



HUMBOLDT COUNTY ASSOCIATION OF GOVERNMENTS
Regional Transportation Planning Agency
Humboldt County Local Transportation Authority
Service Authority for Freeway Emergencies
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AGENDA ITEM 8a
HCAOG Board Meeting
April 16, 2026

DATE: April 7, 2026
TO: HCAOG Board of Directors
FROM: Brendan Byrd, Executive Director
SUBJECT: **Regional Housing Needs Allocation (RHNA) Appeal Final Determination**

STAFF REPORT

Contents:

- Staff's Recommended Action
- Staff Summary
- Draft Written Determination of Appeal

Staff's Recommended Action:

1. Introduce the item as an action item;
2. Allow staff to present the item;
3. Receive public comment;
4. Discuss item and consider making the motion:
"I move to adopt the written determination denying the Cycle 7 Regional Housing Needs Allocation appeal filed by the City of Eureka and direct staff to finalize the draft Regional Housing Needs Plan for consideration of adoption at a future Board meeting."

Staff Summary:

At the March 2026 meeting, the HCAOG Board conducted a public hearing regarding the Cycle 7 RHNA appeal received by the City of Eureka. During the presentation of their appeal, staff with the City of Eureka noted that under the requirements of Government Code there is no fair or equitable way in which to adjust or rebalance the allocations resulting from the adopted methodology. As such, staff stated that they are no longer asking for the Board to consider an adjustment based on their filed appeal, and that in place they request that the Board return to an allocation method that places housing units for all affordability levels based on an income parity approach in RHNA Cycle 8. They also requested that, if fair housing goals are to be met, which

is now a requirement under RHNA Statutory Objective 5, that a future methodology be developed that focuses placing housing of all income categories based on housing opportunity.

Citing the withdrawal of the appeal by Eureka staff, the approval of the adopted methodology by The California Department of Housing and Community Development (HCD), and the information provided during the public hearing, the HCAOG Board directed staff to bring back to the April meeting a written determination formally denying the appeal filed by the City of Eureka. Furthermore, the Board directed staff to include in the written determination language regarding the intent to revise the RHNA Cycle 8 allocation methodology to account for housing unit assignments across all income categories in regard to housing opportunity and income parity. Staff have prepared a draft written determination for Board review and comment (attached). Staff will note that the appeal format is based on examples from other COG's that have navigated RHNA appeals processes during Cycle 6.

Staff are asking that the Board review the final written determination and consider making a motion to approve the written determination which would formally deny the appeal per Government Code Section 65584.05(e)(1). In addition to the decision on the appeal, staff are seeking direction from the Board to move forward with finalizing the Draft Regional Housing Needs Plan (RHNP). Staff will note that to remain compliant with Government Code, the appeal determination and the draft RHNP will need to be completed and furnished to HCD by May 3rd, 2026.

With approval from the Board on the appeal and the RHNP, staff plan to bring back the Final RHNP for review and adoption at the May 21st Board meeting.