

Attachment A

Details on the 2025 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 Land Use and Climate Innovation (“LCI”) 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 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 2025 Housing Element Annual Progress. Table 1 below is Humboldt County’s RHNA progress from January 1, 2019, through December 31, 2025, and shows the County has met 62% of its total RHNA obligation:

Table 1:

Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/30/2019	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Extremely Low	Deed Restricted		13	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	13
Very Low	Deed Restricted	351	66	-	-	15	-	-	-	-	-	-	-	103
	Non-Deed Restricted		4	-	-	2	-	2	1	-	-	-	-	248
Low	Deed Restricted	223	-	-	-	14	-	-	-	-	-	-	-	47
	Non-Deed Restricted		-	-	7	9	-	8	6	3	-	-	-	176
Moderate	Deed Restricted	256	-	-	-	-	-	-	-	-	-	-	-	318
	Non-Deed Restricted		83	20	27	67	25	39	27	30	-	-	-	-
Above Moderate		583	28	25	75	40	83	67	48	41	-	-	407	176
Total RHNA		1,413												
Total Units			194	45	109	147	108	116	82	74	-	-	875	600

Table 1 summarizes the housing units issued building permits between 2019 – 2025 in comparison with the RHNA allocation by income level. Since 2019, 875 housing units have been issued building permits, 62% 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, 2019-2025

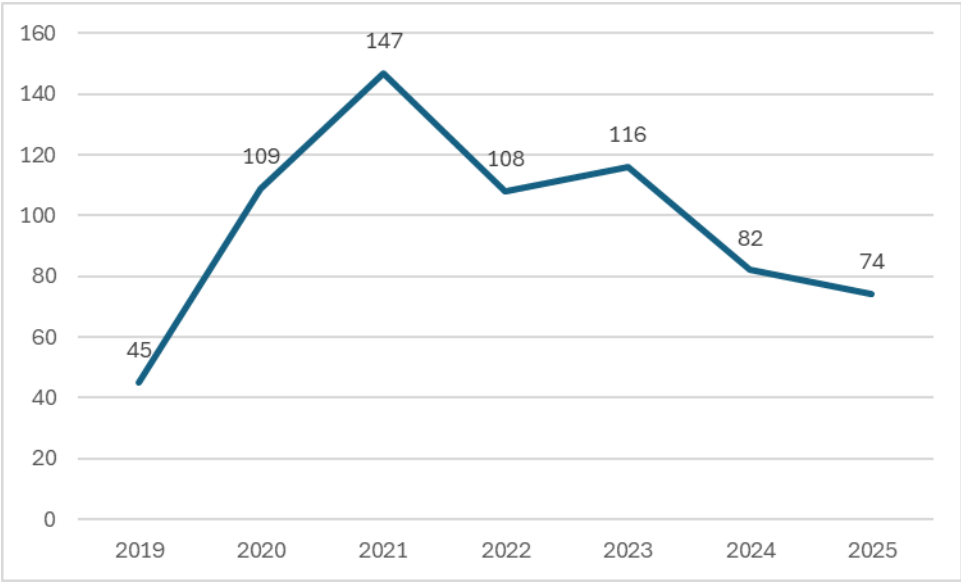


Figure 1 shows the annual housing units from 2019 to 2025. Housing production decreased by 8 units between 2024 to 2025. Housing production is measured by building permit issuance. From 2019 to 2025, building permits for 875 housing units have been issued.

Figure 2: Housing Production by Income Category between 2019 to 2025.

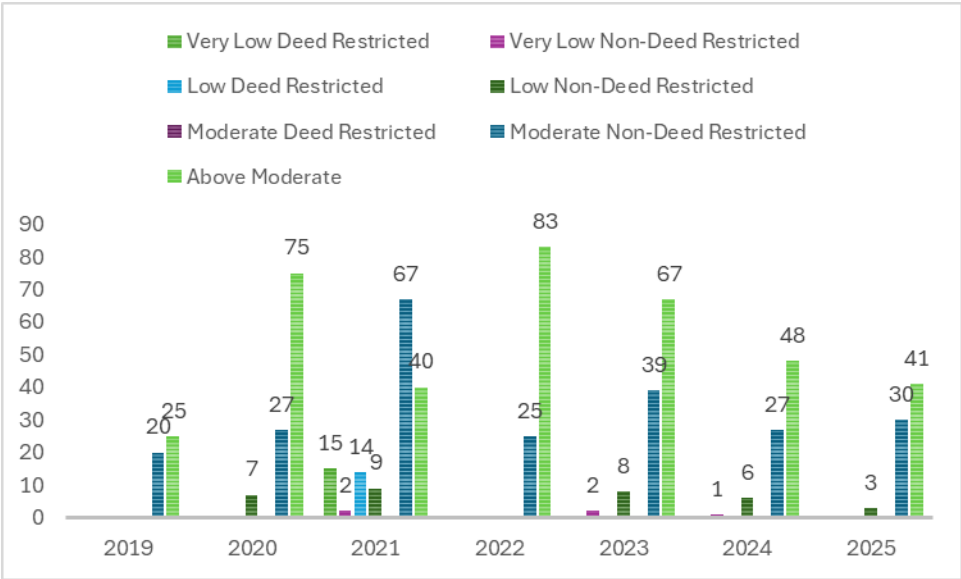


Figure 2 shows housing production by income category between 2019 to 2025. The duration of time representative in Figure 2 includes years from the County’s 6th housing element cycle.

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 2025 HUD FMR in comparison to annual housing costs limits per HSC 50053(b).

Housing Unit Types

Figure 3: Permitted Housing Units by Type.

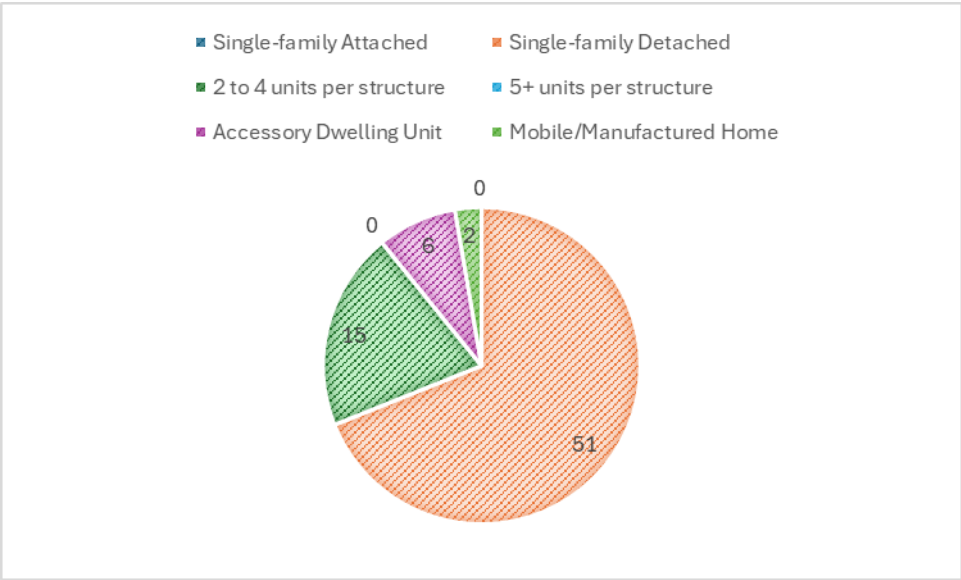


Figure 3 shows the breakdown of the housing unit types that permitted via approval of building permits in 2025. There were 51 Single-family detached units permitted in 2025. Structures with 2 to 4 units were the second-most permitted in 2025, with 15 units. There were 2 Mobile/Manufactured Home and Accessory Dwelling Units (ADUs) with 6 units permitted in 2025.

Figure 4: Permitted and Completed Housing Units by Type, 2025.

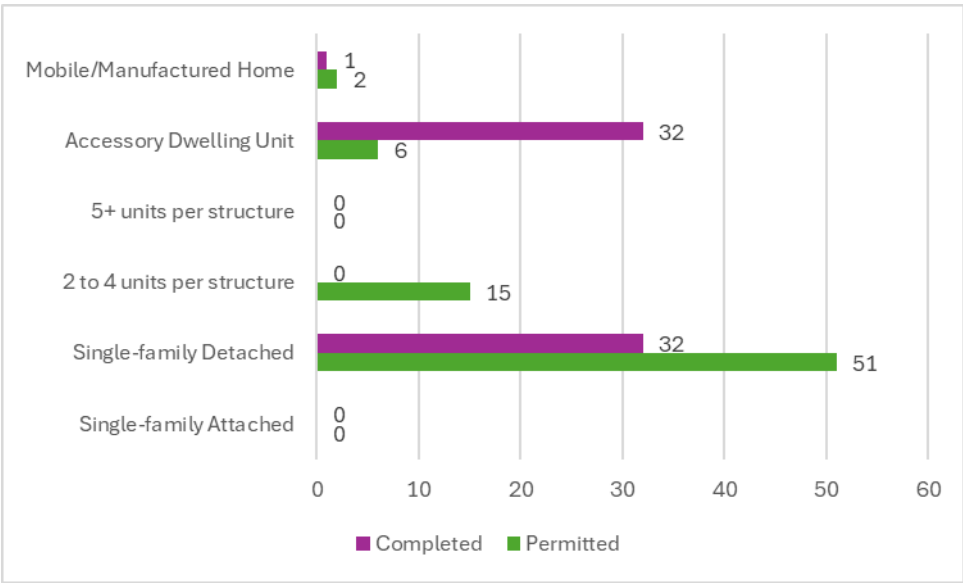


Figure 4 shows the housing unit types that permitted compared to the housing unit types completed in 2025.

Figure 5: Housing Production by Unit Type, 2021-2025

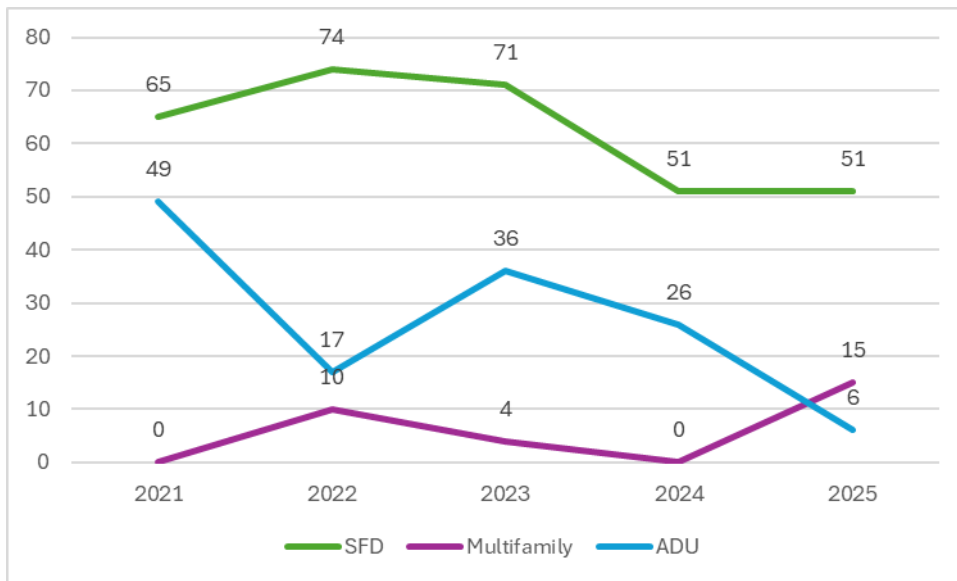


Figure 5 shows how the housing production of Single-family detached, ADUs, and Multifamily units have changed in the past five years, 2021-2025. Production of all housing types decreased in 2025 from the previous years. Single-family detached units have had the most consistent production trend over the five-year timespan. Both ADUs and Multifamily structures have experienced less consistent trends during 2021-2025.

Building Permit Processing Timeframes and Actual Construction

Table 2

	Year permit was applied for								Total Units
	2018	2019	2020	2021	2022	2023	2024	2025	
Number of Units	1	1	1	7	8	3	36	17	74

Of the 74 housing units issued building permits in 2025, 57 units were applied for in a previous calendar year.

2025 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 2025	
Completed	23

In Progress	13
Not Required	0
Not Started	23
Ongoing	27
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 2025 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 2025, 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 2025, 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 2025, 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 2025, 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 2025
H-IM7C. Initiate Rezone for replacement of multi-family: If the traffic mitigation (H-IM7B) has not been addressed in a manner that will permit sewer service connection of development of the land inventory at densities consistent with multi-family housing, the County shall replace the loss of inventory in the area served by the Martin Slough Interceptor on a one-for-one basis by rezoning qualified properties in other areas as needed to meet the RHNA for lower-income households. Replacement of lots in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory.	The Mixed Housing Ordinance associated with H-IM61 will allow for higher density development more than sufficient to replace the housing that cannot be supported without the unapproved traffic mitigation. Ordinance work began in 2025 and is projected to be prepared in July 2026.
H-IM21. Use of Surplus County-owned Property for development or financing of housing for low income, very low income, extremely low income, and special need populations.	Relevant parcel data has been pulled and analyzed to identify appropriate parcels in 2025. Current targeted deadline for Board Review is August 30, 2026.
H-IM31. Develop Inventories of Parcels Suitable for Shelter and Housing.	Relevant parcel data has been pulled and analyzed to identify appropriate parcels in 2025. Concurrently with H-IM21.
H-IM34. Evaluate the Efficiency and Effectiveness of the Planning and Building Department's Residential Development Permit Processes and Procedures.	Completed. Internal Audit prepared in December 2025. Further internal improvements were determined to be appropriate in order to better streamline certain housing applications.
H-IM37. Density Bonuses: amend the Zoning Regulations consistent with Government Code Section 65915 et seq.	Completed. Density Bonus Ordinance approved by Board 11/4/2025.
H-IM47. Farmworker Housing: amend zoning to comport with State law.	Completed. Draft ordinance and Planning Commission hearing occurred in 2025. Employee Housing Ordinance approved by Board on January 13, 2026.

Housing Element Policy, Implementation Measure	Staff Work in 2025
H-IM61. Establish a Mixed Housing Zoning District.	In Progress. Staff began draft work in 2025.
H-IM67. Reasonable Accommodation: amend Humboldt County Code Section 312-42 et seq. "Requests for Modifications or Exceptions for Residential Accessibility", consistent with the Americans with Disability Act of 1990 and Fair Housing standards.	Completed. Ordinance update approved by Board October 21, 2025.