

## Survey of RHNA Data

*As part of the Regional Housing Need Allocation (RHNA) process, HCAOG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.*

*(Fill in form online and email to [brendan.byrd@hcaog.net](mailto:brendan.byrd@hcaog.net) with a copy to [amy.eberwein@hcaog.net](mailto:amy.eberwein@hcaog.net))*

Jurisdiction: City of Arcata

Name/Title: Jennifer Dart, Deputy Director & David Loya, Director

(1) Your jurisdiction's existing and projected jobs and housing relationship

Arcata is expected to continue growing in population and housing at a faster pace than job growth. While recent data shows the city lost 523 jobs since 2015, there are currently vacancies in retail and industrial areas that present opportunities for economic growth. Arcata is actively developing strategic plans for both economic and housing development and anticipates several new projects during the upcoming eight-year cycle.

(2) Constraints due to sewer, water, developable land suitability or preservation issues, emergency evacuation route capacities, or climate change risks

Arcata is fairly built out - vacant developable land is largely lacking. Most development will be infill redevelopment.

Sea level rise is the primary climate change risk for Arcata. Fire is increasingly a risk.

(3) The distribution of household growth that provide opportunities to maximize the use of public transportation and existing transportation infrastructure

The City is concentrating on infill where existing transportation and transit exists.

(4) The market demand for housing

Demand is high. Arcata struggles to meet above moderate income housing need.

(5) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county, or ballot approved measures to preserve agricultural land

There are no explicit agreements.

(6) The loss of units contained in assisted housing developments

The City has not lost any contractual affordable housing. The Humboldt Plaza renewed for a 20-year term. There are no pending City assisted (HOME/CDBG/RDA) projects pending term expiration during the 7th Cycle.

(7) High housing cost burdens (specifically those households spending over 30% of their income on housing)

Housing cost burden is an issue in Arcata, with approximately 50% of households spending over 30% of their income on housing (per U.S Census 2023 ACS Data). We would like to review Arcata specific data from the DOF, but were unable to locate it on their website. Arcata's high housing cost burden is partly explained by its housing tenure composition. In Arcata, 64% of households are renters and 36% are homeowners, whereas nationwide, the split is roughly 66% owners to 34% renters. Nationally, 49.5% of renters spent more than 30% of their income on housing in 2023 (ACS data). Given Arcata's higher proportion of renters, who are generally more likely to be cost-burdened, its overall housing cost burden, while higher than the national average, is not disproportionately elevated when the city's housing mix is taken into account.

(8) The rate of overcrowding

Overcrowding does not appear to be a significant issue in Arcata with 2.7% reporting 1.5 occupants per room based on US Census data from the 2023 ACS update.

(9) The housing needs of farmworkers

Arcata's proximal major farm, Sun Valley Floral, closed recently, which reduced significantly the need for FWH.

(10) Housing needs generated by the presence of Cal Poly Humboldt.

The City of Arcata hosts a significant portion of the Cal Poly Humboldt student population. The University is currently developing 241 units at the former Craftsman's Mall site, which are expected to accommodate up to 964 students upon completion in Spring 2026. While these units cannot be credited toward the City's Housing Element RHNA targets, they are anticipated to ease demand in the local student rental market and may indirectly help stabilize rental housing availability in the community.

(11) The housing needs for individuals and families experiencing homelessness

In the 2024 Point-In-Time (PIT) Count, 533 of the 1,573 individuals experiencing homelessness in the region were counted in Arcata, accounting for approximately 34% of the total. While this reflects a concentration of need within the city, it also underscores Arcata's central role in the region's homelessness response system and highlights the importance of continued local and regional collaboration.

During the 6th Cycle Housing Element, Arcata created 138 units of housing for homeless and at-risk of homeless individuals using Homekey funding. Placement in these units is coordinated by the County Continuum of Care, ensuring a regionally integrated approach to supportive housing.

(12) The loss of housing units because of a state-declared emergency

None

(13) Local/regional constraints or policies relating to regional greenhouse gas emissions reduction targets

The City has a GHG reduction plan and is part of the countywide Climate Action Plan. The City focuses on infill development to meet its GHG targets.

(14) Any other factors that you believe should be considered.

The City of Arcata has exceeded its Cycle 6 RHNA targets in multiple income categories. Notably, the City has already met and surpassed its very-low and moderate-income goals and is projected to meet the low-income target by 2025. Arcata has permitted 85% (167 of 197 units) of the total very-low-income housing units in the 6th Cycle, and 40% of the total low-income units created in the County to date. During the 5th Cycle, the City exceeded its overall RHNA allocation by 107.2%. This strong track record should be a key consideration in determining Arcata's lower-income housing allocations in the 7th Cycle. The City Council has provided policy direction to de-emphasize the allocation factors that have historically resulted in disproportionate housing assignments to Arcata.

Additional Comments:

The Council remains committed to supporting affordable housing but emphasizes the importance of equitable distribution of housing responsibilities throughout the County.