

# Trinity County Housing Element

Public Workshop with the Planning Commission

April 9, 2015



# Workshop Agenda

- Requirements
- Housing Element update process
- Recent Housing Element legislation
- Why Comply?
- Housing Element process
- Regional Housing Needs Allocation (RHNA)
- Background data
- Discussion and next steps



# Requirements

- One of seven mandated General Plan elements
- Existing and projected housing needs of all economic segments of the community
- Review by California Department of Housing and Community Development (HCD)
- State sets schedule for Housing Element updates
  - 5th Cycle planning period – June 30, 2014 through June 30, 2019

# Housing Element Update Process

- Evaluate the effectiveness and appropriateness of the previous Housing Element
- Assess housing needs of residents, workforce & special needs groups
- Analyze inventory of resources and constraints
- Develop policies and programs to address housing needs



# Recent Housing Element Legislation

- SB 812 - Persons with developmental disabilities housing needs
- SB 375 – Beneficial impacts and update schedule
- SB 2 - Emergency shelters, transitional and supportive housing
- AB 2634 - Extremely low-income (ELI) housing needs



# Why Comply?

- Legal responsibility
  - Must be certified for adequate General Plan
- Maintain local discretion over development
- Potential legal challenges
- Access to State funding resources

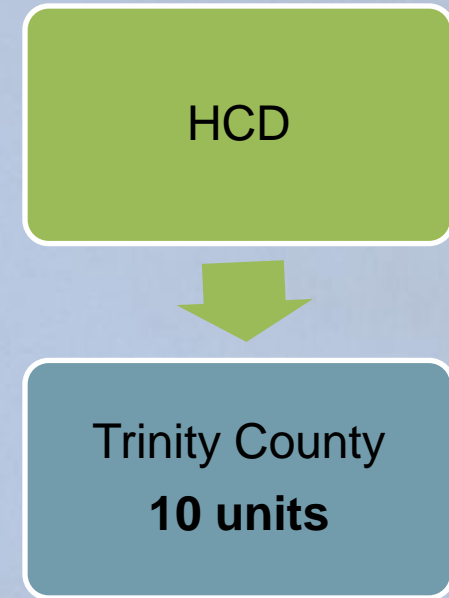


# Process



# Regional Housing Needs Allocation (RHNA)

- State law requires HCD to determine total regional housing needs.
- In Trinity County, HCD provides the allocation.
- Allocation is distributed among 5 standard income categories





# Trinity County 2014-2019 RHNA

<b>Income Category (4-person household)</b>	<b>2014-2019 Allocated Housing Units</b>	<b>Percent of Total Housing Units</b>
Extremely Low \$17,350 or less	1	10%
Very Low \$17,351 - \$28,950	1	10%
Low \$28,951 - \$46,300	2	20%
Moderate \$46,301 - \$69,500	2	20%
Above Moderate \$69,501 and above	4	40%
Total	10	100%

Source: HCD Trinity County RHNA Determination Letter, 2012

# Background Data



# Population Growth Trends – Trinity County and Region

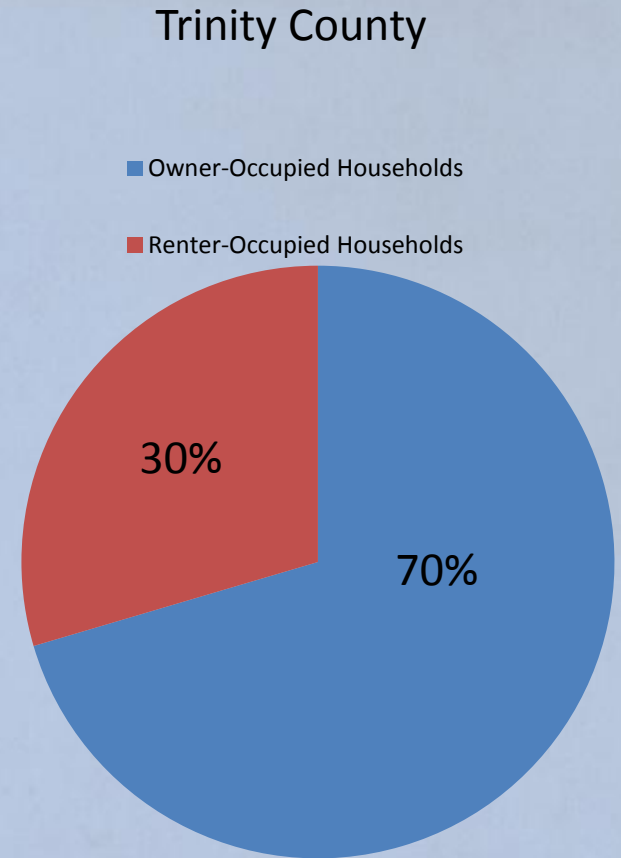
<b>County</b>	<b>2000</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>Percent Change 2000-2013</b>
Trinity County	13,022	13,786	13,738	13,471	13,391	3%
Humboldt County	126,518	134,623	134,585	134,729	134,687	6%
Shasta County	163,256	177,223	177,516	178,107	178,953	10%
Siskiyou County	44,301	44,900	44,839	44,812	44,965	2%

Source: US Census 2000, State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2013, with 2010 Census Benchmark.



# Households – Trinity County

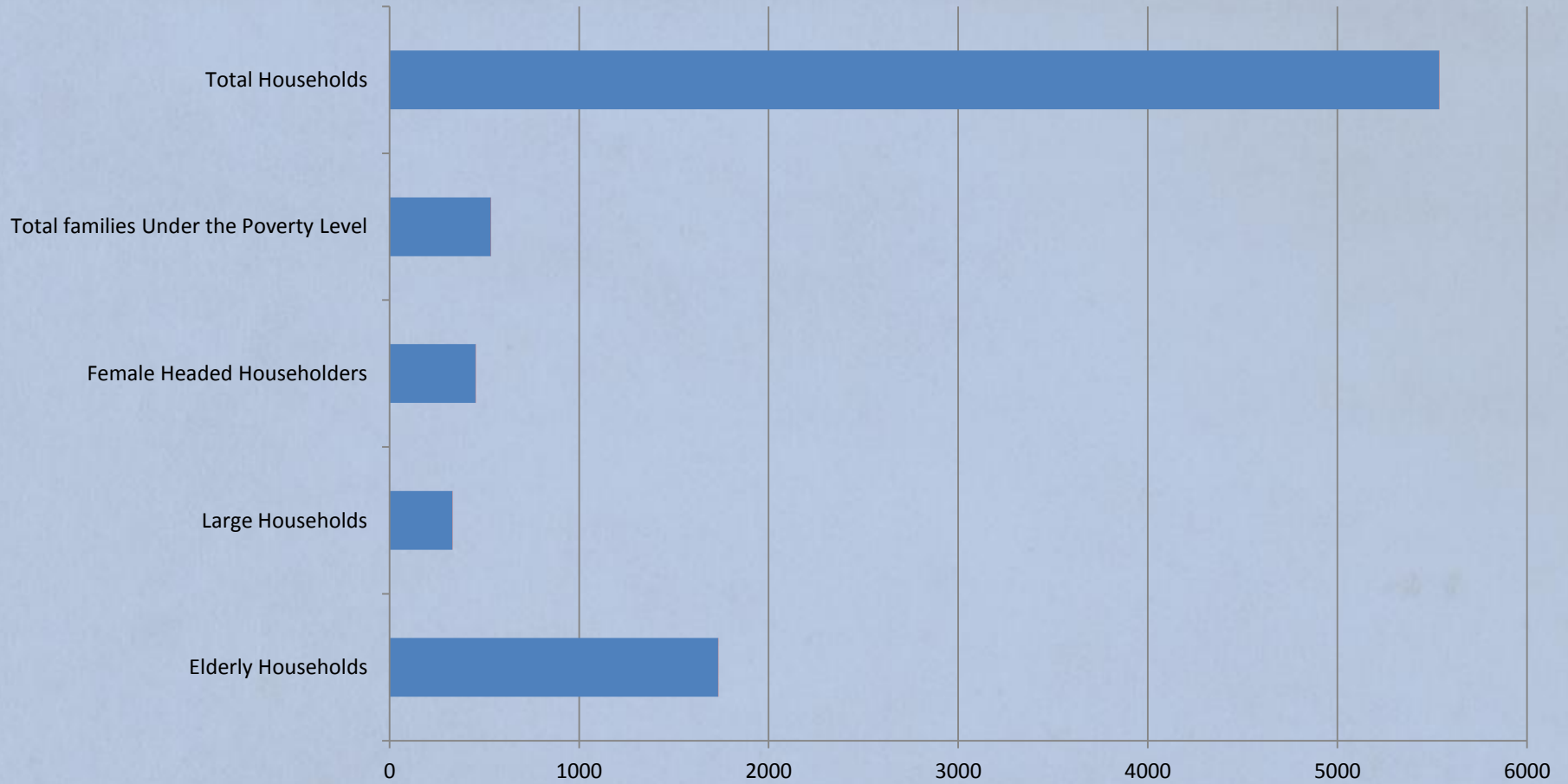
- Of the 6,083 occupied housing units in Trinity County:
  - 4,284 are owner occupied
  - 1,799 are renter occupied



Source: US Census 2010



# Special Needs Households – Trinity County



Source: US Census ACS 2011



# Discussion Questions



# Who Needs Affordable Housing? Who Has the Greatest Need?

1. Homebuyers
2. Renters
3. Large Families (5 or more persons)
4. Single Persons
5. Elderly
6. Disabled
7. Homeless
8. Other



# What's Needed and Appropriate for Trinity County?

- Emergency shelter
- Transitional housing for homeless or others needing short-term housing
- Permanent supportive housing for special needs
- Affordable rental housing
- Affordable for-sale housing
- Other





# Strengths

- What existing housing and service programs are most successful throughout Wasco?
- What factors have contributed to this success?



# Weaknesses and Needs

- Which segments of the population are most underserved by housing-related resources?
- Are new housing-related needs emerging in the community?



# Housing Element Update Schedule

Task	Date
Planning Commission Workshop	April 9, 2015
Submit Administrative Draft Housing Element to County	May 2015
Prepare Public Draft Housing Element	June 2015
Planning Commission and Board of Supervisors hearings to review Draft Housing Element	June - July 2015
Submit Draft Housing Element to HCD for 60-day review	July 2015
Conditional Compliance from HCD	September 2015
Board of Supervisors hearing to adopt Housing Element	October 2015
Submit Final Housing Element for HCD Certification (90-day review)	October 2015 – January 2016



Comments/Questions?

