

## Attachment B

### Details on the 2024 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 is 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 6<sup>th</sup> 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 2024 Housing Element Annual Progress. The 2024 Housing Element Annual Progress can be accessed on the County webpage at the following URL: <https://humboldt.gov.org/3540/Annual-Housing-Progress-Report>. Table 1 below is Humboldt County’s RHNA progress from January 1, 2019, through December 31, 2024, and shows the County has met 57% of its total RHNA obligation:

**Table 1:**

Regional Housing Needs Allocation Progress											
Permitted Units Issued by Affordability											
		1	Projection Period	2						3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/30/2019	2019	2020	2021	2022	2023	2024	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	351	79	-	-	15	-	-	-	103	248
	Non-Deed Restricted		4	-	-	2	-	2	1		
Low	Deed Restricted	223	-	-	-	14	-	-	-	44	179
	Non-Deed Restricted		-	-	7	9	-	8	6		
Moderate	Deed Restricted	256	-	-	-	-	-	-	-	288	-
	Non-Deed Restricted		83	20	27	67	25	39	27		
Above Moderate		583	28	25	75	40	83	67	48	366	217
Total RHNA		1,413									
Total Units			194	45	109	147	108	116	82	801	644

Table 1 summarizes the housing units issued building permits between 2019 – 2024 in comparison with the RHNA allocation by income level. Since 2019, 801 housing units have been issued building permits, 57% 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, 2019-2024**

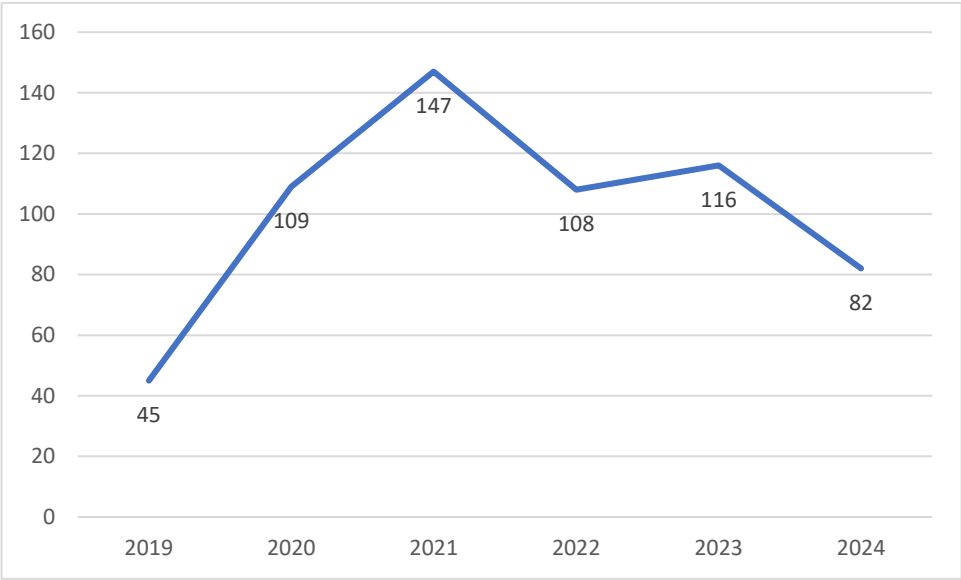


Figure 1 shows the annual housing units from 2019 to 2024. Housing production decreased by 34 units between 2023 to 2024. Housing production is measured by building permit issuance. From 2019 to 2024, building permits for 801 housing units have been issued.

Figure 2 depicts housing production from 2019-2024 by income category. The duration of time representative in Figure 2 includes years from the County’s 6<sup>th</sup> housing element cycle.

**Figure 2:**

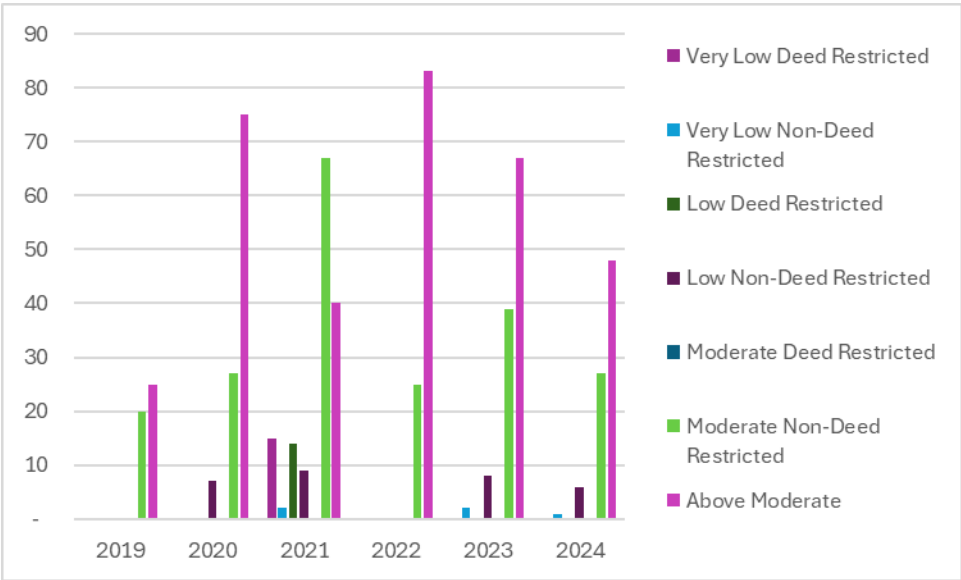


Figure 2 shows housing production by income category between 2019 to 2024.

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 2024 HUD FMR in comparison to annual housing costs limits per HSC 50053(b).

**Housing Unit Types**

**Figure 3:** Permitted Housing Units by Type.

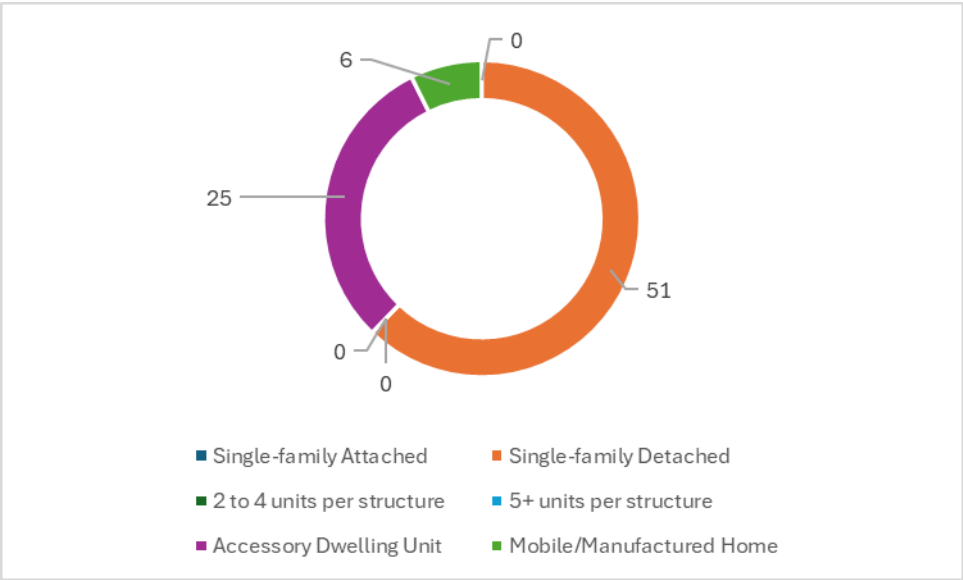


Figure 3 shows the breakdown of the housing unit types that permitted via approval of building permits in 2024. There were 51 Single-family detached units permitted in 2024. Accessory Dwelling Units (ADUs) were the second-most permitted in 2024, with 21 units. There were 6 Mobile/Manufactured Home and 0 structures with 2 to 4 units permitted in 2024.

**Figure 4:** Housing Production by Unit Type, 2021-2024

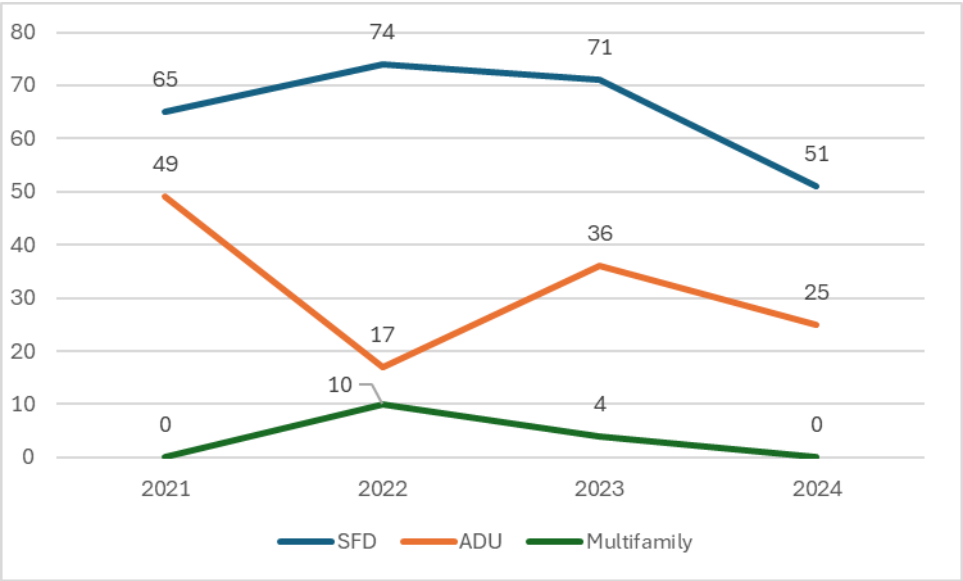


Figure 4 shows how the housing production of Single-family detached, ADUs, and Multifamily units have changed in the past four years, 2021-2024. Production of all housing types decreased in 2024 from the previous years. Single-family detached units have had the most consistent production trend

over the four-year timespan. Both ADUs and Multifamily structures have experienced less consistent trends during 2021-2024.

**Building Permit Processing Timeframes and Actual Construction**

**Table 2**

Applied in 2019	Applied in 2020	Applied in 2021	Applied in 2022	Applied in 2023	Applied in 2024	Total # of Housing Units Issued Building Permits in 2024
1 Unit	2 Units	0 Units	13 Units	20 Units	40 Units	82 Units

Of the 82 housing units issued building permits in 2024, 42 units were applied for in a previous calendar year.

In 2024, 7 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 1 Single-family detached, , 3 ADUs, and 3 Mobile/Manufactured Home issued certificates of occupancy or building finals.

**2024 Progress on 2019 Housing Element Implementation Measures**

Table D of the 2024 Housing Element Annual Progress 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 2024	
Completed	18
In Progress	13
Not Required	1
Not Started	26
Ongoing	28
<b>Total</b>	<b>86</b>

**The 2024 Annual Progress Report**

The contents of Tables A, A2, B, and D of the 2024 Housing Element Annual Progress 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 2024 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 2024, 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 2024, 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 2024, 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.

Housing Element Policy, Implementation Measure	Staff Work in 2024
H-IM-20. Safe Homes.	The Ordinance was adopted by the Board of Supervisors for the inland portion of the County in late 2022. In 2023, staff began work with the Coastal Commission to certify the ordinance in the Coastal Zone. The work is ongoing and will be completed in 2025.
H-IM-32 and H-IM-33. Internet software	Completed. Transitioned to using Accela software in September 2018. Both the Building & Planning Divisions fully transitioned to digital applications on 07/05/2023. Completed. Transitioned to using Accela software in September 2018. Ongoing.
H-IM40. Tiny Home Village	Completed. The inland version of the THV ordinance was adopted on 08/20/2024 (Ord. 2743(a)). The coastal version of the THV ordinance was submitted to CCC for review.
H-IM56. Safe Parking Pilot Program	Completed. Board approved in 2022
H-IM58. Alternative Lodge Park	Completed. The inland version of the THV ordinance was adopted on 08/20/2024 (Ord. 2743(a)). The coastal version of the THV ordinance was submitted to CCC for review.
H-IM63. Definition of Family	Completed. Definition of Family was amended by Ord. 2748, adopted on 10/01/2024.