

Appendix 1

Summary of 2020 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. For housing element progress reports the content requirements are prescriptive and highly detailed. Timely filing of housing element APRs is a threshold eligibility requirement for many State funding programs.

The update cycle for housing elements is statutorily mandated, with the dates for when jurisdictions are to start and complete the update process specified by housing element law. When the 6th cycle began August 31, 2019, Humboldt County and the seven cities moved from a five year cycle to an eight year cycle, which will end August 2027. Due to the County’s 6th cycle starting in August 2019, 2019 was a transition year for Humboldt County. As a result, the County’s 2019 housing units were credited to our 5th cycle. The County’s 2020 housing counts are the first year to be credited towards the County’s 6th cycle Regional Housing Needs Allocation (“RHNA”).¹

The 2020 Annual Progress Report

Below is the summary of the 2020 Housing Element Annual Progress Report which is available for viewing at: URL <https://drive.google.com/file/d/1-QNFC9fXSRpcsz1s06pPuvXB-Xm6oCb1/view?usp=sharing>. The report was filed with HCD and OPR on March 5, 2021 and HCD notified the County that the 2020 APR was successfully uploaded to their database on March 11, 2021.

Tables A and A2:² These tables contain the detailed housing activity data for the previous calendar year. Table A reports data for proposed housing units as measured by building permits and planning entitlements applied for in 2020. Table A2 reports entitlements, building permits issues and certificates of occupancy approved and issued in 2020. Jurisdictions must estimate the tenure and affordability of each unit, and indicate how the affordability of the unit was estimated. (Please see Appendix 2 for information on staff’s methodology for estimating affordability, etc.) Tables A and A2 contain housing unit counts for:

- Proposed and approved units by entitlement and building applications filed.
- Issued building permits, and issued certificates of occupancy or finals.
- The type of housing unit applied for and permitted: single family detached, accessory dwelling, two different types of multifamily and manufactured home.
- Demolished units (are units torn down) and destroyed (are units lost due to fire or other natural disaster).

¹ More information about the 2019 Humboldt County Regional Housing Needs Assessment Plan can be found at (URL): https://www.hcaog.net/sites/default/files/2019_final_rhna_plan_1.pdf

A summary of some of the data in Tables A and A2 is provided below in Table 1:

Table 1. Summary of Tables A and A2 of the 2020 Housing Element Annual Progress Report

	2020	Housing Units
Building Permit Applications Submitted	31	34 proposed
Building Permit Applications Approved	89	109 approved
Building Permit Applications Disapproved	0	0
Building Permit Applications Submitted and Approved in Same CY (2020)	13	15 approved
Building Permit Application Submitted before 1/1/2020 and Building Permit Application Approved in 2020	76	94 approved
Planning Applications Submitted	9	9 proposed
Planning Applications Approved	2	2 approved

None of the units housing units applied for in 2020 are subject to recorded covenants that restrict affordability. The estimated affordability of the housing units applied for in the building permit and planning applications submitted in 2020 is:

- 14 low income units
- 14 moderate income units
- 15 above moderate income units

The housing unit types applied in 2020 are:

- 26 single family detached, inclusive of mobile home and pre-assembled housing units
- 12 Accessory dwelling units
- 5 housing units to be developed in a duplex to and triplex configurations

A total of four building permits were approved for demolished or destroyed housing units that were not replaced in the same reporting year. Planning staff has confirmed none of the housing units demolished or destroyed as approved were located on a 2019 Housing Element Inventory Site and therefore are not subject to replacement.

Table B: By statute, a jurisdiction’s progress towards meeting their RHNA targets is measured by building permits issued. Table B records the jurisdiction’s RHNA progress making it one of the most important tables in the APR. Table B is autogenerated from Table A2 data. Table 2 below is Table B excerpted from the Humboldt County’s APR filed on March 5, 2021.

Table 2: Humboldt County 6th Cycle RHNA Allocation and 2020 Progress

Income Level		RHNA Allocation by Income Level	2020	Total Units to Date	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	351	0	0	351
	Non-Deed Restricted		0		
Low	Deed Restricted	223	0	7	216
	Non-Deed Restricted		7		
Moderate	Deed Restricted	256	0	27	229
	Non-Deed Restricted		27		
Above Moderate		583	75	75	508
Total RHNA		1,413			
Total Units			109	109	1,304

In 2020, no building permits were issued for housing units estimated to be affordable to very low or low income households. Nor, were building permits issued in 2020 for housing units receiving financial assistance.

Table C: No actions were undertaken by the County in 2020 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

Staff anticipates the County’s 2021 housing element APR will need to report the loss of the lower income inventory sites in the Martin Slough Inceptor service area discussed in Section 5.0 of the General Plan APR.

Table D: reports the jurisdiction’s progress on completing the adopted implementation programs. A summary of the reported progress is provided in Table 3 below. See Section 5.0 of General Plan for a detailed discussion of the County’s housing element accomplishments in 2020.

Table 3

Implementation Status:	2020
Committed	1
Completed	4
Delayed	2
In Progress	18
Not Started	33
Ongoing	24
Partially Completed	3
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Tl. # of Implementation Measures	86

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 2020, 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 2020, 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. The disposal of the Lucas Street property is subject to this reporting requirement.

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 Lucas Street property has been identified as meeting the criteria.

LEAP Table: 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, specifically the adoption of the County’s Accessory Dwelling Unit ordinance and passage of Measure I, Humboldt County’s Article XXXIV authorization. The County received the fully executed Standard Agreement in January 2021 and is in the process of seeking reimbursement from the State as provided.