

CITY OF RIO DELL

2019-2027 HOUSING ELEMENT



TABLE OF CONTENTS

Introduction	1
Data Sources	2
Public Participation	2
General Plan Consistency	4
Housing Goals, Policies, and Programs	5
Review of Previous Programs	15
Housing Needs Assessment	30
Population Characteristics.....	30
Employment Characteristics	33
Household Characteristics.....	34
Income Characteristics	35
Housing Stock Characteristics	39
Housing Cost and Affordability	42
Special-Needs Groups	43
Assisted Units at Risk of Conversion	47
Regional Housing Needs Assessment	49
Housing Resources	51
Available Sites	51
Zoning to Accommodate the Development of Housing Affordable to Lower-Income Households	52
Housing Constraints.....	56
Nongovernmental Constraints.....	56
Governmental Constraints	57
Opportunities for Energy Conservation	69
Affirmatively Furthering Fair Housing	72
Quantified Objectives	72

List of Tables

Table 1 Population Growth Trends	30
Table 2 Surrounding Jurisdictions Population Growth Trends.....	30
Table 3 Humboldt County Population Projections	31
Table 4 Age Characteristics.....	31
Table 5 Race and Ethnicity 2018.....	32
Table 6 Distribution of Workers Ages 16 or Older by Category, 2018 City of Rio Dell and Humboldt County	33
Table 7 Comparison of Employment by Major Occupational Category City of Rio Dell and Humboldt County	33
Table 8 Household Characteristics, 2018	35
Table 9 Overcrowded Households, 2016	35
Table 10 Maximum Household Income Level, 2020 by Household Size for Humboldt County.....	36
Table 11 Household Income, 2020	36
Table 12 Sources of Household Income, 2018 City of Rio Dell and Humboldt County	37
Table 13 Poverty Status, 2018 City of Rio Dell and Humboldt County	37
Table 14 Households Overpaying by Income Category, 2016	38
Table 15 Housing Units by Housing Type	39
Table 16 Housing Tenure	40
Table 17 Occupancy Status of Housing Stock	40
Table 18 Age of Housing Stock, 2018	41
Table 19 Housing Affordability by Income Level, 2020	43
Table 20 Disability Characteristics Age	43
Table 21 Persons with Developmental Disabilities by Age, 2018.....	44
Table 22 Households Size by Tenure	45
Table 23 Households by Tenure by Age	45
Table 24 Farms and Farmworkers by Work Period Length—Humboldt County	46
Table 25 Assisted Housing Projects.....	47
Table 26 Regional Housing Needs Allocation, December 31, 2018–August 31, 2027	50
Table 27 Residential Land Use Designation – Allowable Density	52
Table 28 Comparison of the Regional Housing Need and Residential Sites Capacity	54
Table 29 Vacant Residential Sites Inventory	54
Table 30 Interest Rates	57
Table 31 Development Standards, Zones Permitting Residential Uses.....	59
Table 32 Development Standards Comparison	61
Table 33 Permit Processing Fees	62
Table 34 Estimated Application Processing Timeline.....	63
Table 35 Estimated Project Approval Processes and Processing Timeline	63
Table 36 Housing Types Permitted by Zoning District	65
Table 37 Energy Conservation Programs	71
Table 38 Quantified Objectives	72

Figures

Figure 1 – Vacant Sites Inventory	55
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INTRODUCTION

The Housing Element identifies existing and projected housing needs and establishes goals, policies, standards, and implementation measures for the preservation, improvement, and development of housing in the City of Rio Dell (City). It meets detailed requirements of state Housing Element law, including requirements for a residential land inventory sufficient to meet the City's share of the state-prescribed regional housing need. The Housing Element is the component of the City's General Plan that provides an eight-year vision for housing.

The California housing element law, 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 that provide opportunities for, and do not unduly constrain, housing development. This document presents an effective housing element that discusses 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.

The California state legislature has identified the attainment of a decent home and suitable living environment for every resident as the state's major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive general plan. Section 65302(c) of the Government Code sets forth the specific components to be contained in a community's housing element.

The primary purpose of a housing element is to:

- Preserve and improve housing and neighborhoods,
- Provide adequate housing sites,
- Assist in the provision of affordable housing,
- Remove governmental constraints to housing investment, and
- Promote fair and equal housing opportunities.

This Housing Element consists of the following sections:

1. Housing Goals, Policies, and Programs
2. Review of the Previous Housing Element Programs
3. Housing Needs Assessment
4. Housing Resources
5. Housing Constraints
6. Quantified Objectives

DATA SOURCES

In preparing the Housing Element, various sources of information were used. The City relied on the United States (US) Census, American Community Survey (ACS), California Department of Finance, and other local sources as available.

The US Census, which is completed every 10 years, is an important source of information for the community profile. It provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. The Housing Needs Assessment herein reflects the 2012 to 2016 (data provided from the California Department of Housing and Community Development [HCD]) and 2014 to 2018 ACS data. It also incorporates 2012 to 2016 Comprehensive Housing Affordability Strategy (CHAS) from the US Department of Housing and Urban Development (HUD), which is based on data from ACS.

The California Department of Finance is another source of valuable data and is more current than the Census. Whenever possible, Department of Finance data and other local sources were used in the Housing Needs Assessment to provide the most current profile of the community.

PUBLIC PARTICIPATION

HCD requires that local governments make a diligent effort to achieve public participation from all economic segments of the community.

Throughout the Housing Element update process, the City made diligent efforts to reach all segments of the community. Public input on housing needs and strategies is critical to developing appropriate and effective City housing programs. The City elicited public participation through a public workshop about the housing element process, by performing a public survey, and by engaging community leaders through phone consultations.

The City hosted a public workshop to discuss the Housing Element process on August 27, 2019. At the workshop, staff also discussed recent updates to state housing law and reviewed existing and suggested housing policies.

Additionally, the City sent a survey to 1,300 households across Rio Dell in both April 2018 and March 2019. The survey received 58 responses, primarily from residents in the City. Three quarters of respondents were homeowners, and almost half were in two-person households. Respondents expressed significant concern about deferred maintenance and code violations across the City. The priority that was considered “very important” by most respondents (70 percent) was encouraging the rehabilitation of existing housing stock. Energy conservation and securing homeownership for at-risk homeowners were also identified as important priorities, with approximately 93 percent of respondents either rating these as “very important” or “somewhat important.”

In an effort to engage stakeholders in the process, the City’s consultant reached out to several organizations seeking input. The following individuals, organizations, and agencies provided feedback for the City on housing in Rio Dell:

- Fortuna Adventist Community Services on July 29, 2020
- Fortuna Senior Center on July 30, 2020
- Humboldt County Department of Health and Human Services on July 30, 2020
- Rio Dell-Scotia Chamber of Commerce on August 4, 2020
- Rio Dell Community Resource Center on August 4, 2020
- Housing Authority of Humboldt County on August 4, 2020
- Redwood Community Action Agency on August 7, 2020
- Eureka Housing Authority on August 10, 2020
- Pacific Coast Rentals & Realty on August 26, 2020

During these consultations, stakeholders reported that many low-income individuals in the City of Rio Dell have stable housing and there is an adequate supply of affordable housing. However, they noted that much of this housing is in dire need of rehabilitation and there is not sufficient variety in the type of housing, so while there are enough existing housing units, they do not necessarily meet demand. Additionally, low turnover in what existing rentals there are makes it challenging for new households to find available housing that meets their needs.

One of the most frequent concerns related to housing that stakeholders discussed was the lack of connectivity to services, especially for homeless, seniors, and disabled individuals, due to poor transportation infrastructure. Limitations on basic services, such as affordability and clean water were another frequently expressed concern. The individuals interviewed also discussed the need for rehabilitation and poor management of rental housing resulting in further neglect of the housing stock. Most stakeholders did not believe that fair-housing discrimination was an issue in Rio Dell, although one expressed concern with management of many rental housing units favoring individuals they knew personally. Investment in new housing, at all income levels and a variety of types, may address this concern. Additionally, several organizations reported a lack of senior and farmworker housing in Rio Dell.

While the physical condition of the housing stock presents a financial challenge, many stakeholders expressed many areas of opportunities for the future of housing in Rio Dell. They expressed that the land value in Rio Dell is lower than in surrounding areas, making housing development more feasible at all income levels. Additionally, they identified areas prime for further development, such as the Upper Eagle Prairie area, and expressed a need for a variety of housing types at both lower-income and upper-income limits. The City is not short on affordable housing and instead could benefit from the development of moderate to above moderate-income housing to create a wider range in available housing options. Three stakeholders also discussed the opportunities that could be presented by allowing accessory dwelling units (ADUs) and tiny homes on single- and multifamily lots.

The City of Rio Dell is uniquely placed such that its housing stock overall may benefit from the development of upper-income housing options to introduce more opportunities for public infrastructure investment and rehabilitation of existing structures. Inclusion of supportive housing for seniors and homeless or disabled individuals and allowing property owners to construct additional units on their properties would increase the variety of housing types and accessibility to housing for all residents.

PUBLIC HEARINGS

A public hearing was held on [PENDING] with the Planning Commission to recommend adoption of the Housing Element. A public hearing was held with the City Council on [PENDING] where the Housing Element was adopted.

GENERAL PLAN CONSISTENCY

The Housing Element is a component of the General Plan, which provides guiding policy for all growth and development within the community. The General Plan consists of eight chapters (referred to as elements) that address state-mandated planning: Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, and Environmental Justice.

State law requires consistency among chapters of the General Plan, stating that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” As such, goals and policies in the Housing Element should be interpreted and implemented consistent with the goals and policies of the rest of the General Plan. The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the city.

This Housing Element update is consistent with the General Plan because it relies on compatible data, programs, and policies, as well as the land use designations that are identified in the Land Use Element. The goals, objectives, and policies of the Housing Element have been reviewed for consistency with the goals, objectives, and policies of the 2015 Rio Dell General Plan.

The City will continue to ensure consistency between the Housing Element and other General Plan elements so that policies introduced in one element are consistent with other elements. At this time, the Housing Element does not propose significant changes to any other element of the General Plan. However, if over time it becomes apparent that changes to any element are needed for internal consistency, such changes will be proposed for consideration by the Planning Commission and City Council.

Per Assembly Bill (AB) 162 (Government Code Section 65302), the City will evaluate and amend as appropriate the Health & Safety and Parks, Recreation, & Open Space Elements of the General Plan to include analysis and policies regarding flood hazard and management information.

HOUSING GOALS, POLICIES, AND PROGRAMS

This section describes the City's housing goals, policies, and programs for the planning period 2019 through 2027. The City has identified several goals related to housing addressing the issues of housing production, rehabilitation, equal opportunity to housing, infrastructure needs, energy conservation, and information needs. The related policies have been developed as ways to achieve City housing goals. Goals, policies, and associated programs are consistent with the General Plan; consistency will be monitored on a project-by-project basis.

GOALS AND POLICIES

GOAL A: A variety of housing types to meet the needs of all economic segments of the community, including those with special housing requirements.

POLICIES:

- A-1. Encourage the development of available vacant and under-utilized residential and mixed-use parcels served by sewer and water for a range of housing types and densities consistent with the General Plan.
- A-2. Monitor market trends for residential land/housing and consider, where appropriate, changes in the City General Plan Land Use Element and Zoning to ensure a balance in residential uses and densities.
- A-3. Allow development of manufactured homes and mobile home parks in residential zones throughout the community in accordance with the requirements of California Government Code Sections 65852.3 and 65852.7 and where consistent with local regulations.
- A-4. Allow development of secondary residential units on existing residentially developed lots in accordance with Government Code Section 65852.2 requirements and where consistent with local regulations.
- A-5. Encourage a density bonus for developments containing at least 10 percent of the units set aside for lower-income households, or at least 5 percent of the units for extremely low, very low-income households, or 50 percent of the units for qualifying residents (i.e., seniors), as provided in Government Code Section 65915 and where consistent with local regulations. Allow additional concessions/incentives with increased affordable units (Government Code Section 65915) and where necessary to maintain economic feasibility of the lower-income units.
- A-6. This policy has been removed.
- A-7. Use state and federal Funding Assistance to the extent this assistance exists and are needed to develop affordable housing in Rio Dell.
- A-8. Pursue those housing finance programs that do not require Article 34 Referendum.
- A-9. Provide capacity for City staff to respond to, and apply for, federal and state loans and grants.

- A-10. Partner with local non-profit housing sponsors to make maximum use of Federal and State Programs for new housing construction and rehabilitation. The non-profit corporation is not intended to compete with the City or other current programs, but to complement these efforts.
- A-11. Assist developers in taking full advantage of state and federally funded programs, when feasible.
- A-12. Encourage mixed-use of commercial/residential development in the appropriate zones.
- A-13. Minimize housing construction in areas subject to hazards, such as flooding or geologic instability.
- A-14. Promote access in new housing development for persons with disabilities.
- A-15. Encourage rental housing developments to include a mixture of unit sizes and bedrooms, including a percentage of three-bedroom units to help accommodate larger households, where feasible.
- A-16. Promote multifamily housing that is in keeping with community design guidelines and that provides a sense of connection to the neighborhood.
- A-17. Preserve assisted housing reserved for lower-income households including assisted multifamily housing units at risk of being converted to market rate housing.
- A-18. Assist in affordable housing development that serves extremely low-, very low-, low-, and moderate-income households through financial and/or technical assistance.
- A-19. Support streamlining the permitting process for housing that serves extremely low, very low, low, and special needs populations.

GOAL B: To encourage the maintenance and continued improvement of the existing housing stock.

POLICIES:

- B-1. Encourage rehabilitation of private housing by discouraging demolition and encouraging rehabilitation through tax incentives.
- B-2. Make maximum use of federal and state funding program to continue the City's current rehabilitation program for lower-income households.
- B-3. Require that minimum health and safety standards are maintained for housing in the City.
- B-4. Ensure that City code enforcement efforts are included in federal and state rehabilitation programs.
- B-5. Require abatement of unsafe structures after providing property owners reasonable opportunity to correct deficiencies.
- B-6. Encourage the use of rehabilitation program funds and grants to remove architectural barriers to housing for persons with disabilities as part of rehabilitation projects.

GOAL C: To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of race, color, religion, sex, marital status, familial status, national origin, ancestry, sexual orientation, or disability.

POLICIES:

- C-1. Support equal access to housing and promote the enforcement activities of the State Fair Employment and Housing Commission.
- C-2. Give special consideration in housing programs to the needs of special groups, including the disabled, large households, the elderly, households with low incomes, single-parent households, and the homeless.
- C-3. Maintain fair-housing complaint forms and information in both English and Spanish.
- C-4. Exempt the construction of ramps for disabled persons from zoning setback provisions where it is the only feasible design and provides a “reasonable accommodation” consistent with the Americans with Disabilities Act.

GOAL D: To assure the provision of adequate infrastructure and services to existing and planned housing throughout the community.

POLICIES:

- D-1. Seek federal and state funding to assist City efforts to remove constraints to housing related to inadequate infrastructure, including water, sewer, roads, and drainage facilities.
- D-2. Work with neighborhoods to identify and prioritize necessary upgrades to existing public facilities and infrastructure, and to obtain support for appropriate financing mechanisms.

GOAL E: To encourage energy efficiency in all new and existing housing and reduce greenhouse gas emissions.

POLICIES:

- E-1. Promote the use of energy conservation features in the design of all new residential structures, and those existing structures undergoing remodeling, room additions, and/or extensive renovation.
- E-2. Promote the use of weatherization programs for existing residential units.
- E-3. Ensure that the City’s Housing Element policies are in compliance with Senate Bill (SB) 375.
- E-4. Maintain and distribute current information about building insulation, energy-efficient appliances, lighting and heating; other conservation measures and materials; and home power alternatives, where consistent with local regulations.

GOAL F: To ensure that the City has accurate and current information on the housing stock and housing needs.

POLICIES:

F-1. Maintain the geographic information system (GIS) database for parcels within the City to provide an accurate inventory of the City's roads, utilities, and vacant land.

F-2. Require any future development projects that alter (add or reduce) housing supply to provide GIS data to update the City's GIS database.

PROGRAMS

(A-1) MIXED-USE DEVELOPMENT

The City will develop incentives to encourage the development of a mix of commercial and residential uses in the Town Center, Neighborhood Center and Community Commercial zones.

1. Research best practices regarding incentives to encourage mixed use developments. Incentives may include streamlining the permitting processes and/or fee waivers for mixed use developments.
2. Identify barriers to providing mixed- use developments in the City and work to eliminate the barriers.
3. Provide information and incentives to the private development community that encourages a mix of commercial and residential uses in appropriate zones.

Responsible Agency: City Staff or Consultant

Implementation Date: Research best practices and identify possible barriers by June 2021, annually reach out to developers

Funding Source: City Council Budget

(A-2) SB 35 APPLICATION PROCEDURE

The City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.

Responsible Agency: City Staff or Consultant

Implementation Date: Develop a SB 35 streamlining approval process by January 2022, annually review.

Funding Source: General Fund

(A-3) SAFETY ELEMENT REVIEW

The City will review the City's Safety Element and ensure compliance with State law as described in Section 65302(g) of the California Government Code. This will include new requirements established by Senate Bill 379 and 1035 related to climate change, SB 99 related to evacuation routes, and others as appropriate.

Responsibility: City Staff or Consultant

Time Frame: Review by March 2021, revise as necessary by July 2021.

Funding Source: General Fund

(A-4) PERMIT STREAMLINING AND PRIORITY PROCESSING

Continually seek to improve development review and procedures to minimize the time required for review and project approval. This reduction in time will reduce the cost to developers and may increase housing production in the city. In addition, continue to give priority to affordable housing projects.

Responsible Agency: City Staff

Funding Source: General Fund

Implementation Date: Ongoing, as affordable projects are processed through the Community Development Department.

(A-5) AFFORDABLE HOUSING DEVELOPEMT ASSISTANCE

To encourage development of housing for lower- income households including, extremely low-income, and special needs households such as, people experiencing homelessness, senior households, single parent, and persons with disabilities (including developmental disabilities), work with local non-profits on a variety of activities, such as conducting outreach to housing developers on an annual basis; providing financial assistance (when feasible), or in-kind technical assistance; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.

In addition, support the rehabilitation of suitable structures to single room occupancy units by providing available grant funding or other financial assistance opportunities when projects are brought to the City.

Responsible Agencies: City Staff

Funding Source: General Fund, CDBG funds

Implementation Date: Annual outreach to developers, prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.

(B-1) HOUSING REHABILITATION

The City shall continue to apply for federal and state funds to fund the City's housing rehabilitation program to assist in the improvement of owner- and renter-occupied housing units in the City.

Responsible Agency: City staff

Implementation Date: Annually apply for funding as Notices of Funding Available (NOFAs) are released.

Funding Source: CDBG

Quantified Objective: The City will provide eight home rehabilitation loans over the planning period.

(B-2) ZONING AMENDMENTS

Amend the Zoning Ordinance to address the following:

- **Single Room Occupancy Units (SROs).** Define and allow with a use permit in the Town Center (TC) zoning district. In addition, prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of housing types affordable to extremely low-income households, such as SROs, multifamily units, and supportive housing.
- **Transitional and Supportive Housing.** Define supportive housing. Permit transitional and supportive housing as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure. In addition, supportive housing will be allowed as a permitted use, without discretionary review, in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses consistent with AB 2162.
- **Emergency Shelters.** To ensure sufficient capacity the City will work with the school to use the facilities for an emergency shelter on APN 052-233-008, if needed or allow emergency shelters in the Town Central zoning district without discretionary review.
- **Low Barrier Navigation Centers.** Define and allow low barrier navigation centers for the homeless per Government Code 65660-65668.
- **Residential Care Homes.** Amend the Zoning Ordinance to define and allow for residential care homes with six or fewer persons by right in all residential zones subject only to the same restrictions in that zone.
- **Definition of Family.** Update the definition of family to state the following. Family -- "one or more persons living together in a dwelling unit."
- **Employee Housing.** Comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).

- **Density Bonus.** Comply with state density bonus law (Government Code Section 65915, as revised). Promote the density bonus through informational brochures which will be displayed at the City's Community Development Division
- **Reasonable Accommodation.** Develop and formalize a process that a person with disabilities will need to go through to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the City and on the City's website.

Responsible Agency: City Council, City Staff or Consultant

Time Frame: Amend the Zoning Ordinance by January 2022. Ongoing, as projects are processed through the Community Development Department. Amend the Zoning Ordinance within one year from adoption.

Funding Source: City of Rio Dell

(B-3) WATER & SEWER FACILITIES

Pursue federal and state funding for infrastructure improvements, primarily water and sewer lines and facilities, which currently act as constraints to the production of housing. The City will develop plans for the Rio Dell Water Infrastructure Improvement Project.

To comply with SB 1087, the City as the water provider, will set up a process to grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Responsible Agency: City staff or Consultant

Implementation Date: Ongoing, Develop Rio Dell Water Infrastructure Improvement Project by June 2021. Set up a priority process by January 2022, ongoing as projects are processed.

Funding Source: General Fund

(B-4) HOMELESS ASSISTANCE

Establish local capacity to inform the community of services available to assist persons without shelter, increase the community's capacity as liaison to persons and families in need, and maintain and update information in available services for the homeless. The City will annually update its list of agencies and services provided to homeless and indigent persons in Rio Dell and Humboldt County and make the list available to non-profit groups and churches for distribution to the public.

The City will also request that the County Homeless Task Force make a presentation to the City Council regarding the homeless issue in the County, Multiple Assistance Center (MAC) services and other resources/information that can be made available to the community.

Responsible Agency: City staff or Consultant

Implementation Date: Annually update and distribute list of service providers.

Funding Source: City Council Budget, CDBG

(B-5) ASSISTANCE FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

Work with the Redwood Coast Regional Center to implement an outreach program that informs families in the city about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure and directing people to service information on the City's website.

Responsible Agency: City staff

Implementation Date: Develop an outreach program within two years of adopting the Housing Element to assist persons with development disabilities.

Funding Sources: General Fund

(B-6) FIRST TIME HOME BUYER PROGRAM

The City will develop a First-Time Homebuyer (FTHB) program and, through the availability of HOME funds, will provide financial assistance through loans and/or grants to help buyers with down payments, closing costs, mortgage insurance premiums, and/or with a silent second trust deed. Through the FTHB program, the City will assist low-income households (80 percent or less than the county median).

Responsible Agency: City staff

Implementation Date: Develop a program by December 2021, ongoing through 2027, as funding is available.

Funding Sources: HOME funds

Objective: Assist five households during the 2019–2027 planning period.

(C-1) AFFIRMATIVELY FURTHER FAIR HOUSING

The City will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected 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.

Specific actions will include:

- Refer interested persons to the California Fair Housing and Employment Council.

- Utilize community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities.
- Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City's website. City Council meetings will include a fair housing presentation at least once per year
- Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.
- Ensure environmental hazards are not disproportionately concentrated in low-income communities of color.
- Develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary.
- Utilize community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities.

Responsible Agency: City staff

Implementation Date: Create Plan by January 2022 and implement on an ongoing basis.

Funding Source: City of Rio Dell

(C-2) ENERGY CONSERVATION AND WEATHERIZATION

The City will promote residential energy efficiency through the following programs.

Free Weatherization Program – Provides weatherization services and assistance to low- to moderate-income households through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weather stripping, water heater wrap, insulation of various home components, and financial assistance.

Energy Demonstration Center – Through the Energy and Environmental Services Division of the RCAA, this center provides energy efficiency retrofits, home improvement, utility and energy assistance, client education and advocacy, and other services to people in need in Humboldt County.

Utility Payment Assistance Program – Low-income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.

Responsible Agency: City staff

Implementation Date: Ongoing

Funding Source: City staff

(D-1) MAINTAIN AN INVENTORY OF AFFORDABLE HOUSING SITES

The City will aid developers looking to develop affordable housing by continuing to maintain an inventory of available sites within the City and by identifying potential sites that are prime for affordable housing development. The City will continue to allow lot consolidation as a ministerial process, and when financially feasible, the City will waive any fees for consolidating small parcels. The City will also provide information and technical assistance on federal and state funding sources or referrals to appropriate agencies.

Additionally, per AB 1397 - the City will rezone the sites identified in the inventory previously identified in the 4th and 5th cycle housing element, to allow developments by-right pursuant to Government Code section 65583.2(i). This applies when 20 percent or more of the units are affordable to lower-income households. (See Table 29).

Responsible Agency: City staff or Consultant

Implementation Date: Ongoing; review and update the sites inventory on an annual basis. Provide lot consolidation assistance as projects are processed through the Community Development Department. Rezone sites to allow residential use by- right within 3 years from adoption of this Housing Element.

Funding Source: City of Rio Dell

(D-2) HOUSING CONDITIONS AND HOUSEHOLD INCOME

As resources allow, the City will complete a housing condition survey to monitor the condition of the housing stock and a Household income survey to maintain eligible for funding

Responsible Agency: City staff or Consultant

Implementation Date: As resources are available, June 2022

Funding Source: City Council Budget, CDBG

(D-3) PRESERVING UNITS AT RISK OF CONVERSION TO MARKET RATE UNITS

To ensure that assisted affordable housing remains affordable, the City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.

Responsible Agency: City staff or Consultant

Implementation Date: Ongoing, as projects approach expiration

Funding Source: City Council Budget

REVIEW OF PREVIOUS PROGRAMS

The programs identified during the previous Housing Element have guided the City to align its code with recent elements to state housing law and to encourage the development of different types of housing. The City has continuously operated programs to inform developers and members of the public about housing opportunities and programs available.

Program	Implementation Plan	Implementation Status	Program Action
<p>(A-1) Density Bonus</p> <p>Guided by State law, establish procedures that allow the City to respond to density bonus requests. The procedures should include criteria that outline affordable to market unit ratios, written documentation, evaluations for project financial information, processing timeframes, additional incentives for consideration, and a method to sustain unit affordability.</p> <p>Policy: A-5</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: June 2011</p> <p>Funding Source: City Council Budget</p>	<p>1. Review current State law and review ordinances adopted by other jurisdictions.</p> <p>2. Ordinance considerations:</p> <p>(a) Evaluate whether density bonuses or a mix of density bonuses and other concessions and/or incentives should be used.</p> <p>(b) Determine if the ordinance should provide for a transfer of development bonus credits to off-site areas proposed for development; identify areas, if appropriate.</p> <p>(c) Determine the acceptable form of the affordability agreement, payback arrangement for early cancellation, and/or conversion of designated “lower-income” units, and methods of monitoring compliance.</p> <p>(d) Determine aspects of the development that should be given consideration for an increase in density bonus percentage or additional incentives, such as accommodations for disabled persons, lower-income households, inclusion of three-bedroom, larger units in the</p>	<p>The Density Bonus Ordinance was completed and codified in Section 17.30.090 of the Rio Dell Municipal Code in 2014 with Ordinance No. 318-2014.</p>	<p>Remove, completed.</p>

Program	Implementation Plan	Implementation Status	Program Action
	<p>development mix, usable open space and/or recreational areas, and daycare facilities.</p> <p>3. Include changes in zoning ordinance revision to ensure consistency with General Plan and to be considered and adopted by the Planning Commission and City Council.</p>		
<p>(A-2) Mixed-Use Development</p> <p>Develop incentives to encourage the development of a mix of commercial and residential uses in the Town Center, Neighborhood Center and Community Commercial zones.</p> <p>Policy: A-12</p> <p>Responsible Agency: City Staff or Consultant</p> <p>Implementation Date: June 2010 (research), ongoing Funding Source: City Council Budget</p>	<p>1. Research best practices regarding incentives to encourage mixed-use developments. Incentives may include streamlining the permitting processes and/or fee waivers for mixed-use developments.</p> <p>2. Understand the barriers to providing mixed-use developments in the City and work to eliminate the barriers.</p> <p>3. Provide information and incentives to the private development community that encourages a mix of commercial and residential uses in appropriate zones.</p> <p>4. Include appropriate changes in zoning ordinance revision to ensure consistency with General Plan and to be considered and adopted by the Planning Commission and City Council.</p>	<p>The Town Center (TC) zone was amended in 2012 with Ordinance No. 297-2012. The zone now allows apartments on upper floors as a principally permitted use and permits live-work units where residential activities are located at the back of buildings and do not occupy more than 40% of the gross floor area.</p> <p>The Community Commercial (CC) and the Neighborhood Center (NC) zones were amended in 2018 with Ordinance No. 370-2018. These zones now allow apartments on upper floors as principally permitted uses.</p>	Continue.
<p>(A-3) Multifamily Design Guidelines</p> <p>Revise City zoning ordinance to provide design guidelines for new multifamily</p>	<p>1. Research and identify standards that encourage compatibility with community character, including such features as</p>	<p>The guidelines were completed and codified in Section 17.25.050 in 2013</p>	Remove, completed.

Program	Implementation Plan	Implementation Status	Program Action
<p>residential development that ensure compatibility with community character and provide a sense of connection to the neighborhood.</p> <p>Policy: A-16</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: June 2010 (Research and develop draft guidelines); December 2010 (adopt as part of Land Use Code update)</p> <p>Funding Source: City Council Budget</p>	<p>entrances that face onto fronting streets, usable open space, and architectural styles that generate visual interest and sense of place. The Design Guidelines shall be consistent with the standards for attached dwelling units set forth in Section 1.5 (Page 1.9) of the Rio Dell General Plan, 2015.</p> <p>2. As part of the Zoning Ordinance update, develop guidelines for new multifamily residential development.</p> <p>3. Include changes in Zoning Ordinance revision consistent with General Plan and for consideration and adoption by the Planning Commission and City Council.</p>	<p>with Ordinance No. 309-2013.</p>	
<p>(A-4) Architectural Barriers to Disability Access</p> <p>Revise City zoning ordinance to allow the construction of ramps and other reasonable accommodations (e.g., wheel chair lift), consistent with the Americans with Disabilities Act, necessary to permit full housing access to persons with mobility limitation consistent with "reasonable accommodation" under the Fair Employment and Housing Act.</p> <p>Policies: A-14, C-4</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: September 2010 (Research and develop exception language); June 2011 (adopt as part of Land Use Code update)</p>	<p>1. Research and identify standards that may limit removal of architectural barriers to access to housing by disabled persons (e.g., setback requirements that limit the location of ramps within yards).</p> <p>2. As part of the zoning ordinance update, develop an exception for ramps and other facilities (e.g., lifts) that are necessary to provide access but conflict with zoning development standards.</p> <p>3. Include changes in comprehensive zoning ordinance revision consistent with General Plan and for consideration and adoption by the Planning Commission and City Council.</p>	<p>This revision was completed and codified in Section 17.30.340. The code now allows front yard averaging for setback requirements. Ramps less than 30 inches above grade do not require building permits.</p>	<p>Modify. Combine with new program B-2.</p>

Program	Implementation Plan	Implementation Status	Program Action
Funding Source: City Council Budget			
(A-5) Equal Access to Housing Amend the City zoning ordinance to ensure that the definitions used do not prevent equal access to housing on the basis of age, familial status or disability consistent with the California Fair Employment and Housing Act (FEHA). Policy: C-1 Responsible Agency: City staff or Consultant Implementation Date: March 2010 (Research ordinance definitions and suggest modified language); June 2010 (adopt as part of Land Use Code update) Funding Source: City Council Budget	1. Research and identify definitions, such as “family,” that may act to limit access to housing due to familial status, age, or disability. 2. Develop modified definitions consistent with the California Fair Employment and Housing Act regarding equal access to housing. 3. Include changes in comprehensive zoning ordinance revision consistent with General Plan and for consideration and adoption by the Planning Commission and City Council.	Staff believes the current definition does not limit access to housing due to familial status, age, or disability. The zoning regulations define “family” as “a person living alone, or two or more persons related by blood, marriage or adoption, or a group of not more than five unrelated persons living together as a single nonprofit housekeeping unit in a dwelling unit.”	Modify. Combine with new program B-2.
(A-6) Small Lot Development and Consolidation To increase the development potential of small, individual lots (typically less than one acre in size) under single ownership so that the maximum development potential allowed by zoning can be achieved. Policy Addressed: A-1 Responsible Agency: City Staff or Consultant Implementation Date: March 2011 (Research and develop language); December 2012 (Develop method to work with landowners) March 2011 by which to contact owners of identified parcels.	1. Research effective methods to develop small lots to their greatest potential (e.g., small lot consolidation, flexible development standards) by reviewing best practices adopted by other jurisdictions. 2. Develop fiscal incentives (e.g., density bonuses for merged lots) and/or regulatory incentives (small lot ordinance) for small lot consolidation. 3. Provide information and incentives to the private development community. 4. Identify small lots appropriate for consolidation.	Action has not been implemented, as merging parcels, creating larger parcels that are zoned for single-family development, actually reduces housing opportunities in the City.	Modify. Combine with new program D-1.

Program	Implementation Plan	Implementation Status	Program Action
Funding Source: City Council Budget	<p>5. Contact property owners of small adjacent will lots (e.g., lots identified in site inventory), zoned to accommodate multifamily housing, that are vacant and/or underutilized, to encourage the owners to merge suitable lots to increase the development potential for housing.</p> <p>6. City will meet with interested property owners to discuss the advantages of lot mergers and may offer incentives for owners to merge their lots.</p>		
<p>(B-1) Housing Rehabilitation</p> <p>Seek funding from federal and state sources to continue rehabilitation of the City's housing stock, to provide safe and decent housing for the community, meet the objectives for housing under the adopted Regional Housing Needs Plan</p> <p>Policy Addressed: A-11, B-1 and B-2</p> <p>Responsible Agency: City staff and Redwood Community Action Agency (RCAA)</p> <p>Implementation Date: January 1, 2010 (Pre-Application); April 1, 2010 (Application Submittal); On-going (Leveraging, Barrier Removal, First-Time Homebuyers Program)</p> <p>Funding Source: Community Development Block Grant (CDBG), Redwood Community Action Agency granting assistance</p>	<p>1. The City will continue to use loan repayments from closed-out CDBG programs to supplement the City's current CDBG Program and provide bridge financing for its housing rehabilitation program as grant funds are expended.</p> <p>2, The City will make application during the 2010 CDBG funding cycle for a grant to continue its City-wide housing rehabilitation loan program. The program should provide the flexibility to assist large households to increase the number of bedrooms where warranted.</p> <p>3. The City will contract with a qualified agency to perform the required housing condition survey and household income survey (if applicable) prior to the funding cycle and to prepare an application for submittal to HCD. If the application is not funded during the 2010 funding cycle, the City will revise its application to improve its</p>	<p>The City has received and will continue to seek federal and state funds for housing rehabilitation. As of 2019, the City has 27 outstanding CDBG loans for owner-occupied rehabilitation and has about \$140,000 available for owner-occupied loans. However, a number of recent inquiries were not eligible due to loan to value ratios.</p> <p>The City needs to update its Income Survey to be eligible for additional funding; the City intends to perform the survey following the release of</p>	Continue.

Program	Implementation Plan	Implementation Status	Program Action
	<p>competitiveness and will reapply during each successive funding cycle until funds are awarded.</p> <p>4. The City will work with the Redwood Community Action Agency (RCAA) to leverage housing rehabilitation program funds under the CHRP-0/CHRP-R and Department of Agriculture Rural Development residential loan programs administered by that agency.</p> <p>5. The City will ensure that the Housing Rehabilitation program guidelines include as an eligible activity the removal of barriers to access in housing serving lower-income households with disabilities.</p> <p>6. The City will encourage the rehabilitation of private housing by requiring demolition permits that include suitable waiting periods. Building more time into the demolition process will allow the City to assess alternatives to demolition and housing rehabilitation opportunities.</p> <p>7. The City will research and analyze best practices for private-sector home rehabilitation and provide developers with technical assistance and methods.</p> <p>8. Include any changes in zoning ordinance revision to ensure consistency with the General Plan and to be considered and adopted by the Planning Commission and City Council.</p> <p>9. Set aside funds specifically for low-, very low-, and extremely low-income housing.</p>	<p>data from the 2020 Census.</p>	

Program	Implementation Plan	Implementation Status	Program Action
	Correspond with RCAA on appropriate way to secure and allocate funding.		
<p>(B-2) Housing Affordability</p> <p>Encourage the acquisition of housing by lower income persons to achieve a greater balance of affordable owner- and renter-households.</p> <p>Policy Addressed: A-3 A-7, A-I I</p> <p>Responsible Agency: City Staff or Consultant</p> <p>Implementation Date: 2. March 2011, 5. May 2011, Ongoing</p> <p>Funding Source: City Council Budget, HOME</p>	<ol style="list-style-type: none"> 1. Research and analyze governmental and non-governmental constraints to providing affordable housing to City residents. 2. Revise City Zoning Ordinance to comply with state law provisions and provide a mechanism for establishing, preserving or redeveloping Single-Room Occupancy (SRO) units, including mobile home park in single-family residential zone subject to a use permit as required by Government Code (GC) Code Sections 65852.3 and 65852.7 3. Research how to support the conversion and use of motels, and hotels for SRO and FRO units. 4. Prioritize funding and regulatory concessions to encourage the development of SROs and FROs, and other units affordable to low-income, such as supportive and multifamily housing. Implement incentive-based programs (e.g., fee reductions, fee waivers, flexible development standards, density bonuses, streamlining permit process, etc.) to encourage development of ELI housing. 5. Investigate the feasibility of providing a reduction in water and/or wastewater connection fees to low, very low, and ELI households including SRO and FRO units. 6. Identify measures that could be used to encourage redevelopment and upgrading 	<p>The city's only motel is sufficiently successful that its owner has not been interested in converting it to either SRO or FRO units.</p> <p>The City established a Residential Multifamily zone in 2014, which allows mobile home parks but has not yet amended the zoning code to allow mobile home parks in single-family zones.</p>	<p>Modify. Combine with new program B-2.</p>

Program	Implementation Plan	Implementation Status	Program Action
	<p>of existing parks while maintaining affordability.</p> <p>7. The City will continue to apply for grant assistance to improve and increase the supply of affordable housing through the HOME program to ELI, very low, and low households.</p> <p>8. The City will work with RCAA to monitor the success of evaluate the first-time homebuyer program and pursue modifications to the program guidelines, if necessary, to address the recent rise in home sale prices.</p> <p>9. Include any changes in zoning ordinance revision to ensure consistency with General Plan and to be considered and adopted by the Planning Commission and City Council.</p>		
<p>(B-3) Water & Sewer Facilities</p> <p>Pursue federal and state funding for infrastructure improvements, primarily water and sewer lines and facilities, which currently act as constraints to the production of housing.</p> <p>Policy Addressed: D-1</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: Ongoing (Phase II, beginning in 2011, will construct the new wastewater treatment plant).</p> <p>Funding Source: General Fund, Rate Payers</p>	<p>1. The City will continue to investigate possible funding for correction of deficiencies in both the sewer and water systems through a combination of federal and state sources.</p> <p>Programs to be examined include, but are not limited to: State Water Resources Control Board's Revolving Loan Fund (Sewer); State Safe Drinking Water Bond Law (Water); US Department of Agriculture's Water and Sewer Loan, and Grant Program</p> <p>2. The City will request that the City Engineer prepare a report on the feasible alternatives and possible funding options.</p>	<p>The City completed significant improvements to its wastewater system in 2014, and a secondary water source (Metropolitan Wells) was completed in 2018. Water and sewer facilities are no longer a constraint for housing.</p>	<p>Continue</p>

Program	Implementation Plan	Implementation Status	Program Action
	3. The City will authorize the City Engineer and/or staff to prepare a pre-application for possible loan and/or grant funding for correction of the most severe deficiencies identified.		
<p>(B-4) Emergency Shelter Locations and Standards</p> <p>Pursuant to SB 2, the City will amend the zoning code to allow emergency shelters as a permitted use without discretionary review in the Town Center (TC) zone. Emergency shelters shall only be subject to development management standards that apply to residential or commercial in the same zone. The City's existing and proposed permit procedures, development and management standards are objective and facilitate shelter development.</p> <p>Policy Addressed: A-18, C-1</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: December 2011</p> <p>Funding Source: City of Rio Dell</p>	<ol style="list-style-type: none"> 1. Draft a zoning ordinance text amendment identifying emergency shelters as a permitted use in TC zone 2. Place text amendment on file at City 3. Conduct applicable CEQA review and send for department referrals 4. Schedule and conduct Planning Commission review for recommendation to City Council 5. City Council to conduct first and second readings of ordinance 6. Adopt setting development and managerial standards for emergency shelters consistent with GC 65583(a)(4), including maximum number of beds, parking, size and location of shelter, length of stay, proximity to other shelters, and security 	<p>The City established a Residential Multifamily zone in 2014, Ordinance No. 321-2014, which allows emergency shelters, transitional housing, and supportive housing as principally permitted uses.</p> <p>A 26-unit supportive housing project is scheduled to be constructed in the near future.</p>	Modify. Combine with new program B-2.
<p>(C-I) Secondary Dwelling Units</p> <p>Objective: Allow creation of secondary residential units in residential zones as a use by right (consistent with provisions of AB 1688 GC Section 65852.2), by amending the zoning ordinance to reflect changes in State law including raising the unit size limitation and excluding second units from certain</p>	<ol style="list-style-type: none"> 1. The City will evaluate whether it needs to establish unit size requirements different from the state law. 2. The City will consider if areas of the City should be excluded from allowing second units "by right" until road or other infrastructure amenities are provided. 3. Include appropriate changes in zoning ordinance revision to ensure 	Second units are allowed as principally permitted uses, size limits were increased, mobile homes are allowed as Secondary Dwelling Units, and owners no longer have to reside on the parcel (Ordinance No. 281-2012).	Remove. Completed.

Program	Implementation Plan	Implementation Status	Program Action
<p>residential areas based on road or utility service limitations.</p> <p>Policy Addressed: A-4</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: By January 2011 or earlier, if adopted as part of the General Plan updates implementation.</p> <p>Funding Source: City Council Budget</p>	<p>consistency with the General Plan and to be considered and adopted by the Planning Commission and City Council.</p>		
<p>(C-2) Fair Housing</p> <p>Objective: Promote equal housing access by distributing information in both English and Spanish on State Fair Employment and Housing Commission Enforcement Program, providing referrals, providing complaint forms and enforcing non-compliance penalties.</p> <p>Policy Addressed: C-1, C-2, C-3, C-4</p> <p>Responsible Agency: City staff and Redwood Community Action Agency</p> <p>Implementation Date: Ongoing (posting of Fair Housing Notice); Ongoing (distribution of Fair Housing information and loan packages: Ongoing (providing referrals and complaint forms)</p> <p>Funding Source: General Fund</p>	<ol style="list-style-type: none"> 1. The City will continue to distribute Fair Housing information with all housing rehabilitation loan and first-time homebuyer application packages. 2. The City will post a notice identifying the City Manager as the City's "Fair Housing Enforcement Officer" and providing a contact telephone number and address for housing discrimination complaints. 3. The City will work with the affordable housing providers and managers and other social service and non-profit tenant and landlord rights advocacy groups to inform the public of their responsibilities and rights under the law. 4. The City will maintain state complaint forms in English and Spanish. 5. The City will disseminate Fair Housing information to the Rio Dell Public Library and the Rio Dell-Scotia Chamber of Commerce in addition to posting of Fair Housing notices at Rio Dell City Hall. The City will work with local agencies, including the Humboldt Transit 	<p>Partially completed. The City has prepared Renter's Rights, complaint forms, and Fair Lending Notices in Spanish. The City will provide copies to the Rio Dell - Scotia Chamber of Commerce, the Rio Dell Library, and the Humboldt Transit Authority (HTA).</p>	<p>Modify/Continue</p>

Program	Implementation Plan	Implementation Status	Program Action
	Authority (HTA), to include Fair Housing information in appropriate format within their facilities. Annually, the City will adopt a Fair Housing proclamation and provide copies to local news organizations.		
<p>(C-3) Energy Conservation and Weatherization</p> <p>Objective: Post and distribute information on currently available energy conservation and weatherization techniques to improve energy efficiency in existing housing and to encourage energy conservation in new housing.</p> <p>Policy Addressed: E-1, E-2, E-4</p> <p>Responsible Agency: City staff and Redwood Community Action Agency</p> <p>Implementation Date: Ongoing (annual update of referral listings for funding assistance); June 2011 (create local reference library).</p> <p>Funding Source: City Council Budget, Other grants</p>	<p>1. Research and analyze information on how to incorporate energy saving features and materials, and energy efficient systems and designs for residential development that either meet or exceed Title 24 energy efficiency standards for California.</p> <p>2. The City will research and analyze conservation incentives for the building industry and residents, including services offered by local organizations (e.g., Redwood Coast Energy Authority)</p> <p>3, The City will develop and annually update its referral listing of public and private grant/loan and assistance programs for weatherization.</p> <p>4. The City will work with the Rio Dell Branch of the Humboldt County Library to establish a reference section containing resource materials for home improvement energy conservation techniques and weatherization projects.</p>	The City currently refers residents to the Redwood Community Action Agency (RCAA) and the Redwood Coast Energy Authority (RCEA) to seek assistance with weatherization, energy conservation and other programs for water-heating and heating assistance programs. The City also enforces Title 24 Energy compliance as required by the state.	Continue
<p>(D-I) Housing Condition & Building Activity</p> <p>Objective: Monitor housing production consistent with the adopted Regional Housing Needs Allocation by tracking the inventory of vacant land available for development,</p>	I. The Planning Department will annually update the City's Vacant Land Inventory and provide the City Council with a summary of annual building permit activity. The	The City does track housing starts, Building Permit activity, and vacant parcels. We receive updated Assessor information, including use	Modify/Continue

Program	Implementation Plan	Implementation Status	Program Action
<p>building permit activity and housing conditions</p> <p>Policy Addressed: A-1, A-2 and F-1</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: Ongoing (update of vacant land inventory); June 2012 (update of housing condition survey).</p> <p>Funding Source: City Council Budget, CDBG</p>	<p>summaries may be prepared on a calendar or fiscal year basis.</p> <p>2. The Planning Department, with the assistance of its Housing Rehabilitation Coordinator, will update the City's housing condition survey every 24 to 30 months, or more frequently if required for maintaining CDBG program eligibility.</p>	<p>codes, every July. The City has updated the Housing Condition Survey and mailed out twice since 2012. The response was extremely low.</p>	
<p>(D-2) Maintaining Densities consistent with Housing Affordability</p> <p>Objective: Annually review building development within the Urban Residential, Town Center, Community Commercial and Neighborhood Center land use designations to ensure that housing is made available in types and densities that do not exclude lower income households, and, if necessary, to recommend changes to foster housing affordable by all segments of the community.</p> <p>Policy Addressed: A-1 and A-2</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: Review annually</p> <p>Funding Source: City Council Budget</p>	<p>1. The City shall annually review building development within the Urban Residential, Town Center, Community Commercial, and Neighborhood Center land use designations to determine if new construction is occurring consistent with the plan "mid-point" density range. In the Town Center, a combination of commercial, civic uses, and higher-density residential use (i.e., apartments over commercial use) is encouraged over the development of a single-detached residence per lot.</p> <p>2. If the annual report shows that sites are not providing sufficient opportunities for housing affordable to lower-income and very low-income households, the City Council will review its Zoning Ordinance to consider other measures, including the adoption of incentives or regulatory mechanisms to encourage construction at the mid-point or higher-end of the density range. Such measures could include, but are not limited to: inclusionary zoning (i.e., requiring a percentage of units be affordable to lower</p>	<p>Two subdivisions have been approved since the last Housing Element was approved. The subdivisions that have occurred exceeded the referenced "mid-point density ranges." A 26-unit supportive housing project (The Center Street Cottages) is expected to break ground in the near future. This project exceeds the mid-point density of 7.5 units per acre.</p>	<p>Modify/Continue</p>

Program	Implementation Plan	Implementation Status	Program Action
	<p>income households), exclusionary or “qualified” zoning (i.e., restricting building types on certain key lots, e.g., “townhouse” only), density bonuses (i.e., specifying development standards that may be modified to make units more affordable — reduced lot sizes), or plan development overlays (i.e., allow flexibility of design as trade-off for greater affordability).</p> <p>3. Include appropriate changes in zoning ordinance revision to ensure consistency with General Plan and to be considered and adopted by the Planning Commission and City Council.</p>		
<p>(D-3) Preserving Units at Risk of Conversion to Market Rate Units</p> <p>Objective: Mitigate the potential loss of 71 "at-risk" units due to conversion to market rate units.</p> <p>Policy Addressed: A-17, A-19</p> <p>Responsible Agency: City Staff or Consultant</p> <p>Funding Source: Federal and State Assistance</p>	<p>1. Monitor owners of “at-risk” projects on an ongoing basis, at least every 12 months, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.</p> <p>2. Maintain and annually update the inventory of “at-risk” projects through the use of existing databases (e.g., HUD, State HCD, and California Tax Credit Allocation Committee [CTCAC]).</p> <p>3. Respond to any federal and/or state notices, including Notice of Intent to Pre-Pay, owner Plans of Action, or Opt-Out Notices filed on local projects. The City should receive these notices and quickly respond by contacting property owners.</p>	<p>The referenced 71 units include 49 (48 excluding Managers unit) low-income family units and 24 (23 excluding the Managers unit) low-income senior units. The 49-unit Rio Dell Apartments are still identified by the CTCAC as at-risk. This complex sold in 2013 to Micon Real Estate. The 24 senior units are not currently identified at-risk.</p>	<p>Modify/Continue</p>

Program	Implementation Plan	Implementation Status	Program Action
	<p>4. Maintain and annually update the list of qualified entities interested in participating in an Offer of Opportunity to Purchase Program as defined in GC Section 65838.11.</p> <p>5. Allocate and support potential sources of funds for mortgage refinancing, acquisition, and rehabilitation, including gap funding for nonprofit housing developers as intermediaries, and for rental subsidy assistance (HOME Program, CDBG, LIHTC, HCD Multifamily Housing Program, and CHFA).</p> <p>6. Reduce, waive, or subsidize local development fees associated with preservation or replacement of “at-risk” units.</p> <p>7. Provide ongoing preservation technical assistance and education to affected tenants and the community as a whole, on the need to preserve the existing affordable housing stock.</p>		
<p>(E-1) Updated List of Service Providers</p> <p>Objective: Establish local capacity to inform the community of services available to assist persons without shelter, increase the community's capacity as liaison to persons and families in need, and maintain and update information in available services for the homeless.</p> <p>Policy Addressed: C-3</p> <p>Responsible Agency: City staff or Consultant</p>	<p>1. The City will annually update its list of agencies and services provided to homeless and indigent persons in Rio Dell and Humboldt County.</p> <p>2. The City will make available this list to non-profit groups and churches for distribution to the public.</p> <p>3. The City will request that a representative of the County Homeless Task Force make a presentation to the City Council regarding the homeless issue in the County, Multiple</p>	<p>The City refers people to the County's Community Resource List, which includes services for the homeless, and to the County's 2-1-1 service line.</p>	<p>Remove</p>

Program	Implementation Plan	Implementation Status	Program Action
Implementation Date: Ongoing (update and distribution of list of service providers). Funding Source: City Council Budget, CDBG	Assistance Center (MAC) services, and other resources/information that can be made available to the community.		
(E-2) Participation in Homeless Task Force Objective: Establish an appointed representative to serve on, or act as an observer of, the County's homeless task force. Policy Addressed: C-3 Responsible Agency: City Council representative and City staff Implementation Date: June 2010 (contact homeless coordinator); ongoing after January 2011 (reports to City Council). Funding Source: City Council Budget	1. The City will contact the County homeless coordinator regarding possible participation on the County-wide Homeless Task Force. The City's participation may be as a "member" or "observer." 2. The County's liaison to the Homeless Task Force will report to the City Council on actions the City might take to improve referral information and the distribution of essential services to persons in need.	The City does not have a representative or an observer who regularly attends Homeless Task Force meetings. However, the City recently participated in the homeless Point-In-Time survey. A member of the Human Right Commission typically reports on the programs, including homelessness, to the City Council annually.	Combine with B-4

HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future Rio Dell residents.

POPULATION CHARACTERISTICS

POPULATION TRENDS

Between 2000 and 2018, the population of Rio Dell increased by approximately 5.5 percent, from 3,174 to 3,348. Table 1 shows population trends from 1990 to 2018.

Table 1
Population Growth Trends

Year	Population	Numerical Change	Percentage Change	Average Growth Rate
1990	3,012	-	-	-
2000	3,174	162	5.4%	0.5%
2010	3,368	194	6.1%	0.6%
2018	3,348	-20	-0.6%	-0.1%
Annual Average:	0.4%			

Sources: 1990, 2000, and 2010 US Censuses; California Department of Finance, E-5 Report 2018.

When compared with other communities in Humboldt County, Rio Dell was one of only three cities in the region that experienced an average annual decrease of 0.1% or more in population between 2010 and 2018, with Eureka and Trinidad also experiencing decreases during this time (see Table 2). No city in the region experienced an average annual growth or decrease of more than 1 percent, and the County as a whole experienced a 1-percent increase over the eight-year period.

Table 2
Surrounding Jurisdictions Population Growth Trends

Jurisdiction	2010	2018	Numerical Change	Percentage Change	Average Annual Growth Rate
Arcata	17,231	18,398	1,167	6.8%	0.8%
Blue Lake	1,253	1,280	27	2.2%	0.3%
Eureka	27,191	26,362	-829	-3.0%	-0.4%
Ferndale	1,371	1,367	-4	-0.3%	0.0%
Fortuna	11,926	12,042	116	1.0%	0.1%
Rio Dell	3,368	3,348	-20	-0.6%	-0.1%

Jurisdiction	2010	2018	Numerical Change	Percentage Change	Average Annual Growth Rate
Trinidad	367	340	-27	-7.4%	-0.9%
Unincorporated Humboldt County	71,916	72,865	949	1.3%	0.2%
Humboldt County, Total	134,623	136,002	1,379	1.0%	0.1%

Sources: California Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2018, with 2010 Census Benchmark.

POPULATION PROJECTIONS

According to population projections prepared by the California Department of Finance, Humboldt County is expected to experience a decrease in population of 4.7% over the next two decades (see Table 3).

Table 3
Humboldt County Population Projections

Year	2010	2015	2020	2025	2030
Population	135,094	135,050	134,098	131,184	128,690

Source: California Department of Finance projections.

AGE CHARACTERISTICS

A community's housing needs are determined in part by the age characteristics of residents. Each age group has distinct lifestyles, family type and size, income levels, and housing preferences. As people move through each stage of life, their housing needs and preferences change.

Rio Dell's median age has decreased slightly, from 38.3 to 36.5, owing in part to a 21.1-percent decrease in the number of residents between 45 and 64 years, and a 22.5-percent increase in residents between 18 and 24 years. Though the population growth in the 25- to 44-year age bracket was more modest, this group is the largest in the city, at 27.2 percent of the population. The increase in young adults in Rio Dell may be attributable at least in part to growing employment opportunities in the cannabis industry. Children under five years make up the smallest share of Rio Dell residents, at 6.2 percent of the population. Residents over 65 years currently make up 14.4 percent of the population.

Table 4
Age Characteristics

Age	2010		2018		Numerical Change	Percentage Change
	Number	Percentage	Number	Percentage		
Preschool Age (<5)	225	6.7%	211	6.2%	-14	-6.2%
School Age (5–17)	669	19.9%	717	21.2%	48	7.2%
College Age (18–24)	218	6.5%	267	7.9%	49	22.5%
Young Adults (25–44)	824	24.5%	921	27.2%	97	11.8%
Middle Adults (45–64)	989	29.4%	780	23.1%	-209	-21.1%

Age	2010		2018		Numerical Change	Percentage Change
	Number	Percentage	Number	Percentage		
Seniors (65+)	443	13.2%	486	14.4%	43	9.7%
Median Age	38.3		36.5			

Sources: 2010 US Census; 2014–2018 American Community Survey Table S0101.

RACE AND ETHNICITY

Race and ethnicity can potentially reflect cultural preferences regarding housing needs. For example, certain cultures may be accustomed to living with extended family members and need larger units. Therefore, planning for communities with high concentrations of certain racial/ethnic groups should consider the unique housing needs of these groups.

According to the 2014–2018 American Community Survey, the white population is the largest racial group in the Rio Dell at 87.5 percent. As is shown in Table 5, 6.4 percent of the population in the city is of Hispanic descent. A small number of minorities include some other race (2.4 percent), two or more races (4.3 percent), American Indian/Alaska Native (3.9 percent), Asian (1.5 percent), and Black/African American (0.3 percent) (see Table 5).

The only minority population with a proportionally greater share of the City population than for the state is Native Americans, comprising 3.9 percent of the population as compared to less than 1 percent for California. Other minority population percentages are lower than for the state as a whole.

Table 5
Race and Ethnicity 2018

Race/Ethnicity	Number of Persons	Percentage of Population
One Race	3,235	95.7%
White	2,958	87.5%
Black/African American	11	0.3%
American Indian/Alaska Native	132	3.9%
Asian	52	1.5%
Native Hawaiian/Pacific Islander	0	0.0%
Some other race	82	2.4%
Two or more races	147	4.3%
Total by Race	3,382	100.0%
Non-Hispanic or Latino	3,166	93.6%
Hispanic or Latino	216	6.4%
Total by Ethnicity	3,382	100.0%

Source: 2014–2018 American Community Survey Table DP05.

EMPLOYMENT CHARACTERISTICS

EMPLOYMENT

As shown in Table 6, a higher percentage (75.5 percent) of Rio Dell workers can be categorized as receiving wage or salary income from private-sector employers than for the county overall (64.2 percent). Additionally, Rio Dell has a lower share of government (10.8 percent) and self-employed (13.7 percent) workers relative to the county. Both the city and county have similarly low percentages of unpaid family workers, each lower than one percent.

Table 6
Distribution of Workers Ages 16 or Older by Category, 2018
City of Rio Dell and Humboldt County

Class of Workers Ages 16 and Older	Percentage of All Workers	
	Rio Dell	Humboldt County
Private Wage and Salary Workers	75.5%	64.2%
Government Workers	10.8%	21.2%
Self-Employed Workers	13.7%	14.2%
Unpaid Family Workers	0.0%	0.5%
Total	100% (1,360 Workers)	100% (60,970 Workers)

Source: 2014–2018 American Community Survey Table DP03.

WORKFORCE

Table 7 shows that between 2010 and 2018, Rio Dell and Humboldt County both experienced a decrease in the number of residents who worked in construction, manufacturing, transportation and warehousing, finance, and information jobs. In the same period, Rio Dell experienced a higher percent increase in the number of residents employed in professional, scientific, and management professions; educational services, health care and social service professions; arts, entertainment, and recreation, accommodation and food services; and other service professions not including public administration as compared to the county as a whole.

Table 7
Comparison of Employment by Major Occupational Category
City of Rio Dell and Humboldt County

Occupations (Age 16 Years and Over)	2010		2018		Percent Change	
	Rio Dell	Humboldt County	Rio Dell	Humboldt County	Rio Dell	Humboldt County
Agriculture, forestry, fishing and hunting, and mining	28	2444	76	2946	171.4%	20.5%
Construction	204	5033	129	4143	-36.8%	-17.7%
Manufacturing	71	3683	65	2538	-8.5%	-31.1%
Wholesale trade	26	1163	24	1433	-7.7%	23.2%
Retail trade	188	7498	197	8316	4.8%	10.9%

Occupations (Age 16 Years and Over)	2010		2018		Percent Change	
	Rio Dell	Humboldt County	Rio Dell	Humboldt County	Rio Dell	Humboldt County
Transportation and warehousing, and utilities	95	2581	39	2318	-58.9%	-10.2%
Information	16	1121	8	860	-50.0%	-23.3%
Finance and insurance, and real estate and rental and leasing	83	2964	55	2585	-33.7%	-12.8%
Professional, scientific, and management, and administrative and waste management services	105	4752	154	5342	46.7%	12.4%
Educational services, and health care and social assistance	209	15257	310	15642	48.3%	2.5%
Arts, entertainment, and recreation, and accommodation and food services	95	7193	120	7718	26.3%	7.3%
Other services, except public administration	79	3291	142	3072	79.7%	-6.7%
Public administration	48	3836	41	4057	-14.6%	5.8%

Source: 2006–2010 and 2014–2018 American Community Survey Table DP03.

Of Humboldt County’s major employers identified by the state Economic Development Department, the majority are in Eureka, and none are in Rio Dell or surrounding cities. In its 2017 Workforce Development Survey, the County reported a 3.6-percent unemployment rate, which is approaching full employment. Employers reported having difficulty hiring enough staff, and the two most common reasons reported related to not having applicants with the right skills or training, and not having enough applicants. In particular, employers hiring for positions requiring advanced education reported having significant difficulty.

HOUSEHOLD CHARACTERISTICS

The amount and type of housing needed in Rio Dell is largely determined by population growth, various demographic characteristics, and the quality of the existing housing stock. The demographic variables—including age, race/ethnicity, occupation, and income level—combine to influence the type of housing needed.

HOUSEHOLD TYPE AND SIZE

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or condominiums to accommodate children, and nonfamily households generally occupy smaller apartments or condominiums.

Table 8 displays household composition as reported by the 2014–2018 ACS. In Rio Dell, families made up 53.1 percent of all households, and 28.8 percent of families have children under 18 years of age. Humboldt County as a whole has a higher percentage of families (55.5 percent), and a lower percentage of households are families with children under 18 years of age (22.6 percent).

Table 8
Household Characteristics, 2018

Jurisdiction	Households	Average Household Size	Percentage of Households		
			Families	Families with Children Under 18	Nonfamily
Rio Dell	1,381	2.4	53.1%	28.8%	46.9%
Humboldt County	54,267	2.4	55.5%	22.6%	44.5%

Source: 2014–2018 American Community Survey Table DP02

OVERCROWDED HOUSEHOLDS

The US Census Bureau defines overcrowding as a housing unit that is occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded and indicate a significant housing need.

Overcrowding is not a significant housing situation in Rio Dell. According to data from the 2012–2016 ACS, there were a total of 33 overcrowded households, representing only 2.4 percent of all households (see Table 9).

Of the 33 overcrowded households, approximately three-quarters (25 households) are renter households. At the same time, overcrowded renter households represent only 4.6 percent of all renter households.

Table 9
Overcrowded Households, 2016

Persons Per Room	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
1.0–1.5	8	0.9%	13	2.4%	21	1.5%
More than 1.5	0	0.0%	12	2.2%	12	0.9%
Total Overcrowded Households	8	0.9%	25	4.6%	33	2.4%
Total Households	849	100.0%	548	100.0%	1397	100.0%

Source: 2012–2016 American Community Survey Table B25014.

INCOME CHARACTERISTICS

HCD INCOME LIMITS

HCD publishes annual income limits for each county in the state. The 2020 area median income (AMI) in Humboldt County (for a four-person household) is \$72,000. Table 10 shows the maximum annual income level for each income group adjusted for household size for Humboldt County, as determined by HCD. The maximum annual income data is used to calculate the maximum affordable housing payments for the different households (varying by income level) and their eligibility for federal housing assistance.

Table 10
Maximum Household Income Level, 2020
by Household Size for Humboldt County

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1-Person	\$14,700	\$24,500	\$39,150	\$50,400	\$60,500
2-Person	\$17,240	\$28,000	\$44,750	\$57,600	\$69,100
3-Person	\$21,720	\$31,500	\$50,350	\$64,800	\$77,750
4-Person	\$26,200	\$34,950	\$55,900	\$72,000	\$86,400
5-Person	\$30,680	\$37,750	\$60,400	\$77,750	\$93,300
6-Person	\$35,160	\$40,550	\$64,850	\$83,500	\$100,200
7-Person	\$39,640	\$43,350	\$69,350	\$89,300	\$107,150
8-Person	\$44,120	\$46,150	\$73,800	\$95,050	\$114,050

Source: California Department of Housing and Community Development, Division of Housing Policy Development, 2020.

HOUSEHOLD INCOME

A household's income affects its ability to find appropriate housing and determines the type and quality of housing. According to the ACS, the median household income in 2018 for the City was \$36,330 per year. This is lower than the countywide median income in 2020 for any family size. Only 19.7 percent of Rio Dell households earn more than \$75,000 per year (just over the median income for a four-person household). This speaks to the need for housing that is affordable to lower-income households. The distribution of income categories in Rio Dell is shown in Table 11.

Table 11
Household Income, 2020

Income	Number	Percentage
Less than \$10,000	36	2.6%
\$10,000 to \$14,999	133	9.6%
\$15,000 to \$24,999	206	14.9%
\$25,000 to \$34,999	271	19.6%
\$35,000 to \$49,999	246	17.8%
\$50,000 to \$74,999	217	15.7%
\$75,000 to \$99,999	166	12.0%
\$100,000 to \$149,999	48	3.5%
\$150,000 to \$199,999	35	2.5%
\$200,000 or more	23	1.7%
Median household income	\$36,660	

Source: 2014–2018 American Communities Survey, S1901

The mean household income in Rio Dell among households with earnings was \$53,204 in 2018, which was slightly lower than households with earnings countywide, that earned an average of \$60,481 in 2018. Households with earnings made up a slightly lower percentage of the number of households in the city (70.2 percent) than in the county (73.2 percent). A higher percentage of residents in Rio Dell were living off of retirement income, with 22.1 percent of households in the city earning income this way and 19.6 of county residents earning retirement income, but at \$14,289 the mean annual income among households in Rio Dell with this type of income was just higher than half of the annual income of households with retirement income across the county (\$27,707). A slightly higher percentage of households in Rio Dell (14.6 percent) received food assistance or SNAP benefits during 2018 than in the county as a whole (12.3 percent).

Table 12
Sources of Household Income, 2018
City of Rio Dell and Humboldt County

Household Income Source	Rio Dell		Humboldt County	
	Mean Income	Percentage of Households	Mean Income	Percentage of Households
Earnings	\$53,204	70.2%	\$60,481	73.2%
Social Security Income	\$17,058	40.2%	\$17,779	33.9%
Supplemental Security Income	\$12,462	6.9%	\$9,911	8.6%
Public Assistance Income	\$2,203	5.5%	\$4,058	3.4%
Retirement Income	\$14,289	22.1%	\$27,707	19.6%
Food Assistance/SNAP	<i>Not Available</i>	14.6%	<i>Not Available</i>	12.3%
<i>Source: 2014–2018 American Community Survey, DP03</i>				

POVERTY

While 8.0 percent of all Rio Dell families have children under age five, none of those families were below the poverty level, according to the 2014–2018 ACS data shown in Table 13. This figure is substantially less for the county overall, which has a poverty rate of 17.5 percent among families with young children, and may speak more to the small number of households in the city with children under five (6.2 percent of households, as shown in Table 4). The percentages of female-headed families in poverty in Rio Dell are less than half of the rate of female-headed households in poverty in Humboldt County as a whole.

Table 13
Poverty Status, 2018
City of Rio Dell and Humboldt County

Poverty Status Category	Percentage in Poverty	
	Rio Dell	Humboldt County
Families	3.7%	10.2%
With Children under the age of 18	2.9%	17.6%
With Children under the age of 5	0.0%	17.5%
Families, Female Householder, No Husband Present	10.9%	23.4%
With Children under the age of 18	20.0%	31.7%

Poverty Status Category	Percentage in Poverty	
	Rio Dell	Humboldt County
With Children under the age of 5	0.0%	29.0%
Individuals	9.1%	20.3%
Age 18 and Over	13.5%	23.3%
Age 65 and Over	0.0%	7.9%

Source: 2014–2018 American Community Survey Tables S1701, S1702.

HOUSEHOLD OVERPAYMENT

Households are considered to be overpaying for housing if payment (rent or mortgage) is 30 percent or greater than household income.

The Comprehensive Housing Affordability Strategy (CHAS) data, which was developed by HUD to assist jurisdictions in writing their consolidated plans, has special tabulation data based on the 2012–2016 ACS. According to this data, there were 265 owner households and 385 renter households earning less than 80 percent of the AMI in the city as of 2016. Of these, 45 owner households and 160 renter households fell into the extremely low-income category (incomes less than 30 percent of AMI). As identified in Table 14, 120 households (9.0 percent of all households) in Rio Dell are extremely low-income households that are overpaying for housing (households with an income 30 percent or less of the AMI). For all lower-income households (households with an income 80 percent or less of the AMI) in Rio Dell, there are 414 that are overpaying (or 31.1 percent of all Rio Dell households). Citywide, 44.2 percent of households were overpaying, and slightly more than half of those households were renters.

Please note: HUD refers to AMI or MFI as HAMFI (Household Area Median Family Income).

Table 14
Households Overpaying by Income Category, 2016

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	1,330	100.0%
Total renter households	570	42.9%
Total owner households	760	57.1%
Total lower income (0–80% of HAMFI) households	650	48.9%
Lower income renters (0–80%)	385	28.9%
Lower income owners (0–80%)	265	19.9%
Extremely low-income renters (0–30%)	160	12.0%
Extremely low-income owners (0–30%)	45	3.4%
Lower income households paying more than 50%	179	13.5%
Lower income renter households severely overpaying	80	6.0%
Lower income owner households severely overpaying	99	7.4%

Total Households Characteristics	Number	Percent of Total Households
Extremely low income (0–30%)	55	4.1%
ELI renter households severely overpaying	20	1.5%
ELI owner households severely overpaying	35	2.6%
Income between 30%–50%	64	4.8%
Income between 50%–80%	60	4.5%
Lower income households paying more than 30%	414	31.1%
Lower income renter households overpaying	250	18.8%
Lower income owner households overpaying	164	12.3%
Extremely low income (0–30%)	120	9.0%
Income between 30%–50%	174	13.1%
Income between 50%–80%	120	9.0%
Total households overpaying	588	44.2%
Total renter households overpaying	300	22.6%
Total owner households overpaying	288	21.7%
Total households paying between 30%-50% income	370	27.8%
Total households paying > 50% income	218	16.4%

Source: CHAS, 2012-2016.

HOUSING STOCK CHARACTERISTICS

HOUSING TYPE

According to the Department of Finance, in 2018 more than three quarters (76.2 percent) of the city's housing stock was made up of single-family homes, only 13.5 percent were multifamily units. The remaining 10.2 percent were mobile homes (see Table 15). The number of housing units remained largely stable between 2010 and 2018.

Table 15
Housing Units by Housing Type

Housing Type	2010		2018		Numerical Difference	Percentage Change
	Number	Percentage	Number	Percentage		
Single-Family Detached	1,028	71.3%	1,045	71.5%	17	1.7%
Single-Family Attached	70	4.9%	70	4.8%	0	0.0%
2 to 4 Units	177	12.3%	180	12.3%	3	1.7%
5 or More Units	18	1.2%	18	1.2%	0	0.0%
Mobile Homes	149	10.3%	149	10.2%	0	0.0%
Total Housing Units	1,442	100.0%	1,462	100.0%	20	1.4%

Source: California Department of Finance, 2010 and 2018.

HOUSING TENURE

Housing tenure (owner versus renter) can be affected by many factors, such as housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference.

Table 16 details housing tenure in Rio Dell according to the 2006–2010 and 2014–2018 ACS data. As of 2018, just under two-thirds of households (64.5 percent) were owner-occupied. While the overall number of households grew in this period, the number of renter households more than doubled (a 110.2=percent increase), while the number of owner households experienced an increase of only 62.3 percent.

Table 16
Housing Tenure

Tenure	2010		2018		Numerical Difference	Percentage Change
	Number	Percentage	Number	Percentage		
Renter-occupied units	362	29.8%	761	35.5%	399	110.2%
Owner-occupied units	851	70.2%	1,381	64.5%	530	62.3%

Source: 2006–2010 and 2014–2018 American Community Survey, DP04

VACANCY RATES

The vacancy rate is an indicator of the general availability of housing. It also reflects how well available units meet the current housing market demand. A low-vacancy rate suggests that households may have difficulty finding housing within their price range; a high-vacancy rate may indicate a mismatch between household characteristics and the type of available units, or an oversupply of housing units. A low-vacancy rate may contribute to higher market rents and prices and may limit the choices of households in finding adequate housing, and may also be related to overcrowding.

The average annual vacancy rate for Rio Dell is 13.2 percent overall (see Table 17). For rental units, the vacancy rate is 1.8 percent, and it is also 1.8 percent for for-sale units, according to the 2012–2016 ACS. HUD has established a minimum target rate for overall unit vacancy of 3 percent to ensure an adequate choice of housing for consumers. An acceptable vacancy rate for owner-occupied housing is 1.5 percent, and a vacancy rate of 5 percent is acceptable for rental units. Rio Dell’s vacancy rate is only slightly higher than this target level, which may indicate a slight mismatch in housing needs but does not indicate a major undersupply of housing units.

Table 17
Occupancy Status of Housing Stock

Type	2018	
	Number	Percentage
Occupied	1,397	86.8%
Vacant	213	13.2%
For rent	29	1.8%
For sale	29	1.8%
Rented/sold, not occupied	25	1.6%

Type	2018	
	Number	Percentage
For seasonal/recreational or occasional use	53	3.3%
All other, including migrant workers	77	4.8%
Total Housing Units	1,610	100.0%

Source: 2012-2016 American Community Survey Tables B25002 and B25004

AGE OF HOUSING STOCK

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to need major repairs (e.g., a new roof or plumbing). Houses 30 years or older are considered aged and are more likely to require major repairs. In addition, older houses may not be built to current standards for fire and earthquake safety.

As shown in Table 18, only 15 percent of the housing stock was built in the past 30 years. The largest percentage of housing in the city, 24.7 percent, was built between 1950 and 1959. Based on this, it is safe to assume that over three-quarters of the housing stock (1,352 homes) in the city may have some type of deferred maintenance and could be in need of rehabilitation. Based on local knowledge city staff estimates that 60-70 percent of the housing stock is in need of some type of rehabilitation. However, some homeowners may have been able to maintain their homes adequately during this time. The City provides home rehabilitation loans to lower-income homeowners through Program B-1 to help homeowners make these repairs.

Table 18
Age of Housing Stock, 2018

Year Structure Built	Number of Units	Percentage of Total
Built 2014 to 2018	22	1.4%
Built 2010 to 2013	0	0.0%
Built 2000 to 2009	122	7.6%
Built 1990 to 1999	101	6.3%
Built 1980 to 1989	126	7.9%
Built 1970 to 1979	207	13.0%
Built 1960 to 1969	217	13.6%
Built 1950 to 1959	395	24.7%
Built 1940 to 1949	207	13.0%
Built 1939 or before	200	12.5%
Total	1,597	100.0%

Source: 2014–2018 American Community Survey, Table B25034.

HOUSING COST AND AFFORDABILITY

RENTAL PRICES

In a July 2020 survey of the apartment listing sites Craigslist.org, Zillow.com, and Trulia.com, only one home was listed as available for rent. The available home was a three-bedroom, single-family detached home that was listed for \$1,350. Based on anecdotal information from property owners with new rental units that are soon to be available in Rio Dell, rents for upcoming units are expected to range from \$1,050 to \$1,100.

HOUSING SALES COSTS

In a summary of 42 homes sold in Rio Dell in between July 2019 and July 2020 obtained through Zillow.com, most homes sold (23 homes) were three-bedroom homes. The median sale price for homes of this size was \$240,000. There were no one-bedroom homes sold in this period. Ten two-bedroom homes were sold during this period, with a median sale price of \$181,750.

HOUSING AFFORDABILITY

Housing affordability leads to other housing issues. For lower-income renters and owners, severe cost burden can require families to double up, resulting in overcrowding and related problems. Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to housing deterioration.

Table 19 lists the affordable rents and maximum purchase price based on the HCD income limits for Humboldt County. As shown, the maximum affordable rent is \$874 monthly for a very-low-income, four-person household; \$1,398 for a low-income household; and \$2,160 for a moderate-income household. As discussed previously, current and upcoming rental prices in Rio Dell ranged between \$1,050 and \$1,350. Therefore, only moderate- and possibly some households at the upper end of the low-income range can afford median rental prices.

According to data from Zillow.com, the median sale price for a home in Rio Dell between July 2019 and July 2020 was \$234,500. When looking at Table 21, the maximum affordable sales price for a four-person household is \$101,300 for an extremely low-income household, \$135,100 for a very-low-income household, \$216,100 for a low-income household, \$278,300 for a median-income household, and \$334,000 for a moderate-income household. This indicates that households with incomes near the countywide median may be able to afford to purchase homes in the city.

Table 19
Housing Affordability by Income Level, 2020

(Based on a Four-person Household in Humboldt County)	Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
Annual Income	\$26,200	\$34,950	\$55,900	\$72,000	\$86,400
Monthly Income	\$2,183	\$2,913	\$4,658	\$6,000	\$7,200
Maximum Monthly Gross Rent ¹	\$655	\$874	\$1,398	\$1,800	\$2,160
Maximum Purchase Price ²	\$101,300	\$135,100	\$216,100	\$278,300	\$334,000

Source: 2020 Income Limits, Department of Housing and Community Development

¹ Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

² Affordable housing sales prices are based on the following assumed variables: approximately 5% down payment, 30-year fixed rate mortgage at 4.5% annual interest rate, taxes, insurance and private mortgage insurance (since borrowers will likely put less than 20% down).

SPECIAL-NEEDS GROUPS

Certain groups encounter greater difficulty finding decent, affordable housing due to their special needs and/or circumstances. Special circumstances may be related to one's employment and income, family characteristics, medical condition or disability, and/or household characteristics. State housing element law identifies the following "special needs" groups: the disabled, large households, seniors, farmworkers, female heads of households, and the homeless. An important role of the Housing Element is to ensure that persons from all walks of life can find suitable housing in Rio Dell.

PERSONS WITH DISABILITIES

The City of Rio Dell has a disabled population of 682 persons, that is, 20.2 percent of the total population, according to the 2012–2016 ACS. Table 20 provides additional characteristics for the disabled population. More than half of residents who have a disability have an ambulatory disability, and 42.2 of residents with a disability report having a cognitive disability. Over one-quarter of unemployed residents have a disability, which represents approximately half of the city's population with a disability.

Table 20
Disability Characteristics Age

Characteristics	Number	Percentage
Total Population	3,372	100.0%
Total Persons with a Disability	682	20.2%
Type of Disability (All Ages Groups)		
Hearing	219	32.1%
Vision	66	9.7%
Cognitive	288	42.2%
Ambulatory	361	52.9%
Self-Care	144	21.1%
Independent Living	280	41.1%
Employment		

Characteristics	Number	Percentage
Total Population in Labor Force	1,359	100.0%
Employed – with a disability	117	8.6%
Unemployed – with a disability	346	25.5%

Source: 2012–2016 American Community Survey, Table S1810 and S2301.

Note: Persons can have more than one type of disability; percentages will not add to 100%.

DEVELOPMENTAL DISABILITIES

Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, requires the City to include in the special-housing needs analysis the needs of individuals with a developmental disability within the community. A developmental disability is a severe or chronic disability that occurs before an individual reaches 18 years of age, is expected to continue indefinitely, and constitutes a substantial handicap. Developmental disabilities can include delays in physical, language, learning, or behavioral ability. Table 21 includes information about Rio Dell’s population of developmentally disabled persons by age.

Table 21
Persons with Developmental Disabilities by Age, 2018

Age Range	Persons
0–17 years	31
18+ years	33
Total	64

Source: California Department of Developmental Services 2018.

A number of housing types are appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 housing, special programs for home purchase, HUD housing, and SB 962 homes, which are adult residential facilities for persons with special healthcare needs. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group-living opportunities represent some of the considerations that are important in serving this group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal fair-housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

REDWOOD COAST REGIONAL CENTER

Redwood Coast Regional Center (RCRC) serves children and adults with developmental disabilities. The center offers services to residents in Del Norte, Humboldt, Lake, and Mendocino Counties. It serves families whose infants or toddlers (birth to three years of age) have or are at risk for developmental disabilities or delays. RCRC also serves individuals from age three through adulthood. RCRC has provided services to 3,981 clients as of June 2018.

LARGE HOUSEHOLDS

Large households are defined as having five or more members residing in the home. These households constitute a special-need group because of an often-limited supply of adequately sized, affordable housing units. Because of high housing costs, families and/or extended families may be forced to live together under one roof. Almost three-quarters of households in Rio Dell with five or more persons are homeowners, compared to 63.4 percent of households with one to four residents. Large households make up 8.2 percent of all households in Rio Dell. Table 22 shows household size by tenure for the City.

Table 22
Households Size by Tenure

Tenure	1-4 persons		5+ persons		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	770	63.4%	79	72.5%	849	64.2%
Renter	444	36.6%	30	27.5%	474	35.8%
Total	1,214	100.0%	109	100.0%	1,323	100.0%

Source: 2012-2016 American Community Survey Table B25009.

SENIORS

According to the 2012–2016 ACS, 284 households in Rio Dell have householders aged 65 years or older. This represents a 20.3 percent of the total households (see Table 23). Of these 284 households, 80 (28.1 percent) were renters, which is equivalent to 14.6 percent of all renters.

Table 23
Households by Tenure by Age

Householder Age	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
15–34 years	76	9.0%	179	32.7%	255	18.3%
35–64 years	569	67.0%	289	52.7%	858	61.4%
65 years or more	204	24.0%	80	14.6%	284	20.3%
Total	849	100.0%	548	100.0%	1,397	100.0%

Source: 2012-2016 American Community Survey.

There are presently no licensed elderly assisted living facilities located in Rio Dell. As the city's population ages, the City may look to identify ways to help seniors age in place through home safety rehabilitation and to support the development of assisted care facilities.

FARMWORKERS

According to the 2017 United States Department of Agriculture (USDA) Census of Agriculture, there are 1,535 farmworkers in Humboldt County, nearly half of which are on smaller farms of 10 or fewer workers (Table 24). As of 2018, only 76 Rio Dell residents were estimated to work in agriculture. There is not a significant demand for farmworker housing within the city. Currently, farm dwellings are permitted in the Rural or R zone.

Table 24
Farms and Farmworkers by Work Period Length—Humboldt County

Hired Farm Labor	Total	1,535
	Farms with 10 or More Workers	700
Workers by Days Worked	150 Days or More	
	Total	676
	Farms with 10 or More Workers	85
	Fewer than 150 Days	
	Total	859
	Farms with 10 or More Workers	7

Source: USDA Agricultural Census 2017, Table 7.

FEMALE HEADS OF HOUSEHOLDS

Family households with a female head of household and no partner present may be more likely to be in poverty than married-couple households due to having only one income. This limited income could be compounded by any gender-based wage gap and the high cost of childcare. In 2018, there were 119 families with a female householder and no husband present, and 65 of these households had related children under the age of 18. Approximately 10.9 percent of female-headed households and 20.0 percent of female-headed households with related children under age 18 were below the poverty level. In comparison, 1.5 percent of the households of married couples were below poverty level, none of whom were families with related children under 18 years.

EXTREMELY LOW-INCOME HOUSEHOLDS

According to the 2012–2016 CHAS, 205 households in Rio Dell had extremely low incomes (less than 30 percent of HAMFI). Of those households, 160 were renters and 45 were owners. For households in this income bracket, challenges may be compounded; extremely low-income households may also have householders who are unable to work due to disability, who are seniors, or who are single parents.

HOUSING NEEDS OF THE HOMELESS

Every two years in January, a consortium of Humboldt County agencies, known as the Humboldt Housing and Homeless Coalition (HHHC), conduct a comprehensive count of homeless people in the county, including the City of Rio Dell. This point-in-time count of homeless people provides a demographic snapshot of the region's homeless population, as well as insight into their needs and living conditions. This data is used to inform decisions about the provision of emergency housing and other support services.

As of the January 2019 point-in-time count, 1,473 homeless persons were counted across Humboldt County. In Rio Dell, approximately 40 homeless persons were counted during the survey.

Though many of the county's resources for homeless residents are concentrated in Eureka and Arcata, a small number of homeless services are in Rio Dell. Cornerstones Transitional Housing provides a sober transitional living environment for men and has locations in both Eureka and Rio Dell. St. Joseph Health also provides referrals to a variety of services and has a referral office in Rio Dell.

PLANNING FOR EMERGENCY SHELTERS

The City currently permits emergency shelters, transitional and supportive housing by right in the Residential Multifamily (RM) zone without a conditional use permit or discretionary review, provided that they follow the development standards identified in 17.30.100. These facilities may also be permitted with a conditional use permit if the proposed facility deviates from the development regulations outlined.

Currently, the City does not have any parcels zoned RM. However, the City has included program B-2 to work with the school to utilize a four-acre +/- area that could possibly be utilized for an emergency shelter. The City currently has a joint-use agreement with the school to use the facilities. The City will also consider allowing emergency shelters in the Town Center zoning district without discretionary review. There are seven parcels zoned TC in the City that total 6.42 acres and range in size from 0.57 acres to 1.27 acres. Specially, the site located at 225 Wildwood Ave. (APN 053-141-021) in the heart of the downtown would be ideal and is a city owned parcel.

The City identified these zoning district as appropriate because of the proximity to public services, community organizations such as churches, and employment opportunities.

ASSISTED UNITS AT RISK OF CONVERSION

State law requires that the housing element include an analysis of the existing assisted housing developments that are eligible to change from low- to moderate-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Table 25 lists the three assisted housing projects in the community. The Rio Dell Terrace Apartments are at-risk of converting to market rate within the next 10 years. The owners of this building may elect to pre-pay their remaining USDA loan at any time, which would eliminate the required level of affordability. However, USDA estimated loan pay-off year is 2039.

Table 25
Assisted Housing Projects

Project Name	Assisted Units	Total Units	Funding	Expiration
Rio Dell Apartments	48	49	LIHTC, USDA	2068
Rio Dell Terrace Apartments	24	24	USDA	2009
Rio Dell Rigby Affordable Housing Project	25	26	LIHTC	2036
Total	97	99		

Source: CHPC, 2020.

RESOURCES FOR PRESERVATION

The types of resources needed for preserving at-risk units fall into three categories: (1) financial resources available to purchase existing units or develop replacement units; (2) entities with the intent and ability to purchase and/or manage at-risk units; and (3) programs to provide replacement funding for potentially lost Housing Choice Voucher Program rent subsidies, otherwise known as the Section 8 program.

A variety of federal and state programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, a variety of funding sources would be required. Several sources of funding are available to Humboldt County for preservation of assisted, multifamily rental housing units to assist with purchasing units or providing rental subsidy, including CDBG or HOME funds. For older buildings with expiring affordability, funding for substantial rehabilitation may also give the City an opportunity to reinstate affordability requirements. HUD may provide Section 8 Tenant Protection Vouchers to subsidize rents for tenants in properties at risk of loss because of expiration due to loss of affordability associated with mortgage prepayment.

When affordable housing units have the potential to convert to market-rate, due typically to the expiration of an affordable housing agreement or expiration of funding, there is a risk that tenants in those affordable units will be displaced. Certain companies and organizations can be certified as eligible to purchase buildings where a federally assisted mortgage is due to be prepaid. No qualified entities were listed as being interested in purchasing at-risk buildings specifically for Humboldt County. The following qualified entities were listed as potential purchasers of at-risk units in all counties in California:

- F. Evans Development Inc.
- Allied Pacific Development LLC
- American Baptist Homes of the West
- American Community Developers Inc.
- Bank of America N.A.
- Bayside Communities
- Belveron Real Estate Partners LLC
- Berkadia
- BRIDGE Housing Corporation
- BUILD Leadership Development Inc.
- Hampstead Development Group Inc.
- Highland Property Development LLC
- Humboldt Bay Housing Development Corporation
- JEMCOR Development Partners
- Jonathon Rose Companies
- KDF Communities LLC
- Linc Housing Corporation
- Lincoln Avenue Capitol LLC
- Maximus Properties LLC
- MBK Management Corporation

The Section 8 Housing Choice Voucher Program is another affordability option that individuals may apply for through the Humboldt County Housing Authority. Section 8 increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. Section 8—supported housing may be either project-based for an entire apartment building, or subsidies may be provided in the form of vouchers for individual, independent units. As of July 2020, 24 residents of Rio Dell received Section 8 vouchers.

STRATEGIES FOR PRESERVING AFFORDABLE HOUSING

Acquisition - For units at risk of conversion, qualified non-profit entities must be offered the opportunity to purchase buildings to maintain affordability.

The factors that must be used to determine the cost of preserving low-income housing include property acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables, such as condition, size, location, existing financing, and availability of financing (governmental and market). Looking at surrounding areas a mixed-use building with commercial space and 10 residential units, was listed for

\$730,000, or \$73,000 per unit in September 2020. If the property needs significant rehabilitation, or financing is difficult to obtain, it is important to consider these factors in the cost analysis.

Preservation - Housing affordability can also be preserved by seeking alternative means of subsidizing rents, such as the Section 8 Housing Choice Voucher program described previously. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit. Based on HUDs fair market rents, the total cost to subsidize rental costs over 20 years would be \$28,920 for the two-bedroom home and \$82,140 for a three-bedroom home.

Replacement with New Construction – Another alternative to preserve the overall number of affordable housing units in the City is to construct new units to replace other affordable housing stock that has been converted to market-rate housing. Multifamily replacement property would be constructed with the same number of units, with the same number of bedrooms and amenities as the one removed from the affordable housing stock.

The cost of new affordable housing can vary greatly depending on factors such as location, density, unit sizes, construction materials, type of construction (fair/good), and on- and off-site improvements. Looking at a sample project with 15 assisted units with one manager's unit. The cost for land acquisition was \$24,935 per unit, or \$374,027 total. The cost per unit for construction was \$124,679 per unit, for a total construction cost of \$1,870,186. Based on the total cost of building this development, it can be estimated that the per-unit cost to replace low-income housing would be \$382,805.

REGIONAL HOUSING NEEDS ASSESSMENT

California law requires that each city and county, when preparing its state-mandated housing element, develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. This fair-share concept seeks to ensure that each jurisdiction provides housing for its residents with a variety appropriate to their needs. The fair share is allocated to each city and the county by HCD. One of the major goals of the housing element is to develop policies and programs to meet the goals established through the fair-share allocation.

State law requires local governments to provide adequate sites for the construction of housing to meet the Regional Housing Needs Assessment (RHNA) plan. Table 26 presents the fair-share allocation for each city in Humboldt County as well as the unincorporated County area during the sixth-cycle Housing Element planning period, as published in the Humboldt County Association of Governments (HCAOG) Regional Housing Needs Plan (RHNP).

Table 26
Regional Housing Needs Allocation, December 31, 2018–August 31, 2027

Jurisdiction	Income Level				Total
	Very Low*	Low	Moderate	Above Moderate	
Arcata	142	95	111	262	610
Blue Lake	7	4	5	7	23
Eureka	231	147	172	402	952
Ferndale	9	5	6	13	33
Fortuna	73	46	51	120	290
Rio Dell	12	8	9	22	51
Trinidad	4	4	3	7	18
Unincorporated	351	223	256	583	1413

Source: HCAOG, Regional Housing Needs Plan for Humboldt County, adopted March 21, 2019.

**It is assumed that 50 percent of the very low allocation accounts for extremely low-income households.*

However, at present, the City is responsible for accounting for potential development sites for both its fifth- and sixth cycle RHNA allocation in this Housing Element Update. Accordingly, the City will need to identify sites for a total of 82 units, as shown in Table 27.

HOUSING RESOURCES

This section includes the required sites inventory description, sites inventory analysis and suitability and availability, and zoning for a variety of housing types.

As previously discussed, state law requires communities to demonstrate that sufficient land is available to accommodate their share of the region's remaining need for housing. This section identifies the development potential on suitable land throughout Rio Dell based on those housing need allocations. Through this Housing Element, the City demonstrates the availability of adequate sites to accommodate the RHNA.

AVAILABLE SITES

To demonstrate the City's capacity to meet its RHNA, an inventory of adequate sites was conducted. The sites in this analysis are currently vacant and will allow for the development of a variety of housing types that can meet the needs of all income groups as allocated by HCAOG for the 2019–2027 RHNA projection period.

This inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could be constructed on those sites within the current planning period. The analysis also identifies the zoning districts the City believes can accommodate its share of the regional housing needs for all income levels.

REALISTIC CAPACITY

The City considered and evaluated the implementation of its current development standards to determine approximate density and unit capacity. Realistic capacity was determined by multiplying the number of acres by the maximum density for the site; 80 percent of that result was then used as the final realistic unit number to account for site and regulatory constraints. Where a maximum capacity was one unit, the realistic capacity was also calculated as one unit.

ZONING TO ACCOMMODATE THE DEVELOPMENT OF HOUSING AFFORDABLE TO LOWER-INCOME HOUSEHOLDS

Housing element law requires jurisdictions to provide an analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the City of Rio Dell is 15 dwelling units per acre. Table 27 lists each residential land use designation, the allowable density, and which land use designation accommodates each of the four required income levels.

Table 27
Residential Land Use Designation – Allowable Density

Land Use Designation	Density Permitted (du/gross acre)	Income Category
Rural (R)	Less than 1.0	Above Moderate
Suburban (S)	1.0	Above Moderate
Suburban Medium (SM)	2.0	Moderate
Suburban Residential (SR)	3.5	Moderate
Community Commercial (CC)	Up to 8.0	Lower
Urban Residential (UR)	Up to 10.0	Moderate
Residential Multifamily (RM)	Up to 15.0	Lower
Town Center (TC)	Up to 17.0	Lower
Neighborhood Center (NC)	Up to 21.0	Lower

Source: City of Rio Dell

ZONING TO ACCOMMODATE THE DEVELOPMENT OF HOUSING AFFORDABLE TO LOWER-INCOME HOUSEHOLDS

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the City of Rio Dell is 15 dwelling units per acre. Per Government Code Section 65583.2(c)(3)(B), the City's zoning is consistent with the standard of 15 dwelling units per acre for suburban jurisdictions and is therefore considered appropriate to accommodate housing for lower-income households.

Based on a conversation with a local affordable housing developer, 12 units per acre was the density of their most recent affordable housing project in the city. They considered this density appropriate for the development of affordable housing in the area, as residents preferred to have more space than they would in a denser form of housing.

Currently, the RM (residential multifamily) allows up to 15 units per acre and allows multifamily development without a use permit. There are not currently any parcels zoned RM in the City. The City does allow for the development of apartments above commercial spaces, without a use permit, which has the potential to create affordable housing in the Community Commercial (CC), Town Center (TC), and Neighborhood Center (NC) zones.

The City also believes that the Urban Residential (UR) zoning district, which allows for up to 10 units per acre, is appropriate and would be available for additional capacity to meet the City's lower-income housing need, if needed. For the purpose of this analysis, the City is not relying on the UR zoning district to meet the lower income RHNA. The UR sites inventoried are larger than an acre in size and could easily support larger developments.

In addition, development permitting fees in the City tend to be significantly less than surrounding urban areas. This includes construction permitting fees as well as costs associated with securing other necessary entitlements. In an interview with a local affordable developer who recently constructed an affordable housing development in the area, they confirmed that not only were permitting and impact fees not a barrier to affordable development, but they were markedly lower than any other jurisdiction the developer worked in.

ACCESSORY DWELLING UNIT CAPACITY

In an effort to project out Accessory Dwelling Units (ADUs) to accommodate a portion of the City's lower income RHNA, the City estimated that five ADUs will be built annually during the planning period. This estimate is based on past trends (an average of 2 ADUs per year for 2017 and 2018) and the relaxed requirements in state law. . The City believes that most likely more than five applications will be received annually throughout the planning period.

The City does not track rental prices for ADU; however, to show affordability for these types of units, the City relied on predicted rents for recently constructed rental as a proxy for ADU rental rates. According to consultation with the owners of recently constructed rental properties, the expected rent is between \$1,050 and \$1,100. As shown in Table 19, low-income households can afford a monthly rental cost of \$1,398 without being cost burdened. Comparing the rental rates with the affordability of low-income households, shows that ADUs are appropriate to credit toward the City's lower-income RHNA.

Assuming the City approves five ADUs per year over the eight-year planning period, the City can assume an ADU capacity of 40 units. It is estimated that at least 75 percent of ADUs will be affordable to lower-income households and the remaining 25 percent would be affordable to moderate- income households.

COMPLETED PROJECTS

The River Bluff Cottages is a 26-unit affordable housing complex that include studios, one and two-bedroom apartments. Rents are affordable and deed restricted to very low- income households, with one manager unit.

Amenities include on-site management, a large community dining, kitchen, recreation, and computer room. Onsite resident service coordinator and coin-op laundry facilities. Water, sewer and gas is paid by the owner. This project was completed in March 2020 and is being used to accommodate a portion of the City's RHNA as shown in Table 28.

SITES INVENTORY

Table 28 compares the City of Rio Dell's RHNA to the site inventory capacity. Based on the River Bluff Cottages, and the current sites capacity, the City has a surplus of 61 units available to lower-income households (including extremely low-, very low-, and low-), 25 units available to moderate-income households.

Table 29 provides the characteristics of the available sites for the development of single-family homes and multifamily units, and Figure 1, Vacant Sites Inventory, shows the location of each site.

Table 28
Comparison of the Regional Housing Need and Residential Sites Capacity

Income Group	Fifth and Sixth Cycle RHNA	Approved Project Capacity	Remaining RHNA	Site Inventory Capacity	Projected ADU Capacity	RHNA Surplus
Very Low	20	25	7	38	30	61
Low	12					
Moderate	13		13	28	10	25
Above Moderate	37	1	36	22	--	0*
Total	82	26	56	88	40	72

Source: City of Rio Dell 2020; HCAOG.

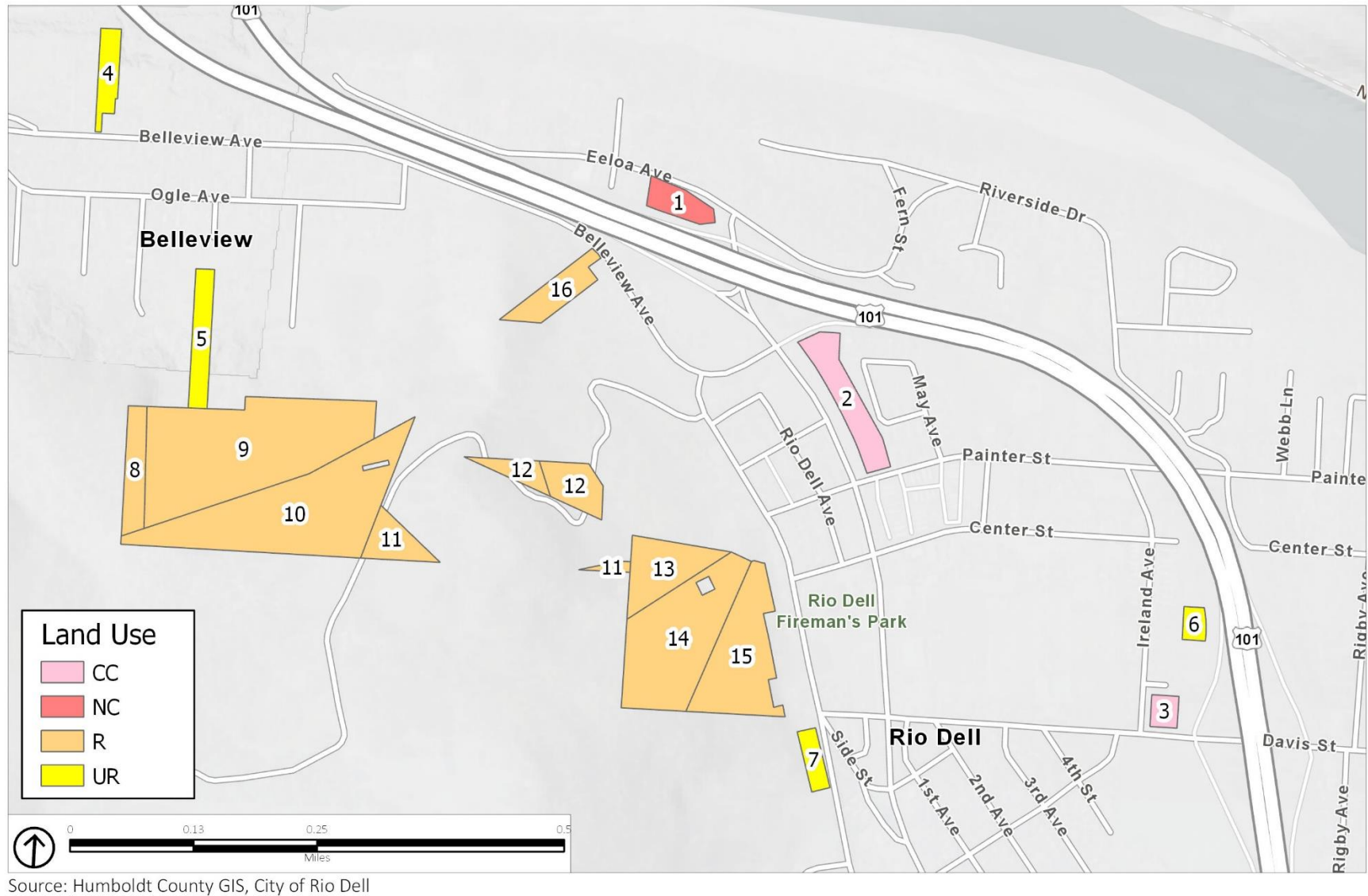
* It is assumed that surplus from other income categories would provide additional capacity for the above moderate-income group.

Table 29
Vacant Residential Sites Inventory

#	APN	Acres	Address	Land Use/Zoning District	Maximum Potential Units	Realistic Units	Affordability Level	In 2009 Housing Element
Lower Income								
1	052-121-002	1.16		NC	24	19	Very Low/Low	Yes
2	052-162-049	2.52		CC	20	16*	Very Low/Low	Yes
3	052-323-005	0.56		CC	4	3*	Very Low/Low	Yes
Subtotal						38		
Moderate and Above Moderate								
4	052-061-057	1.2	Bellevue Rd	UR	12	9	Moderate	Yes
5	052-072-006	1.7	Ogle Rd	UR	16	12	Moderate	Yes
6	052-323-007	0.5	Ireland St.	UR	4	3	Moderate	Yes
7	053-081-002	0.6	Monument Rd.	UR	6	4	Moderate	Yes
Subtotal						28		
8	052-031-001	1.6	Tolman Avenue	R	1	1	Above Moderate	No
9	052-031-002	13.0	Tolman Avenue	R	13	10	Above Moderate	No
10	052-031-009	10.6	Rio Vista Lane	R	10	8	Above Moderate	No
11	052-031-011	1.4	Rio Vista Lane	R	1	1	Above Moderate	No
	052-031-012	0.2	Rio Vista Lane	R				
12	052-031-018	0.9	Rio Vista Lane	R	2	2	Above Moderate	No
	052-031-019	1.6	1525 Rio Vista Lane	R				
13	052-041-004	2.7	Pacific Avenue	R	2	1	Above Moderate	No
14	052-041-005	7.3	Pacific Avenue	R	7	5		No
15	052-041-006	5.2	Pacific Avenue	R	5	4	Above Moderate	No
16	052-171-019	1.7	61 Bellview Rd	R	1	1		Yes
Subtotal						22		

Source: City of Rio Dell 2020 *This capacity is not needed to meet the City lower income RHNA.

Figure 1 – Vacant Sites Inventory



HOUSING CONSTRAINTS

Governmental constraints refer to the policies and regulations that a local government applies to the approval of land use proposals. While local governments can have little impact on market-oriented constraints, such as interest rates, their policies and regulations do impose costs upon development, and in this respect, affect the free operation of the housing market. Governmental constraints may include factors such as land availability, local land use regulations, development standards and building code compliance, permit processing times and procedures, and permit and connection fees.

NONGOVERNMENTAL CONSTRAINTS

Nongovernmental constraints are factors limiting the availability of affordable housing over which local government has little or no control. Housing Element law requires that the City assess these constraints as a basis for possible actions by the local government to offset their effects.

CONSTRUCTION COSTS

Construction costs can vary widely depending on the type of development. Labor and materials costs also have a direct impact on housing costs and make up the main component of housing costs. Residential construction costs vary greatly depending on the quality of materials used and the size of the home being constructed. The City uses the International Code Council's Building Valuation Data to estimate the value of new home construction. A recently constructed single-family home with a garage and porch was valued at \$377,329 and a fourplex was valued at \$481,560 (or \$120,390 per unit). In an interview with a developer who recently completed a 26-unit 100-percent affordable project in Rio Dell, the total construction cost was \$5.2 million, or \$270 per square foot.

LAND COSTS

In a July 2020, survey of five vacant parcels for sale in Rio Dell, land costs ranged from \$25,000 to \$826,153 per acre, depending on the location. Larger, dividable parcels in the suburban zone had a lower cost per acre but would be likely to have a higher development cost due to the current lack of streets and water or wastewater infrastructure. Infill parcels smaller than an acre, both of which were close to Wildwood Avenue, had lower land costs.

MORTGAGE FINANCING

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing. Table 30 illustrates interest rates as of July 2020. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. Lower interest rates can encourage potential homeowners to purchase a home and can set homeowners' mortgage payments at a more affordable amount.

Table 30
Interest Rates

Conforming	Interest	APR
30-Year Fixed	3.000%	3.103%
15-Year Fixed	2.625%	2.830%
5-Year ARM	2.625%	2.828%
Jumbo		
30-Year Fixed	3.250%	3.284%
7-Year ARM	2.625%	2.736%

Source: www.wellsfargo.com, July 2020

ENVIRONMENTAL CONSTRAINTS

The City of Rio Dell has known environmental features that include the 500-year flood plain and some slope gradients of more than 15 percent. These environmental constraints do not preclude development on any of the identified sites.

GOVERNMENTAL CONSTRAINTS

Governmental constraints refer to the policies and regulations that a local government applies to the approval of land use proposals. While local government can have little impact on market-oriented constraints, such as interest rates, their policies and regulations do impose costs upon development. While these measures are often necessary to protect the public health, safety, or welfare of the community, the effect of any particular requirement must be weighed carefully to ensure that it does not unduly burden the ability of the market to provide for the housing needs of the community. Governmental constraints may include land availability, local land use regulations, development standards and building code compliance, permit processing times and procedures, and permit and connection fees.

The General Plan Land Use Element guides the physical development of the City. The 2015 Land Use Element balances the need for available land with the desire to efficiently provide services and infrastructure and to limit public exposure to natural hazard areas, such as hillsides and the floodplain. The local planning direction advocated by the Land Use Element revision is not to restrict growth but to guide it in an efficient and cost-effective manner.

LOCAL LAND USE CONTROLS AND DEVELOPMENT STANDARDS

Discretionary control over development is exercised through the General Plan, the zoning code, the subdivision ordinance, and other implementing ordinance. The location and density of housing is determined primarily through the policies in the Land Use Element. The authority to specify the location and density of residential development is the most important power available to local government in determining the supply and type of housing that is developed in the community.

LAND USE DESIGNATIONS

The Land Use Element and map designate areas within the City for residential development. To reflect a variety of living environments and infrastructure and service limitations, the Land Use Element and map provide for both urban and rural designations. Urban areas are served by, or are planned to receive, such urban infrastructure as city-maintained streets, municipal sewer and water, storm drainage, and parks. The urban designation includes mixed-use/commercial designations that permit residential use. Rural areas, including the Monument Neighborhood, contains larger acreage parcels without municipal sewer service. The Monument area lies on an upland terrace at an elevation of approximately 350 feet above the City proper and provides a scenic backdrop to the City. Steep slopes and the lack of a publicly maintained road system limit development of this area. The characteristics of the land use designations found in the Land Use Element are summarized below:

- Rural (R): The Rural designation provides for agricultural and very low-density residential areas. The minimum lot size is five acres and the required open space is 90 percent.
- Suburban (S): The Suburban designation provides for a mix of small-scale agricultural and low-density residential areas. This residential designation is intended to provide for residential use at a density of 1 unit per net acre plus 1 secondary dwelling unit per lot, with a minimum lot size of 1 acre. The required open space is 75 percent.
- Residential Multifamily (RM): The purpose of the Residential Multifamily or RM designation is to provide land suitable for higher density residential uses. The minimum lot size is 6,000 square feet with a density of 15 units per net acre. The required open space is 50 percent.
- Suburban Medium (SM): The Suburban Medium designation is intended to provide for residential use at a density of 2 dwelling units per acre plus 1 secondary dwelling unit per lot, with a minimum lot size of 20,000 square feet.
- Suburban Residential (SR): The Suburban Residential designation is intended to provide for residential use at a density of 3.5 dwelling units per acre. The minimum lot size is 12,000 square feet and the required open space is 50 percent.
- Urban Residential (UR): The Urban Residential designation provides for neighborhood residential areas and establishes two density ranges. The minimum lot size is 6,000 square feet for detached single-family dwellings with a maximum density of 7 units per net acre, and 4,000 square feet for attached single-family dwellings with maximum density of 10 units per net acre. The required open space is 50 percent.
- Town Center (TC): The Town Center designation is the heart of Rio Dell. It is a mixed-use district that contains residential, commercial, office, lodging, and civic uses. Apartments on the upper floors of multistory buildings are permitted without a use permit. The minimum lot size is 2,500 square feet. There is no requirement for open space for non-residential uses.
- Neighborhood Center (NC): The Neighborhood Center designation provides for small-scale neighborhood shopping areas located within residential neighborhoods. Apartments on the upper floors of multistory buildings are permitted without a use permit. The minimum lot size is 2,000 square feet and there is no open space requirement.

- **Community Commercial (CC):** The Community Commercial designation provides for large-scale commercial uses. It may also contain office, lodging, and civic uses. Apartments on the upper floors of multistory buildings are permitted without a use permit. The minimum lot size is 5,000 square feet and there is no minimum open space requirement.
- **Public Facility (PF):** The Public Facility designation provides for lands that are reserved for civic, recreation, infrastructure, and cultural uses. There is no minimum lot size or open space requirement.
- **Industrial (I):** The Industrial designation is intended to provide for large-scale industrial uses. Industrial uses are permitted to a maximum density of 0.35 FAR. Development is limited to four stories or 45 feet. No residential uses are permitted. A minimum of 10% open space is required per development project.
- **Industrial/Commercial (IC):** This designation provides for industrial and commercial uses. It will be applied to land bordering U.S. Highway 101 that has historically been industrial but has potential for commercial establishments. A minimum of 10% open space is required per development project. Industrial/Commercial is permitted to a maximum density of 1.5 FAR on 20% and 0.35 FAR on 80% of the designated area. Development is limited to four stories or 65 feet. No residential uses are permitted.
- **Natural Resources (NR):** This designation is intended to preserve agriculture, timber production, and conservation uses in areas where these uses already occur. Uses permitted in NR-designated timber production and agricultural areas are the same type and intensity of timber production and agricultural uses that already occur in these areas. New urban development is not permitted in NR-designated areas.

ZONING STANDARDS

The City of Rio Dell exercises discretionary authority over the residential development entitlement process through the implementation of zoning and subdivision ordinances. These ordinances establish development standards to regulate all residential construction consistent with the General Plan. Development standards refer to those requirements, such as minimum open space, that must be followed when placing structures on real property. The subdivision regulations similarly control the creation of new lots for development and regulate such matters as the layout of streets and lots, utility extensions, grading, and drainage improvements, both on- and off-site. Table 31 provides a summary of the City's development standards in zones that permit residential uses.

Table 31
Development Standards, Zones Permitting Residential Uses

Zone	Minimum Lot Size	Maximum Ground Coverage	Minimum Lot Width	Setbacks			Building Height
				Front ²	Rear	Side ³	
Suburban Residential (SR)	12,000 SF	50%	75'	25'	20'	6'	35'
Urban Residential (UR)	6,000 SF	50%	60'	20'	10'	5'	35'
Residential Multifamily (RM)	6,000 SF <i>Not less than</i>	60%	60'	20'	10'	5'	45'

Zone	Minimum Lot Size	Maximum Ground Coverage	Minimum Lot Width	Setbacks			Building Height
				Front ²	Rear	Side ³	
	<i>600 SF for each dwelling unit</i>						
Town Center (TC)	2,500 SF	100% for Commercial <i>Floor area ratio = 2</i>	25'	N/A	N/A 10' if abutting residential	N/A 5' if abutting residential	45' or 3 stories
Neighborhood Center (NC)	2,000 SF	100% <i>Floor area ratio = 1.5</i>	25'	N/A 15' if abutting residential	N/A 15' if abutting residential	N/A 15' if abutting residential	45' or 3 stories
Community Commercial (CC)	5,000 SF	100% <i>Floor area ratio = 1.5</i>	50'	N/A 15' if abutting residential	N/A 15' if abutting residential	N/A 15' if abutting residential	45' or 3 stories
Rural (R)	5 Acre	25%	100'	20'	20'	20'	35' or 2 stories
Public Facility (PF)	N/A ¹	N/A ¹	N/A ¹	N/A ¹	N/A ¹	N/A ¹	N/A ¹
Suburban (S)	1 Acre	25%	100'	20'	20'	20'	35' or 2 stories
Suburban Medium (SM)	20,000 SF	25%	100'	20'	20'	20'	35' or 2 stories

¹ Except as provided in use permit conditions

² In any Residential Zone, where more than one-half of the block is occupied with buildings, the required front yard setback shall be the average of the improved sites, to a maximum of that required for the zone, but in no case less than 10 feet.

³ In any Residential Zone, the side yard of a corner lot shall be equal to the front yard setback if any part of the main building is within 25 feet of the rear lot line or one-half the front yard setback if all parts of the main building are more than twenty-five (25) feet from the rear lot line.

The City adopted these development standards to ensure that minimum levels of design and construction quality are maintained, and adequate levels of street and facility improvements are provided. While these standards generally apply to all developments, there is an opportunity to modify such standards through planned development zoning, or the exception process, to address site-specific design constraints associated with topography or sensitive resource areas. Additionally, qualifying housing projects (i.e., those including a specified number of units affordable to lower-income households and/or seniors) can seek further flexibility through "additional incentives" as provided under the state density bonus law. The City zoning regulations also allow for variances to building height, lot size, and setbacks where it can be demonstrated that because of exceptional circumstances related to the property or location, the owner is deprived of rights generally available to other property owners with lands similarly zoned.

In general, the development standards contained in Rio Dell's zoning and subdivision ordinances do not operate as a constraint to development. The minimum lot size requirement, building height, setbacks, lot coverage, and parking requirements for single-family and multifamily development are typical of those within other area cities and urbanized locations in Humboldt County. In the Urban Residential zone, Rio Dell allows for a larger percentage of the lot to be covered than comparable zones in neighboring jurisdictions. Table 32 shows a comparison of these standards with Humboldt County and the City of Rio Dell.

**Table 32
Development Standards Comparison**

Jurisdiction	Lot Size	Building Height	Lot Coverage ¹	Parking Spaces per Dwelling Unit
Rio Dell				
Single-Family, UR Zone	6,000 SF	35'	50%	2 spaces per unit
Duplexes, UR Zone	4,000 SF	35'	50%	2 spaces per unit
Multifamily, 3+ Units, RM Zone	6,000 SF	45'	60%	1BR: 1 space per dwelling unit 2-3BR: 2 spaces per dwelling unit 4+ BR 2.5 spaces per dwelling unit Guest parking: 0.5 spaces per dwelling unit
Multifamily, 3+ Units, Affordable Senior Housing, RM Zone	6,000 SF	45'	60%	1BR: 0.75 space per dwelling unit 2-3BR: 1 space per dwelling unit 4+ BR 1.5 spaces per dwelling unit Guest parking: 0.5 spaces per dwelling unit
Humboldt County				
Single-Family, RS-5	5,000 SF	35'	35%	1 to 2 spaces 2
Multifamily, RM Zone	5,000 SF	35'	60%	1 to 2 spaces 2

Notes:

¹ Lot coverage is the "footprint" occupied by structures and is the inverse of the "open space" standard contained in the Land Use Element

² Based on number of bedrooms

TYPICAL DENSITIES FOR DEVELOPMENT

The City of Rio Dell is a small city in a rural area with some physical constraints to outward expansion, such as the steep Eel River to the east. Development activity is limited to infill of the remaining pastureland in the western areas of the City. There was one subdivision since the adoption of the fourth-cycle Housing Element, which met the density standard for its land use designation. Typical single-family residential lots vary in size from approximately 6,000 square feet to 1 acre and support between 1 and 10 single-family homes per acre. Typical single-family densities are four to six homes per acre. Multifamily densities are typically 15 units per acre. Proposed subdivisions at a lower level of density than the midpoint of the density range established for the land use designation would be required to submit a development plan demonstrating that the parcels could be further subdivided or developed to meet the midpoint density.

REQUIRED SUBDIVISION IMPROVEMENTS

Under its subdivision ordinance, the City requires a number of improvements in connection with approval of subdivision maps. These include improvements to the frontage of the lot, storm drain improvements, improvements to ensure street access as needed, and any required utility connections and improvements required to underground those utilities in most circumstances. The cost of these improvements varies with the level of existing improvements, length of utility extensions, need for subsurface drainage structures, and the related factors. These improvements may be deferred if deemed necessary by the City Engineer, particularly when construction of the improvements is impractical or in circumstances where the surrounding neighborhood does not have the same improvements. These costs are not a barrier to development; in an interview with a developer who recently completed a 100-percent affordable housing project in the city, subdivision improvements represented only around \$100,000 of the total \$5.2 million project cost (just over one percent of the project cost).

PERMIT PROCESSING FEES

State law requires that local permit processing fees charged by local governments must not exceed the estimated actual cost of processing the permits. The fees currently charged by the City for processing various land use permits are detailed in Table 33. Compared with fees charged by the County for the unincorporated area outside the City, Rio Dell's fees are generally lower. These fees represent a very small part of the overall home value, so do not represent a constraint to housing development. The City does not charge impact fees.

Table 33
Permit Processing Fees

Permit	Fee
General Plan Amendment	Actual Cost – \$1,200 Deposit
Zone Reclassification	Actual Cost – \$1,200 Deposit
Conditional Use Permit	Actual Cost – \$500 Deposit
Variance	Actual Cost – \$500 Deposit
Appeal	\$100 (Administrative) \$250 (Public Hearing)
Subdivision (4 parcels or less)	Actual Cost – \$1,200 Deposit
Major Subdivision (More than 4 parcels)	Actual Cost – \$2,000 Deposit
Lot Line Adjustment	Actual Cost – \$500 Deposit
Parcel Merger	Actual Cost – \$200 Deposit
Home Occupation Permit	\$40
Environmental Impact Report	Actual Cost \$2,000 Deposit, Report Preparation \$500 Deposit, Report Review
Initial Study and Negative Declaration	Actual Cost \$750 Deposit, Report Preparation \$350 Deposit, Report Review

City of Rio Dell Master Fee Schedule, 2018-2019

PROCESSING PROCEDURES AND TIMELINE

The City works to ensure that permit applications are processed in a timely fashion, and that permit processing procedures do not present a constraint to new development. Table 34 and Table 35 outline the estimated time required to process applications for a range of permits as well as an outline of the required processes for project approval. Planning Commission reviews projects that are subject to design review, and that process typically only involves reviewing landscaping plans.

Table 34
Estimated Application Processing Timeline

Project Type	Time Needed	Approval Body
Variance	6 to 8 Weeks	Planning Commission
Architectural and Site Plan Review	6 to 8 Weeks	Planning Commission
Conditional Use Permit	6 to 8 Weeks	Planning Commission
Building Permit (Ministerial)	1 to 2 Weeks	City Staff
Subdivisions and Use Permits	6 to 8 Weeks	Planning Commission
CEQA Exempt or Negative Declaration without Responsible or Trustee Agency	4 to 6 Weeks	Planning Commission
Mitigated Negative Declaration with Responsible or Trustee Agency	6 to 8 Weeks	Planning Commission
General Plan Amendments and Zone Reclassifications	6 to 8 Weeks	Planning Commission and City Council

Source: City of Rio Dell, 2020

Table 35
Estimated Project Approval Processes and Processing Timeline

Housing Type	Single-Family Units	Subdivisions	Multifamily (<4 Units)	Multifamily (5+ Units)
Process	Site Plan	Tentative map	Site Plan Review	Site Plan Review
	Review of Construction Drawings, Energy Calculations, Sprinkler Plans	Final Map	Review of Construction Drawings, Energy Calculations, Sprinkler Plans	Review of Construction Drawings, Energy Calculations, Sprinkler Plans
		Initial Study		Design Review Approval
		Site Plan Review		Subject to CEQA
Estimated Processing Time	4 Weeks	6-8 Weeks	6-8 Weeks	6-8 Weeks

Source: City of Rio Dell, 2020

DESIGN REVIEW PROCESS

Residential subdivisions of five or more parcels or multifamily residential developments are required to undergo Design Review to ensure that development complies with the City's design guidelines. Design Review approval is required prior to the issuance of any ministerial permit approvals or either prior to or in conjunction with discretionary action. The City has not yet enacted a process for approving projects that qualify for ministerial approval under SB 35.

DENSITY BONUS

Under current state law (Section 65915 of the California Government Code), cities and counties must provide a density increase up to 35 percent over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. In 2014, the City updated Section 17.30.090 to comply with state law and outline the process for requesting a density bonus. In 2019, the state passed AB 1763, which amended Section 65915 to require a density bonus to be provided to developers for projects in which 100 percent of units are affordable to lower-income households with no more than 20 percent of units affordable to moderate-income households. Section 17.30.090 of the City's zoning code aligns the City's density bonus program with State Density Bonus Law.

PROVISIONS FOR A VARIETY OF HOUSING

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing. Table 36 summarizes the permitted housing types.

Table 36
Housing Types Permitted by Zoning District

Housing Types Permitted	Suburban Residential (SR)	Urban Residential (UR)	Residential Multifamily (RM)	Town Center (TC)	Neighborhood Center (NC)	Community Commercial (CC)	Rural (R)	Public Facility (PF)	Suburban (S)	Suburban Medium (SM)
Single-Family Detached ¹	P	P	P	NP	NP	NP	P	NP	P	P
Single-Family Attached	NP	UP	P	NP	NP	NP	NP	NP	P	P
Duplexes to Fourplexes	NP	UP	P	p ¹	p ¹	p ²	NP	NP	P	P
Multifamily (5+ Units)	NP	UP	P	p ¹	p ¹	p ²	NP	NP	P	P
Accessory Dwelling Units	P	P	P	P	P	P	P	NP	P	P
Emergency Shelters	NP	NP	P	NP	NP	NP	NP	NP	NP	NP
Transitional Housing	NP	NP	P	NP	NP	NP	NP	NP	NP	NP
Rooming and boarding	NP	UP	NP	NP	NP	NP	UP	NP	UP	UP
Care Facilities (6 or fewer persons)	NP	NP	P	NP	NP	NP	NP	NP	NP	NP

Housing Types Permitted	Suburban Residential (SR)	Urban Residential (UR)	Residential Multifamily (RM)	Town Center (TC)	Neighborhood Center (NC)	Community Commercial (CC)	Rural (R)	Public Facility (PF)	Suburban (S)	Suburban Medium (SM)
Care Facilities (7 or more persons)	NP	NP	UP	NP	NP	NP	NP	NP	NP	NP
Live-Work Units	NP	NP	NP	UP ³	NP	NP	NP	NP	NP	NP
Employee Housing	NP	NP	NP	NP	NP	NP	NP	UP ⁴	NP	NP

Source: City of Rio Dell Municipal Code.

P=Principally Permitted Use; UP= Use Permit Required; NP=Not Permitted

1 Mobile Home or Manufactured Homes are treated as single family dwellings.

2 Apartments permitted on upper floors of multistory buildings

3 Where residential activities are located at the back of buildings, and do not occupy more than 40 percent of the gross floor area

4 Limited to a caretaker apartment

Note: The City has included program B-2 to address state law.

EMERGENCY SHELTERS

The California Health and Safety Code Section 50801 defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

California legislation (SB 2, 2007) requires jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. Within identified zones, only objective development and management standards may be applied, given that they are designed to encourage and facilitate the development of or conversion to an emergency shelter. The City permits Emergency Shelters as a principally permitted use in the Residential Multifamily (RM) zone. Additionally, to ensure sufficient capacity, the City has included program B-2.

TRANSITIONAL AND SUPPORTIVE HOUSING TYPES

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse, or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units, and may include supportive services to allow individuals to gain necessary life skills in support of independent living. Transitional housing is currently considered a principally permitted use in the Residential Multifamily (RM) zone. As part of Program B-2, the City will amend the zoning code to permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone, in accordance with California Government Code Section 65583(a)(5).

ACCESSORY DWELLING UNITS

In 2020, the City passed Ordinance No 379-2020 to replace the existing regulations around Second Dwelling Units with new regulations for ADUs and Junior Accessory Dwelling Units (JADUs). These regulations permit ADUs and JADUs to be built as a principally permitted use in any zone that permits single-family or multifamily residential uses and includes an existing dwelling. In certain designated areas on the Dinsmore Plateau, where water and sewer services, transportation infrastructure, or other necessary services are not available, a conditional use permit may be required. ADUs and JADUs may not be rented as short-term rentals but may be rented on a long-term basis.

CONSTRAINTS ON PERSONS WITH DISABILITIES

This section analyzes the governmental constraints that may exist on the development of housing for persons with disabilities. State legislation (SB 250, 2001) requires the City to analyze the governmental constraints on the development of housing for persons with disabilities and demonstrate the City's efforts to remove such constraints, including accommodating procedures for the approval of group homes.

The City has analyzed its land use, zoning, and building code provisions and processes to determine what accommodations and constraints exist relative to housing for persons with disabilities. Persons with disabilities may reside in residential units in any zoning district that allows residential uses. Some may choose to reside in a residential facility or group home designed for occupancy by or with supportive services. Six or fewer unrelated persons inhabiting a residence or community care facility are permitted by right in the Residential Multifamily (RM) zone. There is no limit to the number of group homes that may be in an area.

Large group homes, for seven or more persons, may be in the RM zone, subject to approval of a conditional use permit.

Section 17.30.340 of the City's code was amended during the previous planning period to allow for front yard averaging for setback requirements. This removes a barrier related to the installation of ramps. Additionally, ramps less than 30 inches above-grade do not require Building Permits.

BUILDING CODE AND ENERGY CONSERVATION

The City implements Title 24 of the California Code of Regulations, in which California has adopted the 2019 California Building Code and other model codes (electrical, plumbing, mechanical, etc.).

Rio Dell is a member of the Redwood Coast Energy Authority (RCEA). The RCEA is a joint-powers authority that works across Humboldt County to promote energy efficiency, reduce demand, and promote the use of renewable energy resources in the region. The RCEA operates a community choice aggregation program to maximize the use of renewable energy countywide, and has coordinated the development of electric vehicle infrastructure, including one charger at a public parking lot in Rio Dell. The RCEA also provides residents with information about available Self Generation Incentive programs from the state and makes free energy efficiency kits available, which include products to assist with more efficient lighting and weatherization. Additionally, Pacific Gas and Electric Company (PG&E) provides energy savings assistance programs for lower-income residents. Energy conservation is also a required element of the design of subdivision improvements, per Section 16.25.040 of the City's code. To the extent possible, developers are required to provide opportunities for future passive or natural heating or cooling.

LAND INVENTORY ANALYSIS: INFRASTRUCTURE—WATER TREATMENT

The City water system in Rio Dell produces approximately 90 million gallons of drinking water per year, or 0.246 million gallons per day (MGD). Average daily use is approximately 0.267 MGD, and peak daily use is approximately 0.474 MGD. Infrastructure improvements are currently focused on service reliability rather than increasing plant capacity. In 2014, the city developed a well-based backup water supply to provide resource security during periods when the primary source, the Eel River, is experiencing a drought. Regional water

extraction from the Eel River Valley Groundwater Basin is estimated to be at 50 percent of capacity. The city water system currently draws from an infiltration gallery in the Eel River rather than groundwater. There is currently sufficient water capacity to meet the City's RHNA.

LAND INVENTORY ANALYSIS: INFRASTRUCTURE—WASTEWATER TREATMENT

Wastewater collection and treatment services are provided to city residents by the city. The wastewater treatment system currently serves 1,448 connections. In 2013, the city completed an upgrade to its wastewater treatment plant and continues to seek funding for facility improvement projects. The system's design flow is 2 MGD, with an average daily flow of 0.25 MGD. There is currently sufficient wastewater capacity to meet the City's RHNA.

AVAILABLE DRY UTILITIES

Dry utilities, including refuse collection, electricity, and telephone service, are available to all areas within the City. There is sufficient capacity to meet the current need and any future need. Service providers are as follows:

- Electricity: PG&E
- Telephone: AT&T
- Fiber Cable: Suddenlink

REVIEW OF LOCAL ORDINANCES

Short Term Rental (STR) regulations can be found in Section 17.03.340 (Vacation Dwelling Units) of the Zoning Code. Vacation dwelling units are permitted in the Urban Residential (UR), Suburban Residential (SR), Suburban (S), and Rural (R) zones and are prohibited in all other zones. Vacation rentals must be used for transient use, meaning any contractual use of the unit must be less than 30 consecutive days. The vacation rental may be a principal dwelling or a legal secondary dwelling unit but must be rented in its entirety and must provide complete independent living facilities including permanent provisions for living, sleeping, eating, cooking, and sanitation. The property owner must apply for and obtain an approved vacation dwelling unit permit, subject to annual review and no-fee renewal, and a valid business license prior to operation, and pay all applicable taxes and fees. The current regulations do not require the property owner to live on-site; however, a 24-hour emergency contact phone number for the property owner, property manager, or a designee must be made available and the contact must live within 30 miles of the city limits to respond personally to emergencies.

The City's Short-Term Rental (STR) regulations do not hinder the development of housing.

3. OPPORTUNITIES FOR ENERGY CONSERVATION

The cost of housing includes not only rent but utility costs. Higher utility expenses reduce affordability. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, utility bills burden the poor and can cause homelessness.

RESIDENTIAL ENERGY STANDARDS

The California Building Code (Title 24 of the California Code of Regulations) requires new residential construction to meet a comprehensive set of standards for energy conservation. The City continuously supports the energy efficiency construction standards of Title 24 in local building codes.

LOCAL ENERGY CONSERVATION PROGRAMS

The RCEA administers grants and programs countywide to promote energy conservation, which benefits Rio Dell. RCEA provides free home energy and water efficiency kits to customers that may include items such as LED light bulbs, power strips, weather stripping, and water-efficient showerheads. The RCEA also provides a free energy advisor service to help customers make decisions about electric vehicle ownership or charging systems, energy rate options, and energy-efficient appliance options.

Table 37 summarizes additional available programs related to energy conservation that can be considered and engaged in the production of affordable housing.

Table 37
Energy Conservation Programs

Housing Program	Program Intent/Description	Eligible Activities	Funding Source
241(a) Rehabilitation Loans for Multifamily Projects	Provides mortgage insurance for improvements, repairs, or additions to multifamily projects.	Energy conservation Multifamily rehabilitation	HUD
Community Development Block Grant Entitlements	Provides formula funds to metropolitan cities and urban counties to support the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities.	Acquisition Infrastructure improvements Group homes/homeless and transitional housing Housing preservation and rehabilitation New construction (if completed by nonprofit groups)/self-help housing Public services and community facilities Landlord/tenant mediation Accessibility retrofit and energy conservation Administration	HUD
Energy Efficient Mortgages	Provides mortgages to homeowners looking to finance energy efficiency improvements.	Energy conservation upgrades	HUD (FHA)
Fannie Mae-FHA Green Finance Plus	Provides loans with lower interest rates for “green” property improvements.	Multifamily rehabilitation Energy conservation	Fannie Mae

Source: HUD.gov and FannieMae.com, 2020

AFFIRMATIVELY FURTHERING FAIR HOUSING

Because most of the City's population across all census tracts are white, Rio Dell does not have any census tracts identified as R/ECAPs by HUD. No areas of segregation within the City were identified. Additionally, the percentage of White, non-Hispanic residents (87.5 percent, according to the 2014–2018 ACS) is only slightly higher than that of the county as a whole (80.1 percent), which does not indicate segregation in the city as compared to the region as a whole.

According to the Statewide 2020 Analysis of Impediments to Fair Housing Choice, Humboldt County had the highest rate of children under six years old with blood lead-levels above 4.5 micrograms per deciliter (77 per 1,000 tested). While there may be several sources for lead poisoning, it suggests that housing available in the county may require rehabilitation to make housing choices safe for families with young children, particularly lower-income families with fewer housing options. Program B-1, which provides home rehabilitation loans to lower-income residents, can help to address these barriers.

QUANTIFIED OBJECTIVES

Breaking down the projected needs into quantified number of units per income group and type of housing provided, the City's objectives and anticipated market activity for the planning period are listed in Table 38.

Table 38
Quantified Objectives

Income Category	New Construction¹	Rehabilitation²	Conservation³	Total
Very Low	20	--	--	20
Low	12	8	23	43
Moderate	13	--	--	13
Above Moderate	37	--	--	37
Total	82	8	23	113

Source: City of Rio Dell 2020.

¹ Based on the City's RHNA.

² The projected number of units to be rehabilitated is based on the implementation of program B-1 through the remainder of the planning period.

³ According to CHPC there is currently one project, Rio Dell Terrace Apartments, at risk of converting to market rate.