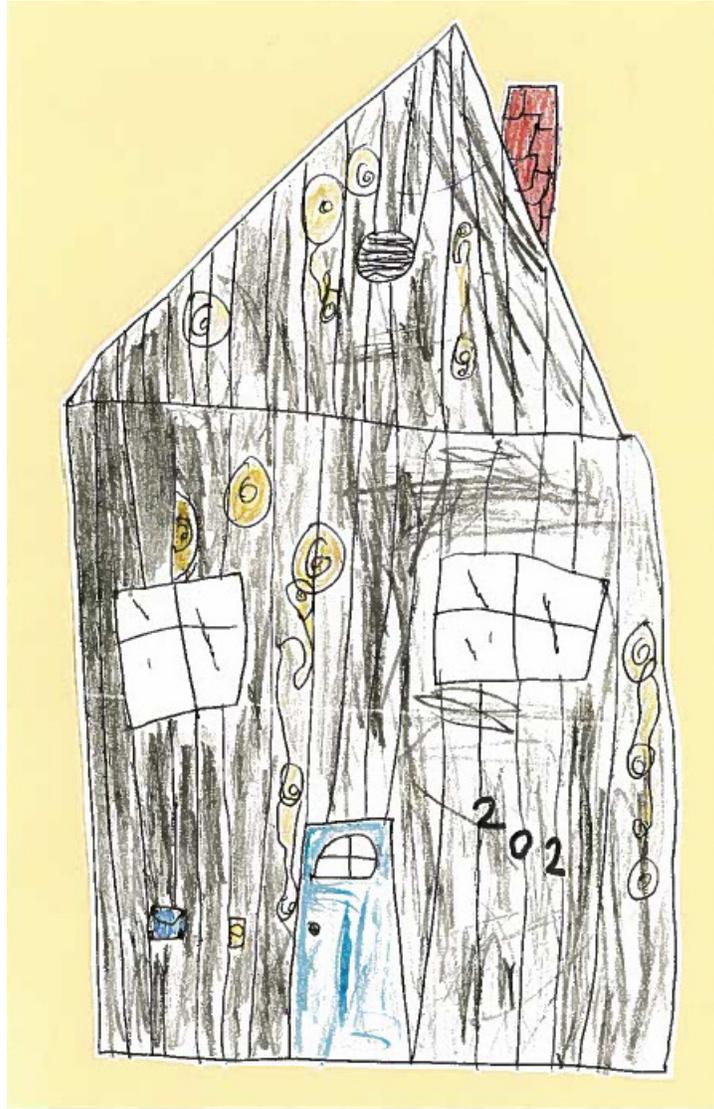


# Humboldt County

## Regional Housing Needs Allocation Plan

COVERING THE PERIOD OF JANUARY 1, 2014 – JUNE 30, 2019



For Consideration of Adoption in December 2013

Prepared by:

Humboldt County Association of Governments  
611 I Street, Suite B  
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# HUMBOLDT COUNTY ASSOCIATION OF GOVERNMENTS

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## Introduction

The Humboldt County Association of Governments (HCAOG) is a joint powers authority (JPA) comprising Humboldt County and the cities of Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Rio Dell and Trinidad. HCAOG serves as Humboldt County’s Regional Transportation Planning Agency (RTPA). As directed in State Government Code Section 65584, the Department of Housing and Community Development (HCD) determines the existing and projected housing need for distinct regions in the state. In consultation with HCD, HCAOG is required to adopt a Regional Housing Needs Plan (RHNP) that allocates a share of the regional housing need to each city and county.

HCAOG has prepared this plan to allocate by income category, each jurisdiction’s “fair share” of projected housing needs for the period of January 1, 2014 to June 30, 2019. These housing allocations are important components of the Housing Element updates of the County and seven cities in Humboldt County.

Development of this plan began in 2012 upon receipt of the Regional Housing Need Determination for the Fifth Housing Element Update (letter of determination), provided in Appendix A, from the State of California Department of Housing and Community Development (HCD). Prior to submittal, HCD staff traveled to Eureka to provide an overview of the RHNA process on May 16<sup>th</sup>, 2012. HCAOG’s methodology was adopted at a public hearing on January 17, 2013.

## Allocation

This cycle’s regional housing allocation is less than half than that of the previous cycle. A comparison of the current and previous RHNA cycle is provided in Table A. The 2,060 units for this cycle equates to approximately 375 units/year, annualized over the 5.5-year projection period. By contrast, in the 4th cycle, the annualized housing need was 633 units/year (4747 units over the 7.5-year period). HCD’s letter of determination cited that “in determining the regional housing need, consideration was also given to the extraordinary uncertainty regarding national, State, local economies and housing markets”.

**Table A: Comparison of HCAOG’s RHNA Allocations between the 4<sup>th</sup> and 5<sup>th</sup> cycles**

RHNA Cycle	Very Low		Low		Moderate		Above Moderate		Total Allocation
	%	Allocation	%	Allocation	%	Allocation	%	Allocation	
4 <sup>th</sup>	24.8%	<b>1175</b>	16.0%	<b>762</b>	17.4%	<b>825</b>	41.8%	<b>1985</b>	<b>4747</b>
5 <sup>th</sup>	24.4%	<b>500</b>	15.7%	<b>320</b>	17.0%	<b>350</b>	42.9%	<b>890</b>	<b>2060</b>

HCAOG’s RHNP establishes housing development targets in each of its member jurisdiction’s state-mandated Housing Element Updates. Each of the seven incorporated cities and the County of Humboldt unincorporated area are required to update their Housing Element to accommodate adequate general plan and zoning capacity for their allocation by income. It is

up to each local government to plan where and how the allocated housing units will be developed in their communities. The allocations are provided in Table B.

**Table B: HCAOG's 2013 RHNA Allocations**

	Very Low	Low	Moderate	Above Moderate	Total Allocation	Regional Share
<b>Arcata</b>	85	56	62	160	<b>363</b>	17.6%
<b>Blue Lake</b>	4	1	2	4	<b>11</b>	0.5%
<b>Eureka</b>	145	96	104	264	<b>609</b>	29.6%
<b>Ferndale</b>	6	3	4	8	<b>21</b>	1.0%
<b>Fortuna</b>	39	24	27	71	<b>161</b>	7.8%
<b>Rio Dell</b>	8	4	4	15	<b>31</b>	1.5%
<b>Trinidad</b>	2	0	1	2	<b>5</b>	0.3%
<b>Unincorporated Area</b>	211	136	146	366	<b>859</b>	41.7%
<b>Totals</b>	<b>500</b>	<b>320</b>	<b>350</b>	<b>890</b>	<b>2060</b>	<b>100%</b>

The jurisdictional and regional income and housing data was provided by HCD and included in Appendix B. Each jurisdiction's percentage of housing by income level was adjusted by a factor of 110% toward the regional average. An additional adjustment is required due to different data sets used by HCD. The regional income category percentage used by HCD in their letter of determination (Appendix A), were derived from the 2006-2010 American Community Survey (ACS) data. Jurisdictional data provided by HCD (Appendix B) were created using the 2007-2011 ACS data. This results in slightly different regional income category percentages. These differences are summarized in Table C.

**Table C: Income Category Percentage Differences**

Income Category	ACS 2006-2010		ACS 2007-2011		Difference in RHNA by Income Category
	Percent	RHNA	Percent	RHNA	
Very Low	24.4%	500	24.2%	497	-3
Low	15.7%	320	16.0%	328	+8
Moderate	17.0%	350	17.0%	352	+2
Above Moderate	42.9%	890	42.8%	883	-7
Total	100%	2,060	100%	2,060	0

According to HCD, HCAOG is required at a minimum to meet the allocation requirements presented in the letter of determination, which specifies 500 Very Low, 320 Low, 350 Moderate and 890 Above Moderate. Table D summarizes the adjustments made in order to satisfy HCD requirements.

- The three jurisdictions with the highest adjusted percentages for Very Low Income received an increased allocation on one unit; and
- All eight jurisdictions received a decrease in the Low Income of one unit; and
- The two jurisdictions with the lowest adjusted percentages for Moderate Income received a decreased allocation of one unit; and
- All Above Moderate Income allocations were adjusted to meet the total allocations per the adopted RHNA Methodology.

**Table D: RHNA Allocations with 110% Adjustment Toward Regional Goal**

Jurisdiction	Very Low Income			Low Income			Moderate			Above Moderate			Total RHNA Allocation
	Adjusted %*	RHNA 2007 ACS	HCD Calibration	Adjusted %*	RHNA 2007 ACS	HCD Calibration	Adjusted %*	RHNA 2007 ACS	HCD Calibration	Adjusted %*	RHNA 2007 ACS	HCD Calibration	
Arcata	23.51%	85	85+0= <b>85</b>	<b>15.80%</b> <sup>^</sup>	<b>57</b>	57-1= <b>56</b>	16.95%	62	62-0= <b>62</b>	43.74%	159	159+1= <b>160</b> <sup>‡</sup>	<b>363</b>
Blue Lake	<b>25.01%</b> <sup>+</sup>	<b>3</b>	3+1= <b>4</b>	<b>16.28%</b> <sup>^</sup>	<b>2</b>	2-1= <b>1</b>	17.01%	2	2-0= <b>2</b>	41.71%	4	4+0= <b>4</b> <sup>‡</sup>	<b>11</b>
Eureka	23.82%	145	145+0= <b>145</b>	<b>15.89%</b> <sup>*</sup> <sup>^</sup>	<b>97</b>	97-1= <b>96</b>	17.14%	104	104-0= <b>104</b>	43.15%	263	263+1= <b>264</b> <sup>‡</sup>	<b>609</b>
Ferndale	<b>25.05%</b> <sup>+</sup>	<b>5</b>	5+1= <b>6</b>	<b>17.02%</b> <sup>^</sup>	<b>4</b>	4-1= <b>3</b>	17.14%	4	4-0= <b>4</b>	40.79%	8	8+0= <b>8</b> <sup>‡</sup>	<b>21</b>
Fortuna	24.36%	39	39+0= <b>39</b>	<b>15.67%</b> <sup>^</sup>	<b>25</b>	25-1= <b>24</b>	<b>16.95%</b> <sup>~</sup>	<b>28</b>	28-1= <b>27</b>	43.03%	69	69+2= <b>71</b> <sup>‡</sup>	<b>161</b>
Rio Dell	24.20%	8	8+0= <b>8</b>	<b>16.15%</b> <sup>^</sup>	<b>5</b>	5-1= <b>4</b>	<b>16.62%</b> <sup>~</sup>	<b>5</b>	5-1= <b>4</b>	43.03%	13	13+2= <b>15</b> <sup>‡</sup>	<b>31</b>
Trinidad	<b>25.42%</b> <sup>+</sup>	<b>1</b>	1+1= <b>2</b>	<b>16.53%</b> <sup>^</sup>	<b>1</b>	1-1= <b>0</b>	16.99%	1	1-0= <b>1</b>	41.06%	2	2+0= <b>2</b> <sup>‡</sup>	<b>5</b>
County	24.55%	211	211+0= <b>211</b>	<b>16.02%</b> <sup>^</sup>	<b>137</b>	137-1= <b>136</b>	16.97%	146	146-0= <b>146</b>	42.46%	365	365+1= <b>366</b> <sup>‡</sup>	<b>859</b>
Total Allocations		497	<b>500</b>		328	<b>320</b>		352	<b>350</b>		883	<b>890</b>	<b>2,060</b>

\*Adjusted 110% towards regional goal (Very Low: 24.2%, Low: 16.0%, Moderate: 17.0%, Above Moderate: 42.8%)

+The three jurisdictions with the highest adjusted percentages for Very Low Income received an increased allocation in order to meet HCD's housing goals.

<sup>^</sup>All eight jurisdictions received a decrease in the Low Income in order to meet HCD's housing goals.

<sup>~</sup>The two jurisdictions with the lowest adjusted percentages for Moderate Income received a decreased allocation in order to meet HCD's housing goals.

<sup>‡</sup>All Above Moderate Income allocations were adjusted to meet the adopted RHNA Allocations.

HCAOG provided the allocations to representatives from each jurisdiction, notifying them of their opportunity to appeal. No appeals have been submitted prior to the circulation of this RHNP. This RHNP was released on November 4, 2013, providing a 45 day review period prior to consideration for adoption on December 19, 2013.

## **State Housing Law**

State law requires each city and county to adopt a general plan. The housing element is one of the seven mandated elements of the local general plan. Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The housing elements of all general plans are reviewed by HCD to ensure compliance with State law. The allocation of housing need to a jurisdiction is a key component of the housing element. The State is required to allocate the region's share of the statewide housing need to Councils of Governments (COG) based on Department of Finance population (DOF) projections and regional population forecasts used in preparing regional transportation plans. The region's COG, HCAOG in Humboldt County, is then required to develop a Regional Housing Need Plan (RHNP) to describe the region's allocation method and the actual allocation of housing need to the jurisdictions in the region (Government Code, Sections 65584 et seq).

State Law requires that the RHNP shall be consistent with the following objectives:

1. Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.
2. Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.
3. Promoting an improved intraregional relationship between jobs and housing.
4. Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census.

Consistent with these objectives, the adopted methodology utilized in this plan seeks to increase housing supply and the mix of housing types, tenure and affordability in all jurisdictions within the region by allocating units to each jurisdiction in each income category. For each income category, each jurisdiction's allocation is trended towards regional average, thus working to improve imbalances in the income distributions within the region. For allocations in each category, jurisdictions must plan and zone accordingly for different levels of density, thus making different product types available. Higher density zoning offers the option of providing more affordable units.

## Methodology

Consistent with California Government Code Section 65584.04(b), HCAOG surveyed each member jurisdiction to requesting information regarding the factors listed in California Government Code Section 65584.04(d), provided below. In accordance with the law, the information provided by a local government in the survey response, was used, “to the extent possible as source information” for in the development of the methodology. Four out of the eight jurisdictions in the region responded to the survey in writing. These responses are provided in Appendix B. The RHNA Methodology Committee (RMC), made up of jurisdictional planning representatives, further reviewed these factors. The factors and a summary of their evaluation (in italics) are provided below.

California Government Code Section:

65584.04(d) To the extent that sufficient data is available from local governments pursuant to subdivision (b) or other sources, each council of governments, or delegate subregion as applicable, shall include the following factors to develop the methodology that allocates regional housing needs:

(1) Each member jurisdiction's existing and projected jobs and housing relationship.

*The cities of Arcata and Eureka have the most balanced jobs per person ratios. (Arcata 56%, Blue Lake 4%, Eureka 65%, Ferndale 35%, Fortuna 26%, Rio Dell 7%, Trinidad 30% and the unincorporated area of the County 19%). Discussions at the RMC meetings acknowledged that our smaller cities are considered bedroom communities and most importantly, that there is nothing inherently wrong with that. Seven of the eight jurisdictions are served by public transportation which allow for affordable transportation to employment outside of their boundaries. Another point discussed was that the existing high vacancy rate in the City of Eureka, for instance, lends to the conclusion that increased housing opportunities may not necessarily entice employees to move to their city of employment.*

*The adopted methodology maintains a 50/50 jobs/employment balance.*

(2) The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following:

(A) Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.

*Responses from the jurisdictions ranged from no water or sewage capacity issues to a current Cease and Desist Order, expected to be rescinded in the fall of 2013. Inclusion of this factor in the alternative methodologies was not pursued due to the fact that this cycle’s*

*total allocation is 2,687 units less than the last cycle. As there will be no net increase in housing needs assigned to any jurisdiction as a result of this cycle, no adjustments to the methodology based on this factor were considered.*

(B) The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency (FEMA) or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding.

*Due to the fact that this cycle's overall need is 2,687 units less than the last cycle, there is no net increase in housing allocations to any region in the county. Most respondents and RMC members indicated that their jurisdictions have available residential land inventories and housing vacancies. The inclusion of this factor into this cycle's methodology is therefore not necessary.*

(C) Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.

*Jurisdictions currently exclude such lands in their housing element's residential land inventories. No adjustments to the methodology based on this factor were considered.*

(D) County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area.

*To preserve prime agricultural land, the County's zoning ordinance and general plan limit the allowed uses and residential densities on prime agricultural land through its Agriculture Exclusive zoning designation. The County also implements a Williamson Act Agricultural Preserve program which keeps prime agricultural land in agricultural use. This factor has not been requested for consideration in the RHNA methodology.*

(3) The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.

*Transit systems serve seven of the region's eight jurisdictions. Infill development opportunities are along existing transit routes. Many jurisdictions currently include this need in their housing elements. Although no adjustments to the methodology based on this factor were considered, HCAOG recommends that inclusion of this need be considered in all housing element updates.*

(4) The market demand for housing.

*A common response from the responding jurisdictions and the RMC is that the market demand for housing will not be significantly different between the jurisdictions. As every jurisdiction was hit by the housing market collapse and every region has vacancies, no adjustments to the methodology based on this factor were considered.*

(5) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.

*There are no formal agreements.*

(6) The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.

*The City of Eureka was the only jurisdiction to report a loss of affordable housing units due to the expiration of covenants in the previous RHNA cycle. No data was provided regarding the number of units at risk for the next cycle. Each individual jurisdiction should consider this category of need in their respective housing elements.*

(7) High-housing cost burdens.

*The City of Eureka provided statistics regarding the overpayment for housing burden for the city, the County and the State. The percentages for the city and the county were not significantly different. High-housing cost burdens are a region-wide problem and therefore, no adjustments to the methodology based on this factor were considered*

(8) The housing needs of farmworkers.

*As defined by the California Employment Development Department (EDD). Regular (year round) farmworkers are those working 150 or more days for the same employer. Seasonal workers are those who work less than 150 days annually for the same employer. Migrant seasonal workers are defined as those who travel more than 50 miles across county lines to obtain agriculture employment. The RHNP concentrates on determining a needed increase in housing available for year round occupancy. It is assumed that seasonal and migrant workers will continue to be housed in non-year round units. For planning purposes, this means no net increase in seasonal or migrant housing is anticipated. Regular farmworker housing has been addressed, in part, in the allocation for very low and low income housing. Each city and county, however, should consider this category of need in individual housing elements.*

(9) The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.

*The City of Arcata accommodates the majority of the student housing needs based on its proximity to Humboldt State University (HSU). No data or statistical information was provided to be incorporated into the RHNA methodology. Therefore, no adjustments to the methodology have been made for the housing needs of HSU.*

(10) Any other factors adopted by the council of governments.

*No additional factor has been considered this cycle.*

Following a 60-day public comment period, HCAOG adopted a final methodology on January 17<sup>th</sup>, 2013. The preferred methodology balanced the jobs and housing data by weighting each equally. The population data is from the Department of Finance estimates. The employment data is from the California Employment Development Department (EDD) from the Quarterly Census of Employment and Wages (QCEW) Program for the California Department of Resources Recycling and Recovery (CalRecycle). The methodology is provided in Table C.

**Table E: HCAOG’s 2013 RHNA Methodology**

<b>Entity</b>	<b>Jul - Jun 2010 Avg Employment</b>	<b>DOF Population (2012)</b>	<b>Jobs Distribution</b>	<b>(2012) Population Distribution</b>	<b>Jobs-Pop Allocation %</b>	<b>Jobs-Pop RHNA</b>
Arcata	9945	17,752	22%	13%	17.6%	363
Blue Lake	50	1,255	0%	1%	0.5%	11
Eureka	17630	26,960	39%	20%	29.6%	609
Ferndale	471	1,362	1%	1%	1.0%	21
Fortuna	3106	11,840	7%	9%	7.8%	161
Rio Dell	237	3,344	1%	2%	1.5%	31
Trinidad	108	364	0%	0.3%	0.3%	5
Unincorporated County	13571	71,710	30%	53%	41.7%	859
<b>Totals</b>	<b>45117</b>	<b>134,587</b>	<b>100%</b>	<b>100%</b>	<b>100.0%</b>	<b>2060</b>

Weighting Factor: 50% Jobs (2012 CalRecycle), 50% population (2012 Department of Finance).

## ***Appendix A***

### **Regional Housing Need Determination for the Fifth Housing Element Update**

**DEPARTMENT OF HOUSING AND COMMUNITY  
DEVELOPMENT DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430  
P.O. Box 952053  
Sacramento, CA 94252-2053  
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[www.hcd.ca.gov](http://www.hcd.ca.gov)



June 30, 2012

Ms. Marcella Clem, Executive Director  
Humboldt County Association of Governments  
611 I Street, Suite B Eureka, CA 95501

Dear Ms. Clem:

**RE: Regional Housing Need Determination for the Fifth Housing Element Update**

This letter provides the Humboldt County Association of Governments (HCAOG) its fifth cycle regional housing need assessment (RHNA) determination for the projection period January 1, 2014 through June 30, 2019. The Department of Housing and Community Development (Department), is required to determine HCAOG's existing and projected housing need pursuant to State housing law (Government Code Section 65584, et. seq.).

As you know, Senate Bill 375 (Chapter 728, Statutes of 2008) further strengthened the existing coordination of housing and transportation planning by requiring Metropolitan Planning Organizations (MPO) to develop and incorporate a new sustainable community strategy (SCS) in the Regional Transportation Plan (RTP) to achieve greenhouse gas emission reductions and ensure the SCS accommodates the RHNA. SB 375 also amended the RHNA schedule and methodology and, among other things, strengthened rezoning requirements.

In assessing HCAOG's regional housing need, the Department considered the critical role housing plays in developing sustainable communities and supporting employment growth. Since only partial demographic data was available from Census 2010 and the Department of Finance (DOF), the Department's RHNA determination also utilized American Community Survey (ACS) data. The Department determined HCAOG's regional housing need to be 2,060 units for the 5.5-year projection period from January 1, 2014 through June 30, 2019. This RHNA reflects the Department's consideration of HCAOG's socio-economic base and potential for recent household formation trends to generate housing demand at a changing and more diverse pace.

In determining the regional housing need, consideration was also given to the extraordinary uncertainty regarding national, State, local economies and housing markets. As a result, for this RHNA cycle only, the Department made an adjustment to account for abnormal vacancies and unique market conditions due to prolonged recessionary conditions, high unemployment, and unprecedented foreclosures.

In assessing HCAOG 's regional housing needs, the Department and representatives of HCAOG completed the consultation process specified in statute through a meeting in Eureka on May 16, 2012, correspondence and conference calls conducted between May and June 2012. HCAOG participants included Ms. Meghan Ryan, Planner. Local governments' representatives and members of the general public were also present at the May 16 meeting. The Department also consulted with Ms. Mary Heim, demographic expert, and the DOF's Demographic Research Unit.

In finalizing HCAOG's RHNA, the Department applied methodology and assumptions regarding the following factors (Government Code Section 65584.01(c)(1)):

- anticipated household growth associated with projected population increases;
- household size data and trends in household size;
- rate of household formation, or headship rates, based on age, gender, ethnicity, or other established demographic measures;
- vacancy rates in existing housing stock, and for healthy housing market functioning and regional mobility, as well as housing replacement needs;
- other characteristics of the composition of the projected population; and
- the relationship between jobs and housing, including any imbalance between jobs and housing.

For this cycle only, assumptions also included the rate with which existing vacant "for sale" and "for rent" housing units may be absorbed for occupancy by the beginning of the projection period in 2014.

The Attachments to this letter describe details of the Department's methodology and RHNA income category distribution for HCAOG to allocate 2,060 housing unit need among all its local governments. As you know, HCAOG must provide each locality a RHNA share of very-low, low-, and moderate-income units that at least equals the total for each of these income categories shown in Attachment 1 and also distribute housing need for above-moderate income households. The RHNA represents the *minimum* amount of residential development capacity a jurisdiction must plan to accommodate through zoning and appropriate development strategies. RHNA is not to be used within local general plans as a maximum amount or cap of residential development to plan for or approve.

HCAOG's RHNA projection period (also described in the attachments) was determined pursuant to Government Code Section 65588(e)(6). The housing element due date schedule is updated periodically and made available on the Department's website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_time.htm](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_time.htm) .

HCAOG is responsible for developing a RHNA distribution methodology and adopting a RHNA Plan for the period of January 1, 2014 through June 30, 2019.

Housing element law (Government Code Section 65584, et. seq.) requires HCAOG's methodology and RHNA Plan to be consistent with the following objectives:

- increasing the housing supply and mix of housing types, tenure, and affordability;
- promoting infill development and socio-economic equity, protecting environmental and agricultural resources, and encouraging efficient development patterns;
- promoting an improved intraregional relationship between jobs and housing; and
- balancing the distribution of households by income category.

Pursuant to Government Code Section 65584.05(h), HCAOG is required to submit its RHNA Plan to the Department for approval within three days of adopting the RHNA Plan. Once the Department has approved the RHNA Plan, HCAOG is to distribute to all its local government members their income category shares of new housing needs to be addressed in their housing element updates covering 2014-2019.

In updating their housing elements, local governments may only take RHNA credit for units permitted since the January 1, 2014 start date of the RHNA projection period. Localities are also required to describe how units were credited to different income categories based on actual or projected sale price or rent level data.

Any city planning to accommodate a portion of RHNA on sites within a city's Sphere of Influence (SOI) needs to include an annexation program in the housing element. The annexation program needs to demonstrate SOI sites can be annexed early enough in the planning period to make adequate sites available before triggering penalties pursuant to Government Code sections 65583(c)(1)(A), and 65583(f).

Regarding transfers of housing need among local governments, AB 242 (Chapter 11, Statutes of 2008) amended certain provisions of Government Code Section 65584.07. RHNA transfers agreed between local governments may occur until adoption of the RHNA Plan. After HCAOG has adopted its RHNA Plan and before the housing element due date, transfers meeting specified conditions may only occur from a county to cities within the county.

Transfers after the due date of the housing element are restricted to annexations and incorporations and must be completed within specified timeframes. The numbers of units by income to be transferred are determined either based on mutual agreement between affected local governments, or, when no agreement is reached, by the entity responsible for allocating housing need (HCAOG). The Department must be notified of all transfers; jurisdictions affected by RHNA transfers must amend their housing element within a specified timeframe.

Ms. Marcella Clem  
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We look forward to a continued partnership with HCAOG and its member jurisdictions in planning efforts to accommodate the region's housing need. If you have any questions or need additional assistance, please contact me or Anda Draghici, Senior Housing Policy Specialist, at (916) 445-4728.

Sincerely,

Acting Deputy Director

Enclosures

**HCD REGIONAL HOUSING NEED DETERMINATION: Humboldt CAOG Projection Period:  
January 1, 2014 through June 30, 2019**

<b>Income Category</b>	<b>Percent</b>	<b>Regional Housing Need (rounded)</b> <sup>111</sup>
Very-Low	24.4%	500
Low	15.7%	320
Moderate	17.0%	350
Above-Moderate	42.9%	890
<b>Total</b>	<b>100.0%</b> <sup>121</sup>	<b>2,060</b>

(3)

(1) Per Government Code (GC) 65584.06 (a), for cities and counties without a COG, HCD shall determine and distribute the existing and projected housing need, in consultation with Department of Finance (DOF) and local governments in accordance with GC 65584. The Legislature recognizes that different assumptions and variances in methodologies can be used that can result in different population projections. Projection of housing need developed by DOF and HCD for RHNA purposes does not consider local government constraints.

For this RHNA cycle only (due to unique conditions not expected to recur to impact future RHNA cycles), the housing need was adjusted downward to account for an estimated 80 percent absorption level of unprecedented high vacancies in existing stock due to extraordinary conditions including high foreclosures and economic uncertainties.

(2) The income category percentages reflect the minimum percentage applied against the total RHNA by HCD in determining housing need for very-low, low, and moderate income households. Each category is defined by Health and Safety Code (Section 50093, et seq.). Percentages are derived from the 2006-2010 American Community Survey's number of households by income, over 12 month periods. Housing unit need under each income category is derived from multiplying the portion of households per income category against the total RHNA determination.

(3) The 2,060 allocation (see Attachment 2) reflects the county's projected minimum housing need (rounded), using household formation rates from 2010 Census and an adjustment (-47) for existing excess vacant units in estimating 20% of vacant units will not be absorbed before 2014. This column represents the minimum housing need that the county's RHNA Plan must address in total and also for very-low, low, and moderate income categories.

**ATTACHMENT 2**  
**HCD REGIONAL HOUSING NEED DETERMINATION: Humboldt CAOG**

HCD Determined Population, Households, & New Housing Need: January 1, 2014-June 30, 2019				
1	<b>Population: June 30, 2019 (DOF Interim )</b>			139,470
2	<i>less: Group Quarters Population DOF E5 estimate</i>			5,261
3	<b>Household (HH) Population June 30, 2019</b>			134,209
	<b>Household Formation Groups</b>	<b>2019 HH Population</b>	<i>HH Formation or Headship Rate (2010 Census)</i>	<b>2019 Households</b>
	<b>All Age Groups (DOF)</b>	134,209		59,443
	Under 15	23,109		
	15 - 24 years	16,678	22.97%	3,831
	25 - 34 years	18,792	49.23%	9,251
	35 - 44 years	18,308	54.57%	9,990
	45 - 54 years	15,382	56.97%	8,763
	55 - 64 years	16,475	61.76%	10,175
	65 -74 years	16,071	66.29%	10,654
	75 - 84 years	6,772	70.72%	4,789
	84+	2,622	75.87%	1,989
4	<b>Projected Households-June 30, 2019</b>			59,443
5	<i>less: Households at Beginning of Projection Period (January, 2014)</i>			57,417
6	<b>Household Growth: 5.5 Year Projection Period</b>			2,026
7	<b>Vacancy Allowance</b>	Owner	Renter	Total
	Tenure Percentage per 2010 Census	55.01%	44.99%	
	HH Growth by Tenure	1,114	912	2,026
	Healthy Vacancy Rate	2.00%	5.00%	
	Vacancy Allowance	22	46	68
8	<b>Replacement Allowance (minimum)</b>	0.50%		2,094
				11
				2,105
9	<i>less: Adjustment for Absorption of Existing Excess Vacant Units</i>			
	Estimate 80% Absorbed, 20% Not Absorbed by 2014	Effective Vacant Units	Healthy Market Units	Differential
	Derived (2010 Census, HH Growth, & Vacancy Rate)	(1,410)	1,975	565
	Total 2012 Housing Stock	61,861		
	Existing Vacant Unit (Others) Adjustment	2.62%	2.25%	
	Total Adjusted Existing Vacant Units (Others)	(1,623)	1,389	-234
	Estimated Vacant Units Not Absorbed by 2014	20%		0+(-234)= -234
				-47
<b>REGIONAL HOUSING NEED DETERMINATION</b>				2,060

Population: Pursuant to Government Code Section 65584.01(b), 65584.06 and in consultation with local governments, June 30, 2019 population projection was extrapolated based on Department of Finance (DOF) Interim Projections published in May 2012 for July 2020 and July 2015, and DOF's E5 estimate for January 2012.

- 2 **Group Quarter Population:** Figure is an estimate of persons residing either in a group home, institution, military, or dormitory using 2010 Census data for group quarters. As this population doesn't constitute a "household" population generating demand for a housing unit, the group quarter population is excluded from the calculation of the household population, and is not included in the housing need.
- 3 **Household (HH) Population:** The portion of population projected to reside in housing units after subtracting the group quarter population from total projected population.
- 4 **Projected 2019 Households (HHs):** The June 2019 number of households is derived by applying (to 2019 HH population) household formation rates calculated based on 2010 Census, as provided by DOF. HH formation or headship rates reflect the propensity of different population groups (age, racial and ethnic) to form households.

**ATTCHMENT 2**  
**HCD REGIONAL HOUSING NEED DETERMINATION:**  
**Humboldt CAOG**

- 5 Households at Beginning of Projection Period: The baseline number of households at the beginning of the projection period (January 2014) must be projected, as a direct effect of amendment to Section 65588(e)(6) specifying the new projection period to start on either June 30 or December 31 whichever date most closely precedes the end of the current housing element period (June 30, 2014 for the county). As such, the 2014 household number was calculated based on 2014 population as an interpolation between DOF's E5 2012 estimate of households and the DOF's 2015 projected population.
- 6 Household (HH) Growth: This figure reflects projected HH growth and need for new units.
- 7 Vacancy Allowance: An allowance (unit increase) is made to facilitate availability and mobility among owner and renter units.  
Owner/Renter% is based on Census 2010 data. A smaller rate is applied to owner units due to less frequent mobility than for **renter households. Information from a variety of authoritative sources supports an acceptable range of 1 to 4% for owner units and 4 to 8% for renter units depending on market conditions.**
- 8 Replacement Allowance: Rate (0.5%) reflects the average housing losses that localities annually reported to DOF each January for years 2002-2011 multiplied by the number of years in the projection period (5.5), or 0.5%, whichever is higher.
- 9 Adjustment for Absorption of Existing Excess Vacant Units: For this RHNA cycle only (due to extraordinary uncertainty regarding conditions impacting the economy and housing market not expected to similarly impact future RHNA cycles), a new one-time adjustment was made to account for unprecedented high vacancies in existing stock due to unusual conditions including high **foreclosures and economic uncertainties. An absorption rate of 80% of existing excess vacant units is assumed to occur in** shrinking current excess vacant units before the start of the 2014 RHNA projection period. This results in applying a 20% adjustment to account for units not absorbed, reflected in a downward adjustment of (- 47). In general, existing vacant units in housing stock consists of two components: (1) housing units for sale and rent in existing housing stock that are above the housing **units required to maintain the healthy market condition, calculated as the number of units in housing stock (for sale + for rent+ sold,** not occupied+rented, not occupied+ occupied units), (2) housing units in the "vacant units others" category of existing housing stock above the simple average of 2.25% calculated based on Census data from 2000 and 2010. The Department used 2010 **Census Demographic profile data (DP-1) and desirable "normal" vacancy rates by tenure, in conjunction with the region's household** growth and proposed household formation rates. The vacancy adjustment is limited to not exceed the differential between the 2010 Census vacant units and the healthy market vacant units rate associated with the region's annual household growth. As the adjustment was below the differential, the adjustment was applied in calculating the RHNA determination. *For Humboldt CAOG, there was no adjustment for "for sale and for rent" vacant units, as the number of unit associated with healthy vacancy rates was higher than the 2010 Census number of vacant units, indicating that the region did not have an excess of "for sale and for rent" vacant units.*

RHNA Projection Period January 1, 2014 to June 30, 2019: Pursuant to SB 375, the start of the RHNA *projection* period (in effect January 1, 2014) was determined pursuant to GC 65588(e)(6), which requires the new projection period to start on June 30 or December 31 that most closely precedes the end of the current housing element period, which for the county is June 30, 2014. The end of the projection period was determined pursuant to GC 65588(e)(5) to be the end of the housing element planning period.

Housing Element Planning Period June 30, 2014 to June 30, 2019: The housing element *planning* period was determined pursuant to GC 65588(e)(3)(B) and 65588 (f)(1) as a 5-year period between the due date for one housing element and the due date for the next housing element.

## ***Appendix B***

### **Income and Housing Data provided by HCD**

**Determination of County's Number/Percentage of Households By Income Category**

ACS 2007-2011

Arcata

**Income Limits in Each Category:**

Max % of Median	Starting	Highest
Extremely low (30%)	-	\$ 12,113
Very Low (50%)	\$ 12,114	\$ 20,188
Low (80%)	\$ 20,189	\$ 32,301
Moderate (120%)	\$ 32,302	\$ 48,451
Above Moderate	\$ 48,452	all else

Median Household Income **40,376**

Households in Bracket	Income Brackets		Extreme Low	carry over	Very Low	carry over	Low	carry over	Moderate	carry over	Above Moderate
852	\$ -	\$ 10,000	852	1	-						
663	\$ 10,000	\$ 14,999	280	383	383						
1,232	\$ 15,000	\$ 24,999	-	-	639	593	593				
813	\$ 25,000	\$ 34,999	-	-	-	-	594	219	219		
1,075	\$ 35,000	\$ 49,999	-	-	-	-	-	-	964	111	111
921	\$ 50,000	\$ 74,999	-	-	-	-	-	-	-	-	921
506	\$ 75,000	\$ 99,999	-	-	-	-	-	-	-	-	506
454	\$ 100,000	\$ 149,999	-	-	-	-	-	-	-	-	454
149	\$ 150,000	\$ 199,999	-	-	-	-	-	-	-	-	149
118	\$ 200,000	\$ 999,999	-	-	-	-	-	-	-	-	118
6,783			1,132		2,154		1,186		1,183		2,259
100.00%			16.69%		31.8%		17.5%		17.4%		33.3%

*Note: "carryover" column reflects calculation of households (ratio) counted in next income group. Group Income is calculated by multiplying county median income against percentage (50%/80%/120%) representing income category*

Source: 2007-2011 ASC S1901 Income In The Past 12 Months (In 2011 Inflation-Adjusted Dollars)

[http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?\\_afpt=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?_afpt=table)

**Determination of County's Number/Percentage of Households By Income Category**

ACS 2007-2011

Blue Lake

**Income Limits in Each Category:**

Max % of Median	Starting	Highest
Extremely low (30%)	-	\$ 12,113
Very Low (50%)	\$ 12,114	\$ 20,188
Low (80%)	\$ 20,189	\$ 32,301
Moderate (120%)	\$ 32,302	\$ 48,451
Above Moderate	\$ 48,452	all else

Median Household Income **40,376**

Households in Bracket	Income Brackets		Extreme Low	carry over	Very Low	carry over	Low	carry over	Moderate	carry over	Above Moderate
33	\$ -	\$ 10,000	33	1	-						
30	\$ 10,000	\$ 14,999	13	17	17						
40	\$ 15,000	\$ 24,999	-	-	21	19	19				
61	\$ 25,000	\$ 34,999	-	-	-	-	45	16	16		
76	\$ 35,000	\$ 49,999	-	-	-	-	-	-	68	8	8
96	\$ 50,000	\$ 74,999	-	-	-	-	-	-	-	-	96
85	\$ 75,000	\$ 99,999	-	-	-	-	-	-	-	-	85
42	\$ 100,000	\$ 149,999	-	-	-	-	-	-	-	-	42
20	\$ 150,000	\$ 199,999	-	-	-	-	-	-	-	-	20
18	\$ 200,000	\$ 999,999	-	-	-	-	-	-	-	-	18
501			46		84		64		85		269
100.00%			9.12%		16.7%		12.7%		16.9%		53.7%

*Note: "carryover" column reflects calculation of households (ratio) counted in next income group. Group Income is calculated by multiplying county median income against percentage (50%/80%/120%) representing income category*

Source: 2007-2011 ASC S1901 Income In The Past 12 Months (In 2011 Inflation-Adjusted Dollars)

<http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

Income Limits in Each Category:											
<b>Median Household Income 40,376</b>			Max % of Median		Starting		Highest				
			Extremely low (30%)		-		\$ 12,113				
			Very Low (50%)		\$ 12,114		\$ 20,188				
			Low (80%)		\$ 20,189		\$ 32,301				
			Moderate (120%)		\$ 32,302		\$ 48,451				
			Above Moderate		\$ 48,452		all else				
Households in Bracket	Income Brackets		Extreme Low	carry over	Very Low	carry over	Low	carry over	Moderate	carry over	Above Moderate
907	\$ -	\$ 10,000	907	1	-						
1,406	\$ 10,000	\$ 14,999	594	812	812						
1,681	\$ 15,000	\$ 24,999	-	-	872	809	809				
1,422	\$ 25,000	\$ 34,999	-	-	-	-	1,038	384	384		
1,497	\$ 35,000	\$ 49,999	-	-	-	-	-	-	1,343	154	154
1,687	\$ 50,000	\$ 74,999	-	-	-	-	-	-	-	-	1,687
1,258	\$ 75,000	\$ 99,999	-	-	-	-	-	-	-	-	1,258
987	\$ 100,000	\$ 149,999	-	-	-	-	-	-	-	-	987
142	\$ 150,000	\$ 199,999	-	-	-	-	-	-	-	-	142
140	\$ 200,000	\$ 999,999	-	-	-	-	-	-	-	-	140
11,127			1,501		3,185		1,847		1,726		4,368
100.00%			13.49%		28.6%		16.6%		15.5%		39.3%

Note: "carryover" column reflects calculation of households (ratio) counted in next income group. Group Income is calculated by multiplying county median income against percentage (50%/80%/120%) representing income category

Source: 2007-2011 ASC S1901 Income In The Past 12 Months (In 2011 Inflation-Adjusted Dollars)

<http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

**Determination of County's Number/Percentage of Households By Income Category**

ACS 2007-2011

Ferndale

**Income Limits in Each Category:**

Max % of Median	Starting	Highest
Extremely low (30%)	-	\$ 12,113
Very Low (50%)	\$ 12,114	\$ 20,188
Low (80%)	\$ 20,189	\$ 32,301
Moderate (120%)	\$ 32,302	\$ 48,451
Above Moderate	\$ 48,452	all else

Median Household Income **40,376**

Households in Bracket	Income Brackets		Extreme Low	carry over	Very Low	carry over	Low	carry over	Moderate	carry over	Above Moderate
35	\$ -	\$ 10,000	35	1	-						
42	\$ 10,000	\$ 14,999	18	24	24						
43	\$ 15,000	\$ 24,999	-	-	22	21	21				
16	\$ 25,000	\$ 34,999	-	-	-	-	12	4	4		
101	\$ 35,000	\$ 49,999	-	-	-	-	-	-	91	10	10
132	\$ 50,000	\$ 74,999	-	-	-	-	-	-	-	-	132
89	\$ 75,000	\$ 99,999	-	-	-	-	-	-	-	-	89
94	\$ 100,000	\$ 149,999	-	-	-	-	-	-	-	-	94
16	\$ 150,000	\$ 199,999	-	-	-	-	-	-	-	-	16
42	\$ 200,000	\$ 999,999	-	-	-	-	-	-	-	-	42
610			53		99		32		95		383
100.00%			8.65%		16.3%		5.3%		15.6%		62.9%

*Note: "carryover" column reflects calculation of households (ratio) counted in next income group. Group Income is calculated by multiplying county median income against percentage (50%/80%/120%) representing income category*

Source: 2007-2011 ASC S1901 Income In The Past 12 Months (In 2011 Inflation-Adjusted Dollars)

<http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

**Determination of County's Number/Percentage of Households By Income Category**

ACS 2007-2011

Fortuna

**Income Limits in Each Category:**

Max % of Median	Starting	Highest
Extremely low (30%)	-	\$ 12,113
Very Low (50%)	\$ 12,114	\$ 20,188
Low (80%)	\$ 20,189	\$ 32,301
Moderate (120%)	\$ 32,302	\$ 48,451
Above Moderate	\$ 48,452	all else

Median Household Income **40,376**

Households in Bracket	Income Brackets		Extreme Low	carry over	Very Low	carry over	Low	carry over	Moderate	carry over	Above Moderate
273	\$ -	\$ 10,000	273	1	-						
410	\$ 10,000	\$ 14,999	173	237	237						
682	\$ 15,000	\$ 24,999	-	-	354	328	328				
698	\$ 25,000	\$ 34,999	-	-	-	-	510	188	188		
659	\$ 35,000	\$ 49,999	-	-	-	-	-	-	591	68	68
695	\$ 50,000	\$ 74,999	-	-	-	-	-	-	-	-	695
405	\$ 75,000	\$ 99,999	-	-	-	-	-	-	-	-	405
411	\$ 100,000	\$ 149,999	-	-	-	-	-	-	-	-	411
135	\$ 150,000	\$ 199,999	-	-	-	-	-	-	-	-	135
91	\$ 200,000	\$ 999,999	-	-	-	-	-	-	-	-	91
4,459			446		1,037		838		779		1,805
100.00%			10.01%		23.3%		18.8%		17.5%		40.5%

Note: "carryover" column reflects calculation of households (ratio) counted in next income group. Group Income is calculated by multiplying county median income against percentage (50%/80%/120%) representing income category

Source: 2007-2011 ASC S1901 Income In The Past 12 Months (In 2011 Inflation-Adjusted Dollars)

<http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

**Determination of County's Number/Percentage of Households By Income Category**

ACS 2007-2011

Rio Dell

**Income Limits in Each Category:**

Max % of Median	Starting	Highest
Extremely low (30%)	-	\$ 12,113
Very Low (50%)	\$ 12,114	\$ 20,188
Low (80%)	\$ 20,189	\$ 32,301
Moderate (120%)	\$ 32,302	\$ 48,451
Above Moderate	\$ 48,452	all else

Median Household Income **40,376**

Households in Bracket	Income Brackets		Extreme Low	carry over	Very Low	carry over	Low	carry over	Moderate	carry over	Above Moderate
93	\$ -	\$ 10,000	93	1	-						
145	\$ 10,000	\$ 14,999	61	84	84						
136	\$ 15,000	\$ 24,999	-	-	71	65	65				
149	\$ 25,000	\$ 34,999	-	-	-	-	109	40	40		
243	\$ 35,000	\$ 49,999	-	-	-	-	-	-	218	25	25
222	\$ 50,000	\$ 74,999	-	-	-	-	-	-	-	-	222
107	\$ 75,000	\$ 99,999	-	-	-	-	-	-	-	-	107
55	\$ 100,000	\$ 149,999	-	-	-	-	-	-	-	-	55
52	\$ 150,000	\$ 199,999	-	-	-	-	-	-	-	-	52
41	\$ 200,000	\$ 999,999	-	-	-	-	-	-	-	-	41
1,243			154		309		174		258		502
100.00%			12.41%		24.8%		14.0%		20.8%		40.4%

*Note: "carryover" column reflects calculation of households (ratio) counted in next income group. Group Income is calculated by multiplying county median income against percentage (50%/80%/120%) representing income category*

Source: 2007-2011 ASC S1901 Income In The Past 12 Months (In 2011 Inflation-Adjusted Dollars)

<http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

**Determination of County's Number/Percentage of Households By Income Category**

ACS 2007-2011

Trinidad

**Income Limits in Each Category:**

Max % of Median	Starting	Highest
Extremely low (30%)	-	\$ 12,113
Very Low (50%)	\$ 12,114	\$ 20,188
Low (80%)	\$ 20,189	\$ 32,301
Moderate (120%)	\$ 32,302	\$ 48,451
Above Moderate	\$ 48,452	all else

Median Household Income **40,376**

Households in Bracket	Income Brackets		Extreme Low	carry over	Very Low	carry over	Low	carry over	Moderate	carry over	Above Moderate
0	\$ -	\$ 10,000	-	1	-						
11	\$ 10,000	\$ 14,999	5	6	6						
15	\$ 15,000	\$ 24,999	-	-	8	7	7				
11	\$ 25,000	\$ 34,999	-	-	-	-	8	3	3		
25	\$ 35,000	\$ 49,999	-	-	-	-	-	-	22	3	3
31	\$ 50,000	\$ 74,999	-	-	-	-	-	-	-	-	31
29	\$ 75,000	\$ 99,999	-	-	-	-	-	-	-	-	29
27	\$ 100,000	\$ 149,999	-	-	-	-	-	-	-	-	27
0	\$ 150,000	\$ 199,999	-	-	-	-	-	-	-	-	-
0	\$ 200,000	\$ 999,999	-	-	-	-	-	-	-	-	-
149			5		19		15		25		90
100.00%			3.12%		12.6%		10.2%		17.0%		60.1%

*Note: "carryover" column reflects calculation of households (ratio) counted in next income group. Group Income is calculated by multiplying county median income against percentage (50%/80%/120%) representing income category*

Source: 2007-2011 ASC S1901 Income In The Past 12 Months (In 2011 Inflation-Adjusted Dollars)

<http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

**Determination of County's Number/Percentage of Households By Income Category**

ACS 2007-2011

Humboldt County

**Income Limits in Each Category:**

Max % of Median	Starting	Highest
Extremely low (30%)	-	\$ 12,113
Very Low (50%)	\$ 12,114	\$ 20,188
Low (80%)	\$ 20,189	\$ 32,301
Moderate (120%)	\$ 32,302	\$ 48,451
Above Moderate	\$ 48,452	all else

Median Household Income **40,376**

Households in Bracket	Income Brackets		Extreme Low	carry over	Very Low	carry over	Low	carry over	Moderate	carry over	Above Moderate
2,286	\$ -	\$ 10,000	2,286	1	-						
1,919	\$ 10,000	\$ 14,999	811	1,108	1,108						
3,738	\$ 15,000	\$ 24,999	-	-	1,939	1,799	1,799				
3,583	\$ 25,000	\$ 34,999	-	-	-	-	2,616	967	967		
4,473	\$ 35,000	\$ 49,999	-	-	-	-	-	-	4,011	462	462
5,709	\$ 50,000	\$ 74,999	-	-	-	-	-	-	-	-	5,709
3,055	\$ 75,000	\$ 99,999	-	-	-	-	-	-	-	-	3,055
2,513	\$ 100,000	\$ 149,999	-	-	-	-	-	-	-	-	2,513
821	\$ 150,000	\$ 199,999	-	-	-	-	-	-	-	-	821
755	\$ 200,000	\$ 999,999	-	-	-	-	-	-	-	-	755
28,852			3,097		6,144		4,415		4,978		13,315
100.00%			10.7%		21.3%		15.3%		17.3%		46.1%

Note: "carryover" column reflects calculation of households (ratio) counted in next income group. Group Income is calculated by multiplying county median income against percentage (50%/80%/120%) representing income category

Source: 2007-2011 ASC S1901 Income In The Past 12 Months (In 2011 Inflation-Adjusted Dollars)

[http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?\\_afpt=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?_afpt=table)