



STAFF REPORT – CITY COUNCIL MEETING

TO: Honorable Mayor and City Council Members

FROM: David Loya, Community Development Director

PREPARER: Jennifer Dart, Community Development Deputy Director

DATE: November 19, 2025

TITLE: **Adopt Resolution No. 256-20 Supporting Humboldt County Association of Governments Regional Housing Needs Allocation Methodology.**

RECOMMENDATION:

It is recommended that the Council:

- 1) Adopt Resolution No. 256-20 supporting the Humboldt County Association of Governments (HCAOG) draft Regional Housing Needs Allocation (RHNA) methodology.
- 2) Direct staff to forward Resolution No. 256-20 to the HCAOG Board.

INTRODUCTION:

The Humboldt County Association of Governments (HCAOG) has adopted a draft Regional Housing Needs Allocation (RHNA) methodology (Attachment B) to distribute the region's projected housing needs that meet the RHNA objectives in Government Code 65584(d). Staff recommend the Council adopt Resolution No. 256-20 (Attachment A) supporting the HCAOG's preferred methodology which equally weights population and employment.

BACKGROUND:

The State of California requires each jurisdiction to plan for its share of the state's housing need through its Housing Element. Humboldt County jurisdictions are entering the 7th Cycle Housing Element, which covers the planning period from July 15, 2027, to July 15, 2035.

The Regional Housing Needs Allocation (RHNA) process assigns each jurisdiction its "fair share" of housing need by income category. The Humboldt County Association of Governments (HCAOG) is responsible for developing and adopting the RHNA methodology for the region. The RHNA establishes the number of housing units jurisdictions must plan for in their Housing Elements.

DISCUSSION:

HCAOG's preferred draft RHNA methodology distributes housing need based 50% on population and 50% on existing employment. This approach is consistent with the previous cycle and maintains a strong relationship between housing, jobs, and population growth. HCAOG evaluated two alternative methodologies (Attachment B) and selected the 50/50 option as the preferred method due to its balance and the availability of consistent data across all jurisdictions. This method was recommended by the City Council at their Joint Study Session with the Planning Commission on June 30, 2025.

HCAOG will accept public comments on the draft methodology through November 20, 2025, and consider adoption on December 18, 2025. Once adopted, the methodology will be used to prepare the Regional Housing Needs Plan which will guide local Housing Element updates for the 2027–2035 cycle.

Upon release of the draft Regional Housing Needs Plan, the City will have 60 days to review and provide comments.

POLICY IMPLICATIONS:

The City uses the Regional Housing Needs Plan to prepare and implement the 2027-2035 Housing Element update.

ENVIRONMENTAL REVIEW (CEQA):

The proposed action is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(5), as it involves an administrative or organizational activity of government that will not result in a direct or indirect physical change in the environment.

BUDGET/FISCAL IMPACT:

The adoption of Resolution No. 256-20 indicates support of the methodology for allocation of the region’s housing needs and does not commit any funds. The Housing Element update is required by State Law, however there is currently no funding from the State or other grant sources for Housing Element updates.

RECOMMENDED COUNCIL ACTION:

1. Open the Public Hearing.
2. Receive a staff report and review questions with staff.
3. Open public comment.
4. Close public comment/the public hearing.
5. Motion to:
 - 1) Adopt Resolution No. 256-20 supporting the Humboldt County Association of Governments draft Regional Housing Needs Allocation methodology; and
 - 2) Direct staff to forward Resolution No. 256-20 to the HCAOG Board.

ATTACHMENTS:

- A. Resolution No. 256-20
- B. HCAOG RHNA Methodology Staff Report