



HUMBOLDT COUNTY ASSOCIATION OF GOVERNMENTS

Regional Transportation Planning Agency
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Service Authority for Freeway Emergencies

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AGENDA ITEM 2

HCAOG Board Meeting

November 20, 2025

DATE: November 12, 2025
TO: HCAOG Board of Directors
FROM: Brendan Byrd, Executive Director
SUBJECT: **Proposed Regional Housing Needs Allocation (RHNA) Methodology Public Hearing**

STAFF REPORT

Contents:

- Staff Summary
- Housing and Community Development's Regional Housing Needs Determination Letter
- HCAOG RHNA Cycle 7 Proposed RHNA Allocation Method and Data Sources
- Proposed Jurisdictional Allocations by Income Category
- HCAOG Board Staff Report Package – September 18, 2025
- Written Notice of Public Hearing and Proof of Notice Publication
- Public comment received to date and letter from City of Fortuna

Staff Summary:

As the Board is aware, HCAOG has been working regionally throughout 2025 to lead the Regional Housing Needs Assessment (RHNA) process for Cycle 7. For detailed background on the local RHNA process staff will reference the HCAOG Board staff report provided at the September 18th, 2025, meeting, which has been included as an attachment. The Regional Housing Needs Determination (RHND) received from the State Department of Housing and Community Development (HCD) on July 15th, 2025, is also included as an attachment. As shown in the RHND, Humboldt's regional housing allocation is 5,962 units.

At the HCAOG Board's regularly scheduled meeting on September 18th, the Board considered two alternative allocation methods. Both methods included allocation scenarios based on a jurisdiction's percentage of regional population and regional jobs, which are methods consistent with what HCAOG has considered in past RHNA cycles. At that meeting the HCAOG Board identified an allocation method that would assign a total number of units to each jurisdiction by equally weighing and agency's existing jobs and population (50%/50%). The Board also approved increasing the income category adjustment factor to 20% (up from 10% in previous RHNA cycles). The following tables summarize the allocations resulting from the preferred

alternative. The first table presents the total number of units that would be allocated to each jurisdiction. The second table shows how many units for each income category would be assigned to each jurisdiction.

Preferred Alternative: Total housing units per jurisdiction, weighting jobs at and population at 50%.

Agency	2022 Employment Data	DOF Population (1/1/2025)	Jobs Distribution	Population Distribution	Jobs-Pop Allocation %	Jobs-Pop RHNA
Arcata	9,839	19,001	20.7%	14.2%	17.5%	1,042
Blue Lake	252	1,136	0.5%	0.8%	0.7%	41
Eureka	18,424	26,122	38.8%	19.5%	29.2%	1,740
Ferndale	427	1,361	0.9%	1.0%	1.0%	57
Fortuna	3,300	12,198	7.0%	9.1%	8.0%	479
Rio Dell	359	3,232	0.8%	2.4%	1.6%	95
Trinidad	330	296	0.7%	0.2%	0.5%	27
Unincorporated County	14,501	70,471	30.6%	52.7%	41.6%	2,481
Totals	47,432	133,817	100.0%	100.0%	100.0%	5,962

Preferred Alternative: Housing units per income category per jurisdiction, weighting jobs at and population at 50% and applying a 20% regional income category correction factor.

Jurisdiction	Acutley Low (0% - 15% MHI)	Extremely Low (15% - 30% MHI)	Very Low (30% - 50% MHI)	Low (50% - 80% MHI)	Moderate (80% - 120% MHI)	Above Moderate (120%<MHI)	Total Jurisdictional Allocation
Arcata	90	135	103	201	100	413	1,042
Blue Lake	3	7	4	7	4	16	41
Eureka	175	258	179	307	171	650	1,740
Ferndale	8	6	6	10	5	22	57
Fortuna	45	70	50	93	46	175	479
Rio Dell	8	14	8	16	10	39	95
Trinidad	4	4	5	7	3	4	27
County	229	372	272	423	226	959	2,481
Total	562	866	627	1,064	565	2,278	5,962

For detailed information regarding the proposed allocation method, including the data used and how the method satisfies the RHNA statutory objectives, staff will refer to the ‘*HCAOG RHNA Cycle 7 Proposed Allocation Method and Data Sources*’ package, which has been posted to HCAOG’s website and is included as an attachment. Also attached are the detailed tables showing the units per income category assigned to each jurisdiction

After the Board identified the preferred allocation method, staff formally initiated the 60-day public review period. Pursuant to California Code Section 65584.04(d), this public comment period is required to contain at least one public hearing to take oral and written comment on the proposed allocation methodology. The formal public hearing to satisfy this code requirement is the purpose of this item at the November HCAOG Board meeting. In addition to conducting this hearing, subsequent to the Board identifying a proposed preferred allocation method HCAOG staff have:

- Provided formal written notice of the public hearing to all HCAOG member agencies and interested parties (emailed September 29th, notice attached).

- Published the 30-day notice of public hearing in the North Coast Journal (October 2nd edition, notice attached).
- Developed a webpage on the HCAOG website summarizing all pertinent RHNA information (<https://www.hcaog.net/regional-housing-needs-allocation-rhna-7th-cycle>)
- Sent notification to the State Department of Housing and Community Development regarding the Board's selection of a preferred RHNA allocation method and requested draft comments (email dated September 23rd, 2025).
- Presented the RHND and preferred allocation method at an October meeting of the Humboldt County Community Economic Resilience Consortium (CERC).

Public Comments to Date

The primary purpose of the formal public hearing regarding the proposed RHNA allocation methodology is to take public comment and to consider public comments received to date. Since the September 18th HCAOG Board meeting, HCAOG has received one public comment, which is included as an attachment. In addition to this comment from the public, HCAOG has also received a letter of support on the proposed allocation methodology from the City of Fortuna (attached). Should HCAOG staff receive any additional written comments prior to the November 20th meeting, they will be sent to the Board for consideration prior to the meeting.

Methodology Review Status – California Department of Housing and Community Development

Pursuant to California Code Section 65584.04 (3)(i), after the HCAOG Board formally adopts an allocation method, that method is to be furnished to the State Department of Housing and Community Development for their review. HCD is required to provide their finding to HCAOG within 60 days of receipt. As noted above, in an effort to get preliminary feedback on HCAOG's proposed allocation method staff provided detailed information on the proposed allocation method to HCD staff in September. At the time the Board packet was published no comments have been received by HCD, but staff are hopeful that draft comments will come to HCAOG prior to the November 20th public hearing. Any comments from HCD can be reviewed by the Board at that time, and the Board can direct staff as necessary to respond to HCD comments.

Next Steps

After presentation of the item, staff request that the Board open a public hearing on the item. After closure of the public hearing, staff request that the Board consider comments received to date, and direct staff as necessary to finalize a final draft allocation method. The final method is currently planned to be presented to the HCAOG Board for adoption at the December 18th, 2025, regularly scheduled Board meeting. After formal adoption of the methodology, HCAOG staff will submit the methodology package to HCD for formal review and comment. Staff anticipate the local RHNA process through HCAOG being completed in early 2026 (March/April), which will give local agencies approximately 16-months post-adoption to complete their Cycle 7 Housing Elements.