



" Jobs, Homes & Individual Rights "

January 28, 2009

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HUMBOLDT COUNTY
PLANNING COMMISSION

Mr. Spencer Clifton, Executive Director
Humboldt County Association of Governments
427 F Street, Suite 220
Eureka, California 95501

Subject: RHNA (Regional Housing Needs Allocation)

Dear Mr. Clifton:

Thank you for the invitation to attend your January 21, 2009 meeting regarding the RHNA planning process.

We are confused about several things:

1. When did the effort to determine the RHNA methodology commenced?

At your December 2008 Annual Meeting, we came away with the understanding that HCAOG would be starting the allocation process again, in order to comply with the State code referenced in Healthy Humboldt's December 8, 2008 letter.

- California Government Code 65584.04 (a) states, "At least two years prior to scheduled revision required by Section 65588 [Housing Element revision], each council of governments, ... shall develop a proposed methodology for distributing the existing and projected regional housing need to cities, counties...";
- 65584.04 (c) states "Public participation and access shall be required in the development of the methodology and in the process of drafting and adoption of the allocation of the regional housing needs."
- 65584.05 (a) states, "At least one and one-half years prior to the scheduled revision required by Section 65588, each council of governments ... shall distribute a draft allocation of regional housing needs to each local government in the region of subregion, where applicable, based on the methodology adopted pursuant to Section 65584.04."

However, at last week's HCAOG meeting, you stated the process has been going on for two years.

Please explain.

2. Are the various organizations (HAR, NCHB, Eureka Chamber, HELP, RREDC, Builders Exchange, and LAFCO) "participants" or "observers" in the process to establish the methodology and then the negotiations of the actual allocation of the "fair share housing" mandates?

Your May 29, 2008 Memorandum to HAR, NCHB, Eureka Chamber, HELP, RREDC, Builders Exchange, and LAFCO, refers to members of these groups as "observers". And yet at last week's meeting, you stated all present would be allowed to comment.

Will the public be noticed of this process? If so, will the input from members of the public be factored into determining the RHNA methodology? If so, what weight will the public's input influence the outcome?

Mr. Spencer Clifton, Executive Director 1-28-09, cont `d

Will members of the public be allowed to participate in the survey which was taken among the various agencies? If so, when, and how?

3. Why did you conclude the major factors in establishing the RHNA Plan are: Jobs, Housing, and Population?

According to your summary of the survey results taken among the various agencies, (see attachment) the following issues are considered to be the major factors in establishing the RHNA Plan:

Number One Factor:	Availability of land suitable for urban development
Number Two Factor:	County policies to preserve prime agricultural land
Number Three Factor:	High Housing costs burdens

Please explain your rationale.

We look forward to participating in this process as prescribed by State law. Please include HELP on the E mail meeting notices list. (kbiusa@aol.com)

Thank you for considering these matters. We look forward to hearing from you at your earliest opportunity.

Sincerely,

Kay Backer, representing
Humboldt Economic & Land Plan

Attachment

cc: Mark Wheatley, Chair of the Board and Members of the HCAOG Board
Jimmy Smith, Chair, County Board of Supervisors and Members of the Board
Jeff Smith, Chair, County Planning Commission & Members of the Commission
Loretta Nickolaus, County Administrative Officer
Kirk Girard, Community Development Services Director
Michael Richardson, Senior Planner, County Planning Department
Kathy Hayes, Clerk of the Board
Sharon Lodes, Planning Commission Clerk
Lynn Jacobs, Director, State HCD
Cathy Creswell, Deputy Director, State HCD

