

Board adopts the 2022-2030 Housing Element

March 1, 2023



The Board of Supervisors has adopted the 2022-30 Housing Element. The document provides goals, policies and implementation programs for the planning and development of housing throughout unincorporated Del Norte County for the period to 2030.

The Element addresses housing needs for median family income, Very Low, Low, Moderate and Above Moderate incomes.

The Element calls for 386 units planned to be built in the following categories:

- Very Low income 102 units or 26.42 percent.
- Low Income 75 units or 19.43 percent
- Moderate Income 55 units or 14.25 percent
- Above Moderate Income 154 units or 39.9 percent of the County's total allocation.

The adopted Housing Element includes seven goals, 29 policies and 35 implementation programs. The goals are:

- Provide Adequate sites to accommodate County Housing needs.

- Assist in the development of Lower Income housing.
- Address and Remove or mitigate (government) restraints.
- Conserve and improve the existing housing stock.
- Preserve units at-risk of conversion to market rate uses.
- Affirmatively furthering Fair Housing.
- Safe and healthy housing.

The Public Hearing was opened at the January 24th BOS meeting and was to be formally adopted at the February 28 meeting. A last moment change by the State Dept of Housing Development compelled the Board to accelerate the vote to February 14 as an exigent matter under an emergency umbrella request. HCD Letter of Clearance impeded unrelated County grant applications pending this Letter of Clearance. The HCD requirement for filing the Housing Element by month's end has now been satisfied.

Minor alterations to the proposed document include the following:

EMERGENCY SHELTERS

- The County has an 11.5 acre parcel avoiding rezoning to accommodate a shelter
- The County commits to removing performance standards relating the maximum numbers of beds and length of stay.

GEOGRAPHIC TARGET

- The County has revised the Element to target high resource areas north of Crescent City.
- The County has updated the Element to target Bertsch- Oceanview (Moderate) and Klamath (Low)
- The County has revised the Element Smith River (Above Moderate).

The County has also accelerated its identification of housing up one year from 2024 to current year.