

## 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 Trinidad

Name/Title: Trever Parker, City Planner

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

Many of Trinidad's jobs are lower-wage service jobs, and there is not enough affordable housing in the City to accommodate them. There is some affordable housing in the areas surrounding the City, and McKinleyville is 10 minutes to the south.

The two RV Parks in the City primarily serve long-term tenants now, so that is a source of affordable housing. But that use is inconsistent with the current zoning for Visitor Services, which is a priority use under the Coastal Act. DOF housing unit numbers do not appear to include RVs, though the ACS data may. The issue needs to be further researched and addressed in the City's LCP update.

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

There are many. The primary constraint for development density in Trinidad is the lack of sewer system. With septic, density is limited to about one dwelling plus one J/ADU per 8,000 sq. ft. of lot area in the central part of town where the soils are very good, and even lower in other areas. Construction of a sewer is likely infeasible due to costs and environmental constraints, including the fact that most of Trinidad's shoreline is in an ASBS/SWQPA, where no new discharges are allowed. Most of the vacant land in Trinidad is Open Space, including the State Park, unstable coastal bluffs, and steep riparian corridors. The bluff top and shoreline areas are subject to sea level rise and bluff retreat hazards. The entire Trinidad area is also culturally significant to the Yurok people. The City is required to maintain trails and public access per the Coastal Act.

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

Trinidad is in a somewhat isolated location with a generally shrinking population in recent decades. 2023 ACS indicates that only 5 people in Trinidad use public transportation to commute to work. (Note that the ACS margins of error for Trinidad are huge; it also estimates Trinidad's population to be 424 which is unrealistic.)

(4) The market demand for housing

Trinidad has some of the highest property values in the County due to its desirable location. Homes often sit on the market for longer than average. Trinidad has a low household size and high vacancy rate. Trinidad has a cap on the number of vacation/short-term rentals, but even before those were popular, Trinidad had a high vacancy rate, because many of the homes are second/summer homes.

(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

NA

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

NA Trinidad has no assisted housing developments.

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

According to the last housing element, Trinidad does have a fairly high percentage of households overpaying (43%). This is partially due to the lack of affordable housing, but people also choose to live in Trinidad, even though it is not necessarily near where they live and expensive, because of its scenic location and access to the coast/recreational amenities.

(8) The rate of overcrowding

Trinidad has a low household size (about 2) and low rate of overcrowding. The 2023 ACS indicates 0 units are overcrowded and 5 owner-occupied and 0 renter-occupied units are severely overcrowded of 207 occupied housing units, or 2.4%. However, the margin of error in such a small City is +/- more than 100%.

(9) The housing needs of farmworkers

There is no ag land in or around Trinidad.

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

Due to Trinidad's distance from CPH and high cost of housing, there aren't many students living in Trinidad.

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

Due to the abundance of forestland around Trinidad, there are homeless encampments in the area. There are no homeless services in Trinidad, however, Due to Trinidad's isolation, small population, and high property values, there are not likely to be more services.

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

NA

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

Trinidad itself is walkable. But the limited services and non-service related employment opportunities mean that most people must commute to at least McKinleyville for work and shopping.

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

Trinidad has averaged significantly less than one new house per year over the last several decades. We will probably be 11 units short on the current RHNA. Our current housing element overestimated development potential, and several large, vacant parcels were donated to/acquired by the Trinidad Coastal Land Trust, and additional hazards/limitations have been identified on others. The City now only has vacant land to accommodate about 30 new units with a fair amount of certainty, and maybe another 8 more, depending on slope stability and creek/wetland setbacks. These numbers are based on septic and environmental limitations more than zoning. There is very limited potential for upzoning in Trinidad, particularly considering Coastal Commission requirements.

Additional Comments: