



**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  
May 21, 2026

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DATE: May 13, 2026  
TO: HCAOG Board of Directors  
FROM: Brendan Byrd, Executive Director  
SUBJECT: **Final Regional Housing Needs Allocation (RHNA) Plan**

### STAFF REPORT

#### Contents:

- Staff's Recommended Action
- Staff Summary
- 2026 Humboldt County RHNA Plan
- Resolution 26-12

#### 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 that that HCAOG Board adopt Resolution 26-12 approving the 2026 Regional Housing Needs Allocation Plan, and direct staff to submit the plan and resolution to the California Department of Housing and Community Development.

#### Staff Summary:

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. Local governments meet this requirement by adopting Housing Elements as part of their General Plan. The law mandating that housing be included as an element of each jurisdiction's general plan is known as "housing-element law." The deadline for Housing Elements for all local governments in Humboldt County is July 15<sup>th</sup>, 2027.

California's housing-element law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt

plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development. The Regional Housing Need Allocation (RHNA) is the state-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction in the region must accommodate in its Housing Element.

Housing and Community Development (HCD) determined that the Humboldt region, in total, shall plan for a minimum of 5,962 housing units for the projection year starting June 30, 2027, through July 15, 2035.

The mandated 60-day Public Notice for the 7<sup>th</sup> Regional Housing Needs Methodology began on September 19<sup>th</sup>, 2025. The HCAOG Board discussed the methodology at their meeting in September and held a noticed Public Hearing on November 20<sup>th</sup>, 2025. A RHNA methodology, employing a 50/50 housing/employment weighting factor for the total RHNA, and a 70/30 weighting factor for placing below-moderate income RHNA was adopted on December 18<sup>th</sup>, 2025. In consultation with HCD, HCAOG issued a draft RHNA allocation to local governments on December 19<sup>th</sup>, 2025. HCAOG did receive one appeal regarding the final adopted RHNA allocation methodology. The Board considered the appeal at the regularly scheduled meeting in March, and at a Special Meeting on April 30<sup>th</sup> the Board adopted a written finding denying the appeal to the RHNA Methodology. On February 12<sup>th</sup>, 2026, HCAOG received a written communication from HCD approving HCAOG’s adopted RHNA methodology. The final allocation is summarized in the table below.

<b>Agency</b>	<b>Acutely Low</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate</b>	<b>Total RHNA Allocation</b>
Arcata	103	160	117	206	89	367	1,042
Blue Lake	3	7	4	8	4	15	41
Eureka	179	267	193	328	154	619	1,740
Ferndale	6	9	7	11	5	19	57
Fortuna	50	75	53	93	44	164	479
Rio Dell	7	11	6	16	10	45	95
Trinidad	3	4	3	5	6	6	27
County	211	333	244	397	253	1,043	2,481
<b>RHNA TARGETS</b>							<b>5,962</b>

The final allocation has been incorporated into the Regional Housing Needs Allocation Plan, which has been included in this packet. The plan includes a more detailed description of the allocation process, the methodology, source data, and housing law objectives.

Following adoption of Resolution 26-12, approving the 2026 RHNA Plan, staff will forward the plan and resolution to HCD. The next RHNA process is expected to begin in 2032.