

Attachment B

Details on the 2023 Housing Element Annual Progress Report

Pursuant to Government Code (“GC”) Section 65400, each jurisdiction must prepare an annual progress report on the jurisdiction’s status and progress in implementing its housing element. The housing element Annual Progress Report (“APR”) covers the previous calendar year’s housing activity. The APR must be submitted to Housing Community Development (“HCD”) and the Governor’s Office of Planning and Research (“OPR”) by April 1 of each year. The content of housing element progress reports are prescriptive and highly detailed. Timely filing of housing element APRs is a threshold eligibility requirement for many State funding programs for workforce housing. Humboldt County and the seven incorporated cities in the region are presently in the 6th housing element cycle that began August 31, 2019 and ends August 2026.

One of the primary purposes of the housing element annual progress report is for jurisdictions to compile calendar year housing data for the number of building permits issued, the types of housing units issued building permits, and the affordability of each unit. When this data is compiled, it measures the County’s RHNA progress.

The following is a summary of the 2023 Housing Element Annual Progress. Table 1 below is Humboldt County’s RHNA progress from January 1, 2019 through December 31, 2023 and shows the County has met 49 percent of its total RHNA obligation:

Table 1:

Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/30/2019	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level	% by Income Level
Very Low	Deed Restricted	351	79	0	0	15	0	0	102	249	29%
	Non-Deed Restricted		4	0	0	2	0	2			
Low	Deed Restricted	223	0	0	0	14	0	0	38	185	17%
	Non-Deed Restricted		0	0	7	9	0	8			
Moderate	Deed Restricted	256	0	0	0	0	0	0	261	0	102%
	Non-Deed Restricted		83	20	27	67	25	39			
Above Moderate		583	28	25	75	40	83	67	321	265	45%
Total RHNA		1413									
Total Units			194	45	109	147	108	116	719	699	49%

Table 1 summarizes the housing units issued building permits between 2019 – 2023 in comparison with the RHNA allocation by income level. Since 2019, 719 housing units have been issued building permits, 49% of the total 1413 units to meet RHNA. The County has met the RHNA Allocation for Moderate income level housing.

Figure 1: Total Housing Production, 2019-2023

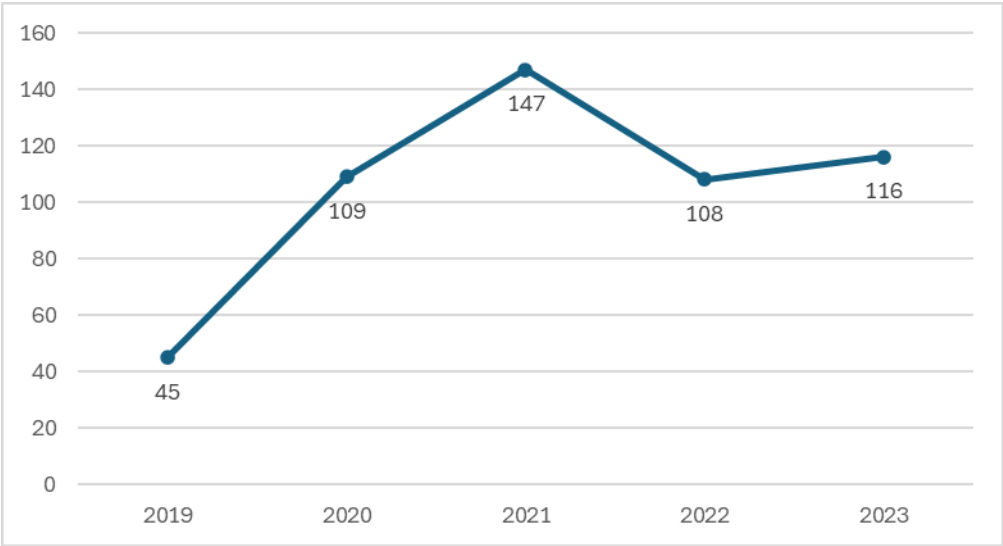


Figure 1 shows the annual housing units from 2019 to 2023. Housing production increased by 12 units between 2022 to 2023. Housing production is measured by building permit issuance. From 2019 to 2023, building permits for 529 housing units have been issued.

Figure 2 depicts housing production from 2016-2021 by income category. The duration of time representative in Figure 2 includes years from both the County’s 5th and 6th housing element cycle.

Figure 2:

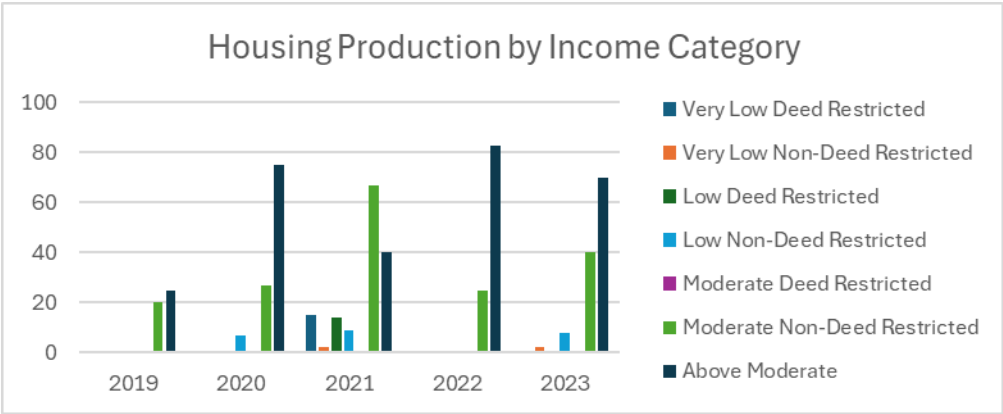


Figure 2 shows housing production by income category between 2019 to 2023.

Affordability was estimated by annual housing cost per 2019 Housing Element, Appendix G, Table – V in comparison to annual ownership costs to HSC 50052.5(b) for owner-occupied housing. For renter-occupied units, affordability was estimated by annual housing cost per FY 2023 HUD FMR in comparison to annual housing costs limits per HSC 50053(b).

Housing Unit Types

Figure 3: Permitted Housing Units by Type.

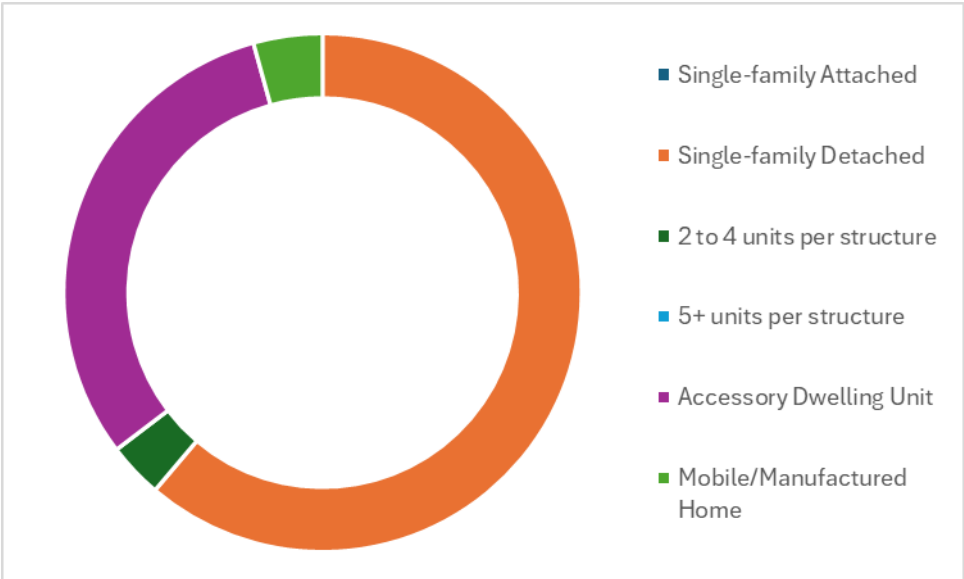


Figure 3 shows the breakdown of the housing unit types that received building permits in 2023. There were 71 Single-family units permitted in 2023. Accessory Dwelling Units (ADUs) were the second-most permitted in 2023, with 36 units. There were 4 Mobile/Manufactured Home and 4 structures with 2 to 4 units permitted in 2023.

Figure 4: Housing Production by Unit Type, 2021-2023

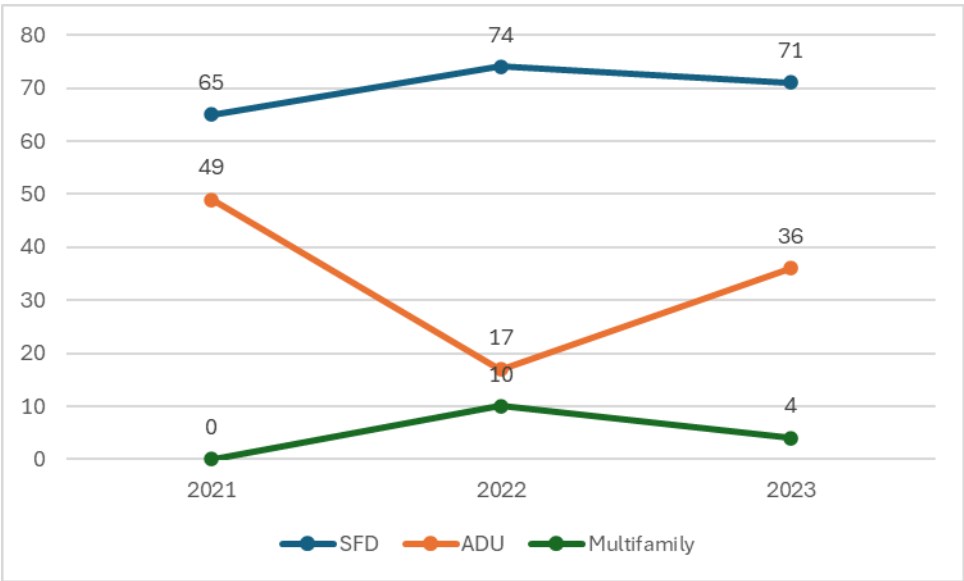


Figure 4 shows how the housing production of Single-family detached, ADUs, and Multifamily units has change in the past three years, 2021-2023. Single-family detached units have had the most consistent production trend over the three-year timespan. Both ADUs and Multifamily structures have experienced less consistent trends during 2021-2023.

Building Permit Processing Timeframes and Actual Construction

Table 2

2019	2020	2021	2022	2023	Total # of Housing Units Issued Building Permits in 2023
13 Units	3 Units	12 Units	44 Units	44 Units	116 Units

Of the 116 housing units issued building permits in 2023, 72 units were applied for in a previous calendar year.

In 2023, 18 housing units were constructed as measured by issued certificates of occupancy or building finals (referred to as “readiness” in housing element APR language). There were 8 Single-family detached, 2 structures with 2 to 4 units, 7 ADUs, and 1 Mobile/Manufactured Home issued certificates of occupancy or building finals.

2023 Progress on 2019 Housing Element Implementation Measures

Table D of the State’s reporting form reports the jurisdiction’s progress on completing the adopted implementation programs. A summary of the reported progress is provided in Table 3 below.

Table 3

Implementation Status 2023	
Completed	15
In Progress	14
Not Required	1
Not Started	28
Ongoing	28
Total	86

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The content of Tables A, A2, B, and D are discussed above. Other tables contained in the State’s mandatory reporting form are reviewed below.

Table C: No actions were undertaken by the County in 2023 that necessitate completion of Table C, which is used to report:

- A shortfall of inventory sites as identified in the housing element GC § 65583(c)(1).
- Identifying additional sites required by No Net Loss law pursuant to GC § 65863.
- Identified an Unaccommodated Need of sites from the previous RHNA planning period pursuant to GC § 65584.09

Table E: This form is used to report approved commercial development bonuses. This arises when a commercial developer has entered into an agreement for partnered housing project and contributes to affordable housing. In 2023, no projects were proposed or approved using this allowance.

Table F: This table is optional and is used to report units that have been substantially rehabilitated or converted. In order for units to count towards RHNA, the rehabilitation or preservation must meet the standards set forth in GC § 65583.1(c)(2). Also, to count towards RHNA, the jurisdiction's housing element must include a program to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA. In 2023, Humboldt County did not receive or approve an application using this provision.

Table F2: This table is used to report above moderate income units converted to moderate income units pursuant to GC § 65400.2. In 2023, Humboldt County did not receive or approve an application using this provision.

Table G: As of 2019, County owned lands included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of, must be reported pursuant to GC § 65400.1. In 2023, Humboldt County did not sell, lease, or otherwise dispose of any properties.

Table H: Reports the inventory of real property owned or under control of the County that is declared surplus or excess in accordance with statute and located in a U.S. Census designated urbanized areas or urban cluster. Working with Public Works and researching County records, only the 2769 Lucas Street property has been identified as meeting the criteria.

LEAP Reporting: The Governor's 2019-20 Budget Act that created the Local Early Action Planning ("LEAP") grant program included an annual reporting requirement. As indicated in the LEAP Table, Humboldt County made progress on several awarded activities during 2023.

- The County's regulatory updates for supportive and transitional housing were adopted by the County Board of Supervisors on July 11, 2023. The ordinance revisions were submitted to the Coastal Commission, amendments have been drafted, but require further editing. It is anticipated to be completed in 2024.
- The County's regulatory updates to allow multiple tiny houses on multifamily zoned properties is scheduled to be completed in 2024.
- Updates to rezone properties to allow multifamily development was added as an activity to the original budget to use remaining funds from other activities for this use. A grant extension through 2024 will allow this work to begin.