



AGENDA SUMMARY CITY COUNCIL

TITLE: Housing Element Annual Progress Report for the Year 2025

DEPARTMENT: Development Services

PREPARED BY: Cristin Kenyon, AICP, Development Services Director

PRESENTED FOR

Action Information only Discussion

RECOMMENDATION

Receive report.

FISCAL IMPACT

No Fiscal Impact Included in Budget Additional Appropriation

COUNCIL GOALS/STRATEGIC VISION

City Council's 2025-2026 Strategic Vision: Maximize all levels of housing stock within City limits.

General Plan Housing Element Goal H-2: The City government actively facilitates the creation of a range of new affordable and market rate housing units to accommodate future growth and to address the needs of all socioeconomic segments of the community.

DISCUSSION

California requires all cities and counties to adequately plan to meet the housing needs of everyone in their community. California's local governments meet this requirement by adopting a Housing Element as part of their General Plan.

State law requires Housing Elements to be updated every eight years and reviewed and certified by the California Department of Housing and Community Development (HCD) as being in substantial compliance with State Housing Element law (California Government Code §65580 et seq.). The City of Eureka's current Housing Element was adopted by the City on December 3, 2019 and certified by HCD on March 16, 2020. The current eight-year planning cycle runs from August 31, 2019 through August 31, 2027.

California Government Code §65400 mandates each city and county prepare an annual progress report (APR) on the jurisdiction's progress in implementing its Housing

Element using forms provided by HCD. The APR must be presented to City Council and submitted to HCD and the Governor’s Office of Land Use and Climate Innovation (LCI; formerly known as the Governor’s Office of Planning and Research) by April 1st of each year.

The APR is submitted to the State as an Excel workbook consisting of multiple reporting tables. Rather than attaching the full workbook to this agenda item, the most relevant worksheets are included as separate attachments for review. These include the housing production reporting tables (Tables A and A2, included as Attachments 1-4) and the implementation program reporting table (Table D, included as Attachment 5).

Regional Housing Needs Allocation (RHNA)

As part of the Housing Element process, State law requires each jurisdiction to plan for its share of the region’s projected housing need, known as the Regional Housing Needs Allocation (RHNA). For the 2019–2027 Housing Element cycle, the City of Eureka was assigned a RHNA of 952 housing units, distributed across five income categories ranging from extremely-low income to above-moderate income households.

City of Eureka 2019-27 RHNA by Income Category				
Income Category	% Area Median Income	2025 Humboldt Income Range*		RHNA Allocation
		4-Person Household	2-Person Household	
Extremely Low Income	0-30%	Up to \$32,150	Up to \$22,550	116 units
Very Low Income	31-50%	\$32,151–\$46,950	\$22,551–\$37,600	115 units
Low Income	51-80%	\$46,951–\$75,100	\$37,601–\$60,100	147 units
Moderate Income	81-120%	\$75,101–\$112,700	\$60,101–\$90,150	172 units
Above Moderate Income	>120%	Above \$112,700	Above \$90,150	402 units
Total RHNA				952 units

* Income ranges are based on 2025 income limits established by HCD for Humboldt County. These income limits were calculated by HCD using an Area Median Income (AMI) of \$93,900 for a four-person household. For program administration, HCD adjusts local AMI to match California’s non-metropolitan statewide median income, resulting in income limits that are higher than those suggested by local Census estimates of median household income in Eureka (Eureka’s AMI is approximately \$57,662 based on American Community Survey five-year data for the years 2020-2024).

The APR tracks progress toward meeting this target based on building permits issued for new housing units (Table A2 Building Permits Issued 2025, included as Attachment 3). In 2025, building permits were issued for 143 new housing units in Eureka, including 21 accessory dwelling units (ADUs), 6 single-family homes, and 116 multifamily housing

units. Notably, the Linc Housing Scattered Sites Project received building permits in 2025 and accounted for 90 of the reported units (63%).

Progress on Housing Element Implementation Programs

In addition to identifying sites for housing, the Housing Element includes 35 implementation programs intended to facilitate housing development and remove barriers to housing production. The APR includes a status update on each of these programs (Table D, included as Attachment 5).

One of the most significant programs is Implementation Program H-34 (Affordable Housing on City-Owned Properties), which identifies City-owned land to be made available for affordable housing development. This program was adopted because the City had limited vacant land available to meet its RHNA for below-moderate-income housing and therefore committed to making City-owned sites available to nonprofit affordable housing developers.

To date, 309 deed-restricted affordable homes have been planned, entitled, or are under construction on City-owned properties, placing the City just 23 units short of the program’s goal of 332 affordable units by 2028. These projects account for approximately 82% of the City’s RHNA for very-low- and low-income housing for the 2019–2027 Housing Element cycle. Several projects, the Linc Housing Scattered Sites project and the Wiyot Tribe/Dishgamu Humboldt Community Land Trust Elders Project, are currently under construction.

Proposed Housing To-Date on City-Owned Sites as a Result of Implementation Program H-34 (and Progress Towards the City’s RHNA)

Project Name	City-Owned Parcels Identified for Affordable Housing	Very-Low Income Dwelling Units	Low-Income Dwelling Units	Above-Moderate Manager’s Units
Linc Housing Scattered Sites	8 th and G	15	15	1
	6 th and M	15	12	1
	Sunny and Myrtle	15	15	1
Wiyot Tribe/ Dishgamu CLT Sites	5 th and D	28	12	1
	6 th and L	36	15	1
EaRTH Center (Danco & HTA)	2 contiguous lots on the south side of 3 rd between G and H	20	25	1
	Parcel 1 (Harris St)	30	13	1

Sunset Heights (RCHDC)	Parcel 2 (Henderson St)	30	13	1
TOTAL		189	120	8
% of IMP H-34 Achieved*		76%	146%	-
% of 2019-2027 RHNA ^o		82%	82%	2%

* Percentages represent progress toward the Implementation Program H-34 targets of 250 very-low-income units and 82 low-income units.

^o Percentages represent the proportion of the City's RHNA for very-low, low- and moderate-income housing (231, 147, and 172 units, respectively) that has been addressed through the projects planned, entitled, and/or under construction on City-owned sites through Implementation Program H-34.

Progress on Implementation Program H-34 in 2025 is discussed in the implementation program reporting in Attachment 5 (Table D). The City also maintains a webpage describing the individual projects and their progress:

<https://www.eurekaca.gov/1065/Affordable-Housing-on-City-Owned-Lots>.

ATTACHMENTS

Attachment 1: Table A – Applications for Housing Received (2025)

Attachment 2: Table A2 – Building Permits Approved (2025)

Attachment 3: Table A2 – Building Permits Issued (2025)

Attachment 4: Table A2 – Building Permits Finaled (2025)

Attachment 5: Table D – Implementation Measure Progress Reporting (2025)