



RHNA PROCESS OVERVIEW



**HUMBOLDT COUNTY
ASSOCIATION OF GOVERNMENTS
(HCAOG)**

Regional Housing Needs Assessment is a part of State Housing Law: Article 10.6 Housing Elements Government Code Sections 65580 – 65589.9

It is the intent of the Legislature in enacting this article:

- To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.
- To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.
- To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.
- To ensure that each local government cooperates with other local governments in order to address regional housing needs.
- To encourage Marcella Clem to retire early.



WHAT IS REGIONAL HOUSING NEED ALLOCATION (RHNA)?

Since 1969, California has required that all local governments plan to meet the housing needs of everyone in the community. California's 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." RHNA is how they begin the process:

The California Department of Housing and Community Development (HCD) looks into their crystal ball filled with projected populations, and projected households.



They then apply:

- A Vacancy Adjustment - Humboldt's "for rent and sale" vacancy % (2.45%) adjusted to the State's estimate for Humboldt (4%)
- An Overcrowding Adjustment - Humboldt's 3.75% adjusted to the US overcrowding rate of 3.34%
- A Replacement Adjustment – Humboldt's demolition %



HCAOG'S OVERALL RHNA DETERMINATION FOR THE PLANNING PERIOD OF DECEMBER 31, 2018 THROUGH AUGUST 31, 2027

Humboldt County: December 31, 2018-August 31, 2027 (8.7 years) HCD Determined Population, Households, & Housing Unit Need				
Population: August 31, 2027 (DOF June 30, 2028 projection minus ten months)				140,980
<i>- Group Quarters Population August 31, 2017 (DOF June 30 2027 projection minus ten months)</i>				<i>-6,090</i>
Household (HH) Population				134,890
Household Formation Groups	HCD Adjusted DOF Projected HH Population	DOF HH Formation Rates	HCD Adjusted DOF Projected Households	
	134,890		59,185	
under 15 years	21,825	n/a	n/a	
15 - 24 years	21,375	20.51%	4,385	
25 - 34 years	15,600	48.24%	7,526	
35 - 44 years	14,365	52.50%	7,542	
45 - 54 years	16,530	56.99%	9,420	
55 - 64 years	13,925	63.07%	8,783	
65 -74 years	16,750	66.72%	11,176	
75 - 84 years	11,370	69.65%	7,920	
85+	3,150	77.20%	2,433	
Projected Households (Occupied Unit Stock)				59,185
+ Vacancy (Maximum Standard 4% vs County ACS %)	4.00%	2.45%	1.55%	915
+ Overcrowding (US avg % vs. County ACS %)	3.34%	3.75%	0.41%	245
+ Replacement Adj (.5% min, 5% max, vs.% DOF Demolitions)	.5 - 5%	0.35%	0.35%	205
<i>- Occupied Units (HHs) estimated January 1 2019</i>				<i>-57,160</i>
6th Cycle Regional Housing Need Assessment (RHNA)				3,390

HCD CONSULTS WITH LOCAL GOVERNMENTS ON THEIR PREDICTIONS AND ADJUSTMENTS, THEN ISSUES A FINAL RHNA DETERMINATION, DIVVIED UP INTO 4 INCOME CATEGORIES

HCD REGIONAL HOUSING NEED DETERMINATION

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
 DIVISION OF HOUSING POLICY DEVELOPMENT
 2020 W. El Camino Avenue, Suite 500
 Sacramento, CA 95833
 (916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

EDMUND G. BROWN, JR., Governor



Humboldt County Association of Governments December 31, 2018 through August 31, 2027

August 27, 2018

Ms. Marcella Clem, Executive Director
 Humboldt County Association of Governments
 611 I Street, Suite B
 Eureka, CA 95501

Dear Ms. Clem:

RE: Final 6th Cycle Regional Housing Need Determination

This letter provides Humboldt County Association of Governments (HCAOG) its Regional Housing Need Assessment (RHNA) for the projection period starting December 31, 2018 and ending August 31, 2027). Pursuant to state housing element law, Government Code section 65584, et seq., the Department of Housing and Community Development (HCD) is required to determine each region's housing need.

<u>Income Category</u>	<u>Percent</u>	<u>Housing Unit Need</u>
Very-Low*	24.4%	829
Low	15.7%	532
Moderate	18.1%	613
Above-Moderate	41.8%	1416
Total	100.0%	3390
* Extremely-Low	12.3%	Included in Very-Low Category

RHNA HISTORICAL PERSPECTIVE

Planning Period	Total RHNA	Annualized RHNA
01/01/91 - 6/30/97	5,984/6.5 years	921/year
01/01/01 - 6/30/08	3,975/6.5 years	612/year
01/01/07 - 6/30/14	4,747/7.5 years	633/year
01/01/14 - 6/30/19	2,060/5.5 years	375/year
12/31/18 – 8/31/19	3,390/8.7 years	390/year

HCAOG'S RESPONSIBILITY: DETERMINING A "FAIR SHARE" OF RHNA FOR OUR 7 CITIES AND THE UNINCORPORATED AREA OF THE COUNTY, CONSISTENT WITH THE STATE STATUTORY OBJECTIVES:

- Increasing the housing supply & mix of housing types, tenure, & affordability in all jurisdictions
- Promoting infill development & socioeconomic equity, protection of environmental & agricultural resources, & encouraging efficient development patterns
- Promoting improved intraregional jobs-housing relationship
- Balancing disproportionate household income distributions

Source: Government Code 65584(d)

THE LAW PROVIDES SUGGESTIONS ON HOW TO DISTRIBUTE RHNA:

- 1) Jobs and housing relationships
- 2) Development opportunities and constraints:
 - (A) Water and Sewer Capacity
 - (B) Availability of land suitable for urban development or conversion to residential use
 - (C) Protected Open Space
 - (D) County policies to preserve prime agricultural land in unincorporated area
- 3) Distribution of household growth
- 4) Market demand for housing
- 5) Agreements to direct growth toward cities
- 6) Loss of affordable housing units in assisted housing developments
- 7) High housing costs burdens
- 8) Housing needs of farmworkers
- 9) Impacts of universities and colleges on housing needs in a community
- 10) Other factors adopted by HCAOG

Government Code Sec. 65584.04(d)

RHNA A, B C'S

The RHNA is ...

A projection of additional housing units needed to accommodate projected household growth of all income for a housing element planning period

The RHNA is not ...

- ✓ Prediction of additional housing units or building permit activity
- ✓ Quota of housing that must be produced
- ✓ Limited due to existing land use capacity or growth control
(No NIMBY bullying allowed)

RHNA TRANSFERS ARE ALLOWED AFTER RHNA PLAN ADOPTION

➤ Before housing element due date and only from County to cities within the County providing ALL the following is met:

- ✓ Cities agree to accept transfer
- ✓ County's transfer of very-low and low is proportional to transfer of moderate and above-moderate RHNA
- ✓ HCAOG verifies compliance and approves transfer
- ✓ No net reduction in RHNA income categories

➤ Allowances for Annexation

9 months for County transfer of portion of income category RHNA to City:

- ✓ 3 months for local governments to decide transfer or
- ✓ 6 months for HCAOG, if local governments do not reach decision and they request that HCAOG revise the determination

Source: Government Code 65584.07

NEXT STEPS

IN THE COMING WEEKS:

HCAOG WILL NOTICE THE AVAILABILITY OF A DRAFT RHNA METHODOLOGY FOR
PUBLIC COMMENT

OCTOBER 18, 2018:

THE HCAOG BOARD WILL DISCUSS THE PROPOSED METHODOLOGY
(4 PM, EUREKA CITY COUNCIL CHAMBERS)

DECEMBER 20, 2018:

THE HCAOG BOARD WILL CONSIDER ADOPTION OF THE RHNA METHODOLOGY
(4 PM, EUREKA CITY COUNCIL CHAMBERS)

FEBRUARY 21, 2018:

THE HCAOG BOARD CONSIDER ADOPTION OF THE FINAL RHNA PLAN
(4 PM, EUREKA CITY COUNCIL CHAMBERS)



RHNA AND HOUSING ELEMENT RESEARCH & PARTICIPATION OPPORTUNITIES

HCAOG's previous RHNA Plan is online:

<http://hcaog.net/library>

HCD's RHNA and HE webpage:

<http://www.hcd.ca.gov/community-development/housing-element/index.shtml>

Sign up to be a RHNA groupie! You will be notified of all public meetings regarding this year's RHNA cycle

HCAOG CONTACT INFORMATION

Any and all requests, questions, comments and suggestions
to:

Marcella Clem

Work: 707-444-8208

Cell: 707-599-5080

Email: marcella.clem@hcaog.net

Fax: 707-444-8319