California Mechanical Code (California Code of Regulations, Title 24, Part 4) as prepared by the California Building Standards Commission and based on the Uniform Mechanical Code (IAPMO);</i><i>5. California Plumbing Code (California Code of Regulations, Title 24, part 5) as prepared by the California Building Standards Commission and based on the Uniform Plumbing Code (IAPMO);</i><i>6. California Energy Code (California Code of Regulations, Title 24, Part 6) as prepared by the California Building Standards Commission;</i><i>7. California Historical Building Code (California Code of Regulations, Title 24, Part 8);</i><i>8. California Code for Building Conservation (California Code of Regulations, Title 24, Part 10);</i><i>9. California Reference Standards Code (California Code of Regulations, Title 24, Part 12);</i><i>10. Uniform Housing Code of the International Conference of Building Officials, except its definition of "substandard building;</i> <p><i>(Ord. 2006-005 § 2, 2008) (Ord. 96-19 § 2, 1996 Ord. 94-12 § 2, 1994: Ord. 90-14 § 1, 1990.)</i></p>

Although the County requires enforcement of the "most recent" edition of Title 24, the County Code does not include direct reference to Part 11: Green Building Standards Code (CALGreen). Although the County currently enforces all mandatory elements of CALGreen, the County ordinance has not been formally updated. Program HE-HH commits the County to adopting enforcing state requirements for energy conservation, including the latest green building standards, as defined by CALGreen.

Amendments

Amendments and local codes have been adopted by the Board of Supervisors as requested by the Building Inspection Division in response to local weather conditions. Local building code amendments in no way impede or restrict residential development within the County but rather prolong the lifespan of

residential structures through simple construction methods to mitigate damage caused by wet weather conditions. Examples include additional venting to prevent moisture build-up and condensation, specific footing designs to reduce structural damage due to soil movement of expansive soils and to minimize seismic damage, requirements for underfloor barriers and minimum heights for under floor clearance. Although these construction methods, in a minor way, may affect the cost of development in the short term they do delay the need for rehabilitation in the long term.

In the County, building inspections are typically possible within 24 hours of request. Assistance prior to the permit is also available and encouraged. The County Building Inspection Division works with the rehabilitation programs to provide assistance and inspections on rehabilitation loan projects.

Other Codes

The County has a Grading Ordinance which is administered by the Engineering and Surveying Division. The grading, erosion and sediment control measures contained in the Ordinance are typical of California jurisdictions and comply with the National Pollution Discharge Elimination System (NPDES) requirements.

Code Enforcement

Nuisance Ordinance (Ch.7.08 – Nuisances of the Del Norte County Code) defines nuisances, which includes a definition of visual blight. The ordinance amendment also strengthened the abatement process in order to gain higher levels of compliance. The County has two full time Code Enforcement Officers who responds to nuisance complaints. Complaints are submitted in writing to the Code Enforcement Officer who then performs an investigation into the validity of the complaint. The Code Enforcement Officer works with other Divisions of the Community Development Department for assistance with the interpretation of the various County Codes that relate to their particular positions. If research indicates that a violation exists, the Officer requests voluntary compliance. When voluntary compliance fails, the abatement process is begun with a Hearing Officer having final review and determination on whether or not to place a lien on the property in order to remedy the nuisance violation. The Hearing Officer is a non-County employee who serves as a neutral party in considering code violations.

The Code Enforcement Division adheres to a “Courtesy Notice” program whereby residents are given a courtesy notice that describes the nature of the violation and lists the corrective measure(s) required to eliminate the violation. The resident is given a period of time to voluntary comply with the notice. If a further investigation by the Code Enforcement Officer notes that the resident has not complied, an Administrative Citation may be issued for non-compliance.

It has been County policy to work with property owners to bring structures into compliance when possible. In many cases the code violation is due to the owner not having the funds to make the required improvements. The County does not have a rehabilitation assistance program with funding, but provides weatherization rehabilitation assistance to lower income households through the Senior Center.

When homes have fallen into significant disrepair, the Code Enforcement Division complies with Health and Safety Code Section 17980(b)(2) to give preference to the repair of a building whenever it is economically feasible to do so without having to repair more than 75 percent of the dwelling. Vacating the residence is only required when the condition of the residence poses an imminent danger to the occupants. No changes for programs in the Building Inspection Division or Code Enforcement Division of County are recommended as no constraints on housing have been identified.

On-/Off-Site Improvement Standards

The history of parcel creation in Del Norte County includes of a variety of parcels created at different times by different methods of deeds and/or maps. Since the mid-1970s, projects creating new lots have been required to provide improved access, basic drainage, mitigations regarding any special environmental constraints (e.g., flooding, geologic hazards), and either community water and sewer mains in-street or proof of adequate on-site sewage disposal system potential. These costs are passed on in the lot price. Building requirements subsequently include water and sewer connection or on-site construction costs and any special constraint follow-through (e.g., flooding, geologic hazards). In older areas where parcels exist with minimal off-site improvements, programs of “deferred improvement agreement” can be used with building permits for improvements such as access so that a number of property owners may construct improvements on a shared basis. In other cases, such as water or sewer lines, “payback agreements” are typical where other parties will benefit from the off-site improvement.

There are generally two categories of development in the County: rural and urban. Development in rural areas typically involves private road easements, privately maintained gravel roads, use of open natural drainages and on-site wastewater and domestic water-well facilities. Minimum standards for private roads have been in place for 25 years and a "cumulative" approach to improvement is used based upon the general plan development potential and the current number of units served. Due to the density of development served, urban-area standards call for paved public roads. These permit safe, durable access with basic maintenance. A range of standards based upon classification of road apply with distinctions made for local and cul-de-sac streets. Two travel lanes and on-street parking are typical, although waivers in parking lanes have been given in older neighborhoods where streets or rights-of-way are narrower. Curb, gutter, and sidewalk have become standard conditions for safety and drainage purposes. Infill projects are eligible for waivers to existing neighborhood standards. Surface drainage on street (rather than underground) is typical and vertical gutter is necessary to manage street flows. Water and sewer line extensions are required by health regulations in order to maximize density.

The County has developed urban and rural improvement standards which meet basic health, safety and property owner expectations and has provided for waivers where special or pre-existing conditions may warrant. However, County staff reports that the process of obtaining wavers, modifications, or deferred improvement agreements from the Board of Supervisors is a constraint to development in older urban neighborhoods that don't easily fit the County's road right-of-way widths. Program HE-X in this housing element commits the County to identifying neighborhoods with compliance issues and streamlining the road improvement standards to allow staff level review of road improvement modification requests in these areas.

Fees and Exactions

Permit Fees and Charges

State law permits local government to charge its costs for processing of permits. In Del Norte County building permit fees are as set by the International Code Council (ICC) via the Building Valuation Data (BVD). The BVD is adjusted every six months.

Past building activity reports and needs plan assessment indicate that quantity and income level needs have been met without special fee exemptions. The County has attempted to keep permit costs low. The fiscal difficulties which the County faces at this time limits its ability to provide blanket exemptions from fees. Any special requests are considered directly by the Board of Supervisors.

Table 50 shows the typical permit fees based on the current Building Department fees, sewer, and water connection fees, well permits, septic inspection fee, and school mitigation fee. Among the fees presented in Table 50, only the Building Permit fee has increased since the 2014 Housing Element.

Table 50: Typical Residential Construction Permit Fees

Housing Type	Typical SFR w/Public Utilities	Typical SFR w/Private Utilities	Typical MFR w/Public Utilities
Type of Fee/Amount			
Building Permit	\$4,374	\$4,374	\$2,235
Water Connection	\$2,700	NA	\$2,700
Sewer Connection	\$9,682	NA	\$7,261
Well Permit	NA	\$150	NA
Sewage Disposal System Inspection	NA	\$270	NA
School Mitigation	\$2,475	\$2,475	\$1,320
Typical Permitting Costs	\$19,231	\$7,269	\$13,516

Assumptions: Single Family Residential – 1,500 square foot home with 3 bedrooms and 2 baths Multifamily Residential – one 800 square foot 2 bedroom and 2 bath apartment

Sources: Del Norte County Community Development Department, City of Crescent City Public Works, Del Norte Unified School District.

Fees In Relation to Total Cost

When establishing permit fees through the periodic adoption of the Master Fee Schedule the County Board of Supervisors has prioritized setting fees that are proportional to the total cost to construct housing. Based on the data presented Table 51, the current permit fees represent between 2.14 and 7.41 percent of the total project cost for housing projects. The data assumes the typical type of housing found in Del Norte County as well as typical land costs, construction costs, mitigation fees, and other costs associated with the development of housing. Generally, the cost of fees and exactions in California is considered to be “high” when these fees reach 15 percent for multifamily housing and 20 percent for single family housing (pers. comm. HCD-HPD staff). As demonstrated in Table 51, Del Norte County’s fees, including permit fees and mitigation fees, are quite low and do not appear to be a constraint on the production of new housing.

Table 51: Percent of Total Cost (Fees)

	Typical SFR w/Public Utilities	Typical SFR w/Private Utilities	Typical MFR w/Public Utilities
Non-Permitting Costs			
Land Cost	\$35,000	\$60,000	\$22,500*
Construction Cost	\$232,500	\$232,500	\$124,000
Septic System	N/A	\$9,000	N/A
Individual Well	N/A	\$9,000	N/A
Non-Permitting Costs	267,500	\$310,500	\$146,500
Permitting Fees			
Water Connection Fee	\$2,700	NA	\$2,700
Sewer Connection Fee	\$9,682	NA	\$7,261
Well Permit	N/A	\$150	NA
Sewage Disposal System Inspection Fee	N/A	\$270	NA
School Mitigation Fee	\$2,475	\$2,475	\$1,320
Building Permit Fee	\$4,374	\$4,374	\$2,235
Permitting Fees	\$19,231	\$7,269	\$13,516
Total Cost	\$286,731	\$317,769	\$160,016
Fees/Total Cost	6.71%	2.29%	8.45%

Assumptions: Single Family Residential – 1,500 square foot home with 3 bedrooms and 2 baths Multifamily Residential – one 800 square foot 2 bedroom and 2 bath apartment

** Multifamily land cost assumes two units on the property.*

Sources: Del Norte County Community Development Department, City of Crescent City Public Works, Del Norte Unified School District.

Planning Fees

Planning fees are set by the Board of Supervisors and have changed since the 2014 Housing Element update. Table 52 illustrates fees and exactions for planning and application fees, subdivision processing, environmental review and impact fees assessed by other divisions of Community Development or other agencies that provide development services. For comparison purposes fees are shown for the years 2021, 2014, and 2008.

Fees were increased during the last planning period relative to the increased staff time allocated to process increasingly complex projects. Despite the increase in fees, the current fees only account for approximately one half of the actual cost to local government for processing. The majority of the costs upon which these fees are based are from State requirements such as mailings, newspaper notices, copying for distribution, and public hearings. Staff has conducted a review of other rural county planning fees and found that Del Norte County’s fees remain lower than many other comparable jurisdictions.

Therefore, the current fee schedule is not seen as a constraint to furthering residential development.

Table 52: Planning Processing Fees

FEE CATEGORY	2021 Fee	2014 FEE	2008 FEE
Minor Use Permit	\$900	\$760	\$460
Major Use Permit	\$1,700	\$1300	\$860
Variance	\$1,000	\$810	\$670
Coastal Development	\$1,000	\$760	\$300
General Plan Amendment	\$1,900 plus \$5 per acre	\$1620 plus \$5/acre	\$1340 plus \$5/acre
Minor Rezone	\$950	\$810	\$670
Major Rezone	\$1,900	\$1620	\$1340
Coastal Rezone (additional to above)		\$610	\$420
Cluster Development Rezone	\$420	\$420	\$420
Planned Unit Development	NA (see Cluster Development)	NA (see Cluster Development)	\$460
Mobilehome Park	NA (see Use Permit)	NA (see Use Permit)	\$460
SUBDIVISION		2014 FEE	2008 FEE
Certificate of Compliance	\$250/cert/lot plus recording fee + \$70/hr. > 2 hours	\$230 per certificate per lot	\$200 per certificate per lot
Lot Line Adjustment	\$855 Coastal \$590 Non-Coastal	\$700 Coastal \$560 x Coastal	\$460
Minor Subdivision	\$1,050	\$950	\$675
Major Subdivisions	\$1,900	\$1700 plus \$25 per lot	\$1355 plus \$25 per lot
ENVIRONMENTAL		2014 FEE	2008 FEE
Draft Environmental Impact Report Review	\$1,120 + \$70/hr.>16 hours	\$700 + \$55/hr>16 hours	\$700 + \$40/hr>16 hours
Negative Declaration - Local	N/A	NA	\$300
Negative Declaration – State Clearinghouse	\$500	\$500	\$500
Mitigated Negative Declaration	\$500	\$500	\$500
Mitigation Monitoring Review	\$70 + \$70/hr>1 hr.	\$55+ \$55/hr>1hour	\$40 + \$40/hr>1hour
Categorical Exemption with Notice	\$70	\$50	\$50

Source: *Del Norte County Fee Schedule, 2019.*

Non-Government Constraints

The availability and cost of housing is strongly influenced by market factors which the County government has little or no control over. State and national economic conditions have a considerable effect on the pace of local development, the availability of financing and mortgage interest rates. A number of costs associated with home building, such as site development (i.e., grading, installation of utilities, constructions of streets, and construction itself) cannot be greatly lessened by the County government. To a great extent the costs associated with producing and acquiring housing are beyond the direct control of local governments.

The primary non-governmental constraints to the development of new housing can be broken down into four categories: land costs, site development costs, construction costs, and availability of financing.

Land Costs

All resources needed to develop housing are subject to the laws of supply and demand, meaning that these resources may not always be available at prices which make housing development attractive. This is particularly true in the case of housing for low- and moderate-income households, where basic

development cost factors such as the cost of land is critical in determining the income, a household must have in order to afford housing. The cost of land is one of the largest components in the in the price of housing. Among the variables affecting the cost of land is its location, its amenities, the availability and proximity of public services (i.e., community water or sewer).

A review of current real estate listings indicates that urban lots (5,000-20,000 sq. ft.) currently list for between \$25,000 and \$200,000, and suburban lots (20,000 sq. ft. to two-acre) range from \$20,000 to \$549,000. Rural lots between two and five acres are currently priced between \$125,000 and \$375,000, while rural lots with more than five acres range into the millions of dollars, depending on size and location. Table 53 shows that land costs have greatly increased since 2014.

Table 53: Current Land Costs

	2021	2014
Urban SFR Land (5,000-20,000 sq. ft.)	\$25,000-\$199,999	\$15,000-\$45,000
Suburban SFR Land (20,000 sq. ft. to two-acre)	\$20,000-\$549,000	\$20,000-\$70,000
Rural SFR Land (2-5 acres)	\$125,000-\$375,000	\$80,000-\$190,000
Rural SFR (5+ acres)	\$129,000-\$1,400,000+	\$120,000+

Source: Zillow.com, 2021.

There are limited multifamily parcels currently (November 2021) listed for sale. Two parcels listed in the Sites Inventory are listed; a one-acre parcel for \$35,000 and a 0.66-acre parcel at \$150,000. Both sites are within Site 8, which can accommodate multifamily housing. At 15 units per acre, these parcels can be estimated to have a land cost between \$2,333 and \$15,000 per unit.

Site Development Costs

Upon securing the raw land, a residential development must make site improvements to the lot before a home can actually be built on the property. Such improvements could include connections to and/or construction of utilities for sewer and water, grading, and road improvements.

Table 54: Site Development Costs

Construction Activity	Estimated 2021 Cost
Connection to public water	\$2,000
Connection to public sewer	\$3,000-\$5,000
Conventional SDS (septic tank with leach field)	\$7,000
Private onsite well	\$8,000-\$9,000
Alternative SDS (mound system)	\$12,400

Source: Del Norte County, 2021.

Construction Costs

Many factors can affect the cost to build a house, including type of construction, materials, site conditions, finishing details, amenities, and structure configuration. Construction costs also vary according to the type of development, with multi-family housing being marginally less expensive to construct than single-family residences.

A reduction in amenities and the quality of building materials can result in lower construction costs and lower purchases. Per-unit costs also decline with the size of the project, as developers benefit from economies of scale and are able to produce housing at a lower per-unit cost. However, market forces can limit the ability to use these mechanisms to affect housing production and influence lower prices.

In stakeholder interviews held in 2021, a recurring theme expressed by the builders is that the housing market in Del Norte County is largely dictated by single custom homes (as opposed to high volume subdivision construction, or multifamily housing types). In Del Norte County, the average per square construction cost for a “good quality” single family residence is between \$150 and \$200 per square foot.

An alternative to stick-built construction are manufactured homes or prefabricated factory-built housing. These housing types provide for lower priced housing by reducing construction and labor costs. According to local housing stakeholders, the typical single family manufactured home costs less per square foot, however the delivery and set-up cost can be cost prohibitive or completely unavailable due to the location and rural nature of the county. Other costs include the construction of permanent foundation upon which to place the unit, which can range from less than \$10,000 for an engineered foundation to more than \$20,000 for a perimeter foundation.

The observed significant construction costs coupled with land costs are a constraint to affordable housing production in the county.

Availability of Financing

Following the Great Recession, the county's economic recovery lagged behind the national and broader state recoveries, as evidenced by proportionally higher levels of unemployment in Del Norte County, and the slow recovery of the housing market. With lower wages and less likelihood of employment, the ability to obtain credit for home construction and purchase is diminished, thus compounding the stagnant economic conditions locally.

Further, local housing stakeholders indicate that there are an increasing number of home buyers coming from out of the area to purchase homes in Del Norte County, often as second or vacation homes. The influx of new buyers has led to an increase in home prices, which negatively impacts the number of local residents that can secure financing for housing.

Chapter 4 - Affirmatively Furthering Fair Housing

Overview of AB 686

Assembly Bill 686, signed in 2018, establishes new requirements to Government Code Section 65583 that mandate local general plans to affirmatively further fair housing. Each city or county is required to take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. Housing elements must now include an assessment of fair housing practices, examine the relationship of available sites to areas of high opportunity, identify and prioritize contributing factors to fair housing issues, and include actions to affirmatively further fair housing (AFFH).

A primary goal of the assessment is to ensure available sites for lower-income housing are located equitably across a region and its communities with fair access to opportunities and resources. Ensuring that sites for housing, particularly lower income units, are in high resource areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to plan for housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services.

Assessment of Fair Housing Issues

This section examines existing conditions and demographic patterns in Del Norte County including integration and segregation, concentrated areas of poverty and affluence, areas of low and high opportunity, and disproportionate housing needs. It also provides and compares the analysis from a local and regional perspective, describing settlement patterns across the region, as well as local data and knowledge, and other relevant factors. The County will use this analysis to identify and prioritize contributing factors that inhibit fair housing in Del Norte County.

The information in this section is partially from the Analysis of Impediments to Fair Housing Choice (AI) report, prepared by HCD in 2020. The AI assessed fair housing in regions throughout the state and includes key regional and statewide data. Although results in the AI specific to Del Norte County are limited, data specific to the county has been included where available from the American Community Survey, U.S. Census, and the HCD AFFH Data and Mapping Resources Tool.

Fair Housing Enforcement and Outreach

Fair housing complaints can be used as an indicator to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code."

Fair housing issues that may arise in any jurisdiction include but are not limited to:

- housing design that makes a dwelling unit inaccessible to an individual with a disability;
- discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristic when renting or selling a housing unit; and
- disproportionate housing needs including cost burden, overcrowding, substandard housing, and risk of displacement.

The County refers discrimination complaints to the California Department of Fair Employment and Housing. The California Department of Fair Employment and Housing dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO), as part of the Fair Housing Assistance Program. HUD's FHEO reported that no housing discrimination cases were filed by residents of Del Norte County in 2020.

The County's on-going outreach efforts incorporated AFFH throughout the engagement process. In both public workshops and stakeholder interviews, participants were asked about fair housing issues in the county, including health and safety concerns, constraints to housing access, and displacement. A summary of public participation can be found in Chapter 5. Additionally, some of the housing programs support AFFH-related outreach as part of their implementation. These programs include Programs HE-CC, HE-DD, and HE-EE.

Compliance with Existing Fair Housing Laws and Regulations

Government Code section 65008 covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. The County encourages housing developments of all types, regardless of size, prospective tenant, or financing source, and supports by-right development in residential zones.

Government Code section 8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing. While County practices reflect this goal, the County has yet to adopt a policy or ordinance committing to this goal. Program HE-EE in this housing element commits the County to update the zoning code to codify this goal.

Government Code section 11135 et seq. requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.

Density Bonus Law (Gov. Code, § 65915.). The County updated Title 20, Chapter 65: Density Bonus Law in 2014. The ordinance establishes that the amount of the allowable density bonus, the number of incentives, and applicable parking standards shall be calculated as provided in state density bonus law.

Housing Accountability Act (Gov. Code, § 65589.5.). The County does not currently comply with recent changes and additions to the Housing Accountability Act. Program HE-Q in this housing element addresses compliance with state law, including the Housing Accountability Act.

No-Net-Loss Law (Gov. Code, § 65863). This housing element meets State No-Net-Loss requirements by providing capacity sufficient to meet the RHNA plus a minimum buffer of 20 percent additional capacity in all income categories.

Least Cost Zoning Law (Gov. Code, § 65913.1). As shown in the sites inventory of this housing element, the County has designated and zoned sufficient vacant land for residential use with appropriate standards in order to accommodate all income categories identified by the RHNA.

Excessive subdivision standards (Gov. Code, § 65913.2.). The County complies. The County has no policies, ordinances, or recent practices that impose design controls or public improvement standards for the purpose of rendering development infeasible. Further, the County considers the effect of ordinances adopted and actions taken on the housing needs of the region.

Limits on growth controls (Gov. Code, § 65302.8.). The County does not currently impose growth controls or growth management practices.

Integration and Segregation Patterns and Trends

This section describes potential segregation patterns and trends as it relates to race and ethnicity, disability, familial status, income, and poverty. Where available, data from the ACS is mapped by census tract to show the geographic distribution of each variable.

Race and Ethnicity

Del Norte County has grown in diversity and has higher shares of Non-white residents than in recent decades. In 2020, non-Hispanic White residents made up 59 percent of the population within the county, compared to 65 percent in 2010. Figure 6 shows the racial and ethnic distribution in the county in 2018. Generally, patterns of settlement indicate that the majority of the non-White and Hispanic/Latino population resides in the western portion of the county in and around the city of Crescent City, as well as near Fort Dick and Smith River. The population within rural areas of the county outside these areas tends to be primarily non-Hispanic White.

Between 2010 and 2018, the percent of the total non-White population for the western census block groups increased from 21 to 60 percent in 2010 to 41 to 80 percent in 2018. This increase is illustrated in comparing Figures 7 and 8. Figure 8 shows that people of color now comprise over 61 percent of the population within the block group near Fort Dick. Census data for 2020 indicates that residents of Hispanic/Latino origin make up 19 percent of Del Norte County's population, which is lower than the

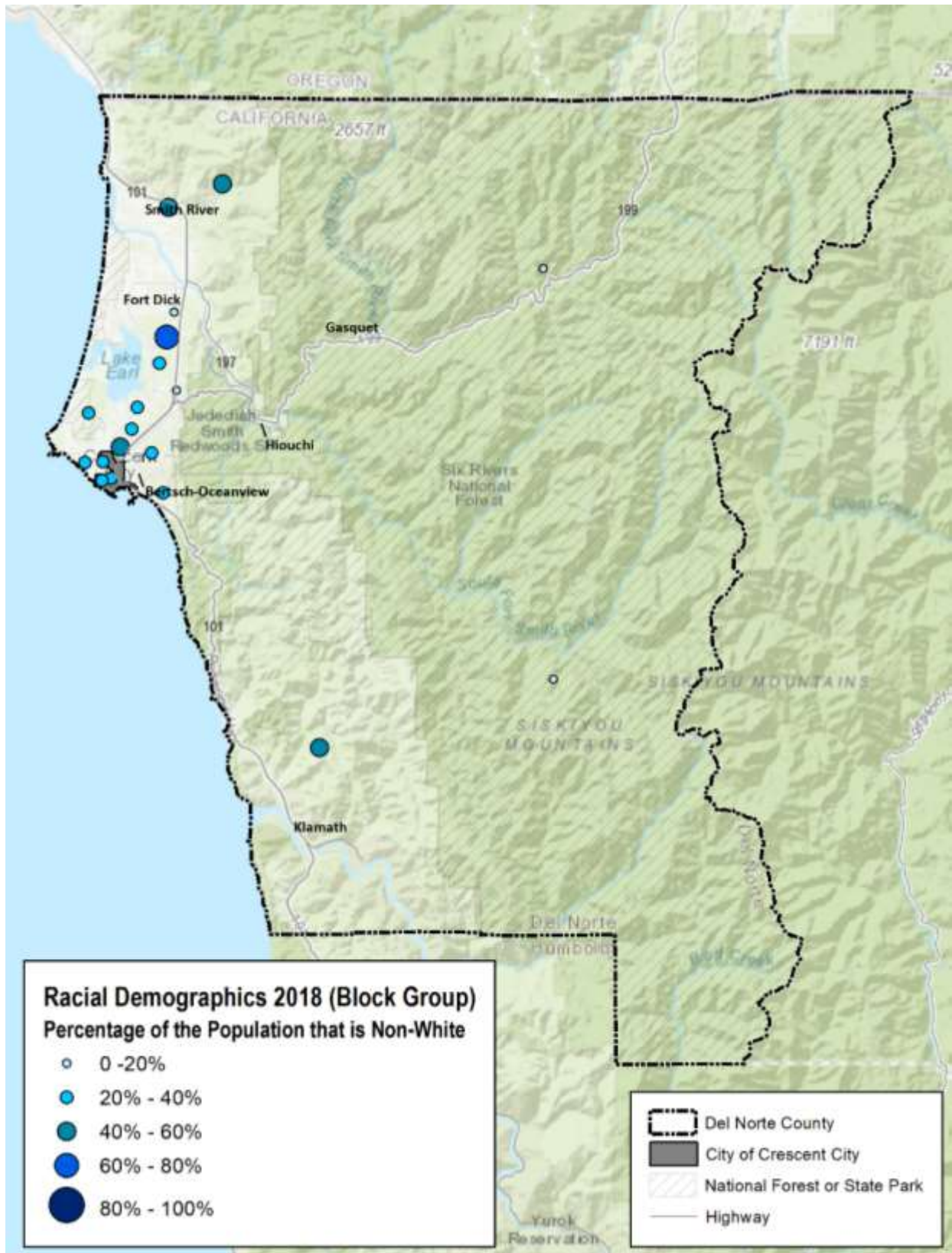
State (39 percent). Similarly, Del Norte County has a lower proportion of Asian (3 percent) and Black (3 percent) residents than and State overall, as was shown in the table below. As shown in Figure 9, all areas of the county have at least a slim White majority.

Table 55: Race and Ethnicity, 2010 and 2020

	Del Norte County				California			
	2010		2020		2010		2020	
Total:	28,610	100%	27,743	100%	37,253,956	100%	39,538,223	100%
Hispanic or Latino	5,093	18%	5321	19%	14,013,719	38%	15,579,652	39%
Not Hispanic or Latino:	23,517	82%	22,422	81%	23,240,237	62%	23,958,571	61%
Population of one race:	22,551	79%	20,215	73%	22,271,541	60%	22,330,849	56%
White alone	18,513	65%	16,262	59%	14,956,253	40%	13,714,587	35%
Black or African American alone	967	3%	841	3%	2,163,804	6%	2,119,286	5%
American Indian and Alaska Native alone	1,935	7%	2,136	8%	162,250	0%	156,085	0%
Asian alone	938	3%	826	3%	4,775,070	13%	5,978,795	15%
Native Hawaiian and Other Pacific Islander alone	26	0%	28	0%	128,577	0%	138,167	0%
Some Other Race alone	172	1%	122	0%	85,587	0%	223,929	1%
Two or More Races:	966	3%	2,207	8%	968,696	3%	1,627,722	4%

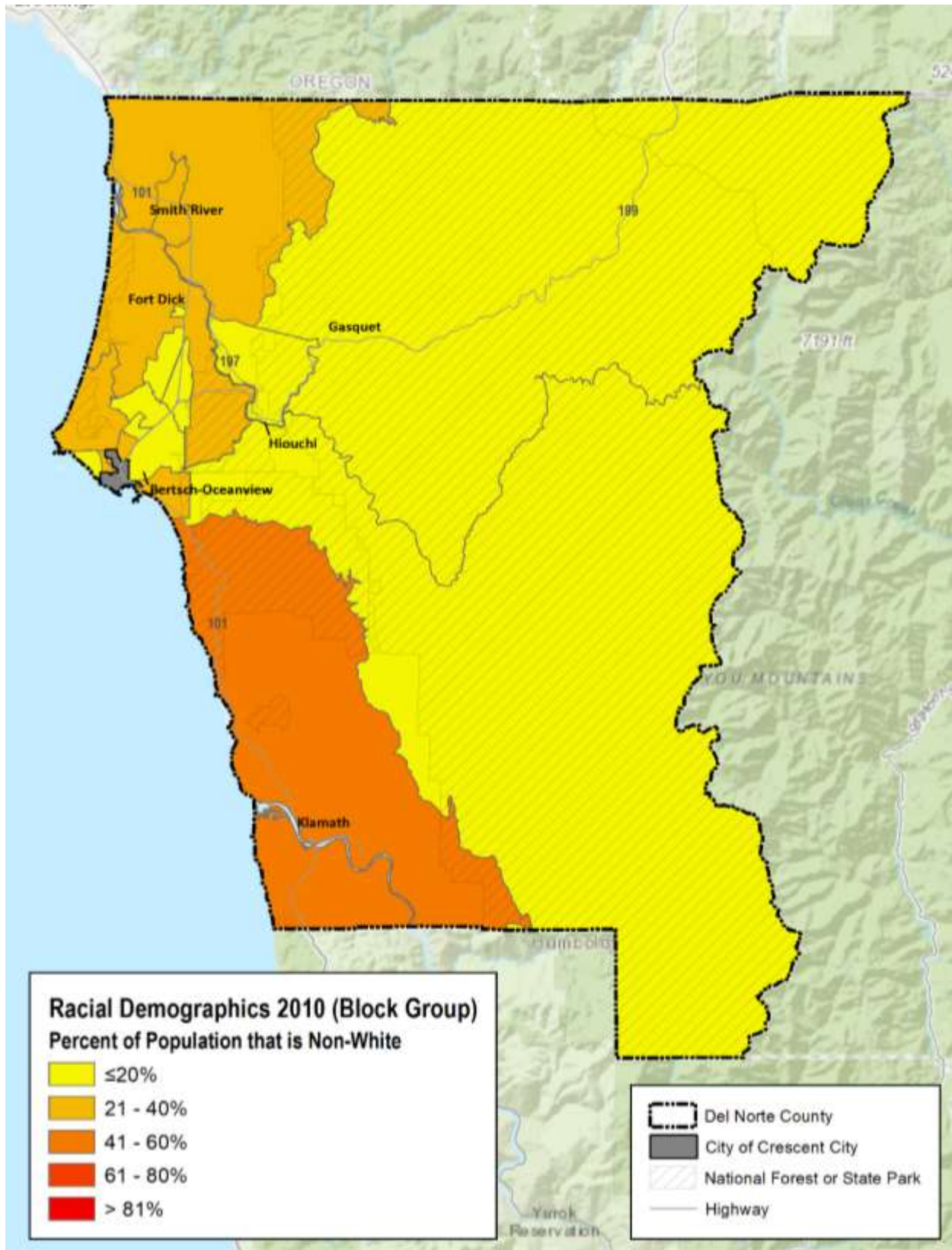
Source: U.S. Census Bureau, Decennial Census, Table P2, 2010, 2020.

Figure 6 Distribution of Population by Race and Ethnicity, Sacramento Region, 2018



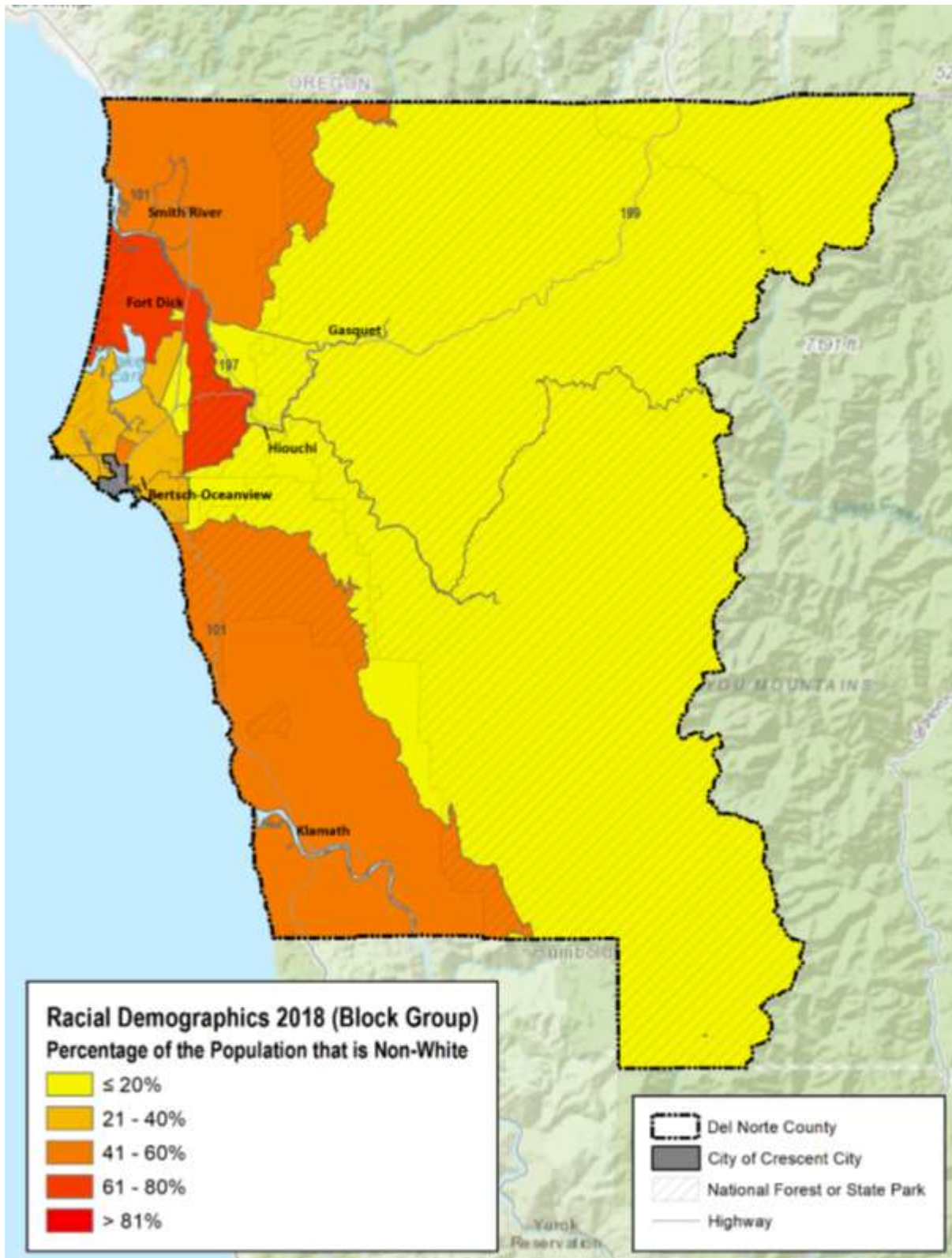
Source: HUD AFFH Mapping Tool, adapted by Mintier Harnish 2021.

Figure 7 Percent of Total Non-White Population by Block Group, Del Norte County (2010)



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2010.

Figure 8 Percent of Total Non-White Population by Block Group, Del Norte County (2018)



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2018.

Figure 9 White Majority Tracts, Del Norte County (2018)



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2018.

Disability

The U.S. Census Bureau defines disability as one of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. As was shown in Table 22, 2,018 residents in Del Norte County had a disability in 2019. This equates to approximately 17 percent of the total non-institutionalized population in the unincorporated county, which is a higher proportion than statewide (8 percent).

Figure 10 shows the population of persons with a disability by census tract in the county using American Community Survey data from 2015-2019. All of the county’s census tracts have at least 10 percent of their population living with a disability. The map reveals a higher concentration of residents with disabilities in the Klamath area (30- 40 percent) and the Bertsch-Oceanview area (20 to 30 percent).

Familial Status

As shown previously in Table 56, according to the 2019 ACS 5-year estimates, there is a slightly smaller proportion of family households in Del Norte County (62 percent) than the State (69 percent). Figure 11 displays the percent of children in married couple households in Del Norte County. Data indicates that in the Klamath and Fort Dick areas at least 40-60 percent of children live in married-couple households, and this rises to 60-80 percent in the Bertsch-Oceanview area. In the coastal census tract west of Crescent City, as well as central and eastern Del Norte County, more than 80 percent of children live in married-couple households.

Table 56: Households and Families

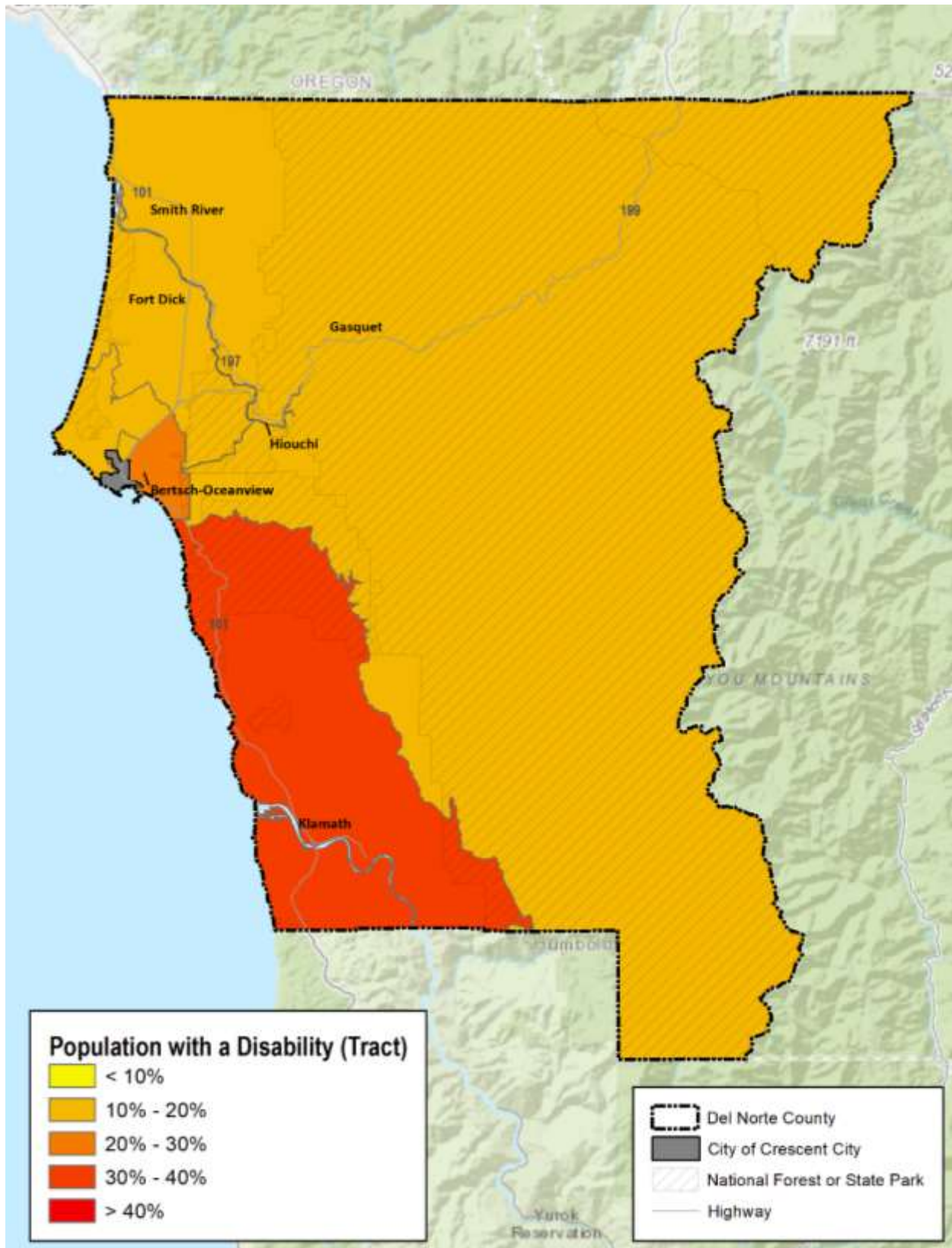
	Del Norte County		California	
Total	9,945	100%	13,044,266	100%
Married Couple Family Households	4,295	43%	6,491,236	50%
Male householder, no spouse present	541	5%	776,575	6%
Female householder, no spouse present	1,299	13%	1,690,625	13%
Nonfamily household	3,810	38%	4,085,830	31%

U.S. Census, ACS 5-year estimates, 2015-2019.

As shown on the table above, overall, Del Norte County had a similar proportion (18 percent) of single parent households as the State (19 percent). Figure 12 shows the regional distribution of the percent of children in female-headed households with no spouse present. Although throughout most the county less than 20 percent of children live in single female-headed households, the percentage increases to 20-40 percent in the Klamath census tract and 40-60 percent in the tract that includes Fort Dick.

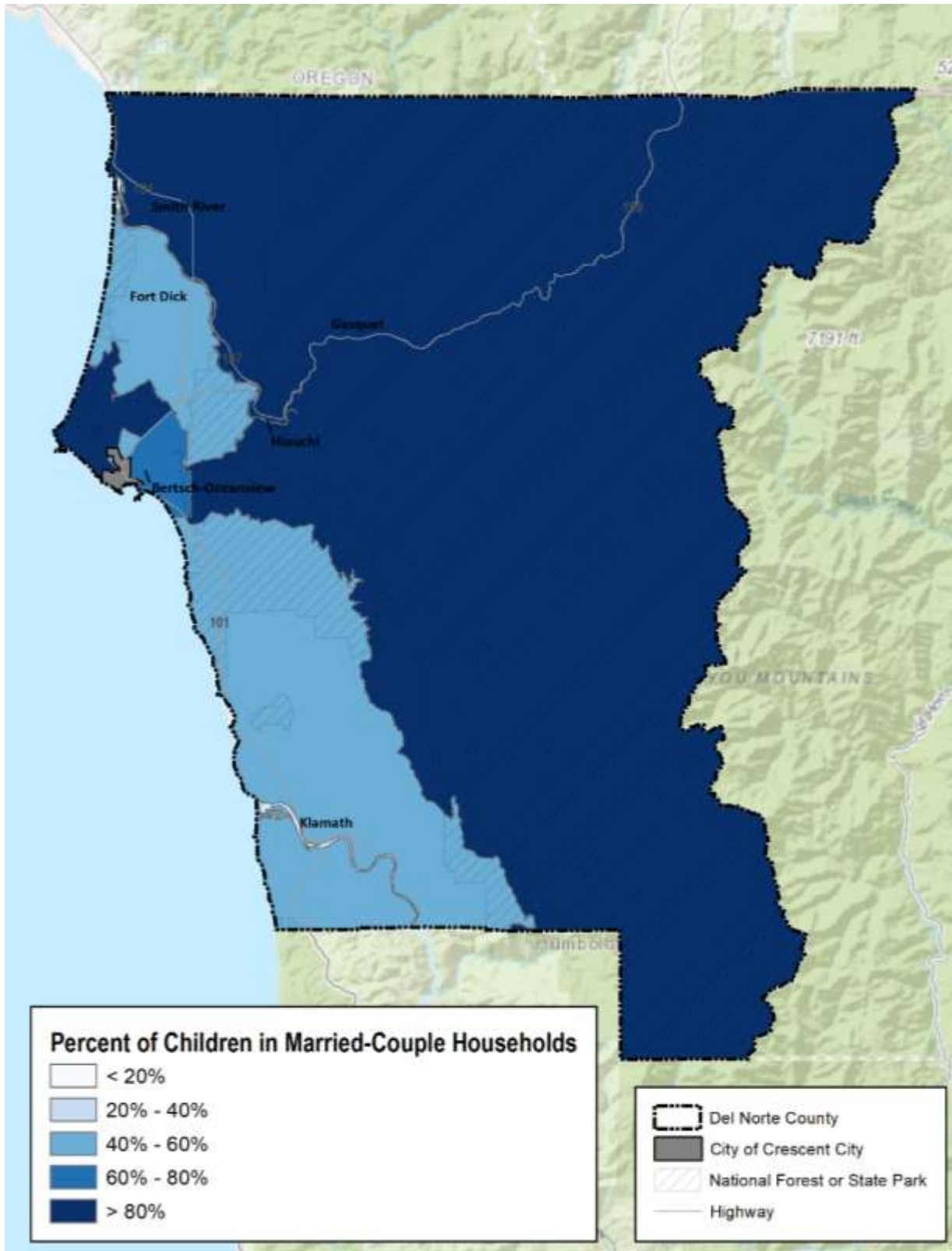
As discussed in the Special Housing Needs section, single parent households typically only have one potential wage earner and, particularly for single female-headed households, often have more difficulty finding adequate affordable housing than families with more than one source of income. Although the proportion of single parent households is consistent with statewide trends and does not indicate a distinct fair housing issue, this trend could be a result of the limited supply of affordable rental housing in Del Norte County that provides access to opportunities and services for single-headed one-income households with children.

Figure 10 Population with a Disability by Census Tract (2015-2019)



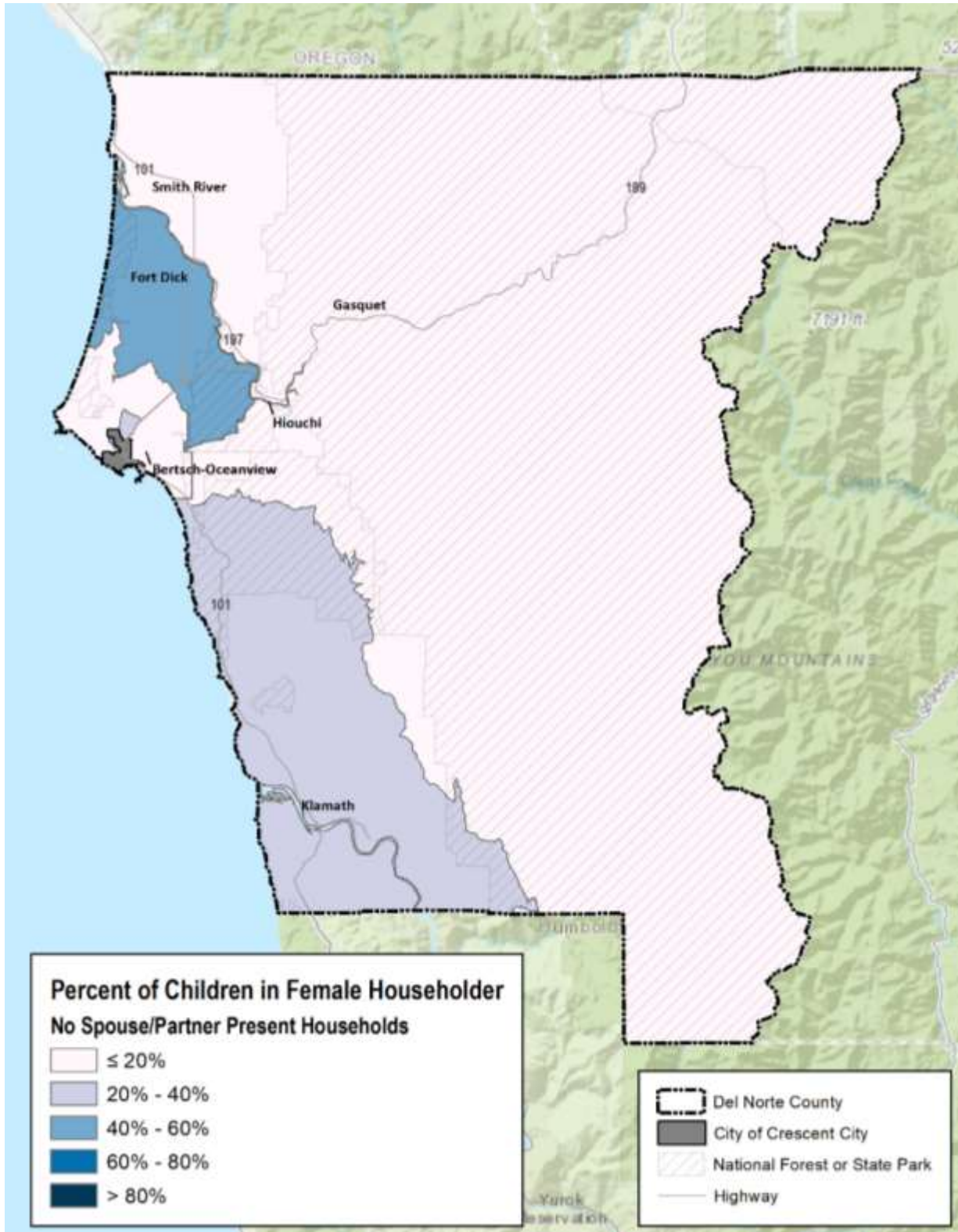
Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 5 Year estimates 2015-2019.

Figure 11 Children in Married-Couple Households by Census Tract



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 5 Year estimates 2015-2019.

Figure 12 Children in Female-Headed Households, No Spouse/Partner Present by Census Tract



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 5 Year estimates 2015-2019.

Income

According to 2019 ACS data, Del Norte County had a lower median household income (\$45,283) than the State (\$75,235). The median among families in Del Norte County (\$57,189) was significantly lower than that of the State (\$85,837) but higher than the median income for nonfamily households in the County (\$29,725). About 18 percent of Del Norte County households earned more than \$100,000 in 2019 and 28 percent earned less than \$25,000 as shown in Table 57.

Table 57: Median Income by Household Type

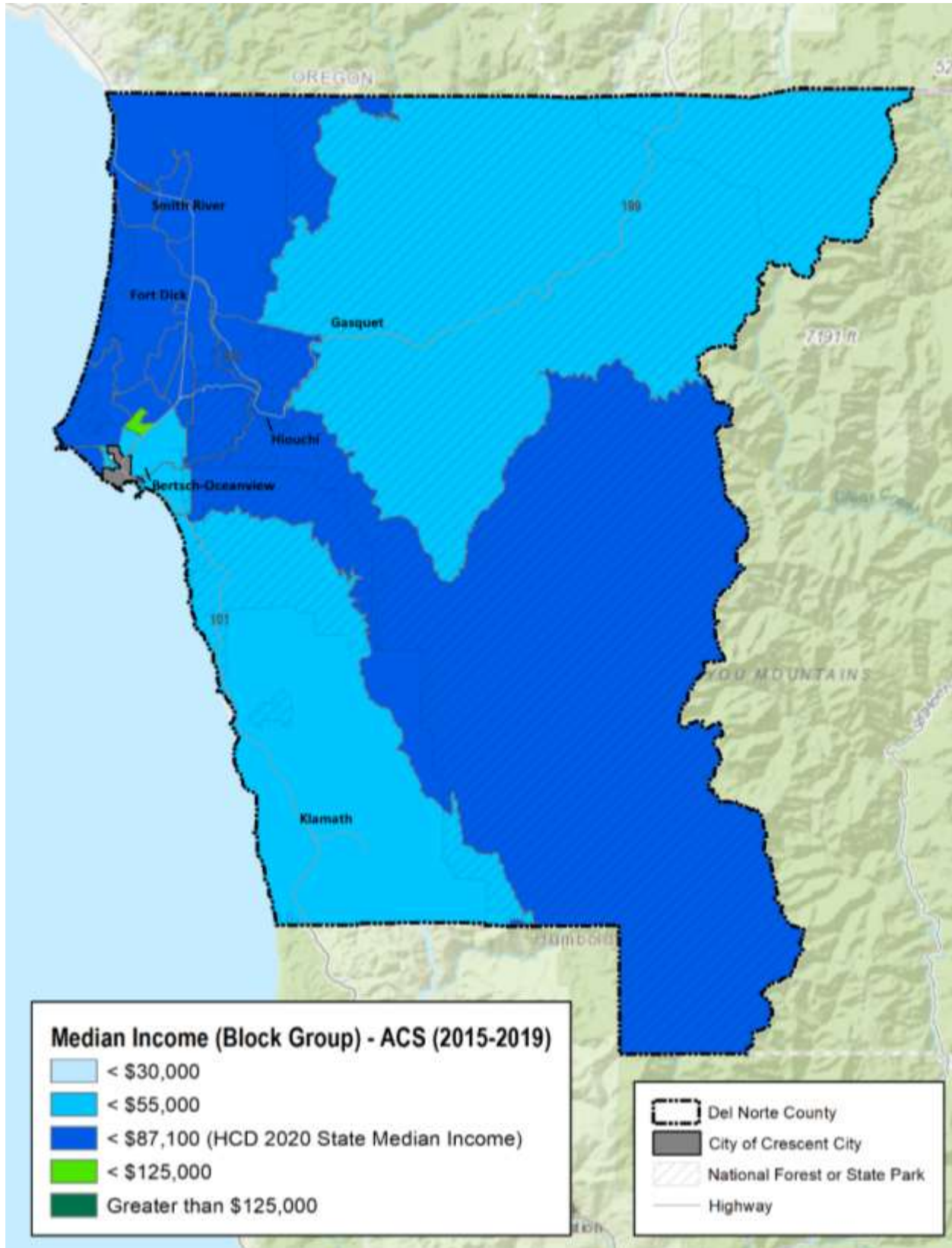
	California	Del Norte County
Households	\$75,235	\$45,283
Families	\$85,837	\$57,189
Married-Couple Families	\$103,485	\$70,175
Nonfamily Households	\$48,507	\$29,725

ACS 5 Year, 2015-2019, S1901

Figure 13 below shows the geographic distribution of households by median household income by block groups in Del Norte County. The map shows that only one block group has median income higher than the state median income threshold (\$87,100). However, this block group only covers a small portion of the county's rural residential area north of the city of Crescent City. Along the northern coast and through central Del Norte County, including Hiouchi, the median income is between \$55,000 and \$87,100, just below the state median. The block groups stretching from Klamath to Crescent City, as well as those in the northeast portion of the county, show an area median income of between \$30,000 and \$55,000. No block groups within the county were found to have a median area income of less than \$30,000.

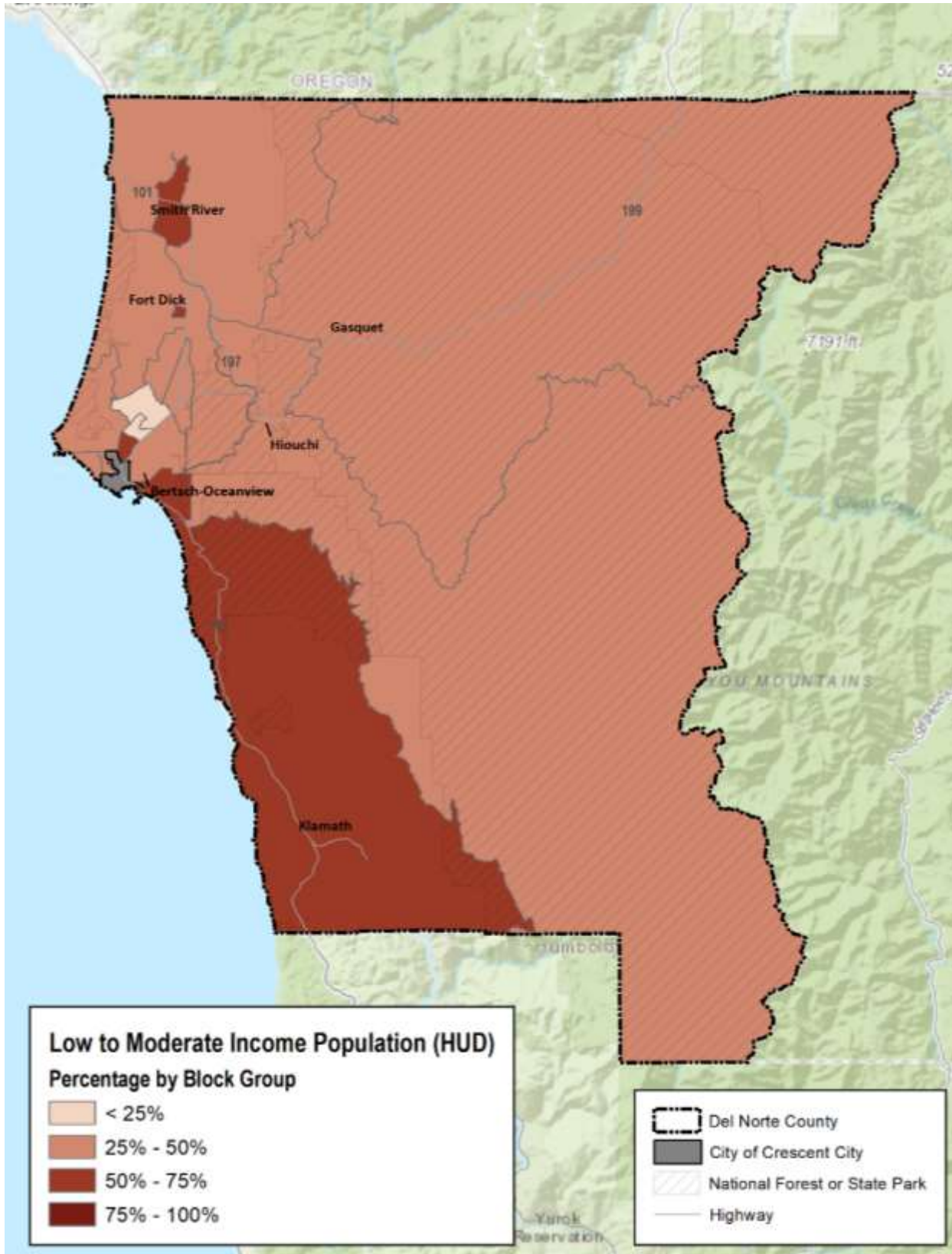
Figure 14 illustrates that low-to-moderate-income households are most prevalent (50 to 75 percent of households) in the southwestern portion of the County surrounding Klamath, as well as in the communities of Smith River, Fort Dick, and Bertsch-Oceanview. Between 25 to 50 percent of households in the central and eastern portions of the county are considered low-to-moderate-income. Only two block groups within the county are comprised of less than 25 percent low-income households. These are rural residential areas just north of Crescent City.

Figure 13 Median Income by Block Group



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 5 Year estimates 2015-2019.

Figure 14 Percent Low to Moderate Income Population by Block Group



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 5 Year estimates 2015-2019.

Poverty

Figure 15 shows that much of Del Norte County has a poverty rate under 20 percent. This finding is congruent with Table 58, which reports that Del Norte County has a poverty rate of 19.5 percent. The census blocks within the western portion of the county, stretching from Bertsch-Oceanview south to Klamath, however, experience slightly higher poverty rates (20 to 30 percent) than the rest of the county. Statewide, California has a poverty rate of 13.4 percent, which is significantly lower than the county.

Table 58: Income and Poverty

Jurisdiction	Total	Below poverty level	Percent below poverty level
Del Norte County	24,448	4,760	19.5%
California	38,535,926	5,149,742	13.4%

Source: American Community Survey, 2019 5-year Estimates, Table S1701.

Figure 14 maps out the percentage of low-to-moderate-income populations by census tract, which matches locations where Del Norte County experiences a higher poverty rate. Figure 16 shows that existing and planned housing development is not concentrated in these areas. No subsidized housing units, and only five 6th Cycle housing sites (14, 18, 19, 21, 22) fall within the census tracts that experience a poverty rate of 20 to 30 percent. Of these sites, only sites 14, 18, and 19 have been identified as appropriate for lower-income housing, based on their proximity to resources, services, and public utilities. Sites 21 (Howland Hill) and 22 (Klamath Glen) are planned for lower-density housing and have been applied toward the County's moderate-income goals. Only one area of the unincorporated county has a poverty rate above 30 percent. No housing sites have been identified in this area.

Racially and Ethnically Concentrated Areas

Racially/Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with:

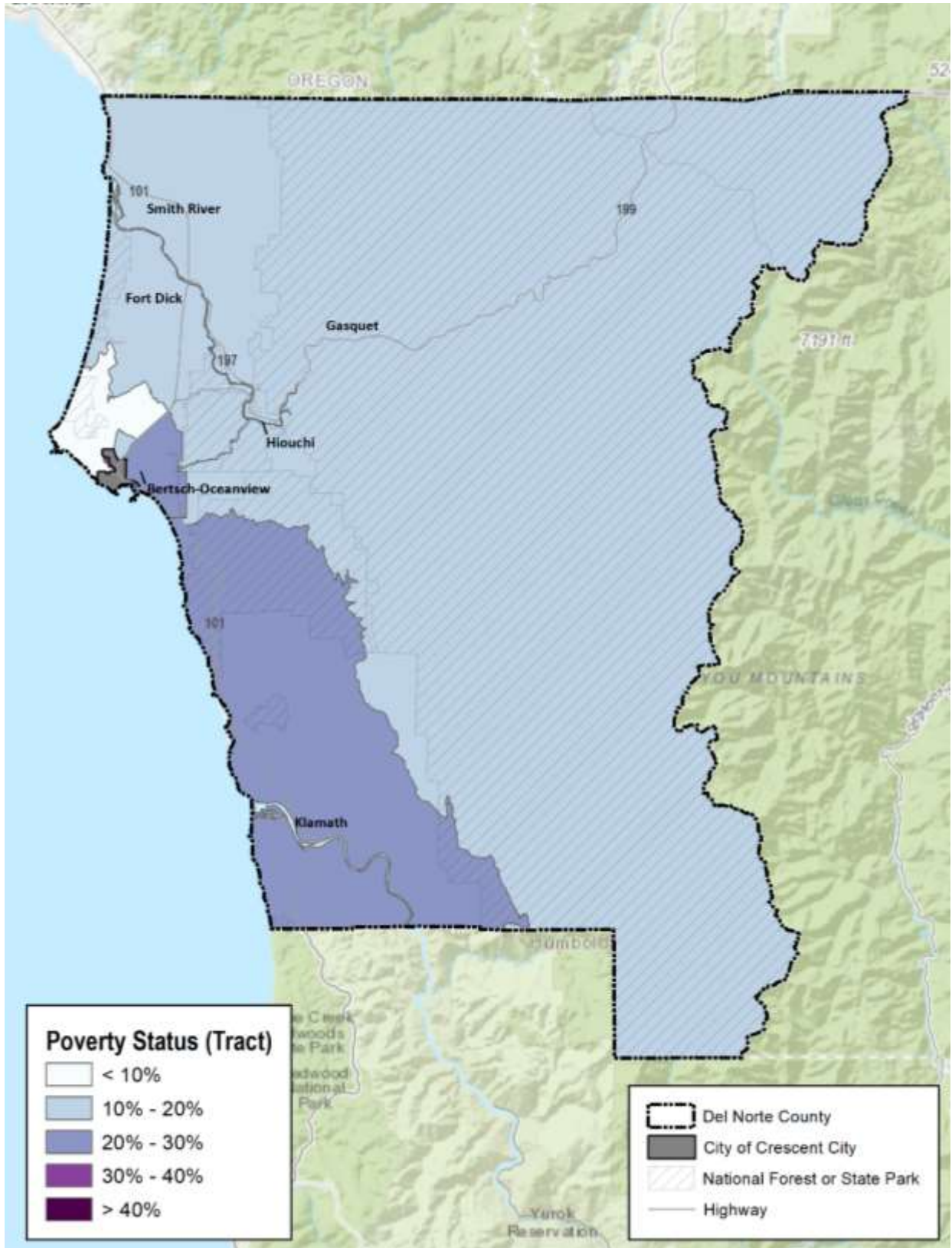
- a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- a non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average poverty rate for the county, whichever is lower.

As shown in Figure 17, HUD identifies no R/ECAPs in Del Norte County.

Racially/Ethnically Concentrated Areas of Affluence

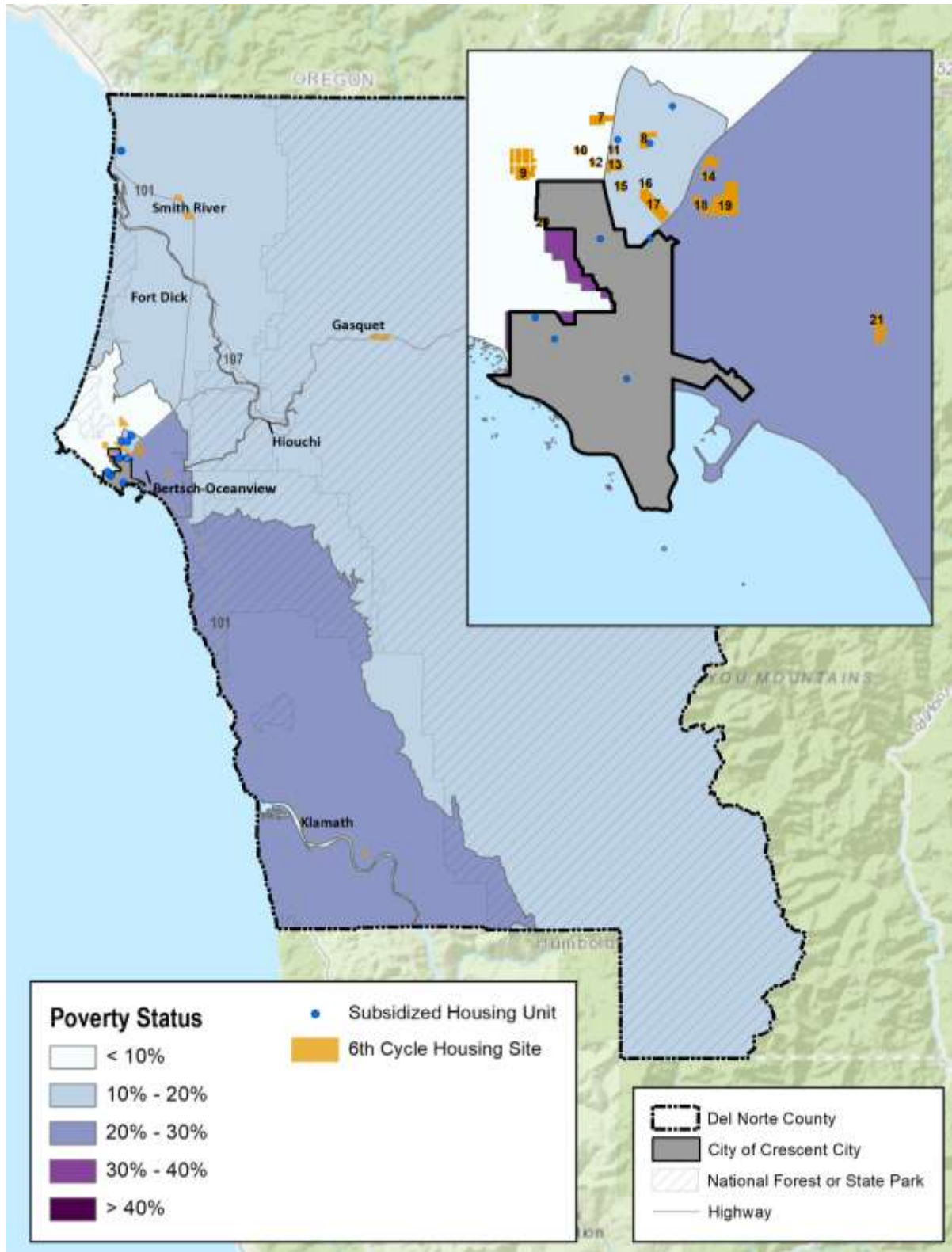
Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are neighborhoods in which there are both racial concentrations of White residents and high household income rates. According to *The Declining Significance of Race: Blacks and Changing American Institutions* by William Wilson (1980), RCAAs can be defined as census tracts where 80 percent or more of the population is non-Hispanic White and the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). According to data from the 2015-2019 American Community Survey, there are no census tracts in Del Norte County that meet the RCAA criteria for areas of affluence.

Figure 15 Poverty Status by Census Tract



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 5 Year estimates 2015-2019.

Figure 16 Location of Affordable Housing



Source: HCD AFFH Data Resources and Mapping Tool, TCAC and HCD Opportunity Areas 2021.

Figure 17 R/ECAPs in Del Norte County, 2010



Source: HUD Data Exchange AFFH Map Tool and Root Policy Research

Access to Opportunity

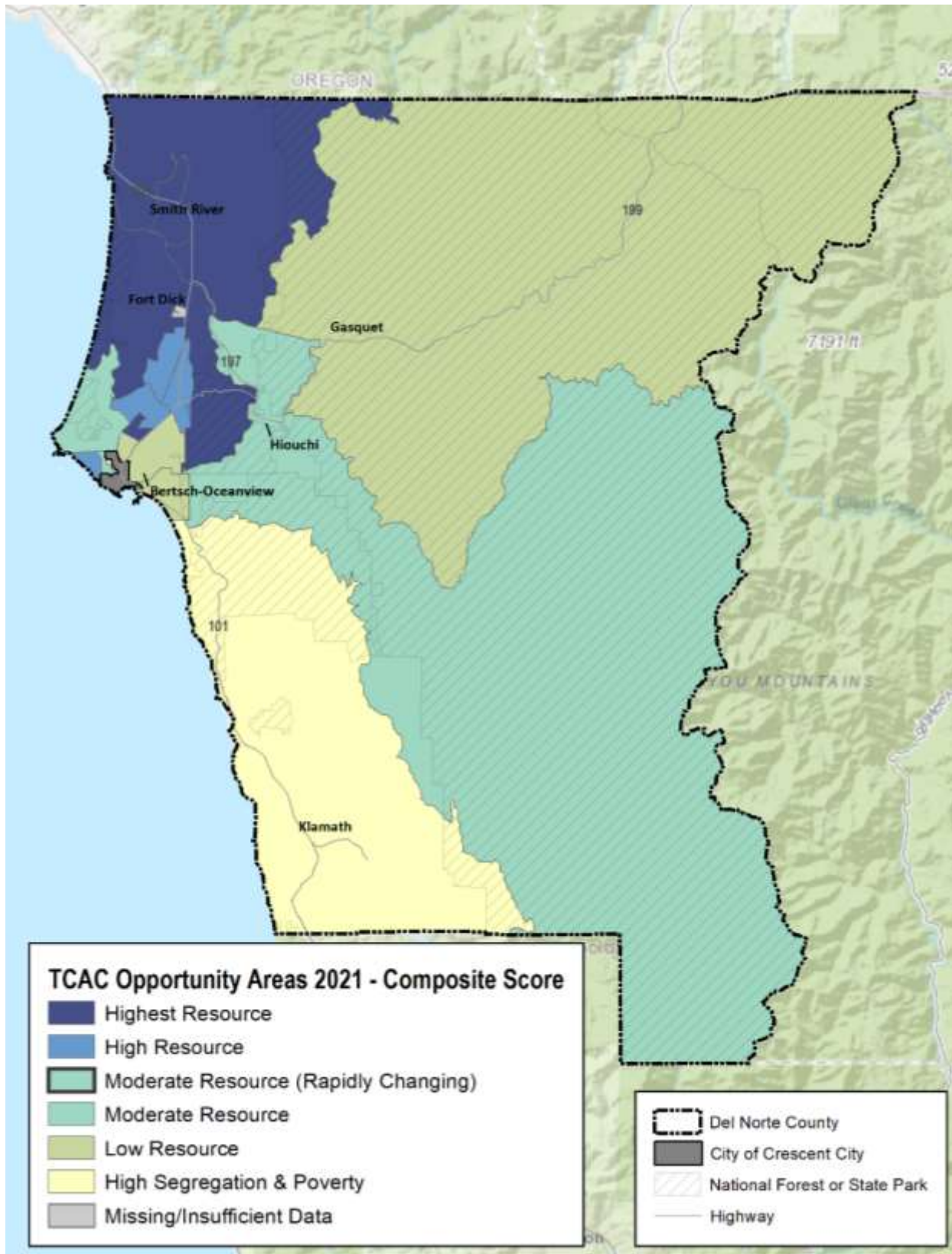
Across the nation, affordable housing has been disproportionately developed in minority neighborhoods with high poverty rates, thereby reinforcing the concentration of poverty and racial segregation in low opportunity and low resource areas. Several agencies have developed “opportunity indices” to assess and measure geographic access to opportunities, including HUD; the University of California at Davis, Center for Regional Change; and HCD in coordination with the California Tax Credit Allocation Committee (TCAC). For the purpose of this assessment, the opportunity index prepared by HCD and TCAC is used to analyze access to opportunity in Del Norte County.

HCD/TCAC Opportunity Areas

HCD and TCAC prepare opportunity maps to determine areas with the highest and lowest resources. The TCAC/HCD Opportunity Maps are intended to display the areas, according to research, that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary function of TCAC is to oversee the Low Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity.

As shown in Figure 18, most census tracts in Del Norte County are considered low or moderate resource areas by TCAC’s composite score for economic, educational, and environmental opportunities. Low and moderate resources areas include the central and eastern portions of the County and the communities of Gasquet, Hiouchi, Bertsch-Oceanview, and a portion of Fort Dick that lies adjacent to Pelican Bay State Prison. High resource areas can be found west of the city of Crescent City and along SR-101 east of Lake Earl, and several census tracts on the western portion of the County, north of the city of Crescent City, received the highest resource score. These tracts include the communities of Smith River and most of Fort Dick. Conversely, the census tracts on the southwest portion of the county, which includes the community of Klamath, are considered areas of high segregation and poverty. Based on composite scores for economic educational, and environmental opportunities, access to opportunity varies widely throughout the county.

Figure 18 HCD/TCAC Opportunity Areas by Census Tract – Composite Score



Source: HCD AFFH Data Resources and Mapping Tool, TCAC and HCD Opportunity Areas 2021.

Opportunity Areas by Indicator

HUD also provides several “opportunity indices” to assess and measure access to opportunity in a variety of areas, including education, poverty, transportation, and employment. Both the HUD and HCD/TCAC indices demonstrate that Del Norte County has areas with consistently lower opportunity and lower resources, and that opportunity scores are generally higher in areas near Crescent City, than in the southern and eastern portions of the county, where there are fewer jobs and services. Therefore, access to opportunity related to poverty, job proximity, and labor market engagement is an impediment for affirmatively furthering fair housing in the county. Figures 20 through 23 show the County’s score as it relates to access to economic, educational, and environmental opportunity as found using TCAC/HCD opportunity area methodology as well as transportation access.

Economic Opportunity and Jobs Proximity Index

The 2014-2017 HUD jobs proximity index quantifies the accessibility of a given neighborhood to all jobs within a core-based statistical area (CBSA). CBSAs tend to be larger in size and do not follow city boundaries. CBSAs are anchored by at least one urban center with a population of at least 10,000 along with adjacent counties that are socioeconomically tied to the urban center by commuting. Accessibility to jobs is measured by distance “as the crow flies” to employment centers and does not integrate transportation and commuter data. As shown in Figure 19, much of the county received the lowest possible score for HUD’s jobs proximity index, which means Del Norte County residents have very low accessibility to jobs. There is no clear pattern of disparity associated with race or ethnicity across the county. Generally, the further residents live from the Crescent City or the community of Smith River, the lower their jobs proximity score. This is expected, as a great majority of the county comprised of national forest or State park land with few jobs.

Figure 20 displays economic opportunity in Del Norte County using the TCAC/HCD opportunity mapping. The data is based on indicators for poverty, adult education, employment, job proximity, and median home value. Economic opportunity is generally low. There are more positive economic outcomes near Smith River, Fort Dick, and Hiouchi, as well as in two areas near Crescent City. The rest of the areas surrounding Crescent City have less positive economic outcomes. The least positive outcomes (scores between 0 and 0.25) were in the in the areas southwest portion of the county including Klamath and the northeast, including the community of Gasquet.

Educational Opportunity

TCAC and HCD measured educational opportunity using indicators for math proficiency, reading proficiency, high school graduation rates, and student poverty rate. The southern half of the county, including the communities of Klamath an Hiouchi, have the least positive educational outcomes (<0.25) (see Figure 21). Additionally, several census tracts near Crescent City, including the community of Bertsch-Oceanview received low scores in the range of (0.25-0.5). This indicates that children in these areas receive less positive educational outcomes. Conversely, an area along 101 east of Lake Earl received more positive scores (0.5-0.75), and the northern half of the county, including Smith River, Gasquet, and Fort Dick, received the most positive education scores (>0.75). Due to the significant

contrast between areas of the county, access to educational opportunity is considered an impediment to fair housing in Del Norte County.

Environmental Conditions

TCAC and HCD measured environmental opportunity using the exposure, pollution burden, and environmental effect indicators used in CalEnviroScreen 4.0, a web-based tool developed by California's Office of Environmental Health Hazard Assessment. CalEnviroScreen 4.0 is a statewide risk assessment tool that measures the cumulative impacts of multiple sources of pollution. As shown in Figure 22, positive scores were given to census tracts near Fort Dick (0.75-1.0) and along the county's southern coast, including Klamath, (0.50-0.75). Notably, the eastern portion of the county, as well as areas encompassing Bertsch-Oceanview, Smith River, Hiouchi, Gasquet, and a portion of Fort Dick received the lowest environmental scores (<0.25). Interestingly, these low scoring areas are mostly comprised of national forest or State park land, as shown on Figure 22.

Access to Transportation and the Low Transportation Cost Index

HUD has developed the Low Transportation Cost Index (Figure 23), which estimates the percentage of income that residents use to pay for transportation, measured at the census tract scale. The higher an area's index score, the lower the cost of transportation. Index scores can be influenced by factors such as access to public transportation, housing density, and proximity of employment centers and other services.

Nearly all areas of the unincorporated county received the lowest transportation cost index score (0-20), indicating that transportation costs in the county are high for residents throughout the county. Only one area, fell outside the lowest scores. This area, located immediately north of Crescent City, received a transportation index score of 21-39.

For a rural county in a regional dominated by national forest , national park, and State park lands, there are not many transit options beyond those provided by Redwood Coast Transit (RCT) and residents' private vehicles. RCT operates the following services/routes in the county:

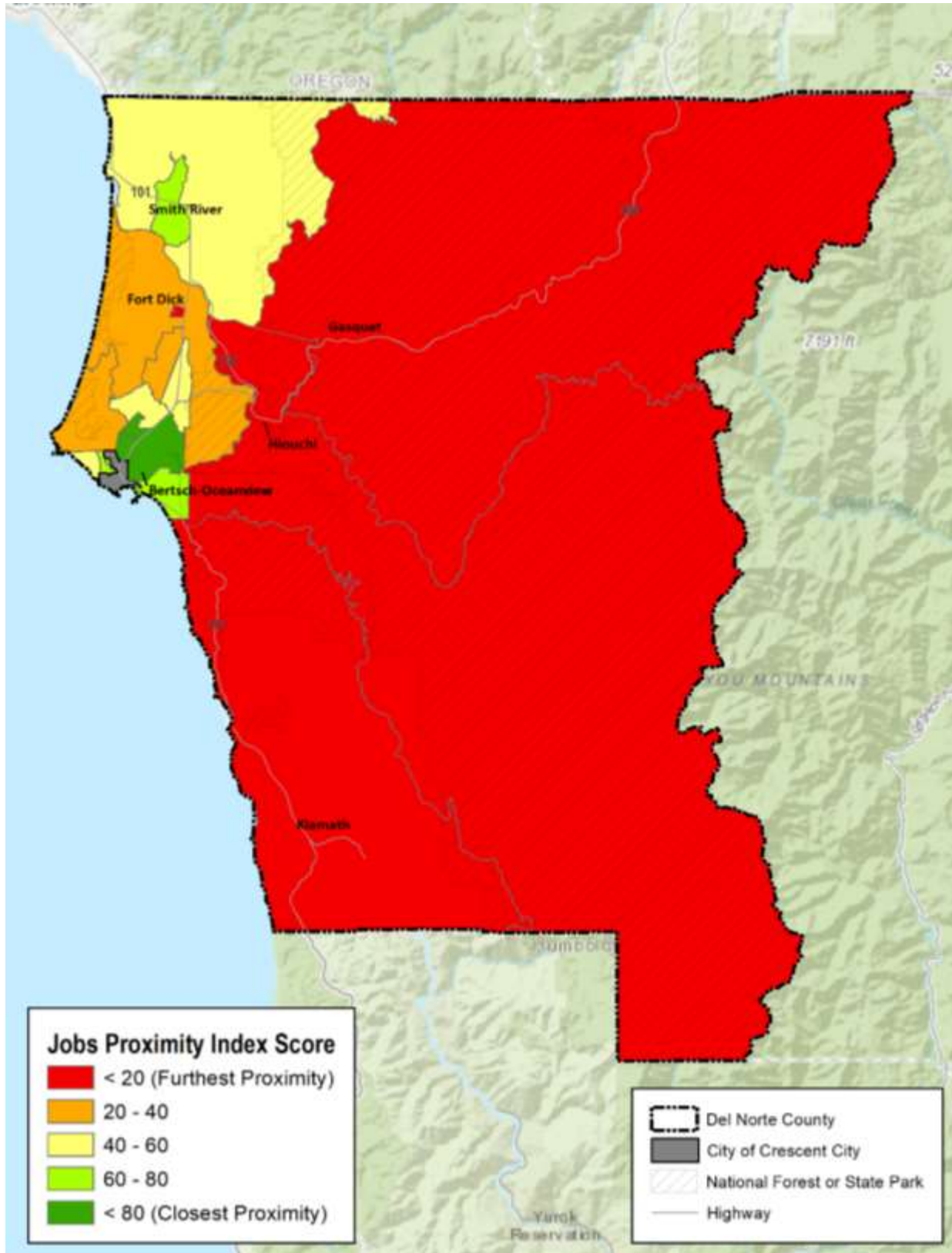
- **Route 1:** Parkway to El Dorado route, with stops at Safeway, Wal-Mart, and the College of the Redwoods, among others.
- **Route 2:** A St./Inyo/Washington route with stops at the College of the Redwoods, A St. and Pacific, and Wal-Mart, among others.
- **Route 3:** Northcrest route from Front Street to Standard Veneer Road north of Crescent City, with stops at the Cultural Center, Senior Center, and Rite-Aid/Safeway, among others.
- **Route 4:** Bertsch/Howland Hill route traveling from Crescent City south on 101 to Sandmine Road and returning via Humboldt Road, Howland Hill Road, and Elk Valley Road.
- **Route 20:** Smith River, Klamath, and Arcata route with connections to Greyhound, Amtrak, Coastal Express to Brookings and Coos Bay, and Oregon's Southwest Point service to Grants Pass, Medford, Ashland and Klamath Falls.
- **Route 199:** Highway 199 from Crescent City to Gasquet, Jedidiah Smith State Park, and Hiouchi.

- **Route 300:** CEMS & DNHS School Tripper route operates schooldays only, starting at Del Norte High School, traveling south to the Crescent City Cultural Center, before heading north to Northcrest Road and Standard Veneer Road. The route makes stops at Crescent Elk Middle School, Safeway, and Wal-Mart, among others.
- **Dial-A-Ride:** Provides reservation-only curb-to-curb service within the Crescent City area. This service operates between 7:00 am and 7:00 pm Monday through Friday, and between 8:30 am and 7:00 pm on Saturday.

The bus stops for these transit services are located mainly within and around the Crescent City, which poses transportation access challenges for residents of the unincorporated county. While RCT's Dial-A-Ride service serves the Crescent City area, service is limited to certain hours and is only available through reservations. These constraints are the likely primary influence determining the county's low index scores.

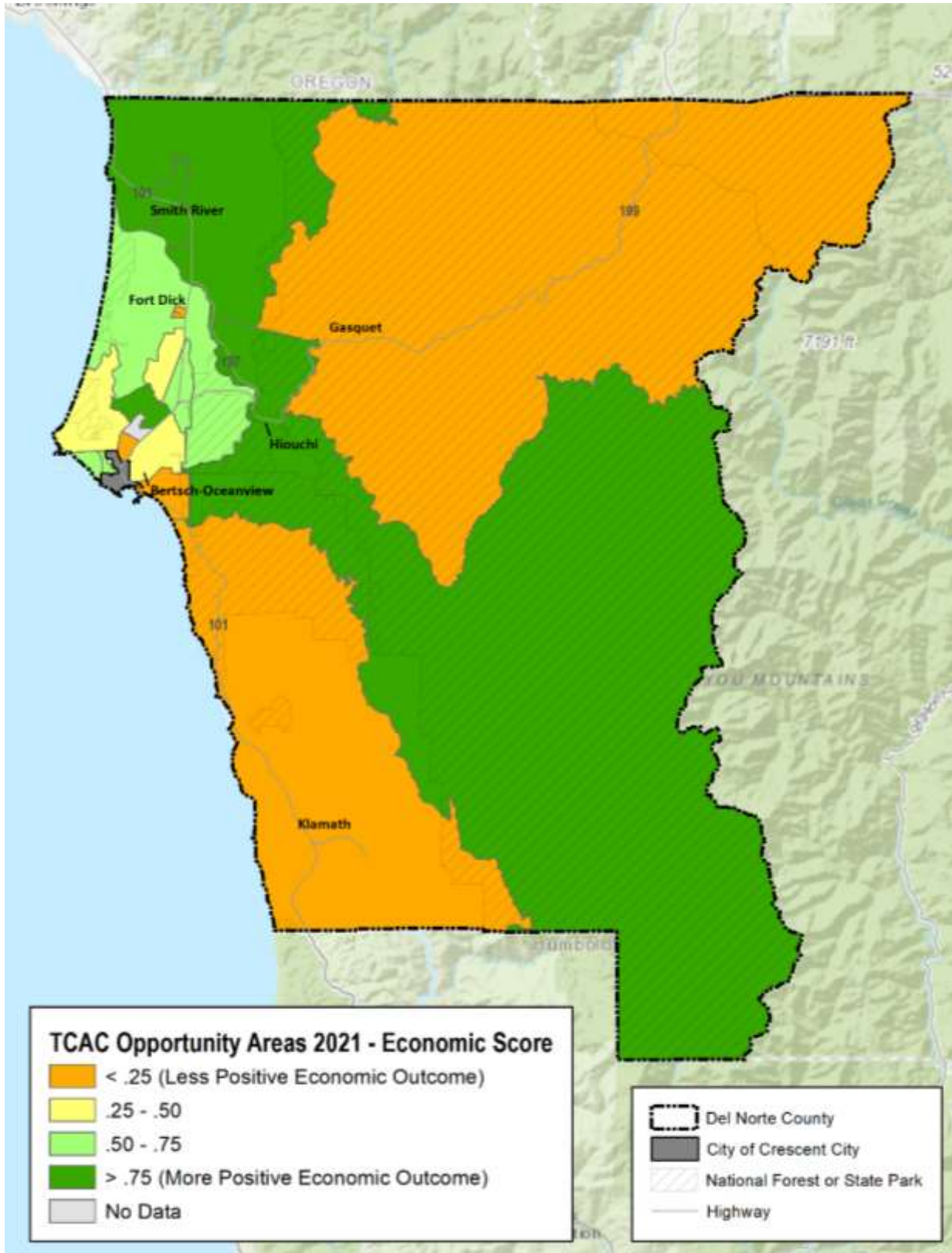
RCT has designed its service to comply with the requirements of the Americans with Disabilities Act. All buses are lift-equipped and includes designated priority seating for persons with disabilities and seniors. RCT allows all High School and Middle School students to ride free. Up to two small children are also permitted to ride free of charge with an adult.

Figure 19 Jobs Proximity Index by Block Group (2014-2017)



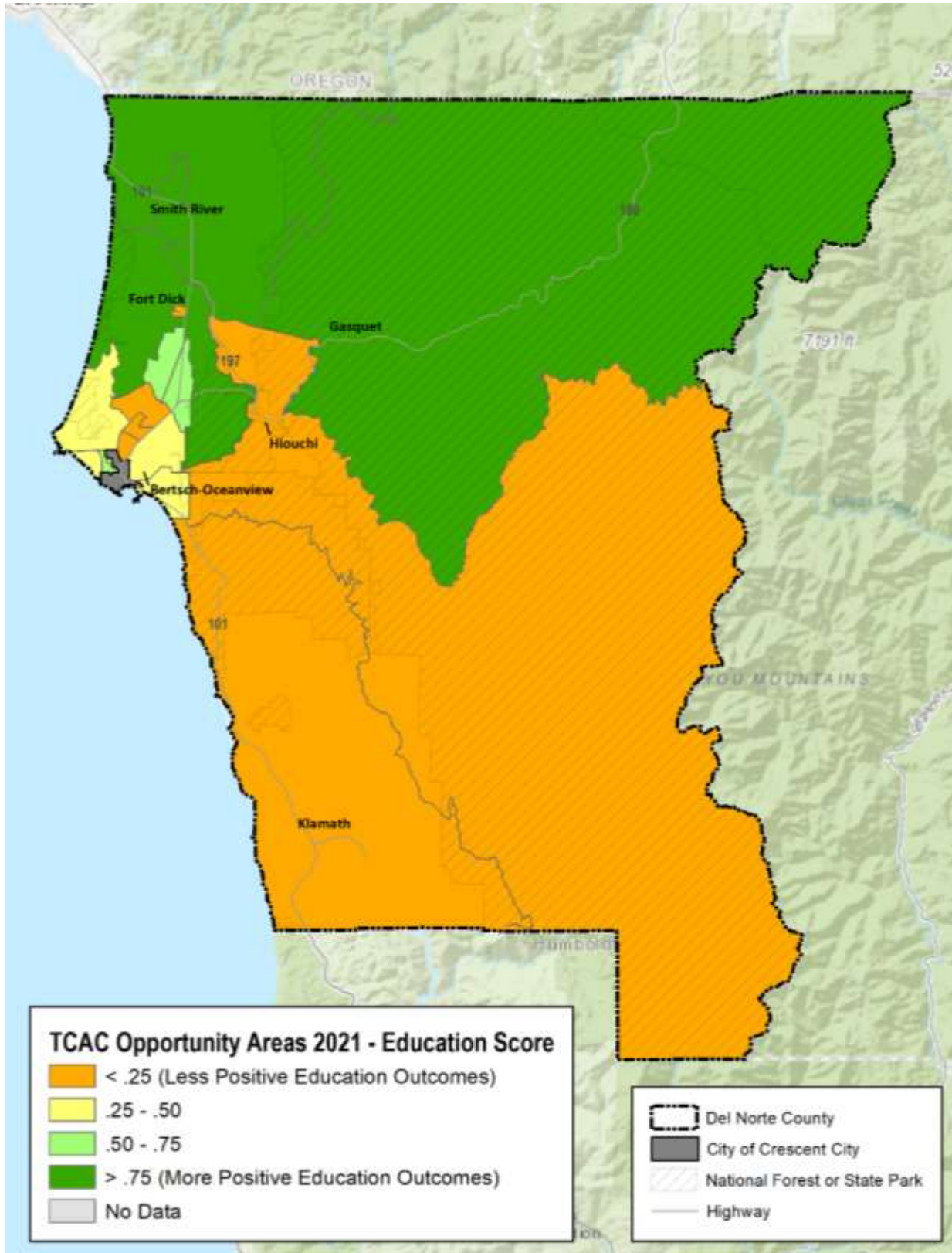
Source: HCD AFFH Data Resources and Mapping Tool, HUD AFFH Mapping Tool.

Figure 20 TCAC Opportunity Areas (2021) – Economic Score by Census Tract



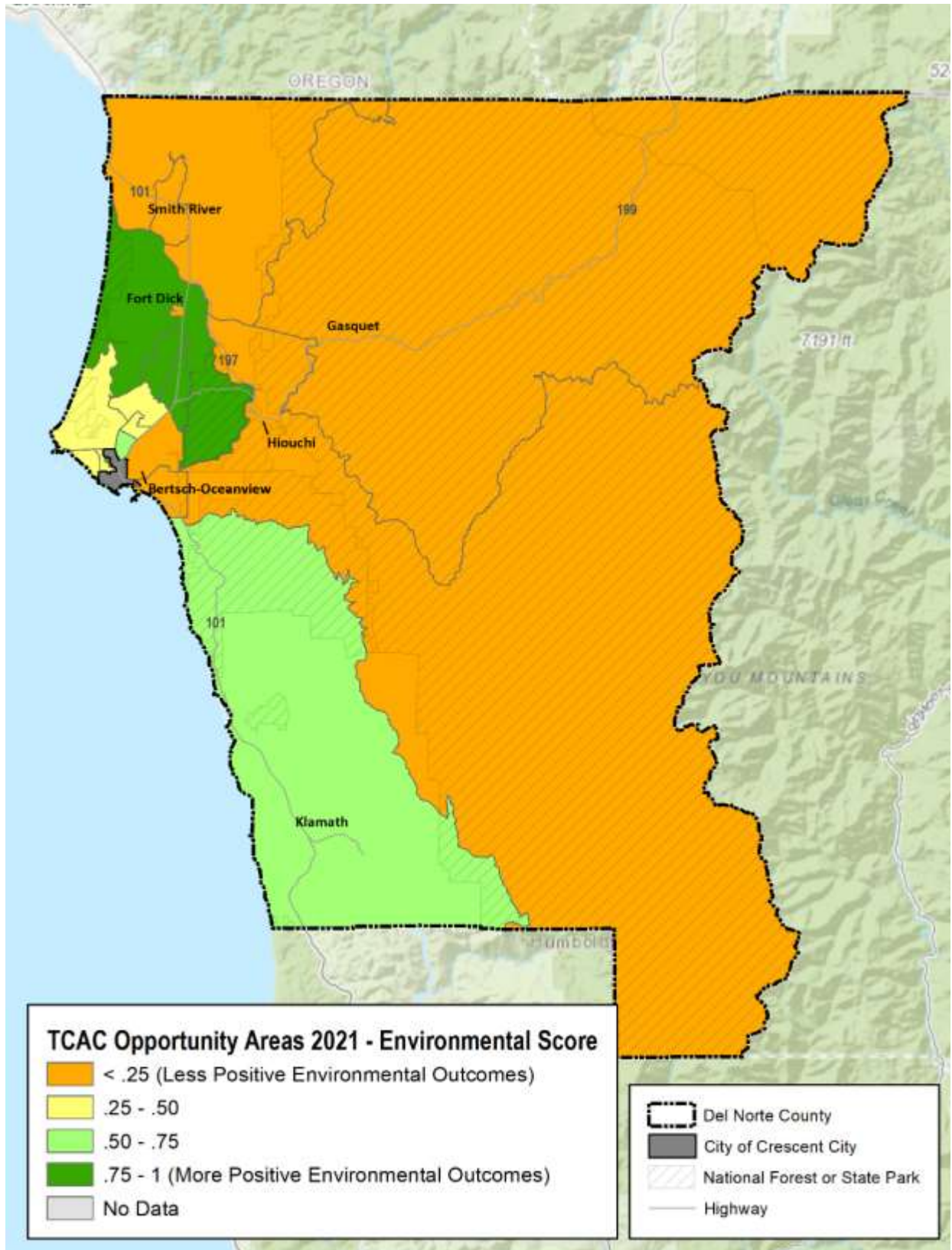
Source: HCD AFFH Data Resources and Mapping Tool.

Figure 21 TCAC Opportunity Areas (2021) – Education Score by Census Tract



Source: HCD AFFH Data Resources and Mapping Tool.

Figure 22 TCAC Opportunity Areas (2021) – Environmental Score by Census Tract



Source: HCD AFFH Data Resources and Mapping Tool.

Figure 23 HUD Low Transportation Cost Index, Del Norte County



Source: HCD AFFH Data Resources and Mapping Tool.

Location of Affordable Housing

The geographic distribution of publicly supported housing is an important factor in examining fair housing choice and segregation by income and race/ethnicity. The map below, Figure 24, shows information provided by HUD on the location of publicly supported affordable housing in Del Norte County relative to areas where residents of different races and ethnicities live. The diagram shows publicly subsidized housing in relation to areas of concentrated segregation and poverty.

There are four publicly supported housing developments in Del Norte County which, in total, provide 195 affordable housing units (Table 59). Subsidized housing in the unincorporated county is concentrated just north of Crescent City, though Dat-naa-svt (20 affordable units) is located in Smith River. None of the four developments are located within areas of concentrated segregation and poverty.

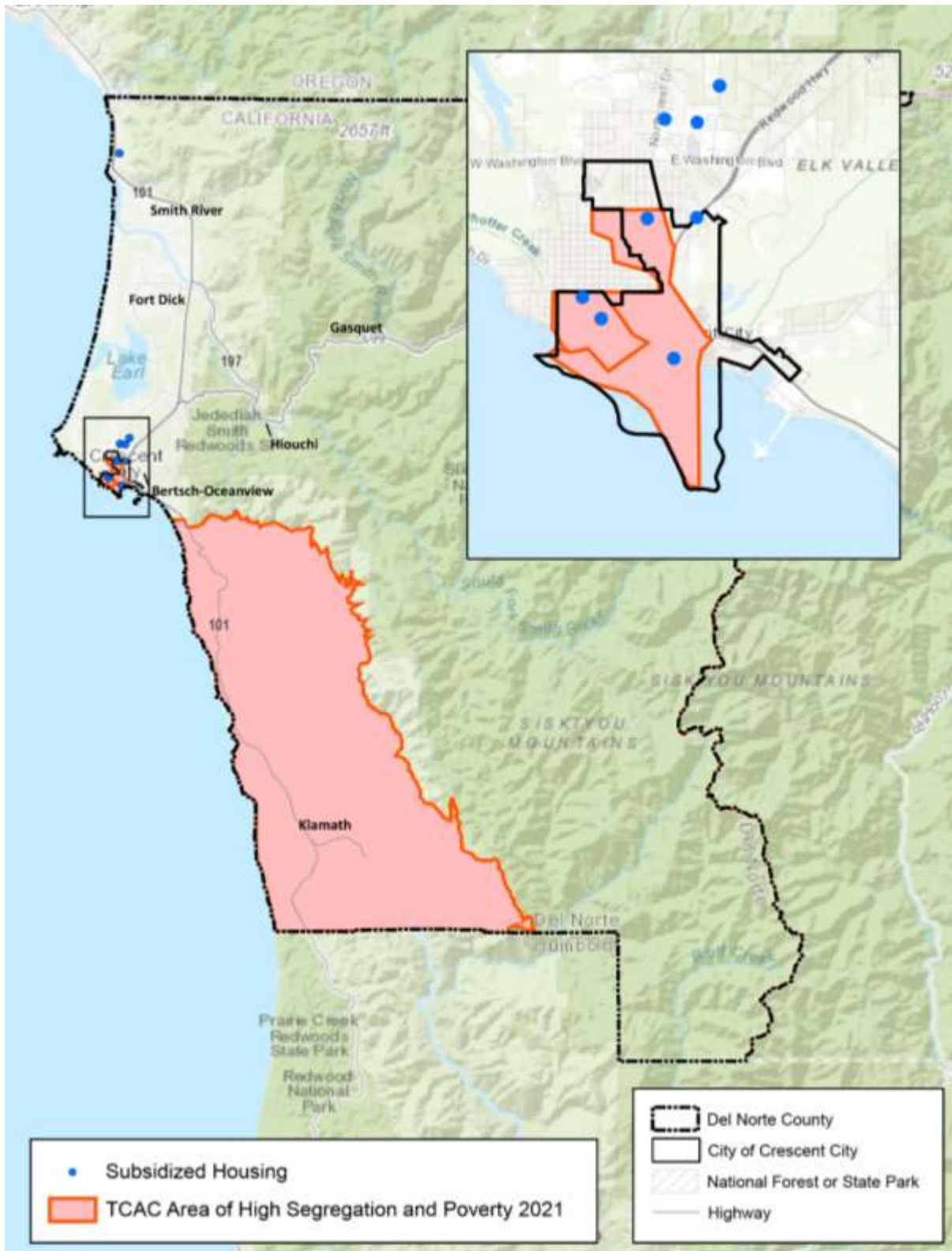
Additionally, five publicly supported developments are located within the city of Crescent City. These include Crescent City Senior Apartments, Seagull Villa Apartments, Seabreeze Apartments, Totem Villa Apartments, and the Surf Apartments. Combined these developments provide 233 affordable units.

Table 59: Subsidized Housing in Del Norte County

Name	Address	Affordable Units	Total Units	Funding Source
Unincorporated Del Norte County				
Redwood Cove	1755 Northcrest Dr	39	40	HUD
Dat-naa-svt	Smith River	20	21	Low-Income Housing Tax Credit (LIHTC)
Hidden Creek Apartments	2774 Summer Lane	80	81	LIHTC
Summer Park Apartments	1500 Summer Park Court	56	57	LIHTC
City of Crescent City				
The Surf Apartments	108 H Street	55	56	LIHTC; HCD
Crescent City Senior Apartments	1125 Oregon Street	37	38	LIHTC; USDA
Seabreeze Apartments	1045 E. Condor Street	55	56	LIHTC; USDA; HCD
Totem Villa Apartments	1085 Highway 101 North	37	38	LIHTC; USDA; HCD
Seagull Villa Apartments	655 Pacific Avenue	49	50	LIHTC; USDA; HCD

Source: HCD AFFH Data Resources and Mapping Tool, 2021.

Figure 24 Location of Publicly Supported Affordable Housing in Del Norte County, 2021



Source: HCD AFFH Data Resources and Mapping Tool, adapted by Mintier Harnish in 2021.

Disproportionate Housing Needs

Disproportionate housing needs show how access to the housing market differs for members of different classes. Oftentimes households living in poverty and communities of color face disproportionately high housing problems compared to the population as a whole. Housing problems may include housing cost burden, overcrowding, or substandard housing.

Overpayment

Overpayment or cost-burdened is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. As shown in Table 60, 27 percent of all owner households and 50 percent of renter households were overpaying for housing in the Del Norte County in 2018. This was similar to the population of households overpaying statewide (30 percent among owners; 50 percent among renters). However, cost burdens were significantly more severe for lower-income households in Del Norte County (Table 61). About 59 percent of lower-income households were cost burdened and 34 percent are severely cost-burdened. Moderate-income households (24 percent cost-burdened and three percent severely cost-burdened) are much less to be overpaying for housing. Very few above moderate income households are overpaying for housing in the county. The rate of cost-burdened lower-income households in Del Norte County is slightly lower (59 percent cost burdened; 34 percent severely cost burdened) than statewide (62 percent cost burdened; 38 percent severely cost-burdened).

Table: 60: Overpaying Households

Cost Burden	Del Norte County		California	
	Owner	Renter	Owner	Renter
Not-Overpaying (Cost Burden <=30%)	73%	49%	69%	47%
Cost-Burdened (Cost Burden >30% to <=50%)	13%	26%	17%	24%
Severely Cost-Burdened (Cost Burden >50%)	14%	24%	13%	26%
Cost Burden not available	1%	1%	1%	2%

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS) data 2014-2018.

Table 61: Cost Burdened Households by Income Category (Renters and Owners)

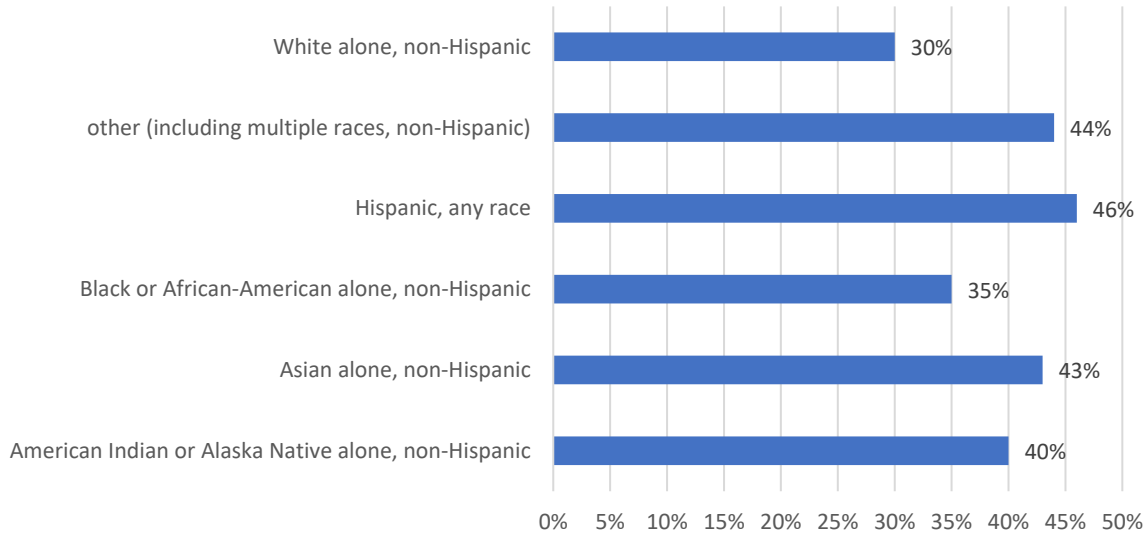
	Total	Cost burden > 30%	Percent of Total	Cost burden > 50%	Percent of Total
Del Norte County					
Household Income <= 30% HAMFI	1,540	995	65%	865	56%
Household Income >30% to <=50% HAMFI	1,445	990	69%	490	34%
Household Income >50% to <=80% HAMFI	1,495	650	43%	155	10%
Lower Incomes Combined	4,480	2635	59%	1510	34%
Household Income >80% to <=100% HAMFI	900	215	24%	25	3%
Household Income >100% HAMFI	4,415	389	9%	4	0%
Total	9,800	3,239	33%	1,539	16%
California					
Household Income <= 30% HAMFI	2,670,350	1,440,365	54%	1,229,985	46%
Household Income >30% to <=50% HAMFI	1,844,695	1,178,010	64%	666,685	36%
Household Income >50% to <=80% HAMFI	1,535,920	1,160,110	76%	375,810	24%
Lower Incomes Combined	6,050,965	3,778,485	62%	2,272,480	38%
Household Income >80% to <=100% HAMFI	581,315	485,875	84%	95,440	16%
Household Income >100% HAMFI	951,005	850,575	89%	100,430	11%
Total	7,583,285	5,114,935	67%	2,468,350	33%

Source: CHAS data 2014-2018.

Figure 25 illustrates cost burdens across racial and ethnic identities in countywide based on recently released CHAS data for 2018. Most racial categories fared similarly compared to the county's overall cost burdened rate of 40 percent. Notably, however, nearly half (46 percent) of all households who identify as Hispanic were overpaying for housing in 2018. This compares to just 30 percent among White alone, non-Hispanic households. White alone households comprised 59 percent of the county (previously reported on Table 55) population but 77 percent of overpaying households (Figure 26). By comparison, Hispanic households make up approximately 19 percent of the county population (see Table 55) but 10 percent of the overpaying households (Figure 26).

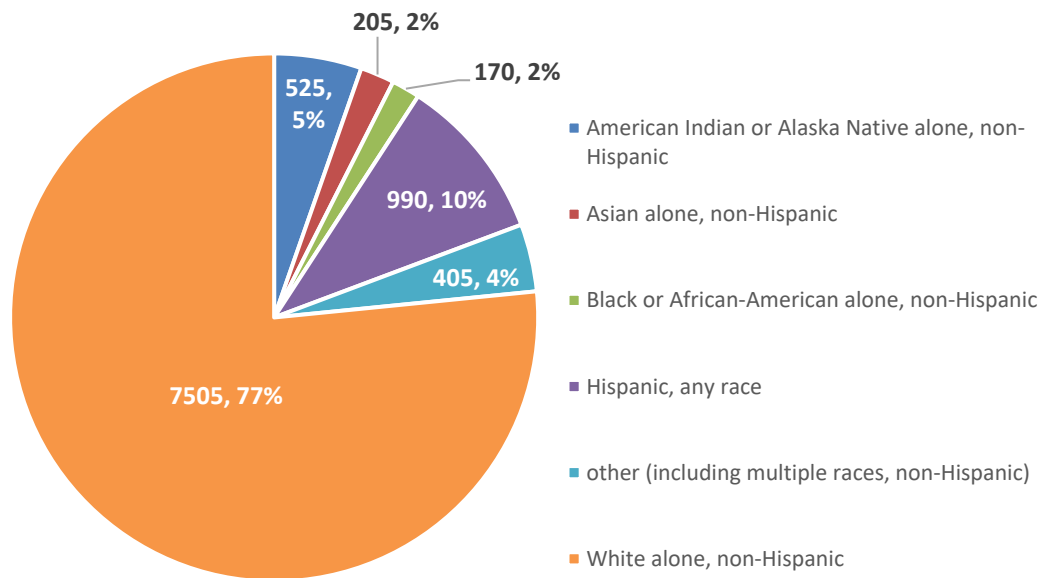
According to CHAS 2018 data, renters in the county were significantly more burdened with overpayment compared to homeowners in the county, with 45 percent of renters burdened by housing costs compared to 26 percent of owners. Additionally, Figure 27 shows the trends of overpayment for renters in Del Norte County and Figure 28 shows the trends of overpayment for homeowners (based on 2019 American Community Survey). The data shows that renters in the Crescent City, Bertsch-Oceanview, and Klamath areas are more likely to be overpaying for housing. Cost burdens among renters are particularly high in the unincorporated area just north of Crescent City where 60 to 80 percent of renters are overpaying for housing. Among owner households, the majority of the county is reported to have 20 to 40 percent of owner households overpaying. Two areas are found to have higher percentages (40 to 60 percent) of cost burdened homeowners however, including the same unincorporated area just north of Crescent City and a large area encompassing Fort Dick.

Figure 25 Percent of Households Overpaying by Race and Ethnicity, Del Norte County (2018)



Source: CHAS data 2014-2018.

Figure 26 Overpaying Households by Race and Ethnicity, as a Percentage of Total Overpaying Households, Del Norte County (2018)



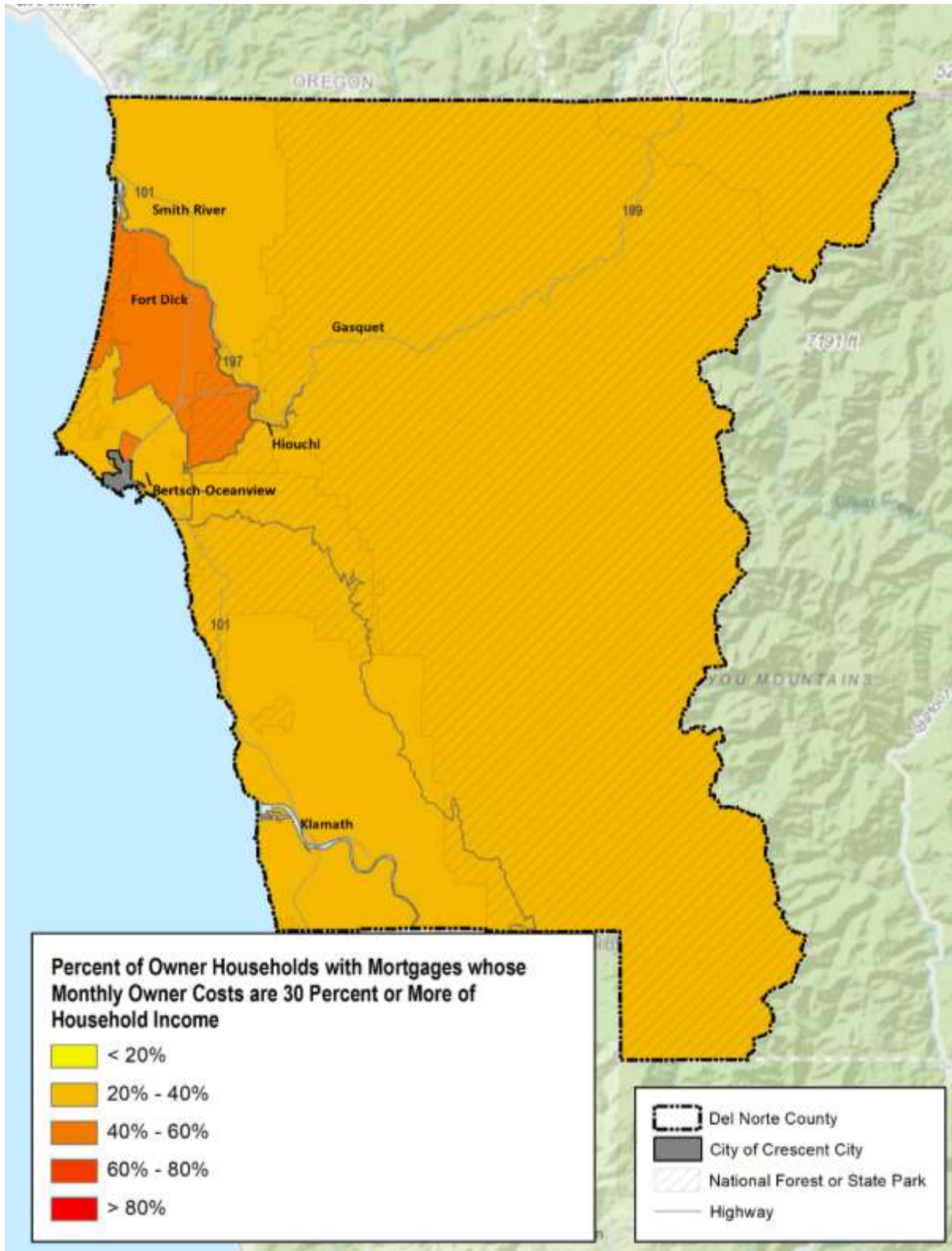
Source: CHAS data 2014-2018.

Figure 27 Overpayment by Renters, 2015-2019, Del Norte County



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 5 Year estimates 2015-2019.

Figure 28 Overpayment by Homeowners, 2015-2019, Del Norte County



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 5 Year estimates 2015-2019.

Overcrowding

The average household size in Del Norte County (2.47 persons per household) is lower than statewide (2.95) but higher than Crescent City (2.17). According to the 2019 ACS 5-year estimates, overcrowding was slightly more common in Del Norte County than in Crescent City (see Table 13 and Table 62). Although the prevalence of overcrowding statewide (8.17 percent overcrowded) indicates that more people are choosing to live together to offset increasing housing costs in the region, rates of overcrowding are significantly lower in Del Norte County.

Table 62: Overcrowded Households by Race/Ethnicity

	Crescent City	Del Norte County	California
Overcrowded - Owner Occupied	0.00%	3.06%	4.02%
Overcrowded – Renter Occupied	6.16%	9.58%	13.22%
Total Overcrowded	3.90%	5.09%	8.17%
Severely-Overcrowded – Owner Occupied	0.00%	0.64%	1.01%
Severely-Overcrowded – Renter Occupied	1.85%	2.60%	5.29%
Total Severely Overcrowded	1.17%	1.25%	2.94%

Source: U.S. Census, American Community Survey 2015-2019 5-Year estimates, Table B25014.

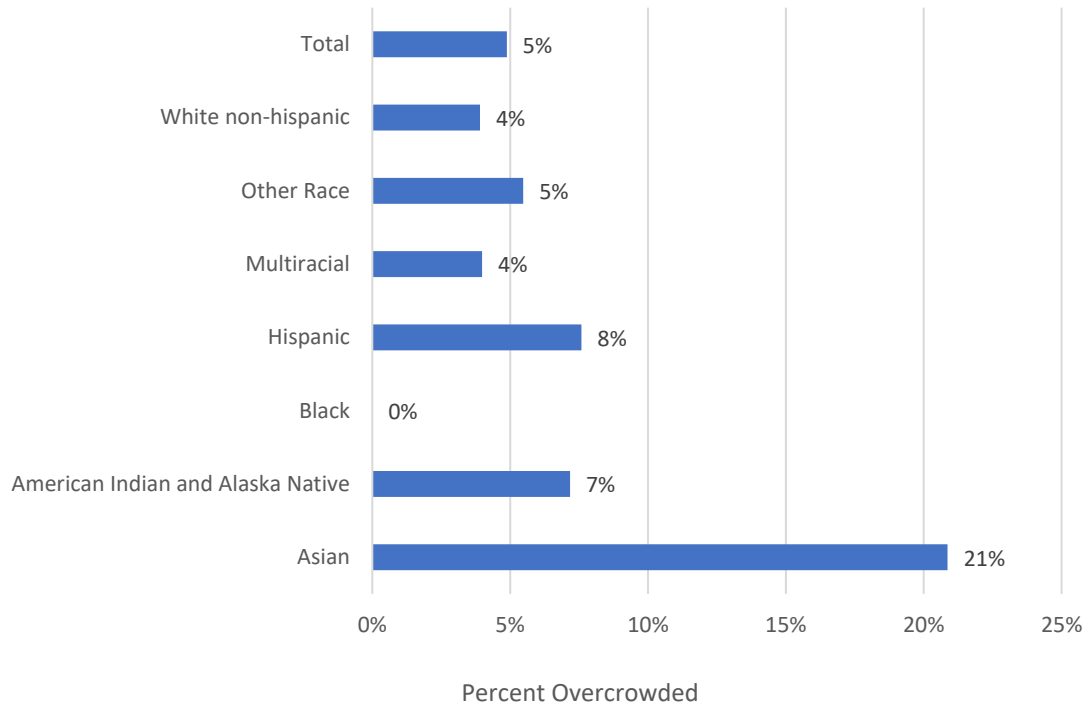
As shown in Table 63 and on Figure 29, in Del Norte County overcrowding is much more common among Asian households, and slightly more common among Hispanic households as well as American Indian and Alaskan Native households. It should be noted however, that the margin of error in the data is quite large and may be skewing the data.

Table 63: Overcrowded Households by Race/Ethnicity

	Total Households	More than 1 Person Per Room	Margin of Error	Percent Overcrowded
Asian	278	58	±45	21%
American Indian and Alaska Native	530	38	±42	7%
Black	178	-	±23	0%
Hispanic	1,002	76	±68	8%
Multiracial	452	18	±28	4%
Other Race	475	26	±27	5%
White non-Hispanic	7,555	295	±119	4%
Total (sum of all rows)	10,470	511		5%

Source: U.S. Census, American Community Survey 2015-2019 5-Year estimates, Table B25014

Figure 29 Overcrowded Households by Race and Ethnicity, Del Norte County (2019)



Source: U.S. Census, American Community Survey 2015-2019 5-Year estimates, Table B25014

Figure 30 shows patterns of overcrowding in the county and reveals that overcrowding generally falls below the state average in most of the county. Similarly, Figure 31 shows similarly low levels of severely overcrowded households. Finally, although the reported incidences of overcrowding is low, conversations with stakeholders indicate that, due to the low inventory and high demand, some residents resort to living with relatives or friends if they cannot find housing affordable for their household. Despite the low levels of overcrowding, the significant disparity in rates of overcrowding by race and ethnicity is an impediment to affirmatively furthering fair housing in the county.

Figure 30 Overcrowded Households, Del Norte County



Source: HCD AFFH Data Resources and Mapping Tool.

Figure 31 Severely Overcrowded Households, Del Norte County



Source: HCD AFFH Data Resources and Mapping Tool.

Substandard Housing

As shown in Table 12, homes in Del Norte County more than half of the homes in the county are at least 30 years old (66 percent were built prior to 1990) and these older dwellings are more likely to need maintenance, rehabilitation, or replacement. About 32 percent of the total housing stock was built prior to 1970 and can be assumed to be need of rehabilitation or replacement. According to the 2019 ACS 5-year estimates, however, less than 1 percent of all households in the county lacked adequate plumbing facilities or kitchen facilities. Based on these statistics, substandard housing conditions do not pose a fair housing issue for residents in Del Norte County.

Displacement Risk

The rising cost of housing is becoming an increasingly important housing security issue in California, especially for renters. Gentrification, or the influx of capital and higher-income residents into working-class neighborhoods, is often associated with displacement, which occurs when housing costs or neighborhood conditions force people out and drive rents so high that lower-income people are excluded from moving in. Areas identified by HCD as sensitive contain populations that could be particularly susceptible to displacement in the face of exacerbated market-based pressures at the neighborhood-level. According to HCD and the UC Berkeley Urban Displacement Project, a census tract is flagged as a sensitive community if it meets the following criteria as both vulnerable and experiencing market-based displacement pressure:

- 1) Proportion of very low-income residents was above 20 percent in 2017; and
- 2) The census tract meets two of the following criteria:
 - a. Share of renters was above 40 percent in 2017;
 - b. Share of people of color was above 50 percent in 2017;
 - c. Share of very low-income households (50 percent AMI or below) that are also severely rent burdened households was above the county median in 2017; or
 - d. Nearby areas have been experiencing displacement pressures.

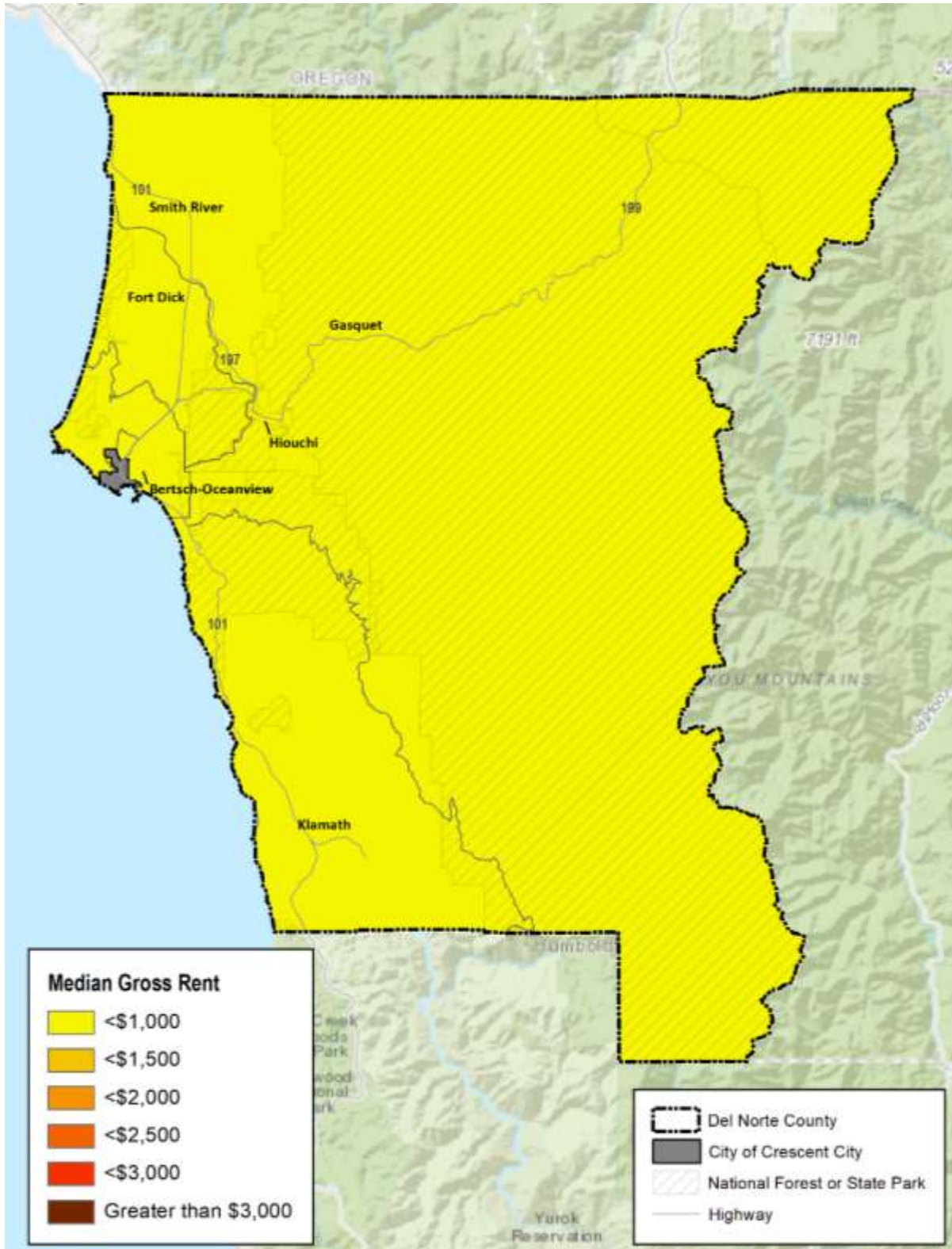
According to these metrics, no census tracts in Del Norte County are at risk of displacement or exclusion, as shown on Figure 32. Further, rents are generally low in the county. Figure 33 shows that there are no areas of the County with high median rents, which would place displacement pressures on existing residents. However, local stakeholders indicate that that the housing stock is negatively impacted by homes being converted to vacation rentals or purchased as a second home for an owner whose primary residence is in another county. Due to these comments, taken during the housing element community engagement process, the County believes the vacation rental market in recent years places displacement pressures on residents.

Figure 32 Communities Sensitive to Displacement (UCB Urban Displacement Project)



Source: HCD AFFH Data Resources and Mapping Tool, Urban Displacement Project, UC Berkeley.

Figure 33 Median Gross Rent



Source: HCD AFFH Data Resources and Mapping Tool.

Local Context

Del Norte County is a rural county dominated by National and State park land and national forest land. With only one incorporated city, the county population is centered around Crescent City, where jobs and resources are most abundant. Five Census-designated places, (Bertsch-Oceanview, Fort Dick, Gasquet, Hiouchi, Klamath, and Smith River) are dispersed widely across the county and are rural communities with resource and infrastructure challenges. This section provides an analysis that summarizes AFFH data and serves as a comparison between the areas of the county that works to identify potential segregation patterns and trends.

Integration and Segregation Pattern Summary. Although the county includes no majority non-white block groups, the Fort Dick and Smith River areas saw increases in the percentage of the population that identifies as non-white between 2010 and 2018. Notably, the Klamath area has significantly higher concentrations of residents with disabilities than elsewhere in the county. Economic data shows that the block groups including Klamath and Bertsch-Oceanview have lower incomes and a higher poverty rate than most of the county, however, no block groups within the county were found to have a median area income of less than \$30,000.

Access to Opportunity Summary. Access to opportunity in Del Norte County is closely tied to jobs proximity. Opportunities are generally greater near jobs, services, and resources, the vast majority of which are located within and adjacent to Crescent City. The census tracts on the southwest portion of the county, which include the community of Klamath, are considered areas of high segregation and poverty. This area received the lowest scores for jobs proximity, economic opportunities, and educational opportunities. Due to these factors, access to opportunity related to poverty, job proximity, and labor market engagement is an impediment for affirmatively furthering fair housing in the county.

Other Relevant Factors

Past Zoning Practices

Del Norte County has been historically developed with a predominance of single family uses and larger lot sizes common in rural counties. Single-family residential areas are low density and lack zoning for a variety of housing types, including multifamily residential and transitional and supportive housing. Additionally, although the County has issued permits for accessory dwelling units in compliance with State law, the County's second unit ordinance is out-of-date and should be brought into compliance in order to increase affordable housing choices in lower-density higher resource areas. Finally, zoning practices have historically only allowed residential uses in commercial districts by conditional use permit. In recognition of this barrier to fair housing choice, the County has committed to update the zoning code to allow multifamily residential in commercial zones and to provide a process for streamlined ministerial review for projects with a minimum of 20 percent of the residential units affordable to lower-income households.

As in other rural counties, the lack of water and wastewater infrastructure in rural communities has challenged the development of affordable housing. In recognition of these constraints, Del Norte County

has dispersed multifamily housing sites throughout the county, including in Smith River, a high opportunity area. Further, the County has committed to continue to seek funding for public water and sewer expansion and rehabilitation projects, and to a number of programs to bring the zoning code into compliance with state laws that work to remove barriers to fair housing choice.

Local Investment

Local investments in Del Norte County is limited to public facilities, parks, and infrastructure. The County has community facilities located within Crescent City, including County administrative offices at 9th and H streets, the Sheriff's Office, and individual department offices on Northcrest Drive, West Washington Boulevard, and Marshall Street.

Parks owned and operated by Del Norte County include Florence Keller Park, located three miles north of Crescent City, Ruby Van Deventer Park, located on Highway 197, and Clifford Kamph Memorial Park, located on the west side of Highway 101 two miles south of the Oregon border. These parks provide campsites and picnic areas on a first come, first serve basis. Additionally, the County maintains three public fishing access points (two in Klamath and one in Smith River), Pyke Ball Field, and the Bertsch Tract Park. Finally, the County owns the Battery Point Lighthouse and Museum, which it leases to the Historical Society.

County residents also recreate in parks and facilities operated by the City of Crescent City, which include Beachfront Park, Fraser Park, Brother Jonathan Park and Overlook, Peterson Park, the B Street Pier, and the portions of the Coastal Trail.

Regarding infrastructure, due to limited funding the County does not currently provide funds through the Owner-Occupied Rehabilitation Program, however the County is currently undertaking a number of projects to improve infrastructure in the county. These projects include the Hunter Creek Bridge Replacement Project, a Local Roadway Safety Plan, an Onsite Emergency Power Supply for Sanitary Sewer Lift Stations project to upgrade and protect lift stations, and a Washington Boulevard Culvert Replacement Project. Recently completed projects also include the Big Flat Road at Hurdygurdy Creek Bridge Replacement, CSA No. 1 and Crescent City Lift Station Rehabilitation, and the Elk Valley Cross Road Corridor Plan.



The Housing Element includes implementation programs that directly address the affirmatively further fair housing issues discussed in the Local Context and Past Zoning Practices analyses. Please see Program HE-EE Affirmatively Further Fair Housing for more information.

Sites Inventory and Fair Housing

A primary goal of the fair housing assessment is to ensure available sites for lower-income housing are located equitably across a region and within communities with fair access to opportunities and resources. Ensuring that sites for housing, particularly lower income units, are in high resource areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to plan for

housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services. Figure 4 shows the location of sites that will be counted toward the RHNA.

Figure 16 shows that existing and planned housing development is dispersed among the residential areas of the county and are not concentrated in areas with the highest poverty rates. No subsidized housing units, and only five 6th Cycle housing sites (14, 18, 19, 21, 22) fall within the census tracts that experience a poverty rate of 20 to 30 percent. Of these sites, only sites 14, 18, and 19 have been identified as appropriate for lower-income housing, based on their proximity to resources, services, and public utilities. Sites 21 (Howland Hill) and 22 (Klamath Glen) are planned for lower-density housing and have been applied toward the County's moderate-income goals. Only one area of the unincorporated county has a poverty rate above 30 percent. No housing sites have been identified in this area.

Summary of Fair Housing Issues and Contributing Factors

In Del Norte County, fair housing issues are primarily related to limited access to jobs and economic opportunities; lower median incomes countywide; and overpaying for housing, particularly among Hispanic households, and an aging housing stock. Additionally, Del Norte County residents in the Klamath area have lower access to opportunities, which may further impact residents in the area the ability to find affordable housing.

The County is committed to further fair housing practices, as evident though Goal F and its respective policies, Policy F-1 through Policy F-6, and Program HE-EE. Additionally, Program HE-CC commits the County to participating in any regional efforts to identify and analyze impediments to housing in coordination with the City of Crescent City. Furthermore, this Housing Element identifies the following contributing factors to Del Norte County's fair housing issues, including the housing programs the County will undertake to address them:

- **Availability of affordable units.** Like much of the state, Del Norte County residents are impacted by a lack of affordable housing. Throughout the county, the lack of affordable units has led to a significant percentage of households paying more than 30 percent of their income on housing. In the 6th Cycle Housing Element, the County has programs that will facilitate the development of higher density multifamily units and ADUs in an effort to provide developers more opportunities to develop more affordable housing types. Programs include HE-A, HE-B, HE-C, HE-D, HE-E, HE-F, HE-G, HE-H, HE-I, HE-J, and HE-O all support the development of affordable housing.
- **Access to opportunity.** Families with limited access to opportunities also have limited resources to navigate the housing market and find affordable housing. The County will continue to support the Crescent City Housing Authority in their efforts to provide services and support to families in Del Norte County. These services include administering the Housing Choice Voucher Program, which provides direct rental assistance to families and individuals with a household income not exceeding 50 percent of the Area Median Income, assisting residents with filing fair housing

complaints and reasonable accommodation requests, and providing informational resources for residents. Additionally, the County will continue to work with the Del Norte Mission Possible, a local nonprofit providing shelter and supportive services. Programs HE-K, HE-L, HE-M, HE-U, HE-Z, HE-BB, HE-CC, HE-DD, HE-EE, HE-FF, HE-GG, all support, promote, and/or facilitate improved access to various opportunities and services.

- **Land use and zoning laws.** Like many jurisdictions in California, Del Norte County needs to update its zoning and building codes to comply with new State laws. These new State laws will change some zoning and permit processing procedures to streamline the development of affordable housing types, including, multifamily units and ADUs; allow residential uses (with an 20 percent affordability component) in commercial zones by-right, and allow transitional and supportive housing as well as residential care facilities in residential zones. Programs HE-N, HE-P, HE-Q, HE-R, HE-S, HE-T, HE-X, HE-HH, and HE-II all engage the County in updating its land use and zoning laws.

Chapter 5 – Program Requirements

Government Code Section 65583(b)(1) requires that Housing Elements contain “a statement of the community’s goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.” This section of the Housing Element sets forth the County’s Quantified Objectives, Goals, Policies, and Programs which are intended to collectively address the identified housing needs of Del Norte through 2019. The Housing Element is required to address six broad requirements in its goals and policies:

- Provide adequate sites to accommodate housing need
- Development of lower income housing
- Address and remove or mitigate constraints
- Conserve and improve the existing housing stock
- Preserve units at-risk of conversion to market rate uses
- Promotion of equal housing opportunity.

More specifically, this section of the Housing Element contains programs which set forth a schedule of actions the County is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the County through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available.

Quantified Objectives

The quantified objectives estimate the number of units likely to be constructed, rehabilitated or conserved/preserved by income level during the planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources and constraints.

Based on previous permit activity and housing stock conditions anticipated new construction, replacement, and rehabilitation goals are provided in Table 64. The Sites Inventory identifies a surplus of potential sites in order to accommodate the new construction needs listed.

Table 64: Quantified Objectives

Income Group	Construction	Rehabilitation	Conservation/Preservation
Extremely Low	30	40	1
Very Low	102	40	2
Low	75	60	5
Moderate	55	100	5
Above Moderate	154	200	2
Total	386	440	15

Goals, Policies, and Programs

The programs described in this section represent the actions the County proposes to take to implement its policies and achieve stated goals and objectives. These programs reflect the results and analyses of the County’s local housing needs, available land and financial resources and the mitigation of identified governmental and non-governmental constraints.

Based on goals required by State housing law as well as local identified goals, analysis of the effectiveness of the previous housing elements, and public input the goals, policies, and programs presented in this section have been identified for the 2022-2030 Housing Element.

Goal A: To Provide Adequate Sites to Accommodate the County Housing Needs

A fundamental component of the Housing Element is the identification of adequate sites, with appropriate zoning, development standards, and services to accommodate the County’s share of the regional housing needs for each income level within the unincorporated area of the County. The County aims to use a variety of planning tools to ensure that adequate sites are identified as being available for housing development.

Policy A-1: Land for Residential Development

The County shall continue to maintain a sufficient supply of land designated for residential development to meet the identified housing needs for the planning period.

Policy A-2: Monitor Residential Building Activity

The County shall monitor residential building activity by income categories on an annual basis to help determining whether the County housing needs are being met.

Policy A-3: Adequate Water Service

The County will continue to work with outlying services agencies regarding adequate water service, where applicable.

Policy A-4: Prioritize Public Utilities

The County will continue to support the prioritization by service providers of public utilities for lower income housing development, as required by Government Code Section 65589.7.

Goal B: To Assist in the Development of Lower Income Housing

Due to limited public resources the development of lower income housing in Del Norte County has historically been done by private developers. Despite its limited resources the County has consistently sought to assist in the development of lower income housing whenever possible. The policies and programs listed below illustrate how the County can indirectly facilitate the development of more affordable housing through effective administration of land-use controls and by providing appropriate regulatory concessions and incentives.

Policy B-1: Surplus Land Inventory

The County shall compile an inventory of surplus properties owned by the County or other public entities. The inventory will include donated land and land otherwise acquired by the County.

Policy B-2: Non-profit Developer Partnerships

The County shall initiate partnerships and continue to work with non-profit developers to assist the development of housing affordable to extremely low-, very low- and low-income households.

Policy B-3: Permit Process Streamlining

The County, working with the Housing Authority, local non-profit organizations, or developers, shall encourage the development of housing for very low- and low-income households through permit process streamlining, including permit coordination, letters of support, and pre-application consultation.

Policy B-4: Funding Coordination

The County shall continue its efforts to coordinate with funding agencies to identify and improve competitiveness for housing related funding.

Policy B-5 Special Needs Housing

The County shall strive to address the unique housing needs of seniors, large families, single-parent households, the homeless, persons with disabilities (including developmental disabilities, and farmworkers.

Policy B-6 Assist in Serving the Needs of Homeless Persons

The County shall assist non-profit organizations that provide emergency shelter and other support services to homeless persons.

Goal C: Address and Remove or Mitigate Constraints

The County should address, and where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and for persons with disabilities including developmental disabilities.

Policy C-1: Accessory Dwelling Units

The County shall promote the development of accessory dwelling units to ease a rental housing deficit, maximize limited land resources and existing infrastructure and assist low and moderate-income homeowners with supplemental income.

Policy C-2: Increase Residential Density Standards

The County shall revise its General Plan land use designations and zoning code to allow up to 20 dwelling units per acre in areas that have public sewer and water service.

Policy C-3 Remove Governmental Constraints

The County shall continue to streamline the Zoning Code and permitting procedures.

Policy C-4 Maintain, Upgrade, and Expand Infrastructure Systems

The County shall continue to seek funding to maintain, upgrade, and expand sewer and water delivery systems and shall update impact fees as necessary.

Goal D: Conserve and Improve the Existing Housing Stock

The existing affordable housing stock found within the County is a valuable resource and, as such, policies in this section are intended to help conserve and improve it. Based on the aging of the housing stock it is anticipated that a large number of units will require rehabilitative work. A total of 440 units are identified in the Quantified Objectives for rehabilitation during the current planning cycle.

Policy D-1: Housing Rehabilitation

The County shall encourage and incentivize rehabilitation of dwelling units found to be substandard or a threat to health and safety through Code Enforcement efforts. The Code Enforcement and Planning Divisions shall aim to educate property owners on various funding opportunities to assist in the remediation of housing related code violations.

Policy D-2: Rehabilitation Subsidies

The County will continue using available subsidies for the rehabilitation of lower income housing units.

Policy D-3: Weatherization

The County, through the Senior Center and subject to available funding, will continue to provide rehabilitation assistance in the City of Crescent City and County for weatherization of existing housing units.

Policy D-4: Residential Neighborhood Preservation

The County shall preserve residential neighborhood appearances and make them more livable, particularly within and around neighborhoods with schools.

Goal E: Preserve Units at Risk of Conversion to Market Rate Uses

While no instances of assisted housing being at risk of conversion to market rate in the current or next planning period have been identified, the County will continue to monitor the local assisted housing stock for the possibility of conversion. In order to preserve the locally available stock of assisted housing units the County will actively participate in the preservation of assisted housing units from conversion to market rate rentals whenever needed.

Policy E-1: Assisted Housing Conversion Risk

In conjunction with the Housing Authority, the County shall regularly review the status of assisted rental units at risk of conversion to market rate rents and respond as appropriate.

Goal F: Affirmatively Further Fair Housing

The County shall take actions to overcome patterns of segregation, address disparities in meeting housing needs and access to opportunity and foster inclusive communities and shall actively participate in ensuring fair housing to promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability.

Policy F-1: Housing Authority Support

The Housing Authority serves as the local lead agency on matters involving Fair Housing. The County will continue to support the Housing Authority to the greatest extent possible through distribution and posting of fair housing information, referrals to the Housing Authority, and any assistance that may be periodically needed. The County shall also support the Housing Authority use of the Federal Section 8 program, as well as its landlord education program in order to provide candidates for replacement of units, which may be removed from the program.

Policy F-2: Amend “Family” Definition

The County shall review its current definition of “family” in the zoning code and amend it as needed in order to comply with the law and not discriminate against non- traditional families and persons with disabilities.

Policy F-3: Equal Housing Opportunity

The County shall actively promote equal housing opportunities for all regardless of age, race, religion, sex, marital status, sexual orientation, ancestry, national origin, or color.

Policy F-4: Shared Residential Living

The County shall encourage and support shared residential living serving the developmentally disabled who are at-risk of homelessness or at-risk of institutionalization should be encouraged as a way to accommodate the housing need of this population and to address the increase in the homeless who have some form of developmental disorder and/or mental disability.

Policy F-5: Support Efforts to Affirmatively Further Fair Housing

The County shall support ongoing efforts of federal, State, regional, and local efforts to affirmatively further fair housing through the enforcement of fair housing laws and prohibiting discrimination in the development, financing, rental, or sale of housing.

Policy F-6: Equitable Public Investment Distribution

The County shall review public investments to ensure equitable distribution of public facilities, services, and infrastructure to all areas of the community, with priority given to areas supporting affordable housing.

Policy F-7: Support Inclusive Programs and Housing

The County shall support programs and housing developments that support inclusive, racially and ethnically diverse, and mixed-income residential communities throughout the county, such as inclusionary housing programs, intergenerational housing, and large family units.

Policy F-9 Tenant Protections

The County shall work with the Housing Authority to prevent unjust evictions, including but not limited to, implementing emergency eviction protections in extraordinary circumstances (e.g., COVID-19).

Policy F-10 Rehabilitation Assistance Fund

The County shall look for funding sources to restart, maintain, and expand the Owner-occupied Rehabilitation Program.

Goal G: Safe and Healthy Housing Goals

The County shall review new housing development for consistency with healthy housing concepts to promote healthy and safe housing opportunities in the County.

Policy G-1: Crime Prevention Through Environmental Design

The County shall encourage new housing development to be designed in a way so that criminal activity is deterred through environmental design to the greatest extent practicable.

Policy G-2: Smoke-free Housing

The County shall encourage new housing development to be “smoke free” to improve the health of those living in multifamily housing.

Implementation Programs

Table 65 includes implementation programs for the 2022-2030 Housing Element.

Table 65: Housing Element Implementation Programs

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-A Available Sites Inventory</p> <p>The County will prepare a sites inventory and suitability analysis that identifies suitable sites for housing development that allows targeted income housing developers to have a clear idea of what sites are suitable for meeting the Regional Housing Needs of the County. The County will monitor progress toward program objectives and implement additional measures as necessary if the metrics are not being met.</p> <p>The County shall maintain an inventory of parcels meeting the requirements of Government Code Section 65583.2(c); that is, vacant sites identified in two or more consecutive housing elements or nonvacant sites identified in a prior housing element, that are identified to accommodate housing for lower income households. This inventory shall be made available online. [Existing Program A-1, modified]</p>	<p>Identify housing sites suitable to accommodate: Very low income: 102 units Low income: 75 units Moderate income 55 units Above Moderate income: 154 units Total: 386 units</p>	<p>A-1</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund</p>	<p>This program has been incorporated into the 2022-2030 Housing Element.</p>
<p>HE-B Monitor Housing Construction Activity</p> <p>The County will regularly monitor housing construction activity to ensure that sufficient land remains available to meet the 2022-2030 Regional Housing Needs Allocation. The County shall monitor affordability and location of available sites and shall identify and rezone sites at appropriate densities throughout the county, and particularly in high opportunity areas, as defined by the Affirmatively Furthering Fair Housing Analysis (see Chapter 4), in line with the County's commitment to affirmatively further fair housing. This program will allow for quicker updates to future Annual Progress Reports as the data would be available in a quickly accessible database. [Existing Program A-3, modified.]</p>	<p>Maintain accurate and current data showing housing development (new units created, rehabilitated, demolished, etc.) within the County in a consolidated database.</p>	<p>A-2</p>	<p>Community Development Department (Building Inspection Division and Planning Division).</p>	<p>General Fund</p>	<p>Ongoing. Development activity is tracked in real time in a database maintained by the Building Inspection Division with internal reports produced monthly for various staff uses.</p>
<p>HE-C Coordination with Rural Public Utilities</p> <p>The County depends on rural water districts to provide public water in certain unincorporated parts of the County. If these water districts were unable to provide their services housing capacity may not be able to be fully accommodated. The County shall continue to coordinate with the water districts to ensure ongoing viability of the water districts. [Existing Program A-4, modified]</p>	<p>Regular coordination with water districts in outlying areas on an as needed basis to assure adequate residential water service.</p>	<p>A-3</p>	<p>Community Development Department (Planning Division and Environmental Health Division).</p>	<p>General Fund</p>	<p>Ongoing. The Community Development Department works closely with all local rural water districts on a continual basis.</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-D Disadvantaged Unincorporated Communities</p> <p>The County will update the General Plan Land Use Element to include an analysis of the County’s disadvantaged unincorporated communities. The analysis will review these communities for water, wastewater, stormwater drainage, and structural fire protection needs as well as an analysis of the potential for and cost of the extension of public utilities to these areas [New Program].</p>	<p>Identify the need for and cost of infrastructure improvements to serve housing in unincorporated communities.</p>	<p>A-3</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund</p>	<p>The County will update the Land Use Element of the General Plan by 2025</p>
<p>HE-E Web-based GIS Information</p> <p>The County will create a web-based GIS portal that will allow developers and members of the public to access housing data more easily. [New Program].</p>	<p>Create a web-based GIS portal that identifies available housing sites, and includes the general plan designation, zoning district, and allowable density with each site.</p>	<p>A-1</p>	<p>Community Development Department (Planning Division)</p>	<p>SB2, General Fund</p>	<p>2023</p>
<p>HE-F Standardized Sites Inventory</p> <p>The County shall, in accordance with SB 6 (2019), submit an electronic copy of the inventory of land suitable and available for residential development to the Department of Housing and Community Development. This inventory will also be made available to interested developers. [New Program]</p>	<p>Regularly maintain one sites inventory, available electronically.</p>	<p>A-1</p>	<p>Planning and Building Divisions</p>	<p>General Fund (Staff time)</p>	<p>Ongoing tracking. Annually with Housing Element Annual Progress Report</p>
<p>HE-G Surplus and Excess Public Land</p> <p>The County shall, in accordance with AB 1486 (2019) and AB 1255 (2019), annually identify and inventory a list of sites owned by the County that have been sold, leased, or otherwise disposed of in the prior year. This inventory shall be publicly available and be included in the Housing Element annual report presented to the Board of Supervisors and submitted to HCD. [Existing Program B-1, modified]</p>	<p>Regularly maintain inventory of publicly owned surplus or excess land.</p>	<p>B-1</p>	<p>Community Development Department (Planning Division) and County IT Department County Administrative Department</p>	<p>General Fund</p>	<p>In progress. A list of County owned property has been prepared but it has not been reviewed to determine whether any surplus lands are available.</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-H Non-Profit Development</p> <p>Working with the building community, especially nonprofit housing developers, advocacy groups, and tenants, makes assisting in the development of affordable housing easier and more effective. The County shall meet with non-profit developers every two years in an effort to create a partnership between the County Community Development Department and potential developers of housing for lower income households. [Existing Program B-2]</p>	<p>Sponsor biannual meetings with non-profit developers to discuss the County’s plans, resources, development opportunities and RFQ process.</p>	<p>B-2</p>	<p>Community Development Department (Building Inspection Division and Planning Divisions).</p>	<p>General Fund</p>	<p>Ongoing</p>
<p>HE-I Facilitation of Lower Income and Special Needs Housing</p> <p>The County will encourage development of rental housing for extremely low-, very low-, and low-income households, as well as special needs households (including seniors, large families, female-headed households, persons with disabilities, persons with developmental disabilities, and farmworkers).</p> <p>The following types of housing for seniors and other special populations are needed in Del Norte County:</p> <ul style="list-style-type: none"> • Rental housing affordable to persons earning less than 30 percent and up to 80 percent of the County median income. • Continuum of care housing that provides a range of on-site services, including independent living, assisted living, and institutional care. • Affordable rental housing for seniors and other special needs populations. [Existing Program B-3, modified] <p>The County shall support the construction of additional rental housing through:</p> <ul style="list-style-type: none"> • density bonuses; • applying for or assisting developers in applying for State and Federal funding; and • identifying suitable sites for such development. 	<p>To enhance opportunities to find decent, affordable housing for persons with special needs.</p> <p>To encourage the production of affordable, safe, and secure housing for persons with special needs, particularly in high opportunity areas and within proximity of necessary services.</p> <p>Assist with the development of 102 very low-income units and 75 low-income units during the 2022-2030 timeframe.</p>	<p>B-2, B-3</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund</p>	<p>Ongoing. The County provided permit coordination for an amendment to a use permit for a housing project that will include up to 4 units designated for low-income units. The amendment was necessary for the developer to proceed with the overall project.</p> <p>2023 (Action a)</p> <p>Ongoing (Actions b-d and e-f)</p> <p>Annually (Actions d)</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>Actions:</p> <ul style="list-style-type: none"> a) The County shall continue to provide an Informational Guide in print form and on the County website regarding reasonable accommodations. This guide will be updated on an on-going basis, as needed, to reflect changing regulations and requirements. b) The County will engage with housing advocates on the identification of needs and new solutions. c) The County will work with senior housing developers and non-profit organizations to locate and construct senior low-income housing. d) The County will assess and monitor, as data is available, the needs for farmworker housing within the community. e) The County will facilitate and support efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally-zoned areas. f) The County shall continue to provide reasonable accommodations by reviewing and approving requests for modifications to building or zoning requirements in order to ensure accommodations for persons with disabilities can be provided as needed to support these households. 					

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-J Facilitation of Extremely Low-Income Housing</p> <p>The County will encourage the development of housing for extremely low-income households, specifically in high resources areas identified in Figure 18, through a variety of activities including outreach to housing developers, providing technical assistance, providing expedited permit processing, and offering incentives beyond the Density Bonus provisions.</p>	<p>Assist with the development of 30 extremely low-income units</p> <p>Annually monitor NOFAs or as projects are processed through the Planning Division.</p> <p>Update the County's website with available incentives by January 2024.</p> <p>Meet with housing providers at least twice during the planning period.</p>	<p>B-2, B-3</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund</p>	<p>Ongoing, and as specified in the listed objectives</p>
<p>HE-K Identification and Application for Funding</p> <p>The County will Identify and successfully apply for housing-related funding, which is critical for developing lower income housing and demonstrates the commitment of the County in partnering in the development of housing, to help meet the regional housing need allocation of the County. As an example, the Del Norte County Department of Health and Human Services applied for and was awarded a \$2.8 million 2020 Homekey Program grant for the acquisition of an existing 30-unit motel into interim housing by the end of 2020 and permanent housing (apartments) by July 2021. The project is located within the jurisdiction of the City of Crescent City. [Existing Program B-4, modified]</p>	<p>The County will prepare at least one application seeking funding for housing related projects in the planning period. It is hoped that housing related funding will assist the County in meeting at least 25 percent of its housing need through creation of new housing and/or rehabilitation and maintenance of existing housing.</p>	<p>B-4</p>	<p>County Administrative Department Department of Health and Human Services</p>	<p>General fund (staff time) HOME Program, state and Federal tax credits, and US Dept. of Agriculture Rural Housing Service grants and loans</p>	<p>Annually</p> <p>Funding Application: Minimum of one within the planning period</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-L Developmental Disability Services</p> <p>The County will work with the Crescent City Housing Authority to implement an outreach program that informs families within the county about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the County's website, and/or providing housing-related training for individuals/families through workshops. Materials will be provided in Spanish, as funding and staff time allows.</p>	<p>Development of an outreach program within two years of adopting the Housing Element</p>	<p>B-2, B-3</p>	<p>Community Development Department (Planning Division)</p> <p>Department of Health and Human Services</p>	<p>General Fund</p> <p>SB 2</p>	<p>The County shall coordinate with the Housing Authority annually.</p>
<p>HE-M Housing Information Transparency</p> <p>The County shall, in accordance with AB 1483 (2019), obtain, maintain, update, and make publicly available information related to zoning ordinances, development standards, fees, exactions, affordability requirements, fair housing laws from the Department of Housing and Community Development and State Fair Employment, and Housing Commission’s enforcement program, programs and funding sources for homeowners at risk of foreclosure, State Historic Building Code, and information on energy conservation opportunities.</p> <p>The County shall, as appropriate, share this information on the County website and/or in hard copy form at County administrative offices. Any changes to such information shall be made public within 30 days of changes. The County shall provide these items in Spanish, as funding and staff time allows.</p> <p>[New Program]</p>	<p>Create and share a digital information database in compliance with AB 1483</p> <p>Updated information is made publicly available within 30 days of changes</p>		<p>Community Development Department (Planning Division)</p>	<p>General Fund (Staff time)</p>	<p>Ongoing</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-N Accessory Dwelling Unit Constraints</p> <p>The County will monitor accessory dwelling unit (ADU) development and will identify and remove constraints, where feasible. [Existing Program C-1, modified]</p>	<p>One monitoring report annually.</p>	<p>C-1</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund</p>	<p>Monthly. The County will update its database (e.g., spreadsheet) on a monthly basis to reflect the most recent second units activity. Reporting: Annually with the Housing Element Annual Progress Report.</p>
<p>HE-O ADU Development</p> <p>The County shall promote the development of ADUs through outreach and education to residents and landowners. This will included:</p> <ul style="list-style-type: none"> a) Maintain and update informational brochures to promote, educate, and assist homeowners with developing ADUs. b) Create an information resource on the County’s website that provides information on ADUs and County requirements. Provide a step-by-step guide and assistance links to necessary applications and information. c) Work with developers to incorporate ADUs into new single-family developments. d) Monitor ADU production and affordability on an annual basis to ensure that ADUs are used to satisfy the lower- and moderate-income housing targets included to meet RHNA obligations. Reporting findings annually with the Housing Element Annual Progress Report. e) Monitor and report the locations of ADUs permitted on a bi-annual basis to ensure ADU development in high opportunity areas, in line with the County’s goals to affirmatively further fair housing. f) Implement additional actions if production has not met the objectives included in this program. Additional actions may include initiating a preapproved ADU plan program, additional outreach and education campaigns, or temporary fee reduction program. [New Program] 	<p>Increase lower-income housing opportunities throughout the county, but particularly in high opportunity areas</p> <p>Educate local residents and landowners on ADUs.</p> <p>Provide resources to make ADU development easier.</p> <p>Approve 5 ADUs by 2024; 15 ADUs by 2027; 30 ADUs by 2029</p> <p>Approve 15 ADUs in high opportunity areas.</p>	<p>C-1</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund SB2</p>	<p>2024 (Actions a, b)</p> <p>Ongoing (Action c)</p> <p>Annually with Housing Element Annual Progress Report (Action d)</p> <p>Bi-annually (Action e)</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-P Accessory Dwelling Unit Ordinance</p> <p>The County shall adopt an Accessory Dwelling Unit Ordinance to incorporate requirements from AB 2299 (2016), SB 1069 (2016), AB 494 (2017), SB 229 (2017), AB 68 (2019), AB 881 (2019), AB 587 (2019), SB 13 (2019), and AB 671 (2019). [New Program]</p>	<p>Updated County Code</p> <p>Promote the development of 30 ADUs during the planning period.</p>	<p>C-1</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund (Staff time)</p> <p>SB 2</p>	<p>Ongoing</p> <p>Update the County Code within three years of Housing Element certification.</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-Q County Code Update</p> <p>The County will review and amend the County Code, to comply with State Law, to:</p> <ul style="list-style-type: none"> • Allow low barrier navigation centers for the homeless by-right in mixed-use zones and nonresidential zones permitting multifamily uses, per Government Code Sections 65660 and 65668 (AB 101). • Comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), and treat employee/farm worker housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses; and require that employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone. • Define and allow for residential care homes by right in all residential zones subject only to the same restrictions in that zone • Ensure parking standards are consistent with the General Plan and that parking standards for emergency shelters are sufficient to accommodate all staff, provided they do not require more parking than other typical residential or commercial uses. • Comply with Government Code Section 65583(c)(3), by allowing transitional and supportive housing in residential zones, subject only to the requirements of residential uses. • Allow mobile home parks on all land planned and zoned for residential land use, per California Government Code, Section 65852.7. • Reflect, in accordance with SB 330, changes to the Housing Accountability Act, Planning and Zoning Law, and Permit Streamlining Act, in effect until January 1, 2025, including, but not limited to, provisions on permit approval timeframes and a prohibition of downzoning or imposing/enforcing a moratorium of housing development. The County shall refer to SB 330 for the full requirements of these changes. • Allow by-right approval for housing developments that include 20 percent or more of the housing units affordable to lower income households on parcels pursuant to the requirements of Government Code Section 65583.2(c). [New Program] 	<p>Updated County Code</p>	<p>C-2</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund (Staff time) SB 2</p>	<p>Ongoing</p> <p>Update the County Code within three years of Housing Element certification.</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-R Amend General Plan Text for Commercial Residential Density</p> <p>The County will amend the General Plan and zoning code to increase allowable residential density to 15 dwelling units per acre in commercial areas with public sewer and water, including streamlined (ministerial) review for projects with an affordability component (minimum 20 percent available of residential units affordable to lower income households). This will allow for, and incentivize, the development of lower income housing, henceforth, assisting in providing for the lower income housing needs of the County. [Existing Program C-2, modified]</p>	<p>Increased affordable housing development in areas with public sewer and water service.</p> <p>Updated General Plan and Zoning Code</p>	C-2	Community Development Department (Planning Division)	General Fund	Amend the General Plan and zoning code by 2025.
<p>HE-S Development Streamlining (SB 35)</p> <p>The County will establish a written policy or procedure, as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4. The County will adopt objective design standards to facilitate the streamlined review process. The County shall make information regarding the SB 35 streamlined approval procedure on the County website. [New Program]</p>	<p>Updated County Code compliant with SB 35</p> <p>Adopt objective design standards for multifamily development</p> <p>Provide developers information regarding SB 35 streamlining</p> <p>Permit 15 units in high opportunity areas through a ministerial process that includes Objective Design Standards without any discretionary design review</p>	C-3	Community Development Department (Planning Division)	General Fund SB2	<p>Establish a policy or procedure by June 2023.</p> <p>Objective Standards and informational resources by January 2024</p> <p>Ongoing, as projects are processed through the Community Development Department</p>
<p>HE-T Zoning for Missing Middle Housing Types</p> <p>The County shall review and amend the zoning code and applicable development standards to encourage and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g. duplexes, triplexes, fourplexes, courtyard buildings) to create a diversity of housing types and densities and increase the availability of affordable housing to reduce displacement risk for residents overpaying for housing. [New Program]</p>	<p>Approve 10 moderate-income units to support housing mobility and access to high opportunity areas.</p> <p>Approve 10 units (at any income level) in high resource areas at a density of at least 10 dwelling units per acre</p>	C-3	Community Development Department (Planning Division)	General Fund SB2	2027

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-U Code Enforcement Based Housing Rehabilitation</p> <p>The County will actively enforce county code violations to assure safe and sanitary housing. The County Code Enforcement Division works with the County Hearing Officer to resolve code violations. The Hearing Officer has broad discretion to require corrections of code violations and to enable the Code Enforcement Division to pursue liens and other enforcement mechanisms against properties in order to have necessary resources to abate violations and rehabilitate properties. County residents will benefit health-wise in terms of more general public health, and economically in terms of improved housing stock if 80-100 percent of the referred code violations are remedied through code enforcement efforts, in particular with funding assistance to property owners. While the County does not have the resources to provide direct funding assistance, the County shall track funding opportunities that assist lower income households with code compliance issues. [Existing Program D-1, modified]</p>	<p>25 code-based investigations will be processed by the Code Enforcement Division annually during the planning period.</p> <p>Additionally, to advise at least 15 property owners per year of various funding and assistance opportunities to remedy housing related code violations.</p> <p>Establish a publicly visible list of financial assistance opportunities available to lower-income households</p>	<p>D-1</p>	<p>Community Development Department (Code Enforcement Division).</p>	<p>General Fund</p>	<p>This is an ongoing program.</p>
<p>HE-V Senior Center Housing Rehabilitation Program</p> <p>The County will assist lower income, elderly households, that would likely not have the resources to do the rehabilitation themselves, preserving units and lessening the burden on the County through the creation of new units solely through development. Rehabilitation will also make the housing units more energy efficient through the weatherization improvement.</p> <p>To gain a better understanding of housing conditions, the County will conduct a windshield survey of residential areas throughout the county[Existing Program D-3]</p>	<p>Provide rehabilitation assistance to lower income, elderly households, subject to funding availability, with a goal of assisting 5 units annually.</p> <p>Conduct a windshield survey of housing conditions in the county within three years of the planning period</p>	<p>D-2, D-3</p>	<p>Senior Center Survey: Code Enforcement Division; Community Development Department (Planning Division)</p>	<p>Low Income Weatherization Program</p>	<p>This is an ongoing program.</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-W Enhance Residential Neighborhoods</p> <p>The County will develop safe, walkable residential areas, particularly around schools to build a sense of neighborhood, encourage increased parental involvement at school and beyond, promote driving safely in school zones and the larger community, and gain economic benefits of improved infrastructure, like sidewalks. The County included on the SB 1 Project List for FY 19-20, curb ramp access improvements for sidewalks near the Mary Peacock Elementary School. The work was completed in summer 2020. Supplemental funding was obtained to complete the work through remaining Safe Routes to School funds held by the Del Norte Local Transportation Commission. [Existing Program D-4, modified]</p>	<p>Pursue a minimum of two funding applications during the planning period, or complete two projects with existing funding (e.g. SB 1).</p>	<p>D-4</p>	<p>Community Development Department (Planning Division, Engineering & Surveying Division, and Roads Division)</p>	<p>SB 1 Various Federal, State, and Local monies (e.g., ATP funds, SRTS funds).</p>	<p>Ongoing.</p>
<p>HE-X Roadway Improvement Constraints</p> <p>The County will identify neighborhoods with road improvement standards compliance issues and streamline the road improvement standards process to allow staff level review of road modification requests in these areas. [New Program]</p>	<p>Relieve developers of the requirement to obtain waivers or exceptions to roadway improvement standards in neighborhoods with known compatibility issues</p> <p>Amended roadway improvement standards to remove the need for a modification request for known compliance issues</p>	<p>D-4</p>	<p>Community Development Department (Planning Division, Engineering & Surveying Division, and Roads Division)</p>	<p>General Fund</p>	<p>Within the first four years of the planning period.</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-Y Monitor At-Risk Assisted Housing</p> <p>The County will track the risk of conversion of low-income housing to market rate by proactively monitoring access to assisted housing for this large segment of the County’s population thereby protecting against loss of housing. No assisted units were at risk of being converted to market rate during FY 2020-21. The County shall maintain an inventory including units in the specified programs; units at risk of conversion; a cost analysis of preserving and/or replacing identified projects; identification of non-profit entities capable of acquiring and managing them; the number of units/projects to be preserved; and a description of efforts to preserve units at risk. [Existing Program E-1, modified]</p>	<p>Continue to track the risk of conversion of assisted units to market rate.</p> <p>Analyze the cost of preservation and replacement for any units identified as at-risk</p> <p>Engage with property owners of at-risk units four times each year</p> <p>Preserve all units identified as at-risk</p>	<p>E-1</p>	<p>Community Development Department (Planning Division) and the Housing Authority</p>	<p>General Fund</p>	<p>This is an ongoing program that will be monitored biannually.</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-Z Designating the Housing Authority as the Fair Housing Agency</p> <p>The County has designated the Housing Authority as the fair housing agency for the County. The Housing Authority has the staff expertise and resources to address fair housing issues while the County has historically provided support and information to members of the public. This cooperative approach has proven to be effective at minimizing fair housing problems and keeps clear the roles of each governmental entity which benefits the public through efficient and clear procedures and lines of authority. The County continues to periodically refer members of the public to the Housing Authority for assistance in housing needs and complaints.</p> <p>Through partnership with the Housing Authority, the County will offer fair housing services to its residents and property owners. Additionally, AB 686 (2017) requires each jurisdiction to administer its programs and activities related to housing in a manner that affirmatively furthers fair housing. Through this partnership, the County will take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities.</p> <ul style="list-style-type: none"> a) Participate in regional efforts to mitigate impediments to fair housing choice. b) Distribute educational materials to property owners, apartment managers, and tenants relative to fair housing requirements, regulations, and services. c) Conduct outreach targeted and related to lower-income rental opportunities and financial assistance d) Monitor and respond to complaints of discrimination (i.e. intaking, investigation of complaints, and resolution) <p>The County will continue to coordinate regularly with the Housing Authority and will report actions and findings annually with the Housing Element Annual Progress Report. [Existing Program F-1, modified]</p>	<p>Promote fair housing opportunities within the community</p> <p>Support the Housing Authority’s principal role in Fair Housing with support by the County Community Development Department. In its supporting capacity the County will continue to provide information to members of the public on matters of fair housing and refer them to the local Housing Authority office for submittals of complaints, requests for investigation, etc.</p>	<p>F-1</p>	<p>Community Development Department (Planning Division) and the Housing Authority</p>	<p>General Fund</p>	<p>Ongoing (Actions a-c)</p> <p>Annually report on progress (Action d)</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-AA Update Definition of Family in County Code</p> <p>The County will update the Zoning Code definition of family to conform to State law. The revised code language will not distinguish between related and unrelated individuals or impose a numerical limit on the number of persons in a family. [Existing Program F-2, modified]</p>	<p>A revised zoning code consistent with State law.</p>	<p>F-2</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund</p>	<p>2022</p>
<p>HE-BB HE-R: Section 8 Voucher Program</p> <p>The County will continue to support the Housing Authority in facilitation of the Section 8 program for qualifying applicants. [Existing Program F-3]</p>	<p>Assist 400-600 households as funding and rents permit with rental assistance vouchers.</p>	<p>F-3</p>	<p>Housing Authority</p>	<p>City of Crescent City and HUD, Section 8.</p>	<p>This is an ongoing program.</p>
<p>HE-CC Regional Analysis of Impediments</p> <p>The County shall participate in regional efforts to conduct a Regional Analysis of Impediments to Fair Housing Choice and will pursue opportunities to partner with the State Department of Housing and Community Development (HCD) for technical and financial assistance. In pursuit of this effort, the County shall take the following actions:</p> <ul style="list-style-type: none"> a) Engage the City of Crescent City, the Housing Authority, and other regional agencies b) Coordinate with HCD in pursuit of technical or financial assistance [New Program]. 	<p>Produce a regional analysis of impediments to fair housing choice.</p>	<p>F-5</p>	<p>Community Development Department (Planning Division)</p>	<p>CDBG</p>	<p>Ongoing</p> <p>By 2025 (Actions a-b)</p>
<p>HE-DD Equitable Public Facilities and Services</p> <p>The County shall consider fair housing issues as they relate to the equitable provision of public facilities and services such as parks, recreational facilities, community gardens, public safety facilities, and other beneficial uses that improve the overall quality of life. The County shall provide the Board of Supervisors an update on fair housing issues, complaints, and projects in the county. [New Program]</p>	<p>Consider fair housing in the provision of public facilities and services</p>	<p>F-6</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund (Staff time)</p>	<p>Ongoing</p> <p>Yearly reporting to the Board of Supervisors</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-EE Affirmatively Further Fair Housing</p> <p>The County shall address disparities in housing needs and in access to opportunity for all persons regardless race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.</p> <p>The County identified barriers to fair housing through the Affirmatively Furthering Fair Housing Assessment (see Chapter 4). Actions the County shall take to address the identified barriers and foster an inclusive community, include:</p> <ul style="list-style-type: none"> • Availability of affordable units: HE-A, HE-B, HE-C, HE-D, HE-E, HE-F, HE-G, HE-H, HE-I, HE-J, and HE-O • Access to opportunity: HE-K, , HE-L, HE-M, HE-U, HE-Z, HE-BB, HE-CC, HE-DD, HE-EE, HE-FF, • Land Use and Zoning Laws: HE-N, HE-P, HE-Q, HE-R, HE-S, HE-T, , HE-X, HE-HH, and HE-II • Housing Mobility Enhancement: HE-I, HE-J, HE-L, HE-O, HE-Q, HE-XHE-W, HE-X, HE-CC, and HE-FF. • New Housing Choices and Affordability in High Opportunity Areas HE-A, HE-B, HE-N, HE-O, HE-P, and HE-T. • Place-based Strategies for Community Preservation and Revitalization and Displacement Protection: HE-D, HE-K, HE-L, HE-U, HE-V, HE-W, HE-Y, HE-CC, HE-DD, and HE-FF <p>The County has included additional actions, objectives, and metrics with this program. The County shall monitor progress toward these objectives annually in the Annual Progress Report and shall implement additional measures as necessary.</p> <p>a) Meet annually with the Crescent City Housing Authority to assist with and participate in promoting fair housing opportunities through pursuing potential funding opportunities, educating the community about fair-housing and equal housing opportunity, and providing housing counseling services and family resource information and referral.</p>	<p>Identify fair housing strategies by 2025 and prepare a regional fair housing strategy by 2026.</p> <p>Translate existing informational resource materials and make materials available on the County website by January 2024.</p> <p>Encourage the development of 100 multifamily units to improve housing mobility opportunities in high resource areas.</p> <p>Through Action d., facilitate the development of 20 new accessible housing units throughout the community</p> <p>Updated zoning code</p>	<p>F-1, F-2, F-3, F-4, F-5, F-6, F-7, F-8, F-9, F-10</p>			<p>Annually (Actions a, c)</p> <p>Ongoing (Actions b, d, e)</p> <p>Within three years of the Housing Element submission deadline (Action f)</p>

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<ul style="list-style-type: none"> b) Promote the availability of bi-lingual resources by ensuring that County provided services and materials are available in Spanish or that they make clear the availability of interpretation or translation services. c) Encourage development of multifamily housing in areas with high performing schools to improve access to these schools for lower-income households by annually providing developers with information on incentives for affordable multifamily development and maintaining a list of available sites near high performing schools. d) Use local permitting and approval processes to ensure all new multifamily construction, as well as ADUs, meet the accessibility requirements of the federal and state fair housing acts. e) Affirmatively recruiting recruit a diverse and multilingual staff as positions become available. <p>[New Program]</p>					
<p>HE-FF Pursue Funding for Infrastructure Improvements in Low Resource Areas</p> <p>The County shall pursue funding for infrastructure improvements in low resource areas, as identified in Figure 18, and discussed in the Affirmatively Furthering Fair Housing analysis. [New Program]</p>	<p>Pursue Federal, State, and local funding opportunities to improve infrastructure in low resource areas</p> <p>Promote an equitable distribution of quality housing options throughout the community</p>	F-5, C-4	Community Development Department	General Fund CDBG	Ongoing

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
<p>HE-GG Encourage Smoke-Free Policies in Multifamily Housing</p> <p>The County shall continue to encourage new multifamily housing projects to adopt policies that restrict or prohibit smoking. Specifically, the County will update it's informational smoke-free housing brochure as necessary and continue to make it available on the Department website and at the Planning counter. The brochure, which details the harmful effects of smoking and encourages developers to adopt smoke-free housing policies, shall be available on the County's website and at the planning counter. [Existing Program G-1, modified]</p>	<p>Continue to encourage new multifamily housing projects to adopt policies that restrict or prohibit smoking.</p>	<p>G-2</p>	<p>Community Development Department (Planning Division, Building Inspection Division, and Environmental Health Division).</p>	<p>General Fund</p>	<p>This is an ongoing program.</p>
<p>HE-HH Building Code Standards</p> <p>The County shall update the Building Code to reflect the 2019 Edition of the California Building Code standards, including the most recent CALGreen version. [New Program]</p>	<p>Update Building Code within three years of Housing Element certification.</p>	<p>F-5</p>	<p>Community Development Department (Planning Division, Building Inspection Division, and Environmental Health Division).</p>	<p>General Fund SB 2</p>	<p>2025</p>
<p>HE-II Update Safety Element</p> <p>The County shall, in accordance with SB 1035, update the General Plan Safety Element to include any new information on fire and flood hazards, as well as climate adaptation and resiliency strategies. In accordance with SB 99 and AB 747, the updated Safety Element will also include evacuation routes and their capacity, safety, and viability under a range of emergency scenarios and to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes. [New Program]</p>	<p>Update the Safety Element within three years of Housing Element certification.</p>	<p>C-3</p>	<p>Community Development Department (Planning Division)</p>	<p>General Fund SB 2</p>	<p>2025</p>

Chapter 6 – Other Requirements

Public Participation

Section 65583(c)(5) of the Government Code states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played a critical role in the formulation and refinement of the County's housing goals and policies.

Housing issues affect the entire community – residents, employers, and the public and private sectors. The public participation requirement of housing element law presents an opportunity to engage constituents in a dialogue – defining problems and creating solutions. The inclusion of community stakeholders in the housing element public participation process helps ensure appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented. An inadequate public participation process may lead to community conflict or in worse case scenarios, anti-development initiatives, and NIMBYism. Successful public participation is important because a diverse cross section of the population can be engaged in defining the housing problem and in crafting community sensitive solutions. Another benefit of broad participation and true engagement of the public is that when it is time to adopt housing strategies and approve housing developments, a greater portion of the community has been involved and participated in the plan and more frequently will support its implementation. Meaningful participation creates stakeholders in the ultimate outcome of the process.

In response to the need for public participation, County planning staff worked with consultants to develop a robust community engagement program including a project website, newsletters, eblasts, announcements on the County website, multiple workshops, and Planning Commission and Board of Supervisors study sessions and hearings. This section summarizes our engagement program.

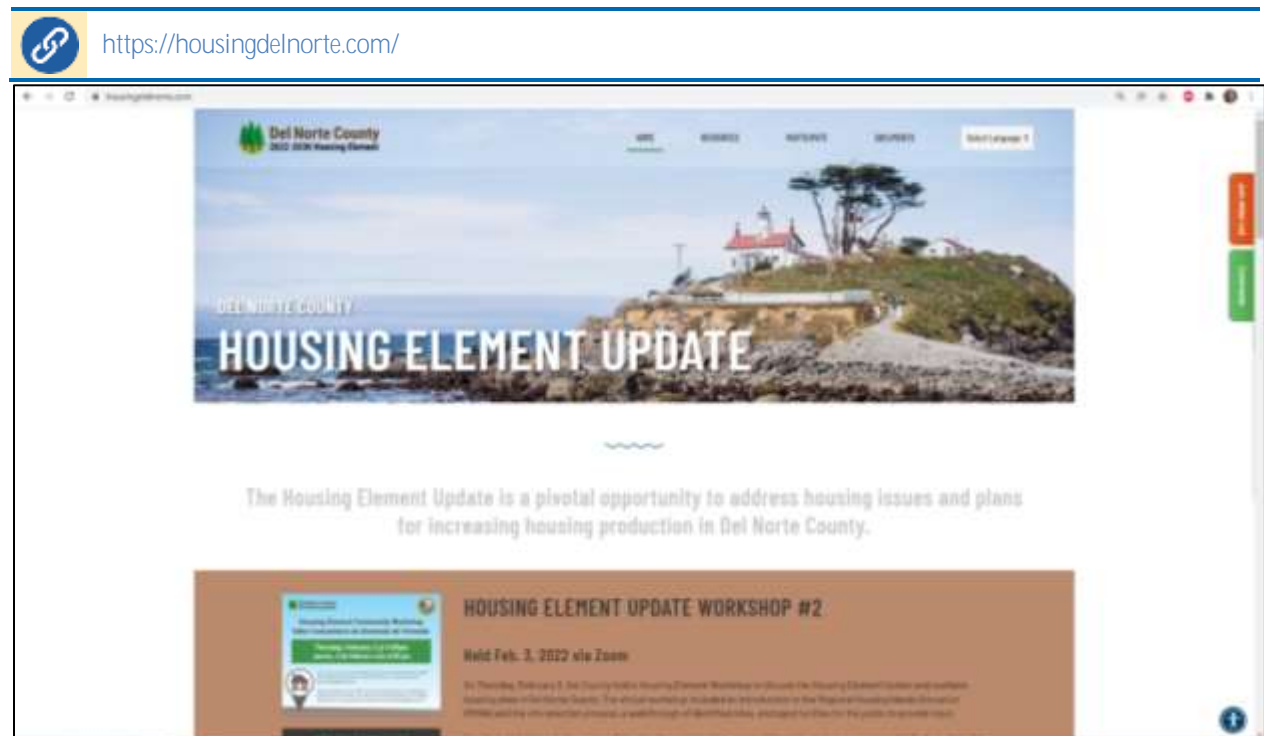
Newsletters and eBlasts

Throughout the process to update the County's Housing Element, the project team sent eblasts and newsletters to residents, stakeholders and interested parties to keep them informed on various issues related to the Housing Element Update, project milestones and opportunities to provide input and get involved.

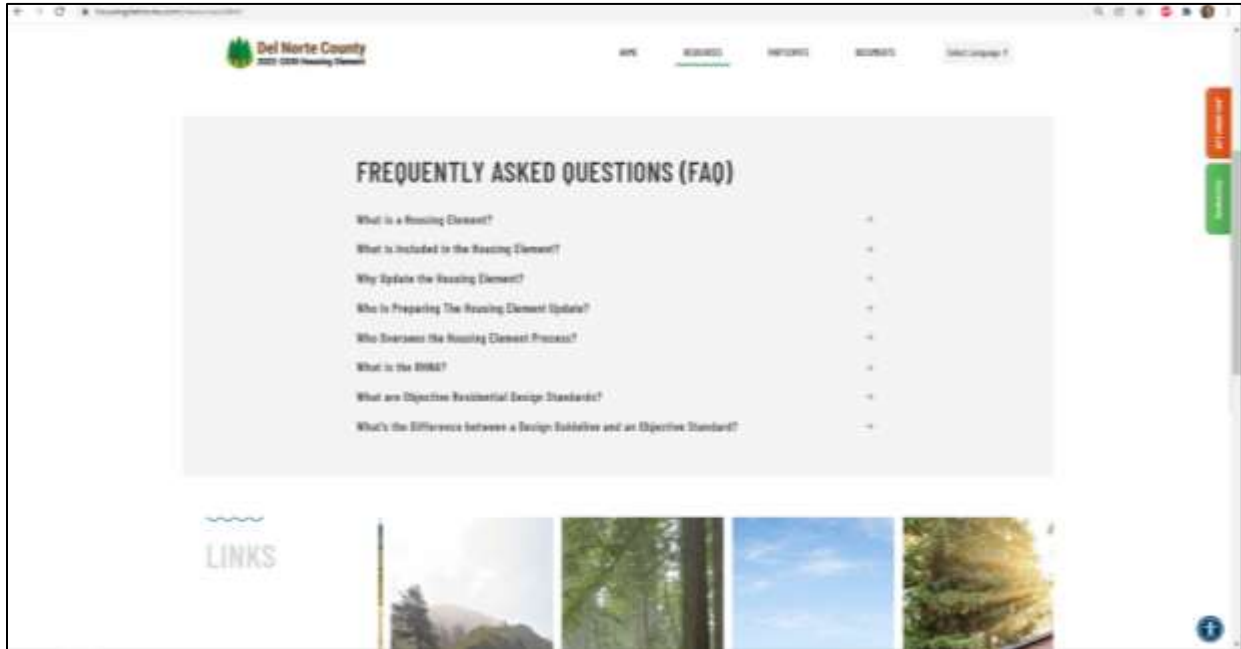


Housing Element Website

During the development and review of the Housing Element, the County created and maintained a website dedicated to the 2022-2030 Housing Element Update. This website provided easy access to information on the project, including the Housing Element information/Frequently Asked Questions, the project newsletters, and Zoom meeting info. Project documents were posted to the website and comments were encouraged through the provided "Comments" button on each page. A link on the website allowed residents to sign up for the email list. The website also featured a Google Translate menu allowed readers to translate the website into Spanish. Lastly, an accessibility widget was incorporated into the website allowing readers to adjust text size and spacing, contrast, and a number of other aspects of the website to suit the reader's needs.



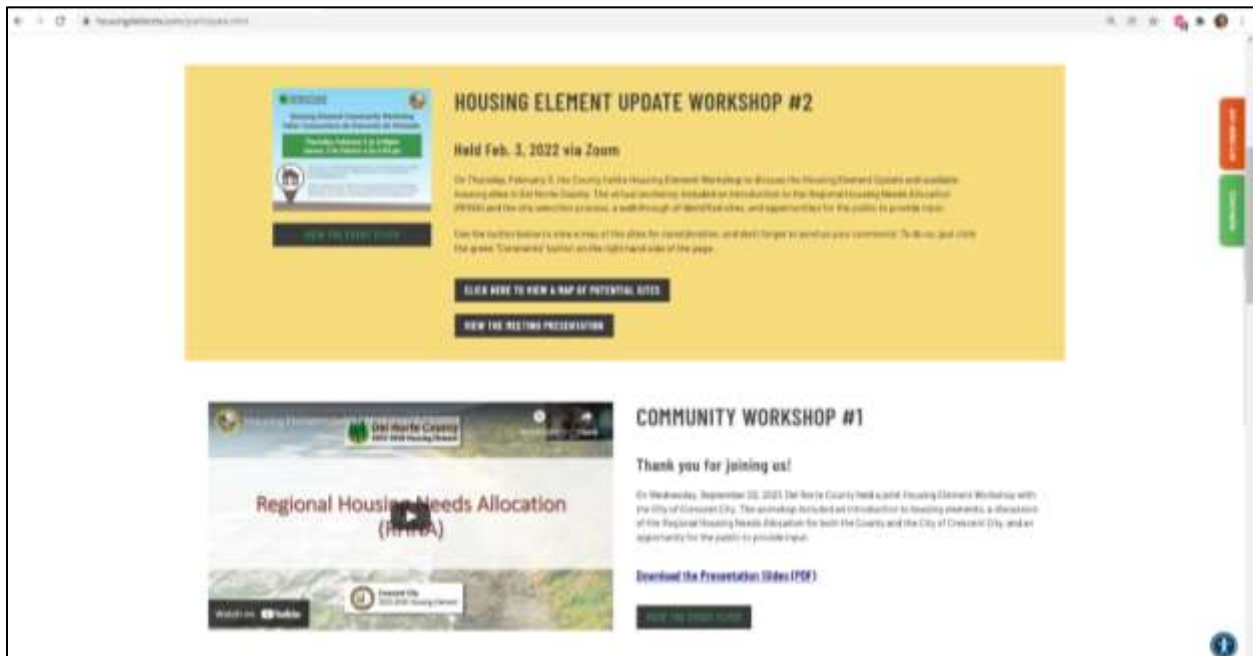
housingdelnorte.com/



housingdelnorte.com/resources

Public Meetings and Workshop

In response to the need for public participation, County planning staff worked with consultants to develop a robust community engagement program including a project website, newsletters, eblasts, announcements on the County website, multiple workshops, and Planning Commission and Board of Supervisors study sessions and hearings.



housingdelnorte.com/participate

Table 66 presents a summary of the date, time, and place of the public meetings at which the Housing Element was actively discussed and public comment taken. Throughout the public meeting and community workshops that occurred, notice was posted and public service announcements were made in order to sufficiently alert the public and their input and involvement in order to make this Housing Element reflective of local issues, concerns, and trends in housing. Each event was publicized through a variety of outlets (emailing lists, website posts, social media), and one workshop included coordinated outreach with the City of Crescent City.

Table 66: Public Meetings and Workshops

Place/Meeting	Date and Time	Description
Stakeholder Interviews	July-August 2021	Throughout July and August 2021, Mintier Harnish and PlanWest, consultants for the County, conducted one-on-one and group interviews with local housing developers, landowners, and housing and community health advocates to gain an understanding of the housing conditions, issues, and opportunities in the county. The input provided during these interviews will help inform the consultants and County staff as they begin drafting the housing needs and constraints analyses for the Housing Element.
Community Workshop #1: Introduction to the Housing Element	September 22, 2021, 6:00pm, virtual via Zoom	Presented an introduction to housing elements and the basics of housing element updates. Explained the RHNA, the County's process, and the Project schedule. Public comments were taken and are included below. This workshop was a coordinated effort with the City of Crescent City. By combining our outreach efforts we were able to reach out to as many residents as possible, and to ensure that our efforts reached all areas of County.
Community Workshop #2: Sites Analysis Process and Potential Sites for Consideration	February 3, 2022, 6:00pm, virtual via Zoom	Presented initial housing sites for consideration and sites inventory methodology. Walked through each site individually and asked for comments from the public specific to each region (Crescent City, Klamath, Gasquet, Smith River).
30-Day Public Review Period	March 12, 2022 to April 12, 2022	Public Review Draft was released on March 12, 2022 on housingdelnorte.com
Planning Commission Study Session – Public Hearing	April 6, 2022	Will present initial Housing Element update and community outreach efforts to representatives of Planning Commission, receive public comments and facilitate discussion with the Planning Commission. The Planning Commission will provide recommendations for the Board of Supervisors to consider.
Board of Supervisors Study Session – Public Hearing	April 12, 2022	Will present initial Housing Element update and community outreach efforts to representatives of Board of Supervisors, receive public comments, and facilitate discussion with Board. The Board of Supervisors may recommend the Draft for submission to HCD for initial 90-day review at this time.
Planning Commission Meeting – Public Hearing	TBD	To present revised draft to public and Planning Commission and receive comments and feedback from the public and commissioners.
Del Norte County Board of Supervisors Meeting – Public Hearing	TBD	With previous comments and suggestions incorporated into a final Housing Element, the final document will be presented to the Board of Supervisors in a public hearing where public comment and input will be solicited and encouraged.

Stakeholder Interviews

Throughout July and August 2021, Mintier Harnish and PlanWest, consultants for the County, conducted one-on-one and group interviews with local housing developers, landowners, and housing and community health advocates to gain an understanding of the housing conditions, issues, and opportunities in the county. The input provided during these interviews will help inform the consultants and County staff as they begin drafting the housing needs and constraints analyses for the Housing Element. The interviews included 14 participants:

Name	Details
Jim Peters	County Planning Commissioner, local realtor
Leonard LaFazio	LNL Design and Construction
Marshall Jones	Richterich and Jones Construction
Amy Campbell-Blair	True North Organizing
Megan Miller	Crescent City Housing Authority
Pastor Dana Gill Port	Housing and Homeless Advisory Group
Cora Rose	Legal Services of Northern California
Daphne Lambert	Mission Possible
Michael Tompkins	True North Organizing
Chris Dart	Danco Builders
John Cicirone	CGY Development
Harry Harms	Local Landowner
Corrina Blakley	Elk Valley Rancheria
Amber Wier	NorCal4Health.org

Each interview lasted approximately one hour and was conducted via conference call or Zoom. After the consultants provided a brief project overview, stakeholders were encouraged to provide their thoughts on housing conditions and needs in the county. Although a broad range of opinions and ideas were expressed during the interviews, input can be generally summarized into the following eight categories:

1. Housing needs and conditions
2. Development constraints
3. Affordable multifamily housing development constraints
4. Incomes and current construction
5. Development approval process unpredictability
6. Health and services
7. Additional issues
8. Priorities

In an effort to AFFH, the County reached out to a broad range of stakeholders, including not just housing developers, but also those working to address special needs housing issues, transitional and supportive housing needs, and community health issues in the County. Throughout the interviews, the Project team asked interviewees about fair housing issues, and sought opinions on possible solutions to overcome constraints. The County has incorporated stakeholder feedback into its AFFH program, as well as into a variety of programs throughout the Policy Document.

Table 67: Stakeholder Interview Summary

Housing Needs and Conditions

“I have no problem finding renters; they come by my projects every day.”

1. **There is a huge need for housing of all types.** Every stakeholder remarked on the lack of available housing in the county. One stakeholder commented that in 2017 there were at least 300 homes for sale in the county on any day of the year, but that currently there were only 46 homes on the market. Another stakeholder commented that the lack of housing options affects those living in substandard housing often struggle to find alternate housing options.
2. **Lack of affordable rental housing.** While all renters struggle to find housing in the county, those with Section 8 vouchers often find it hard to compete with renters offering cash.
3. **Few multifamily housing options in the current stock.** The county needs more apartments and multifamily developments. There are few options for those looking for housing without the cost and time commitments associated with maintaining larger residences with yards. Farmworker housing is also greatly needed.
4. **Poor conditions.** Stakeholders mentioned that high demand and low availability has led some residents remain in poor or substandard housing. Mold and smoke damage were mentioned as prominent issues in rental housing in the county. It was reported that manufactured and senior housing account for a great number of the affordable options in the county and that these units are generally in poor condition.
5. **Opportunity.** One stakeholder rents out units that he purchased and fixed up. The stakeholder expressed that with high demand there is an opportunity for developers in rehabilitating rental units, because these projects provide safe and secure housing without the high cost of new construction.

Development Constraints

“Development costs are so high that even with free land, it’s hard to develop and make a profit. The return in the county is low.”

1. **Costs.** The price of development is such that affordable multifamily cannot be developed without direct subsidies.
2. **Materials.** Although land costs may be less expensive, materials are just as costly in Del Norte County as in urban areas of the state.
3. **Labor.** Labor, and particularly skilled labor, is expensive in the county and often hard to find.
4. **State requirements.** State requirements, such as for solar on all single-family homes, can bring significant costs that create risk. These are seen as a major driver of construction costs.
5. **Land Availability.** Stakeholders expressed frustration with the lack of land available for development and identified publicly owned land, Coastal Commission areas, and wetlands as physical barriers to development.
6. **Coastal Commission.** The Coastal Commission is seen as a major constraint to housing in the county. It was reported that structures in the coastal zone date to before 1965, and that the process has become so complicated that very little has been built on coastal zone parcels since then.

Affordable multifamily housing development constraints

“The State only funds one to two rural senior projects each year statewide but the county has a huge need for these units.”

7. **Mis-aligned priorities.** While there is State funding for housing, State priorities are often at odds with the needs of a rural county like Del Norte.
8. **Lack of Funding Sources.** Few funding sources are available for housing development in the county. Additionally, it was reported that State HUD funds are not available to those on Elk Valley Rancheria because individual incomes are just above the low-income threshold.
9. **Lack of Local Funding Partners.** Multiple developers mentioned that the State prioritizes funding for affordable housing projects that have a local jurisdiction with a sizeable financial investment in the project. The County, however, is constrained by limited funds.
10. **Fair Housing.** It was reported that State funding is also being prioritized for projects that propose high density affordable developments in high resource areas. It is a challenge to win projects because there are limited high resource areas in the county.

Incomes and Current Construction

“There are two economies (sets of buyers) in the county: those from outside the county who are used to higher prices and higher density, and local folks just looking for move in homes they can afford.”

1. **Lower Incomes.** Incomes in the county are low compared to urban areas of the state. Residents have less buying power.
2. **Rents are high.** Rental costs have increased, and it is difficult to transition from renter to homeownership.
3. **Above Moderate Housing.** Due to the high costs of construction, developers are focused on above moderate housing.
4. **Target Market.** Above market housing is being marketed and sold to individuals from outside the county with the income to afford home prices that are out of reach for those with local incomes.
5. **Two Economies.** Stakeholders expressed a desire for smaller, more affordable units to serve the local population, rather than the large homes for wealthy buyers from outside the region. Stakeholders feel smaller products are valued by seniors. Costs are such, however, that larger homes are more profitable, incentivizing developers to focus on larger, more expensive single-family homes. This was by far the most frequently-mentioned issue throughout the interviews.
6. **Short-Term Rentals.** Many of the homes being purchased in the county are not being occupied by the owner as the primary, year-round residence, but are being used as short-term rentals. This limits housing supply in the county.
7. **Conversion.** Compounding the problem, some rental properties are being converted for sale at prices unaffordable to many residents.

Approval Process Unpredictability

“Sometimes tens of thousands of dollars are spent before reaching a public meeting.”

1. **Discretionary approvals.** Discretion in the permit review process can be problematic, especially for small developers who can’t easily absorb the long term holding costs. “Due to unpredictable costs, if you aren’t an experienced builder, a fourplex is not worth pursuing.”
2. **Del Norte County Planning.** Stakeholders had nothing but good things to say about their experiences with the County. They felt as though the County worked with them to get their projects approved without “moving the goalposts” mid-course.
3. **COVID complications.** COVID has made it more difficult to communicate with local officials and planners.
4. **CalFIRE.** Multiple stakeholders felt that CalFire didn’t share the State’s priorities in regard to increasing housing production. While they expressed an understanding for the important work done by CalFire, stakeholders felt that CalFire was more an adversary than a partner in the process.

Health and Services:

“A survey of 151 people living in multifamily housing found that 97 percent support smoke free housing policies, including 17 percent who are currently smokers.”

1. **Demand for Healthy Living Spaces.** There is high demand in the county for accessible, safe, and secure housing. Stakeholders pointed out that Del Norte County is ranked last among counties in health rankings and indicated that rental units are being turned over without being cleaned sufficiently.
2. **Lack of Structured Services.** Stakeholder reported that there are no homeless shelters in the county. *Mission Possible* is working to open in the city, but there is a major need for emergency, transitional, and supportive housing. Costs and zoning issues are reported to be the largest hurdles to developing these types of housing.
3. **Lack of Commercial Services.** There is one Walmart and a few grocery stores in the county, but they are all focused on Crescent City. Food deserts are an issue in Del Norte County.

Additional Issues

“Every fifth commercial building is shuttered; vacant commercial structures provide housing opportunities.”

4. **Redevelopment Potential.** Stakeholders felt that there is huge potential for redevelopment in the county due to the large number of vacant commercial buildings. It was reported that a number of these sites have been used for residential purposes in the past.
5. **Potential Site.** A stakeholder mentioned that the closed KOA is on County land and wondered if residential would be possible on the site, perhaps for a mobile home park or transitional housing opportunity.

Priorities

“In general, just spur more housing development; this is the number one priority.”

6. **Spur more housing.** By right zoning, removal of discretionary review, and fee reductions are helpful for developers.
7. **Create incentives to affordable housing.** Provide additional concessions to design and development standards to incentivize housing.
8. **Implement Housing Element Programs.** Multiple stakeholders mentioned that they are supportive of the Housing Element effort and would like to encourage the County to implement the Housing Element programs to the best of their efforts, including any 5th cycle programs that weren't addressed.

Community Workshop and Website Comments

Table 68: Summary of Comments Received and Response

Public Comment	Recommendation
Community Workshop #1 Comment: Will the City have a HE website? Can I leave comments on the County website? Who are part of the stakeholder interviews? Will results be posted online?	The Project website included a summary of the stakeholder interviews, as well as all other Project documents. Residents were encouraged to comment on any document or event directly on the site.
Community Workshop #1 Comment: Encourage emphasis on rehabilitation of existing housing stock.	We have included Program HE-U addressing housing rehabilitation.
Community Workshop #1 Comment: Will the sites inventory be available online for public comment?	Our team posted an interactive GIS map of potential sites to the website just prior to Workshop #2. The map showed data on each site, including acreage, existing zoning, allowed, density. The map remained on the website for the remainder of the Project.
Community Workshop #2 Comment: How can workforce housing be incentivized in the Housing Element? How can we remove constraints to subsidized affordable housing developers?	We have included Programs HE-Q, HE-R, HE-S, and HE-T , each aimed at removing governmental constraints to housing.
Website Comments	None Received

General Plan Consistency

The Housing Element of the General Plan is one component of the County’s overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated, consistent goals and policies. The Housing Element is, therefore, affected by policies in the other General Plan elements.

The Housing Element is most closely related to the Land Use Element. The Land Use Element sets the framework for housing development by laying out land use designations for residential development and indicating the type and density permitted by the County. Working within this framework, the Housing Element identifies priority goals, objectives, policy, and program actions for the next eight years that directly address the housing needs of existing and future county residents. The policies contained in other elements of the General Plan affect many aspects of life that residents enjoy - the amount and variety of open space, the preservation of natural, historic, and cultural resources, permitted noise levels in residential areas, and the safety in the event of a natural or man-made disaster.

The Housing Element has been reviewed for consistency with the County's other General Plan Elements and the policies and programs in this Element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained. At this time, no inconsistencies between the other elements of the General Plan and the Housing Element have been identified.

Coastal Zone Program Consistency

Government Code Section 65588(d) requires the review of the housing element for jurisdictions located within a coastal zone to provide an additional analysis of units constructed, demolished, and replaced within three miles of the coastal zone to ensure the affordable housing stock within and near the coastal zone is being protected and provided as required by Government Code Section 65590.

The Local Coastal Program

A Local Coastal Program (LCP) is the planning tool used to support the shared partnership between the California Coastal Commission's (CCC) mandate to protect coastal resources, and local governments regulation of land use through its General Plan. An LCP includes a land use plan with land use classifications, types and densities of allowable development plus goals, objectives, and policies concerning development use of coastal resources. After an LCP is approved by the CCC, their permitting authority is delegated to the local government. It is not intended that the CCC and their permitting authority usurp local government.

The County's LCP was certified in 1983 and has undergone piecemeal amendments as necessary in the intervening years. The County has reviewed the provisions of the LCP with regard to housing (which are principally land use) as has found the Housing Element to be consistent with the LCP.

Development within Three Miles of the Coastal Zone

Government Code Section 65588(d) requires the review of the housing element for jurisdictions located within a coastal zone to provide an additional analysis of units constructed, demolished, and replaced within three miles of a coastal zones to ensure the affordable housing stock with the coastal zone is being protected and provided as required by Government Code Section 65590.

Coastal jurisdictions are required to report development activity in the Coastal Zone dating from 1982 to present. Unfortunately, in Del Norte County this information is not readily accessible through permit databases. However, in each successive Housing Element, beginning with the 1992 update, more and more data began to emerge to reflect coastal development activity. No other historical data is available.

Table 69: Past Building Permit Activity in Coastal Zone

Housing Element	Timeframe	New Units	Demolished Units	Replaced Units
1992-1997	1984-1990	502	NA	209
2001-2008	NA	426	35	16
2008-2014	2000-2007	170	40	29
2014-2022	2008-2014	10	14	6

Source: Del Norte County General Plan, Housing Element Updates.

County staff has reviewed Building Permit activity during the prior planning period in the Coastal Zone which is presented in Table 70. Comparatively, development decreased precipitously between 2018 and 2014, but increased significantly between 2014 and 2020.

Table 70: Building Permit Activity in Coastal Zone

Timeframe	New Units	Demolished Units	Replaced Units
July 1, 2014-December 30, 2020	42	17	10

Source: Del Norte County Building Inspection Division

California Environmental Quality Act (CEQA) Compliance

An Addendum to the Negative Declaration (ND) for the 2009 Housing Element was previously adopted for the 2014 Housing Element (SCH #2009012066). The ND indicated that there were no recommendations for changes in land use or density and therefore no significant changes in environmental impacts would occur as a result of the adoption of the updated element. Staff has reviewed the ND and has determined that the current Housing Element Update is eligible for an addendum as allowed for in the CEQA Guidelines §15164(b) for the same reasons. As such, it is anticipated the County will adopt a second addendum to the previously adopted ND for this Housing Element Update.

Flood Hazard Land Management Requirements (AB 162)

State law was updated pursuant to AB 162 to require that all cities and counties amend the Safety and Conservation Element of their General Plan to include an analysis and policy regarding flood hazards and flood management upon revision of the housing element. As such, a program has been identified that requires the County to update these policies within one year of the adoption of the updated housing element (see Program HE-II).

Water and Wastewater Service Priority for Affordable to Lower Income Housing

Pursuant to SB 1087 the County is required to provide a copy of the Housing Element to water and sewer providers. Pursuant to state law, water and wastewater providers are required to grant priority for service allocations to proposed housing projects that include housing for affordable to lower income households. As such, the County has provided the water and wastewater providers copies of the 2014 Housing Element and, upon adoption of the 2021 Housing Element Update will again provide service

providers with copies in order to ensure that affordable to lower income household-targeted projects are allocated services are provided water and wastewater service. All of the sites identified in the Sites Inventory for lower income housing are within areas served by public water and/or public wastewater service with no known service deficiencies.

Chapter 7 – Evaluation of the Previous Element

The 2014-2019 Del Norte County Housing Element was certified as being in full compliance with State Housing Element Law (Article 10.6 of the Government Code) by HCD in a letter to the County dated August 27, 2014. The 2014-2019 Housing Element specified various goals, policies, and programs in order to provide for the projected housing needs of the County during the planning period.

When updating a Housing Element, State law requires all housing elements to provide an assessment of the previous housing program. The assessment is intended to assist in identifying effective and non-effective policies and programs in order to better direct resources and achieve housing goals for the next planning period.

5th Cycle RHNA

The County received the final Regional Housing Need and Regional Housing Need Plan (RHNP) for the 5th Cycle on June 29, 2012. Included within the RHNP, the County received its Regional Housing Needs Allocation (RHNA) which established the total number of housing units that the County was required to plan for within the five and a half year planning period (January 1, 2014, through June 30, 2021).

Within the total number of units, allocations were made for the number of units within four economic categories: *very low*, *low*, *moderate*, and *above moderate*. The assumptions used to determine income categories included the use of affordable categories as set by the HCD, Assessor’s valuations, Building Permit valuations, and market rates for sales and rents.

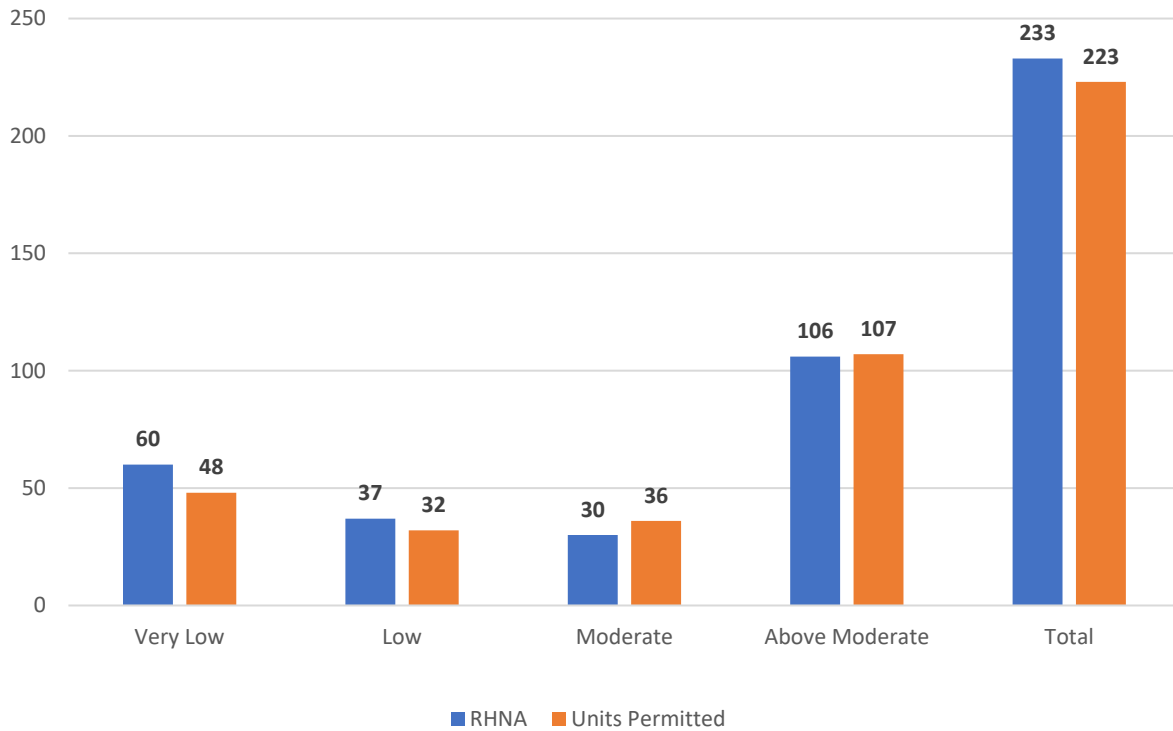
Table 71: 5th Cycle Regional Housing Need Allocation

Jurisdiction	Very Low	Low	Moderate	Above Moderate	Total
City of Crescent City	20	13	10	34	77
Unincorporated County	60	37	30	106	233
Countywide Total	80	50	40	140	310

Effectiveness of the Element

Several of the programs identified in the previous Housing Element were effective in assisting in the creation of housing units, as illustrated by the County’s production toward the RHNA (Figure 34). Production increased in the 5th cycle, after poor economic conditions experienced in the county during the 4th cycle planning period, paired with flat population growth and other factors, resulted in little homebuilding activity. During the 5th cycle, the County permitted units to account for all but 17 units of the RHNA (12 very low income, 5 low income) and issued certificates of occupancy for 167 units. Table 62 demonstrates that, between permitted units and identified sites, the County accommodated a surplus of housing during the 2014-2019 planning period across all income categories.

Figure 34 Units Permitted in 5th Cycle in Relationship to RHNA (2014-2019)



Source: Del Norte County, Housing Element Annual Progress Report, 2020.

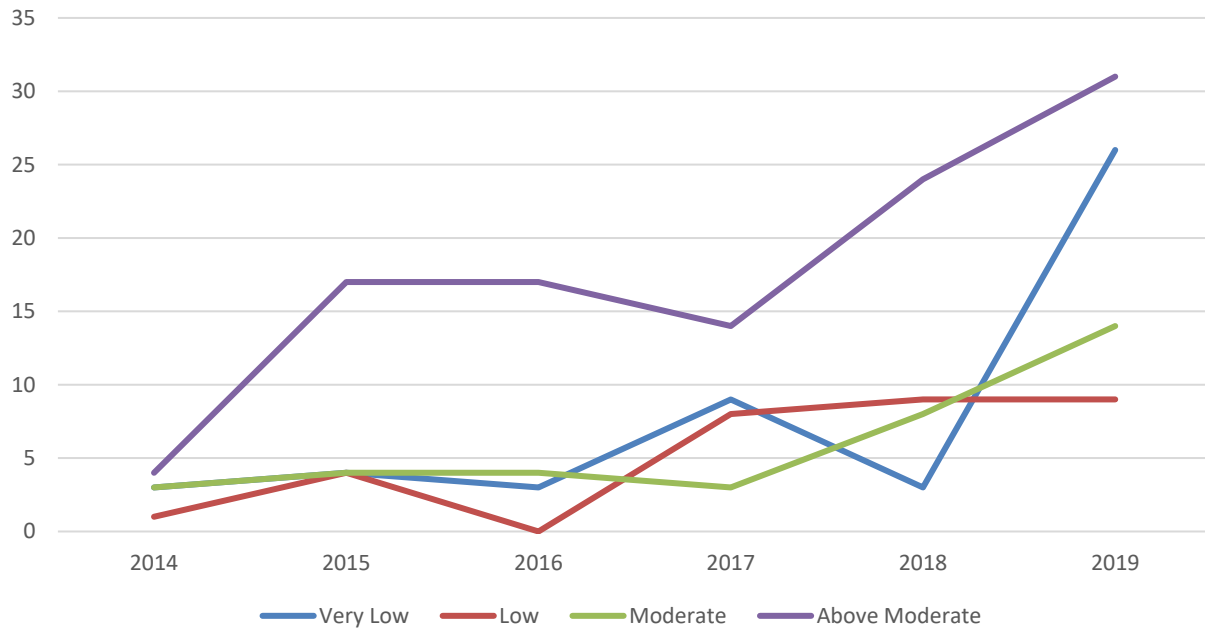
Table 72: 5th Cycle Planning Period Needs Accommodation Analysis

Jurisdiction	Very Low	Low	Moderate	Above Moderate	Total
RHNA	60	37	30	106	233
Units Permitted	48	32	36	107	223
Initial Surplus	-12	-5	6	1	-10
Units Identified in 5 th Cycle Sites Inventory	224	418	212	169	1,023
Final Surplus	212	413	218	170	1,013

Source: Del Norte County, Housing Element Annual Progress Report, 2020.

Figure 35 below shows units permitted by year and income category as reported in the Housing Element Annual Reports.

Figure 35 Units Permitted Annually by Income Category*



Source: Del Norte County, Housing Element Annual Progress Report, 2020.

Table 73 provides details an analysis of the prior Housing Element’s identified implementation programs.

Table 73: Implementation Program Review

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
A-1: Sites Inventory and Suitability Analysis	In order to demonstrate that the housing needs of the County can be accommodated the County should prepare a Sites Inventory and Analysis of appropriately zoned parcels located within the unincorporated County on which targeted income housing may be developed. The product of this program will be a Sites Inventory and Suitability Analysis	2014	Complete. Was completed as part of 2014-19 Housing Element Update.
A-2: GIS Implementation	Deployment of a Geographic Information System (GIS platform with robust land use capabilities (i.e. Zoning and General Plan data, natural hazard data, etc.) for the purpose of identifying suitable areas for the development of housing.	FY 2015-16	Complete. The zoning layer is complete and published to the County's website. The remaining data listed in the object is available to Planning Division staff currently. Also, the availability of the California State Geoportal may be used in identifying suitable sites without having to create new data layers.
A-3: Monitor Housing Construction Activity	To maintain accurate and current data showing housing development (new units, created, rehabilitated, demolished, etc.) within the County in a consolidated database.	6/30/2019	Ongoing. Development activity is tracked in real time in a database maintained by the Building Inspection Division with internal reports produced monthly for various staff uses.
A-4: Coordination with Rural Public Utilities	Coordination with water districts in outlying areas on an as needed basis.	6/30/2019	Ongoing. The Community Development Department works closely with all local rural water districts on a continual basis.
A-5: Prioritization of Public Utilities to Meet Lower Income Housing Need	A letter from the County Community Development Department explaining the requirement for priority service to lower income households along with a copy (digital copy unless a hard copy is requested) 2014-2019 Housing Element on the County website which allow for the Housing Element to be downloaded as needed.	2014	Complete. This program was completed during the certification process of the 5th cycle housing element and a digital version of the housing element remains available to download via the County's public website.
B-1: Surplus Properties	The development of an inventory of surplus properties and a website which provides site specific details on these surplus lands and information useful to potential developers such as existing infrastructure, zoning & land use, parking requirements, environmental issues, etc.	2015	In progress. A list of County owned property has been prepared but it has not been reviewed to determine whether any surplus lands are available.
B-2: Non-Profit Development	The County will biennially invite non-profit developers to discuss the County's plans, resources, development opportunities and RFQ process.	Biennial commencing in 2015 (again in 2017 and 2019)	Due to staffing and budgetary shortages, the Community Development Department has not been able to solicit non-profit developers to the County.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
B-3: Facilitation of Extremely Low and Lower Income Housing Projects	The objective of this program is the development of additional housing for extremely low as well as lower income housing through site identification, permit coordination, and providing data or letters of support for funding applications. The County will consider, on a case-by-case basis, requests for bonus density, deferred agreements or waivers for improvements, and/or local bonding assistance.	6/30/2019	Ongoing. The County provided permit coordination for an amendment to a use permit for a housing project that will include up to 4 units designated for low-income units. The amendment was necessary in order for the developer to proceed with the overall project.
B-4: Identification and Application for Funding	The County will apply for funds for assisting in the development, maintenance or improvement of housing for lower income households and shall prepare at least one application annually seeking funding for housing related projects. It is hoped that housing related funding will assist the County in meeting at least 25% of its housing need through creation of new housing and/or rehabilitation and maintenance of existing housing.	Annual	The Del Norte County Department of Health and Human Services applied for and was awarded a \$2.8 million 2020 Homekey Program grant for the acquisition of an existing 30-unit motel into interim housing by the end of 2020 and permanent housing (apartments) by July 2021. The project is located within the jurisdiction of the City of Crescent City.
C-1: Monitor Second Units Constraints	The objective of this program is to establish a framework by which the ongoing monitoring of the development of second units is created in addition to an analysis of the constraints on the creation of second units resulting from County Ordinances is conducted on an as needed basis. Specifically, it is anticipated that a spreadsheet will be created and maintained to track the development of second units and to tabulate any constraints encountered via the local permitting process.	Monthly	Ongoing. The Community Development Department continues to log and track the development of 2nd units in the County.
C-2: Amend General Plan Text for General Commercial Residential Density	This program will be completed in 2015 however final certification of the text amendment may ultimately take longer in the Coastal Element (the Local Coastal Program) than in the Non-Coastal Land Use Section of the General Plan due to Coastal processing timelines which are outside of the County's control.	2015-2019	Incomplete. Budgetary and staffing constraints have not allowed the Community Development Department to complete the amendment of the General Plan or Local Coastal Program. This objective will be completed by a consultant using SB 2 Planning Grant funds.
D-1: Code Enforcement Based Housing Rehabilitation	The objective of this program is to refer appropriate housing units with code violations to the County Code Enforcement Division for rehabilitation. Additionally, to advise at least 15 property owners per year of various funding and assistance opportunities to remedy housing related code violations	Monthly	Ongoing. The Code Enforcement Division regularly recommends cases to the County Hearing Officer to resolve code violations using liens and other enforcement mechanisms.
D-2: County Housing Rehabilitation Program	The objective of this program is to provide rehabilitation assistance to lower income households, subject to funding availability, with a goal of assisting 20 units before the end of the planning cycle.	2014-2019	Ongoing.
D-3: Senior Center Housing Rehabilitation Program	The objective of this program is to provide rehabilitation assistance to lower income, elderly households, subject to funding availability, with a goal of assisting 5 units annually.	2014-2019	Ongoing.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
D-4: Enhance Residential Neighborhoods	The County will preserve residential neighborhood appearance and make them more livable through enhancement measures such as the construction of sidewalks and other street improvements. As a priority, the County will target roads and pedestrian ways that serve as corridors between established residential areas and schools (i.e., Safe Routes to Schools). The securing of outside funding will enable the County to match funds thereby leveraging the limited County resources whilst improving County infrastructure.	2014-2019	Ongoing. The County included on the SB 1 Project List for FY 19-20, curb ramp access improvements for sidewalks near the Mary Peacock Elementary School. The work was completed in summer 2020. Supplemental funding was obtained to complete the work through remaining Safe Routes to School funds held by the Del Norte Local Transportation Commission.
E-1: Monitor At-Risk Assisted Housing	The objective of this program is to continue to track the risk of conversion of assisted units to market rate.	2014-2019	Ongoing. No assisted units were at risk of being converted to market rate during CY 2020.
F-1: Designating the Housing Authority as the Fair Housing Agency	The objective of this program is to continue to establish the Housing Authority's principal role in Fair Housing with support by the County Community Development Department. In its supporting capacity the County will continue to provide information to members of the public on matters of fair housing and refer them to the local Housing Authority office for submittals of complaints, requests for investigation, etc.	2014-2019	Ongoing. The Community Development Department continues to periodically refer members of the public to the Housing Authority for assistance in housing needs, complaints, etc.
F-2: Update Definition of Family in County Code	The objective of this program is to redefine the current definition found in the County Code so that rather than focusing on blood or marriage ties, the definition of family would focus on the individual household relationship. For example, the Santa Barbara v. Adamson case found that members of a group home should be treated as a family because they shared household chores and expenses, ate meals together, participated in recreational activities together, and formed close bonds.	6/30/2019	Incomplete. The Community Development Department is drafting an update to the definition of family, however due to staffing shortages, it has not yet been reviewed by County Counsel or brought to the Board of Supervisors for adoption. This objective will be completed by a consultant using SB 2 Planning Grant funds.
F-3: Section 8 Voucher Program	The objective of this program is to assist 400-600 households as funding and rents permit with rental assistance vouchers.	2014-2019	Ongoing. The responsible agencies continue to facilitate the Section 8 program within Del Norte County to qualifying candidates.
F-4: Access to Housing for those with Developmental Disorders and/or Mental Disabilities	The objective of this program is to develop an incentive for the allocation of units for those who are mentally disabled and who are at risk of homelessness or institutionalization in new housing development.	FY 2015-2016	Ongoing. The Department of Health and Human Services continues to recognize the importance of allocating units to those with developmental and mental disabilities.
F-5: Reasonable Accommodation Brochure	The objective of this program is to develop a brochure which will be available at the Community Development Department counter.	FY 2014-2015	Complete. An informational item on the County's Reasonable Accommodation ordinance has been developed and is available at the Community Development Department.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
G-1: Crime Prevention through Environmental Design	The objective of this program is to encourage housing projects to be designed in a way that deters criminal activity. Specifically, to develop an informational handout that discusses crime prevention through environmental design including natural surveillance (e.g. window placement, appropriate lighting), access control (e.g. locking gates, fencing, landscaping), etc.	FY 2014-2015	Complete. An informational item on the crime prevention through environmental design has been developed and is available at the Community Development Department.
G-2: Encourage Smoke-Free Policies in Multifamily Housing	The objective of this program is to encourage new multifamily housing projects to adopt policies that restrict or prohibit smoking. Specifically, the County will prepare an informational brochure detailing the harmful effects of smoking with a particular emphasis on the effects in multifamily housing.	FY 2014-2015	Complete. An informational item on encouraging smoke-free housing policies has been developed and is available at the Community Development Department.

Appendix: Sites Inventory Table

Site_Name	New Site	APN_9	Zoning	Gen_Plan	Vacant	Acres	Density (du/ac)	Max Cap.	Realistic Cap.	4th cycle	5th cycle
The Hills	1	102-020-054	R1-D, R1-B20-D	RN	yes	37.54	2	75	60	no	yes
East Rowdy Creek	2	103-100-067	R1-B20	RN	yes	38.43	2	77	61	no	yes
Valley Garden	3	103-130-001	R1-B20	RN	yes	0.66	2	1	1	yes	yes
Valley Garden	3	103-130-002	R1-B20	RN	yes	0.58	2	1	1	yes	yes
Valley Garden	3	103-130-003	R1-B20	RN	yes	0.76	2	2	1	yes	yes
Valley Garden	3	103-130-004	R1-B20	RN	yes	0.38	2	1	1	yes	yes
Valley Garden	3	103-130-005	R1-B20	RN	yes	0.38	2	1	1	yes	yes
Valley Garden	3	103-130-007	R1-B20	RN	yes	0.60	2	1	1	yes	yes
Valley Garden	3	103-130-009	R1-B20	RN	yes	0.47	2	1	1	yes	yes
Valley Garden	3	103-130-010	R1-B20	RN	yes	0.49	2	1	1	yes	yes
Valley Garden	3	103-130-011	R1-B20	RN	yes	0.47	2	1	1	yes	yes
Valley Garden	3	103-130-012	R1-B20	RN	yes	0.47	2	1	1	yes	yes
Valley Garden	3	103-130-013	R1-B20	RN	no	0.44	2	1	1	yes	yes
Valley Garden	3	103-130-014	R1-B20	RN	yes	0.79	2	2	1	yes	yes
Valley Garden	3	103-130-019	R1-B20	RN	yes	0.47	2	1	1	yes	yes
Valley Garden	3	103-130-020	R1-B20	RN	yes	0.46	2	1	1	yes	yes
Ward Field	4	131-070-002	PC	MFR	no	2.86	7	20	13	yes	yes
Gasquet Park	5	131-730-003	PC	RN	no	7.00	4	18	18	no	yes
Harbor Center Tract	6	110-020-080	PC	UR	yes	49.92	2	100	94	no	yes
Northcrest	7	116-171-003	R1, C2	MFR, GC	no	3.95	6	24	19	yes	yes
Northcrest	7	116-171-037	R1, C2	MFR, GC	yes	3.02	6	18	14	no	yes
Summer Park	8	116-310-066	PC	MFR	yes	6.40	15	96	77	yes	yes
Mary Peacock	9	116-111-001	PC	UR	yes	2.15	6	13	8	yes	yes
Mary Peacock	9	116-112-001	PC	UR	yes	3.30	6	20	12	yes	yes
Mary Peacock	9	116-113-001	PC	UR	yes	3.30	6	20	12	yes	yes
Mary Peacock	9	116-114-005	PC	UR	yes	0.66	6	4	2	yes	yes
Mary Peacock	9	116-114-009	PC	UR	yes	0.99	6	6	4	yes	yes
Mary Peacock	9	116-114-010	PC	UR	yes	0.33	6	2	1	yes	yes
Mary Peacock	9	116-130-022	PC	UR	yes	1.41	6	8	5	yes	yes
Mary Peacock	9	116-130-023	PC	UR	yes	1.07	6	6	4	yes	yes
Mary Peacock	9	116-131-001	PC	UR	yes	0.57	6	3	2	yes	yes
Mary Peacock	9	116-131-002	PC	UR	yes	0.72	6	4	3	yes	yes
Mary Peacock	9	116-132-008	PC	UR	yes	0.22	6	1	1	yes	yes
Mary Peacock	9	116-132-019	PC	UR	yes	0.22	6	1	1	yes	yes
Mary Peacock	9	116-132-021	PC	UR	yes	0.11	6	1	0	yes	yes
Mary Peacock	9	116-132-022	PC	UR	yes	0.11	6	1	0	yes	yes
Mary Peacock	9	116-133-001	PC	UR	yes	0.66	6	4	2	yes	yes
Mary Peacock	9	116-136-001	PC	UR	yes	0.66	6	4	2	yes	yes
Mary Peacock	9	116-136-002	PC	UR	yes	5.04	6	30	18	yes	yes
Mary Peacock	9	116-132-020	PC	UR	yes	0.22	6	1	1	no	yes
Arnett	10	116-160-001	R-1	UR	no	2.48	6	15	12	no	yes
Northcrest II	11	116-160-058	C-3	GC	yes	1.10	15	17	8	no	no
Adams	12	116-160-055	R-3	MFR	yes	1.44	15	22	13	yes	yes
Health Center	13	116-160-064	C-3, NH	GC, RCA	yes	2.40	15	36	18	no	no
Health Center	13	116-160-025	C-3	GC	yes	0.73	15	11	6	no	no
East Washington	14	116-263-007	C-4	NA	yes	0.67	15	10	5	yes	yes
East Washington	14	116-263-009	C-4	NA	yes	0.80	15	12	6	yes	yes
East Washington	14	116-263-010	C-4	NA	yes	1.30	15	20	10	yes	yes
East Washington	14	116-263-011	C-4	NA	yes	1.17	15	18	9	yes	yes
East Washington	14	116-263-021	C-4	NA	yes	0.48	15	7	4	yes	yes
East Washington	14	116-263-027	C-4	NA	yes	1.96	15	29	15	no	yes
East Washington	14	116-270-032	C-4	NA	yes	1.87	15	28	14	no	yes
Deleted	15										
Hospital	16	117-200-006	R-3	MFR	yes	0.66	15	10	5	no	yes
CC Water Tank	17	117-020-020	R2, NH	MFR, NH	yes	16.20	12	194	156	yes	yes
South Parkway	18	117-030-009	C-2	NA	yes	6.11	15	92	62	yes	yes
South Railroad	19	117-020-052	C-2	NA	yes	25.37	15	381	150	yes	yes
Bess Maxwell	20	120-142-001	R2	MFR	yes	0.54	12	6	5	yes	yes
Bess Maxwell	20	120-142-002	R2	MFR	yes	0.67	12	8	6	yes	yes
Howland Hill	21	115-262-001	R1	UR	yes	3.50	6	21	17	no	yes
Howland Hill	21	115-263-005	R1	UR	yes	0.37	6	2	2	no	yes
Howland Hill	21	115-263-007	R1	UR	yes	0.28	6	2	1	no	yes

Howland Hill	21	115-263-008	R1	UR	yes	0.15	6	1	1	no	yes
Howland Hill	21	115-272-001	R1	UR	yes	0.24	6	1	1	yes	yes
Howland Hill	21	115-272-002	R1	UR	yes	0.72	6	4	3	yes	yes
Howland Hill	21	115-272-005	R1	UR	yes	0.24	6	1	1	yes	yes
Howland Hill	21	115-272-006	R1	UR	no	0.24	6	1	1	yes	yes
Howland Hill	21	115-272-007	R1	UR	yes	1.45	6	9	7	yes	yes
Howland Hill	21	115-273-001	R1	UR	yes	0.12	6	1	1	yes	yes
Howland Hill	21	115-273-004	R1	UR	yes	0.36	6	2	2	yes	yes
Howland Hill	21	115-273-008	R1	UR	yes	1.44	6	9	7	yes	yes
Klamath Glen	22	141-140-046	R1-B20	RN	yes	0.56	2	1	1	yes	yes
Klamath Glen	22	141-140-047	R1-B20	RN	yes	0.49	2	1	1	yes	yes
Klamath Glen	22	141-140-048	R1-B20	RN	yes	0.50	2	1	1	yes	yes
Klamath Glen	22	141-140-049	R1-B20	RR,RN,PF, GC	no	11.35	2	23	18	yes	yes
									1014		