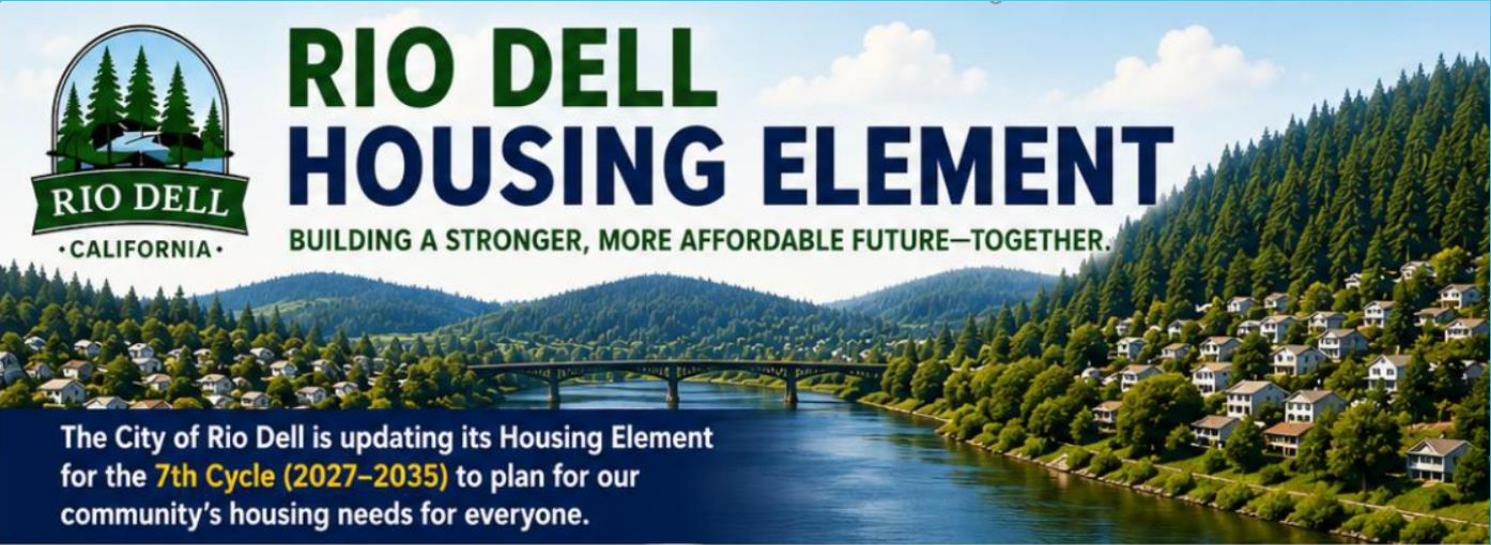




RIO DELL HOUSING ELEMENT

BUILDING A STRONGER, MORE AFFORDABLE FUTURE—TOGETHER.



The City of Rio Dell is updating its Housing Element for the **7th Cycle (2027–2035)** to plan for our community’s housing needs for everyone.

WHAT IS THE HOUSING ELEMENT?

It’s one part of the City’s General Plan that identifies local housing needs and sets goals, policies, and programs to meet those needs.



PLANNING FOR OUR COMMUNITY

Helps ensure a variety of housing options for all income levels.



STRONGER LOCAL ECONOMY

Supports local businesses and creates jobs.



BETTER FUTURE FOR ALL

Creates opportunities for families, seniors, and our future workforce.

City Council
October 6, 2026

HOUSING ELEMENT 7TH CYCLE 2027 – 2035

- ▶ The **Housing Element** is one of the seven mandatory elements of a city or county **General Plan** under California law. The General Plan is the community's overall long-range policy document that guides land use, development, transportation, conservation, and other decisions.

Land Use Element

Circulation Element

Conservation Element

Open Space Element

Noise Element

Safety Element

- ▶ **The Housing Element** identifies the community's existing and projected housing needs and establishes policies and programs to accommodate those needs, including the State-mandated **Regional Housing Needs Allocation (RHNA)**.



HOUSING ELEMENT 7TH CYCLE 2027 – 2035



HOUSING ELEMENT 7TH CYCLE 2027 – 2035

- ▶ **RHNA** – Is California's process for determining how much new housing each city and county should plan for in its Housing Element over an approximately eight-year planning period.
- ▶ The purpose of RHNA is to ensure that communities throughout California plan for enough housing to accommodate **projected population growth and the housing needs of households at all income levels**.
- ▶ Importantly, RHNA **does not require a city to build the assigned number of housing units**. Rather, it requires the City to demonstrate through its Housing Element that there are appropriate policies, programs, and adequately zoned sites available to **accommodate** its assigned housing need.

The population in Humboldt County has decreased by about 5,000 people since 2020. In Rio Dell the population has decrease by about 30 people or 1%



HOUSING ELEMENT 7TH CYCLE 2027 – 2035



Rio Dell 7th Cycle RHNA Allocation Income Levels and Unit Targets

Humboldt County Median Household Income: \$97,100

(Based on income for a family of four)

Income Category	Income Level (% of Area Median Income)	Approx. Annual Household Income (Based on \$97,100)	Rio Dell RHNA Units
Acutely Low Income	0% – 15% of AMI	\$0 – \$14,565	7
Extremely Low Income	15% – 30% of AMI	\$14,566 – \$29,130	11
Very Low Income	30% – 50% of AMI	\$29,131 – \$48,550	6
Low Income	50% – 80% of AMI	\$48,551 – \$77,680	16
Moderate Income	80% – 120% of AMI	\$77,681 – \$116,520	10
Above Moderate Income	More than 120% of AMI	More than \$116,520	45
TOTAL	All Income Levels		95 units



Note: RHNA (Regional Housing Needs Allocation) is California's way of assigning each community a share of the region's housing need. It does not require the City to build 95 units, but it does require Rio Dell to plan for and accommodate these housing needs through its Housing Element.

**RIO DELL
MEDIAN HOUSEHOLD INCOME**

\$42,753



HOUSING ELEMENT 7TH CYCLE 2027 – 2035

RIO DELL 7TH CYCLE RHNA ALLOCATION & INCOME LEVELS



**HUMBOLDT COUNTY
MEDIAN HOUSEHOLD INCOME**
\$97,100

*Income limits shown below are based on household size.
The RHNA allocation shows the number of housing units
Rio Dell must plan for in each income category.*



**TOTAL RHNA
ALLOCATION**
95 UNITS

INCOME CATEGORY	MAXIMUM ANNUAL HOUSEHOLD INCOME BY HOUSEHOLD SIZE								RHNA ALLOCATION (UNITS)	% OF TOTAL
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons		
ACUTELY LOW 0% – 15% of AMI	\$10,200	\$11,650	\$13,100	\$14,550	\$15,700	\$16,900	\$18,050	\$19,200	7	7.4%
EXTREMELY LOW 15% – 30% of AMI	\$20,450	\$23,350	\$27,320	\$33,000	\$38,680	\$44,360	\$50,040	\$55,720	11	11.6%
VERY LOW 30% – 50% of AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	6	6.3%
LOW 50% – 80% of AMI	\$54,400	\$62,200	\$69,950	\$77,700	\$83,950	\$90,150	\$96,350	\$102,600	16	16.8%
MODERATE 80% – 120% of AMI	\$81,550	\$93,200	\$104,850	\$116,500	\$125,800	\$135,150	\$144,450	\$153,800	10	10.5%
ABOVE MODERATE More than 120% of AMI	>\$81,550	>\$93,200	>\$104,850	>\$116,500	>\$125,800	>\$135,150	>\$144,450	>\$153,800	45	47.4%
TOTAL									95	100%



AMI = Area Median Income
Income limits are based on 2026 HCD State Income Limits for Humboldt County.
Source: California Department of Housing and Community Development (HCD)

**RIO DELL
MEDIAN HOUSEHOLD INCOME**

\$42,753



HOUSING ELEMENT 7TH CYCLE 2027 – 2035

Estimated Rio Dell Households by Income Category

2024 ACS 5-Year Estimates | Humboldt County Median Household Income: \$97,100

Income Category	% of County MHI	Annual Household Income	Estimated Households	% of Households
 Acutely Low	0–15%	\$0 – \$14,565	~200	14.6%
 Extremely Low	> 15–30%	\$14,566 – \$29,130	~170	12.4%
 Very Low	> 30–50%	\$29,131 – \$48,550	~370	27.0%
 Low	> 50–80%	\$48,551 – \$77,680	~300	21.9%
 Moderate	> 80–120%	\$77,681 – \$116,520	~180	13.1%
 Above Moderate	> 120%	> \$116,520	~150	10.9%
TOTAL			~1,370	100%

Key Takeaway: Approximately 76% (~1,040) of Rio Dell households are estimated to have incomes below 80% of the Humboldt County MHI, placing them within the Acutely Low through Low income categories.

Sources & Notes

- **Source:** U.S. Census Bureau, 2024 American Community Survey (ACS) 5-Year Estimates, Table B19001, *Household Income in the Past 12 Months*, City of Rio Dell. ACS Table B19001 – Rio Dell ↗
- **Income Basis:** \$97,100 Humboldt County Median Household Income, as used for this Housing Element analysis.
- **Income thresholds:** Percentage thresholds applied to the County MHI: 15%, 30%, 50%, 80%, and 120%.
- **Important:** Household counts are **estimates** because ACS reports household income in Census income brackets that do not precisely correspond to the income-category thresholds. Percentages and household counts should therefore be considered approximate.

~76%

RIO DELL HOUSEHOLDS
ARE LOW INCOME



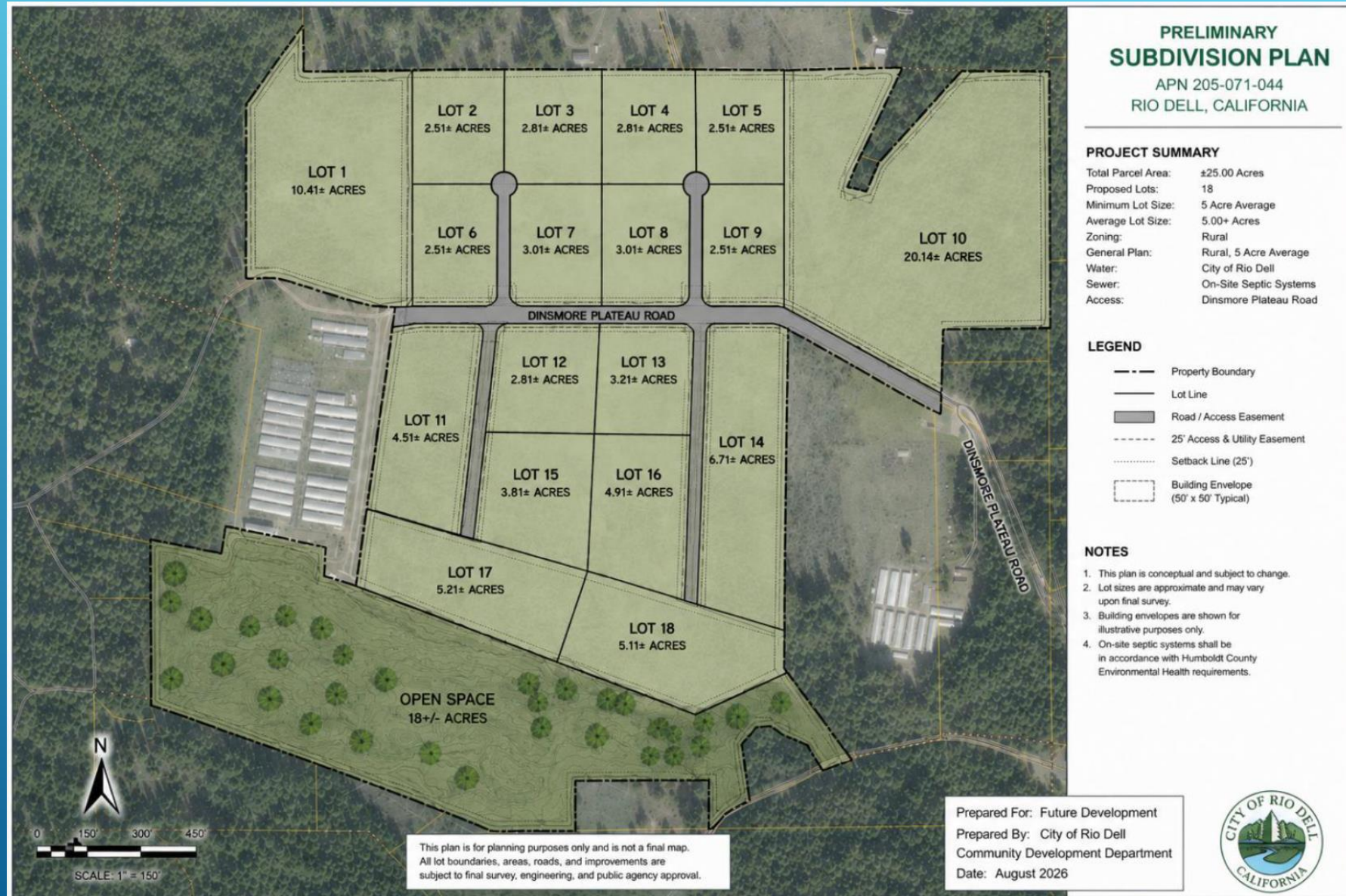
HOUSING ELEMENT 7TH CYCLE 2027 – 2035



- ▶ Questions
- ▶ What types of housing?
- ▶ Where should it go?



HOUSING ELEMENT 7TH CYCLE 2027 – 2035



HOUSING ELEMENT 7TH CYCLE 2027 – 2035



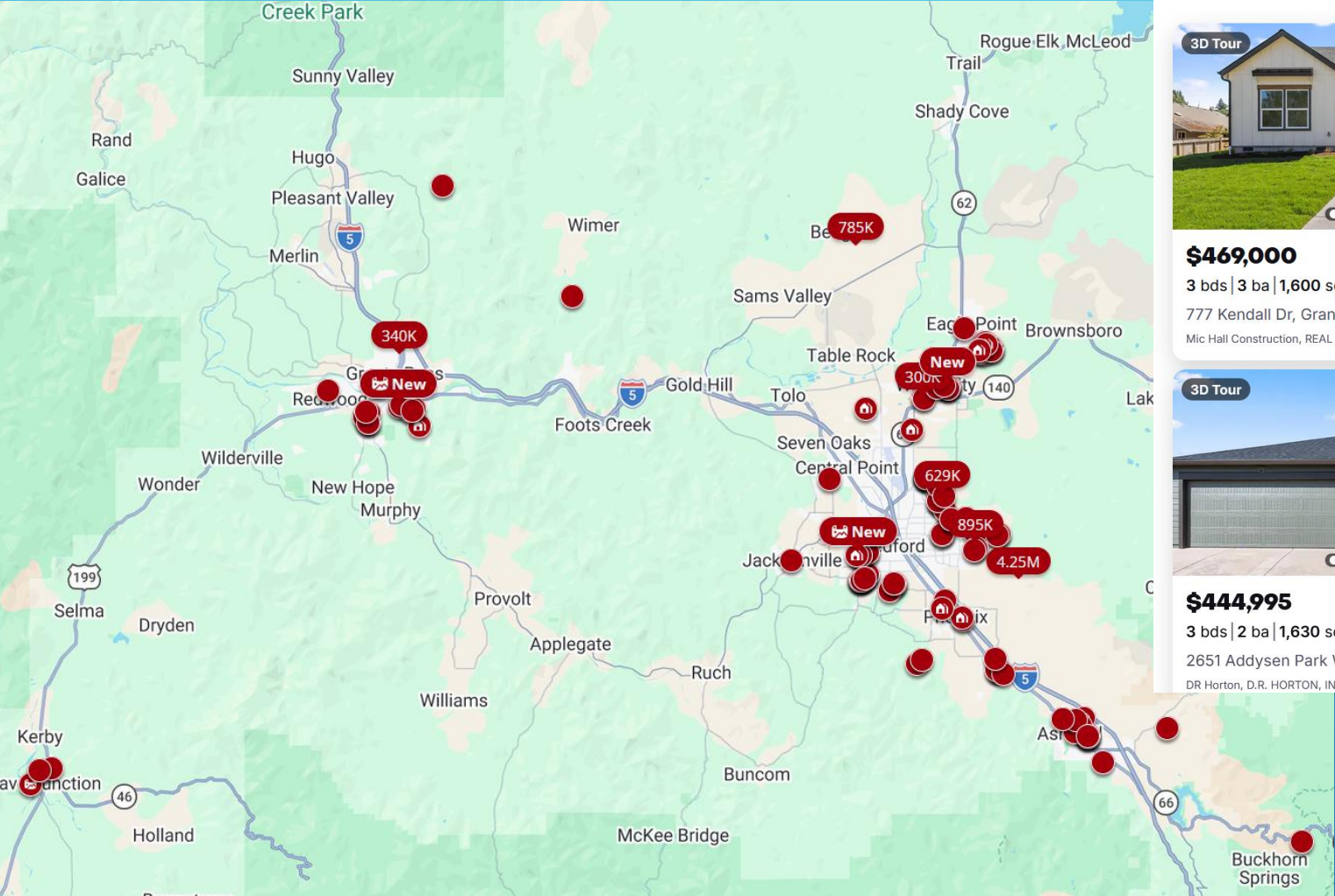
HOUSING ELEMENT 7TH CYCLE 2027 – 2035



HOUSING ELEMENT 7TH CYCLE 2027 – 2035



HOUSING ELEMENT 7TH CYCLE 2027 – 2035



Real Estate & Homes For Sale

222 results

Sort: Homes for You



\$469,000
3 bds | 3 ba | 1,600 sqft | New construction
777 Kendall Dr, Grants Pass, OR 97527
Mic Hall Construction, REAL BROKER



\$399,900
3 bds | 2 ba | 1,539 sqft | New construction
7917 Alyce Mae Way, White City, OR 97503
Bob Fellow, JOHN L. SCOTT MEDFORD

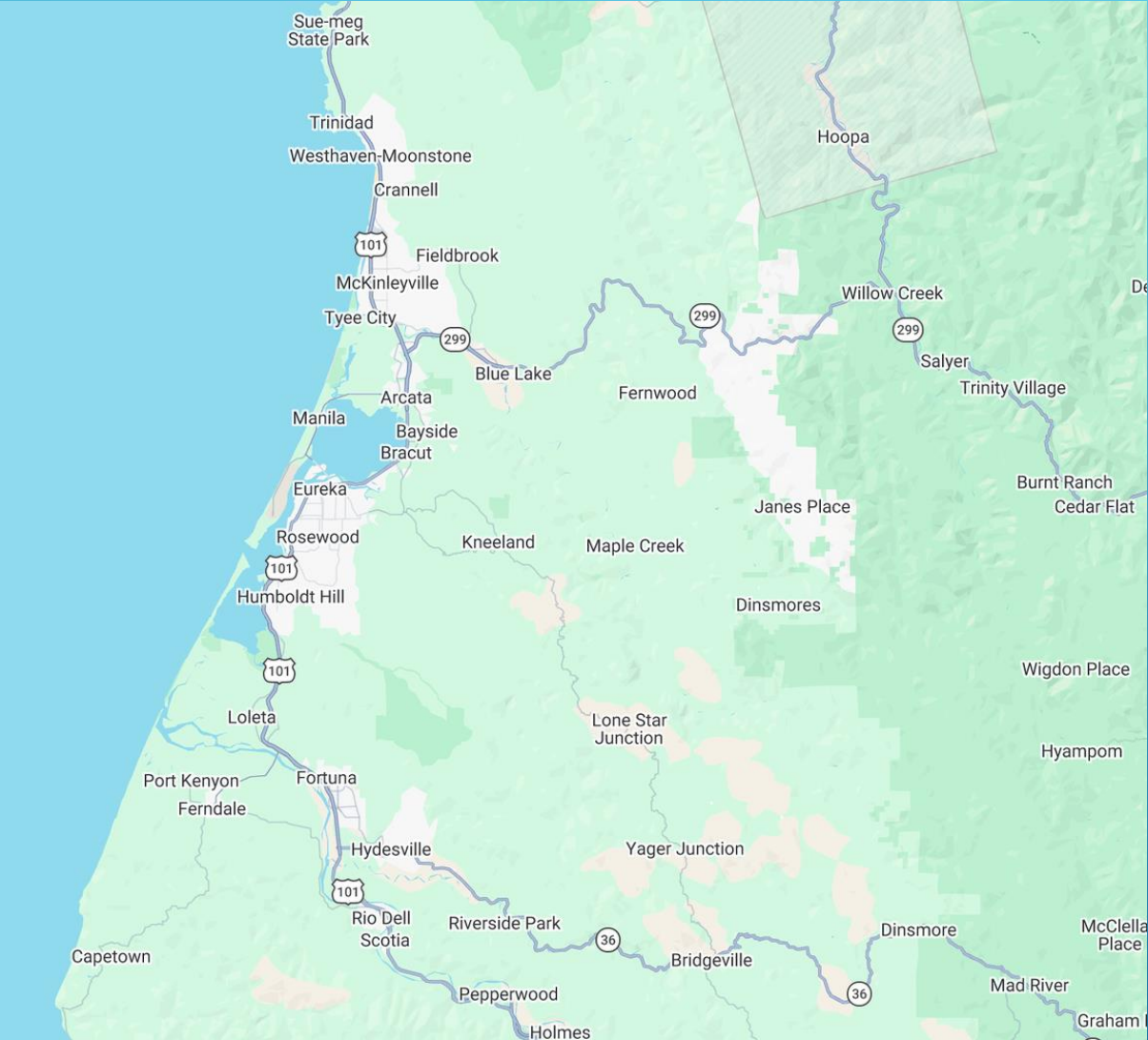


\$444,995
3 bds | 2 ba | 1,630 sqft | New construction
2651 Addysen Park Way, Medford, OR 97501
DR Horton, D.R. HORTON, INC.-PORTLAND



\$519,960+
4 bds | 3 ba | 2,184 sqft | New construction
The 2184 Plan, Quail Run
Holt Homes





► Zero New Homes For Sale



HOUSING ELEMENT 7TH CYCLE 2027 – 2035

HOUSING ELEMENT SURVEY RESULTS AS OF SEPTEMBER 18, 2026

1. How long have you lived in Rio Dell?

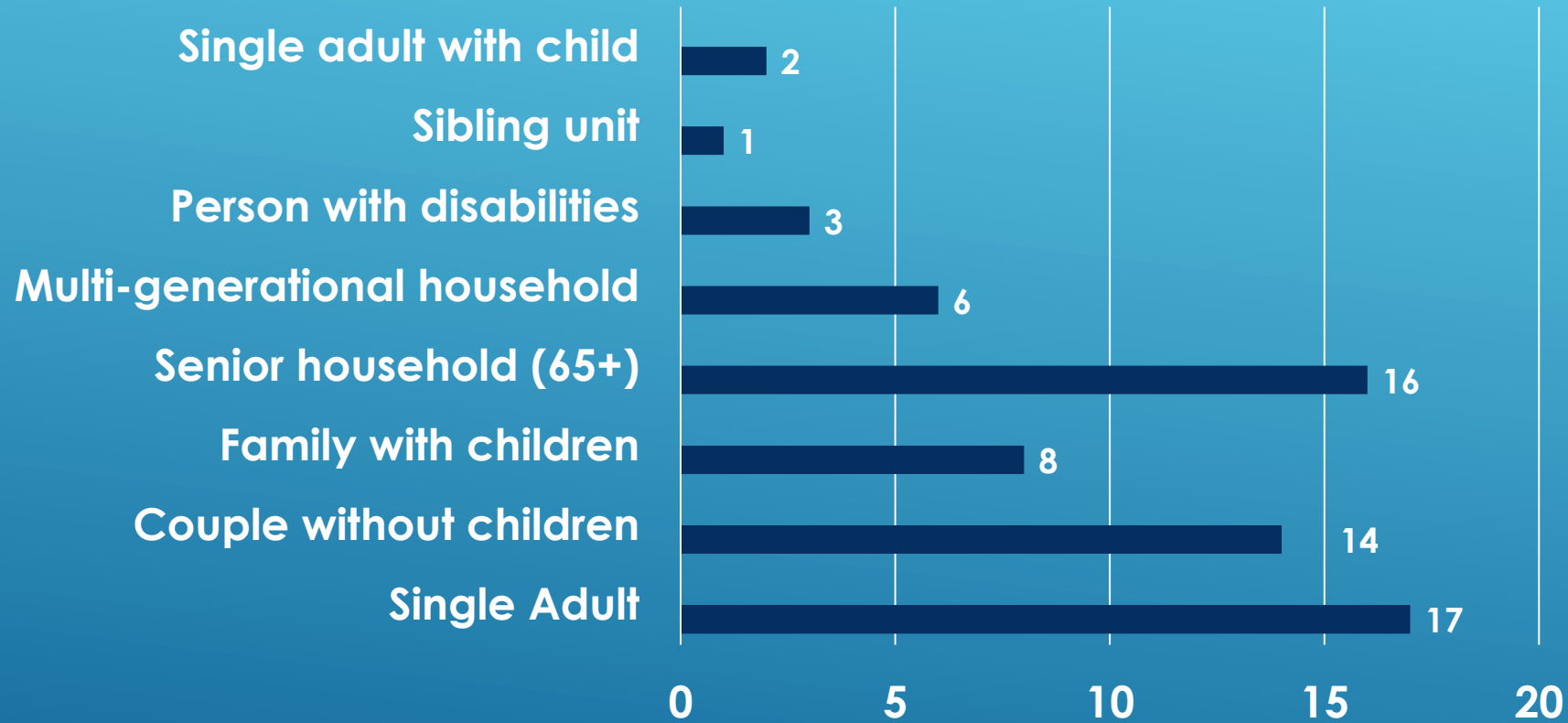


**50
RESPONSES**



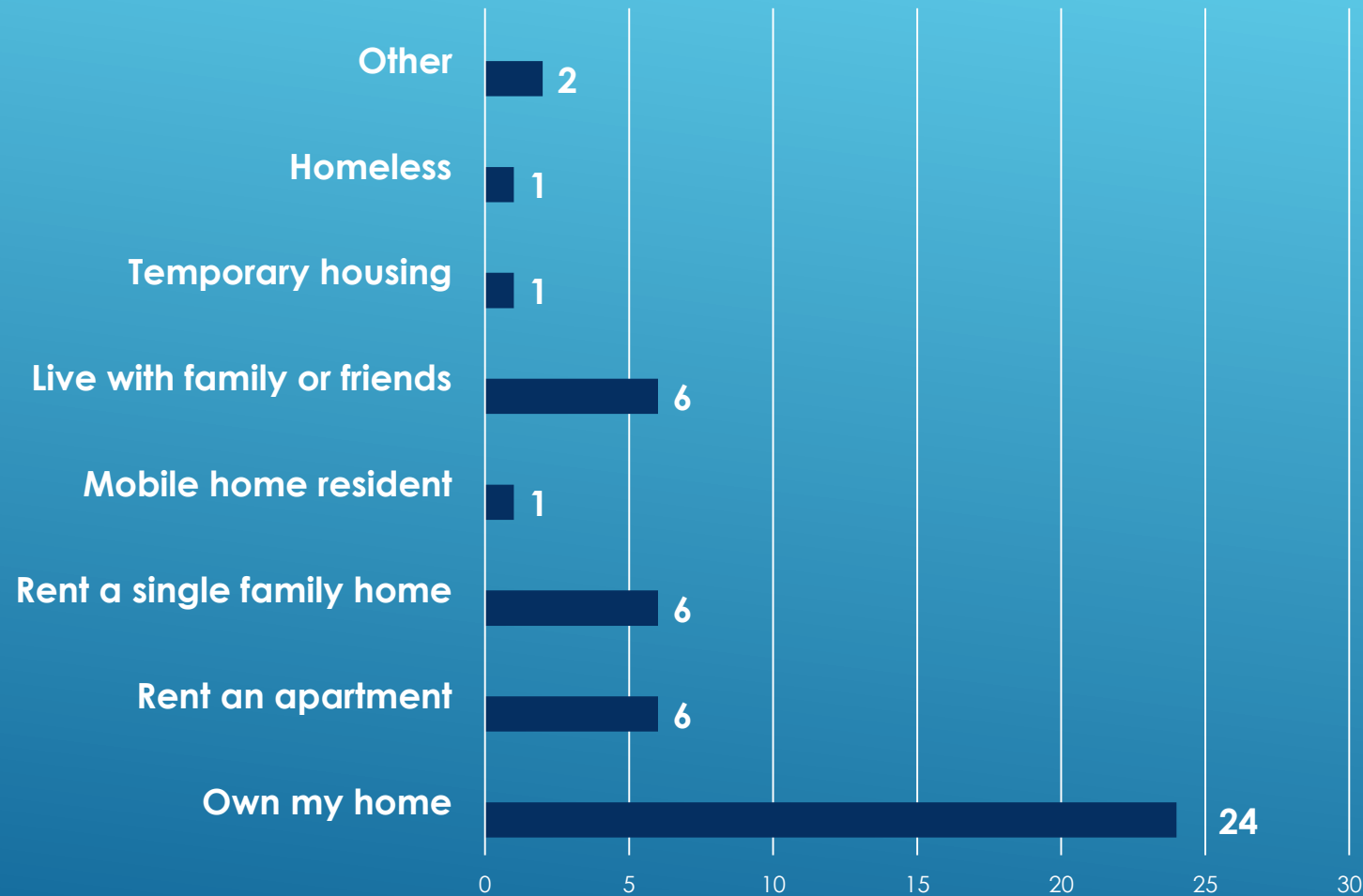
HOUSING ELEMENT 7TH CYCLE 2027 – 2035

2. What best describes your household?



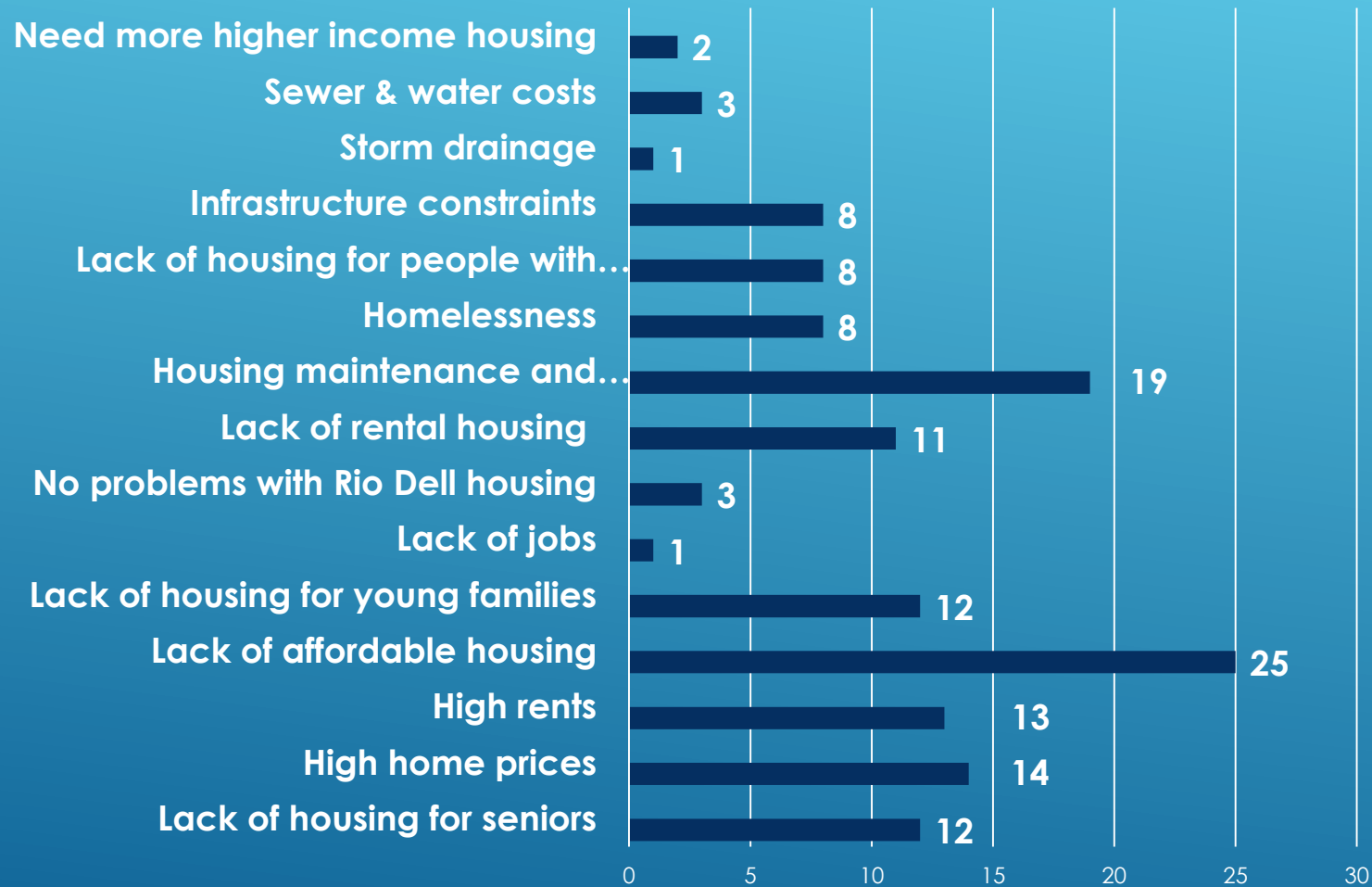
HOUSING ELEMENT 7TH CYCLE 2027 – 2035

3. What is your current housing situation?



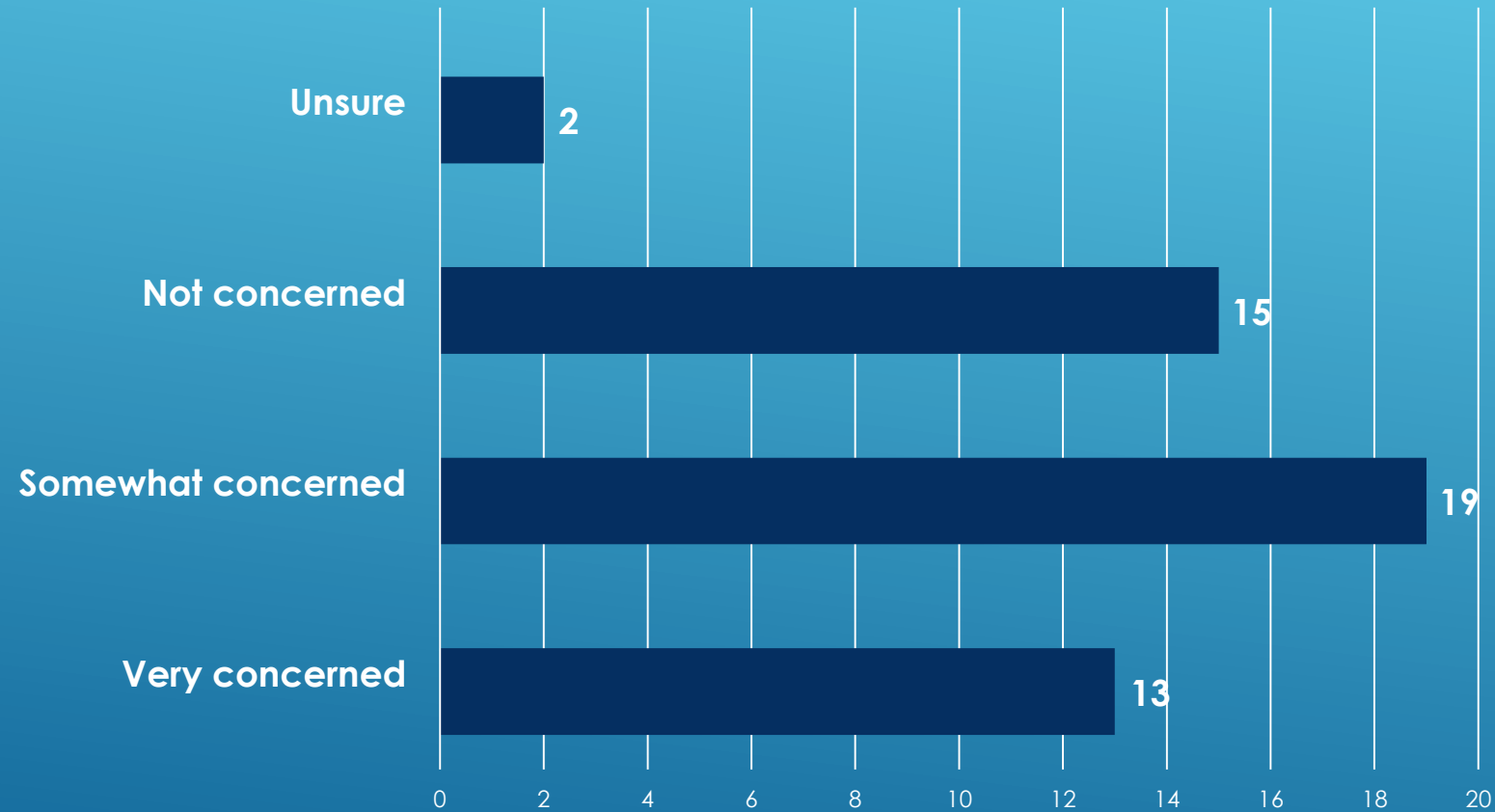
HOUSING ELEMENT 7TH CYCLE 2027 – 2035

4. What are the most important housing issues facing Rio Dell?



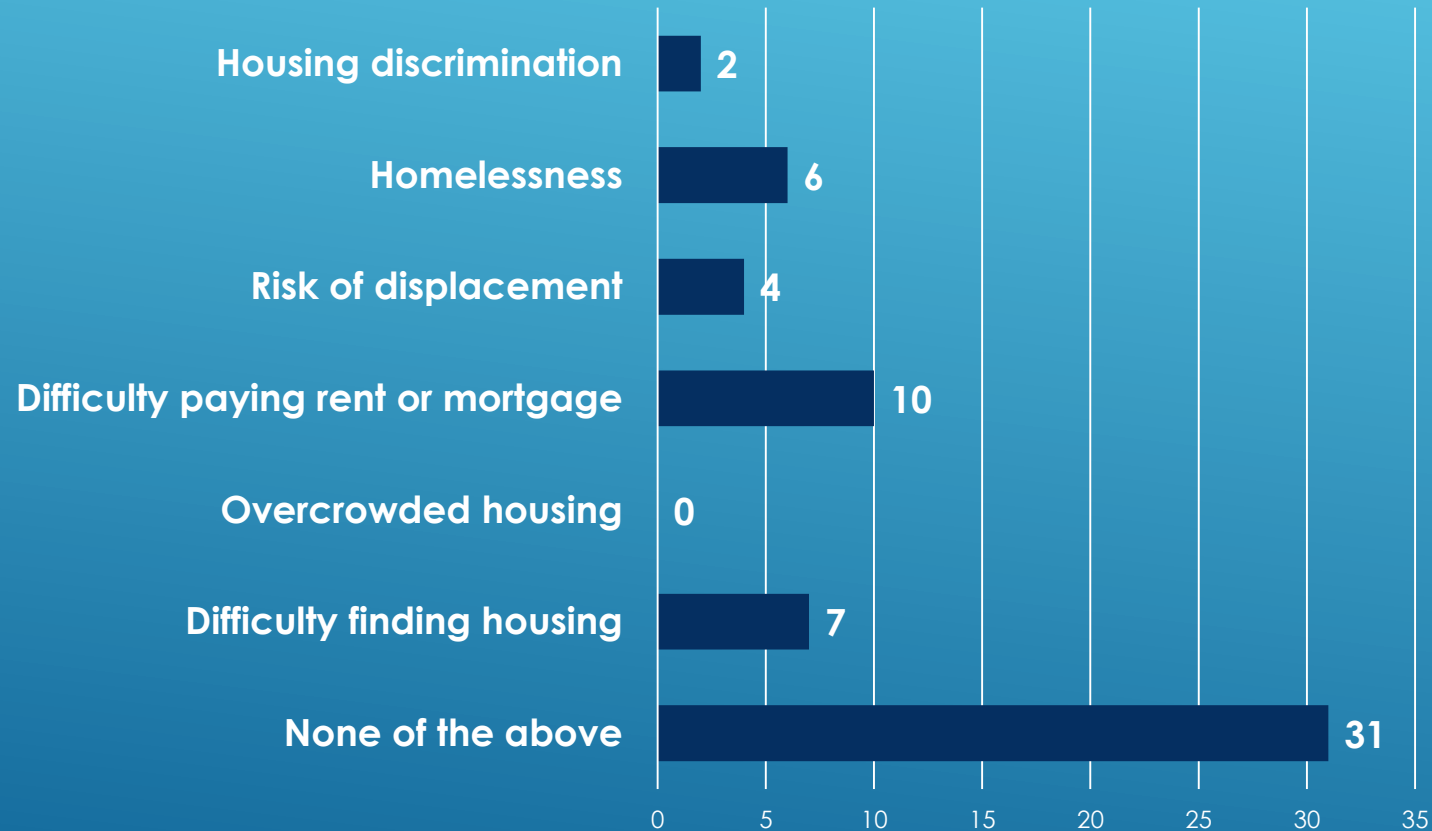
HOUSING ELEMENT 7TH CYCLE 2027 – 2035

5. Are you concerned about your ability to afford housing in Rio Dell?



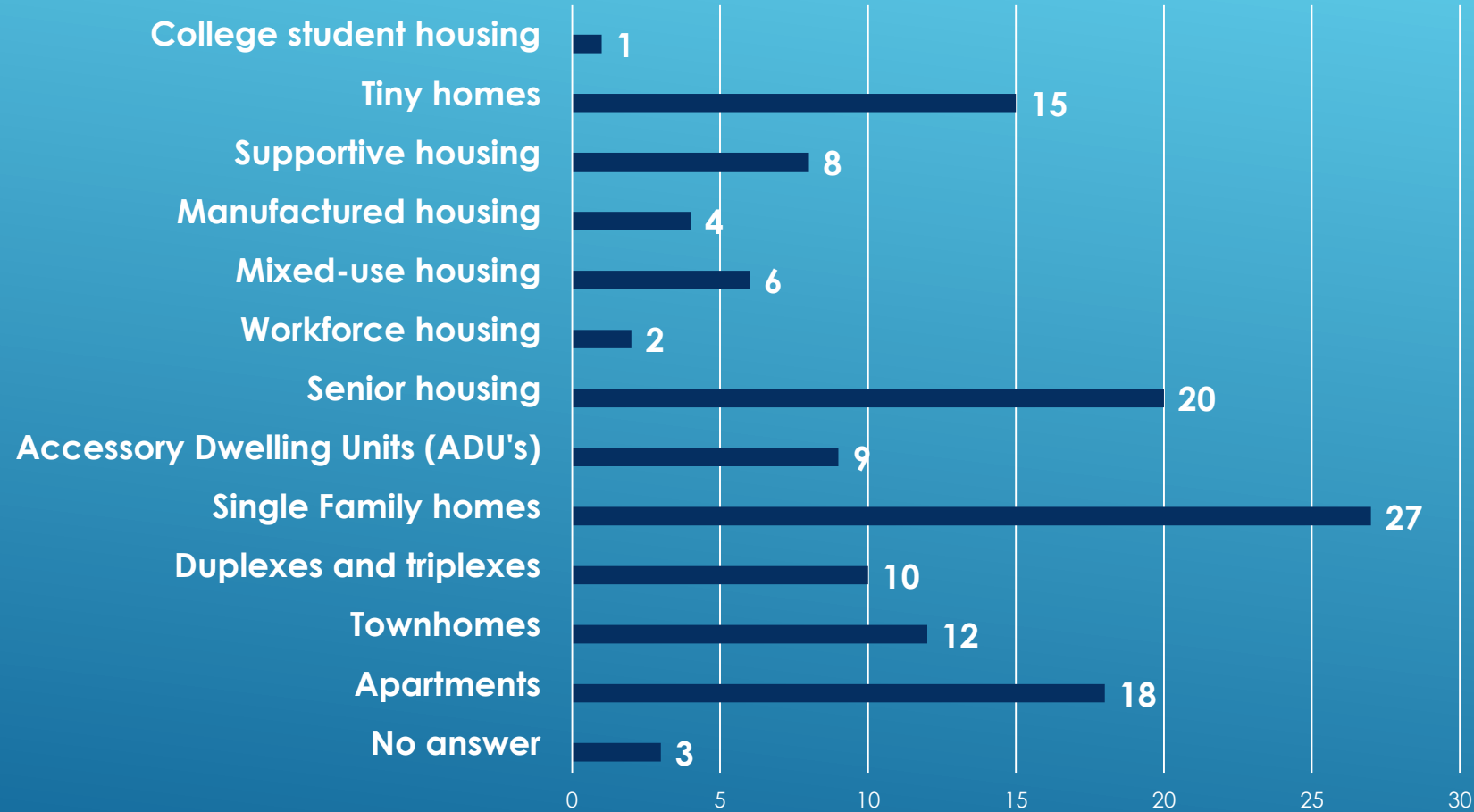
HOUSING ELEMENT 7TH CYCLE 2027 – 2035

6. Have you or someone in your household experienced any of the following in the past five years?



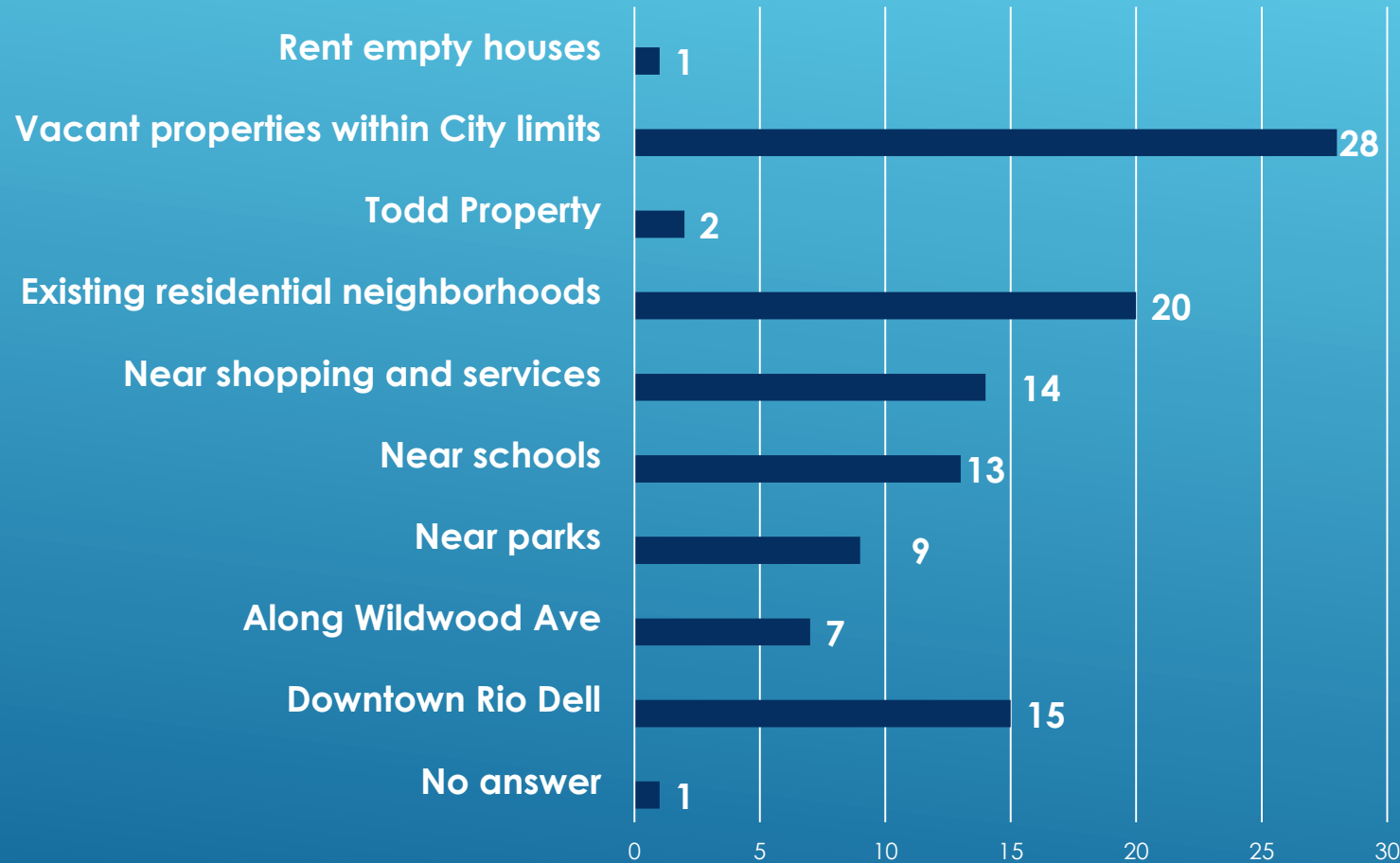
HOUSING ELEMENT 7TH CYCLE 2027 – 2035

7. What type of housing should Rio Dell encourage?



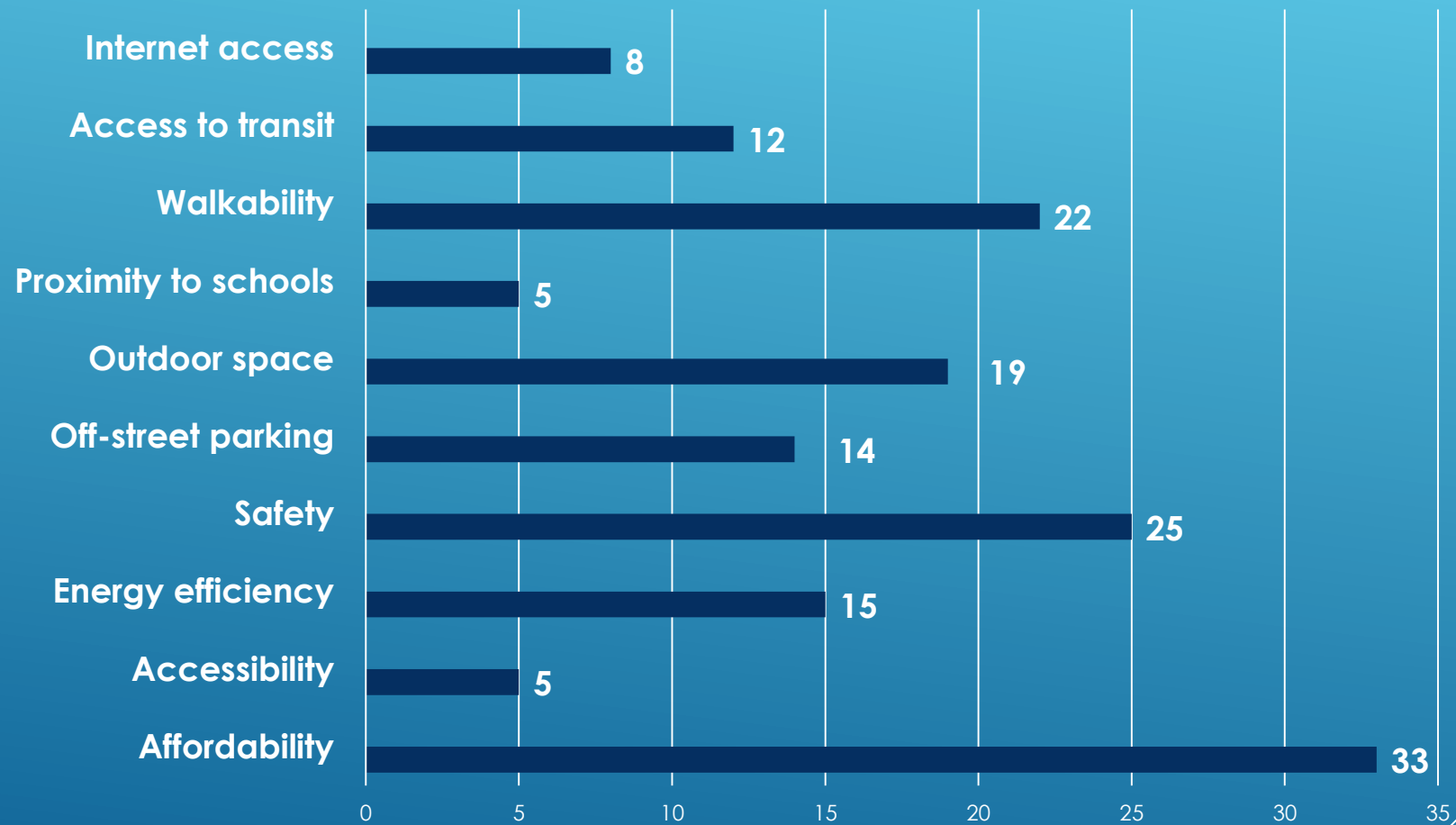
HOUSING ELEMENT 7TH CYCLE 2027 – 2035

8. Where should future housing be located?



HOUSING ELEMENT 7TH CYCLE 2027 – 2035

9. What housing features are most important to you?



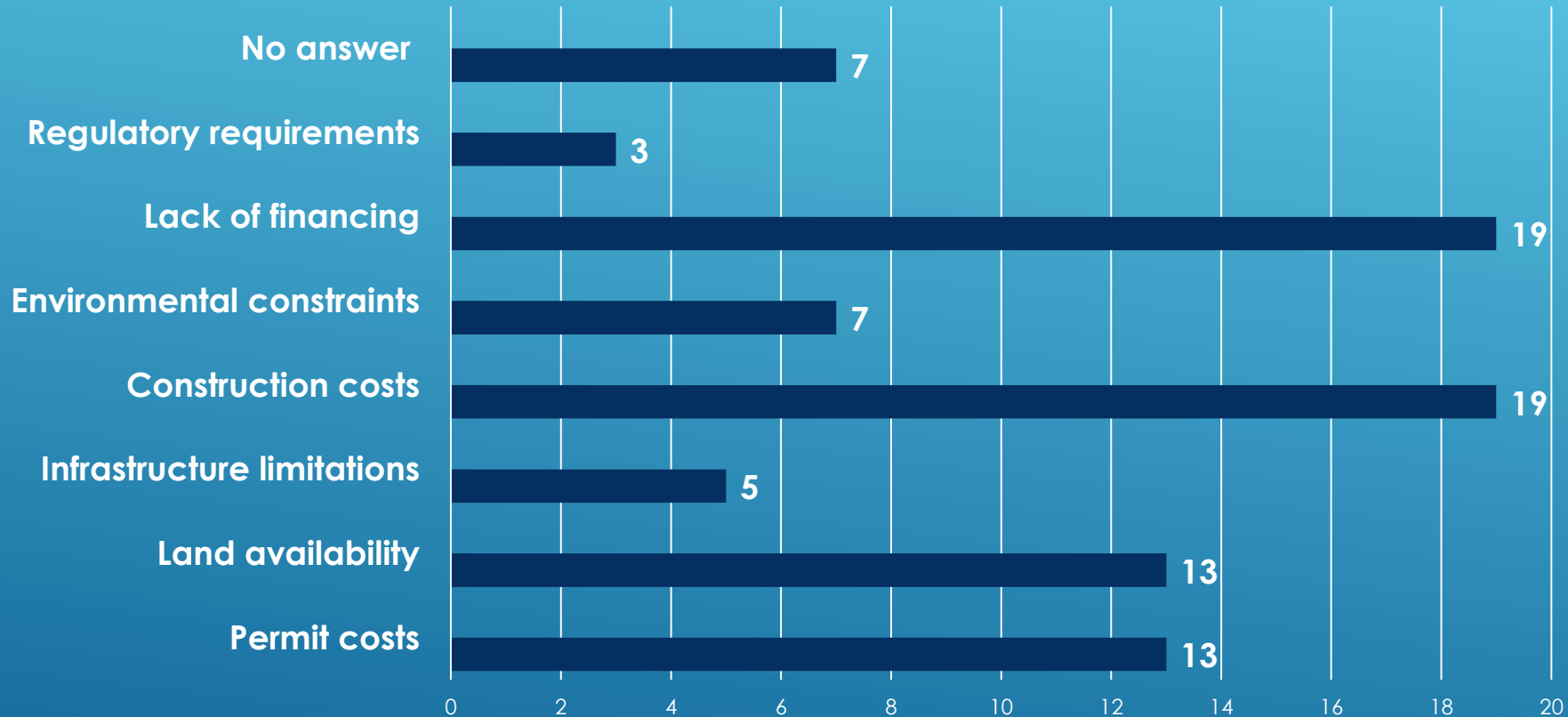
HOUSING ELEMENT 7TH CYCLE 2027 – 2035

10. What improvements would make Rio Dell a better place to live?



HOUSING ELEMENT 7TH CYCLE 2027 – 2035

11. What barriers make it difficult to develop housing in Rio Dell?



HOUSING ELEMENT 7TH CYCLE 2027 – 2035

12. WHAT TYPES OF HOUSING ARE MOST NEEDED IN RIO DELL?

Summary of Responses

- Affordable/low-income housing.
- Senior housing.
- Single-family housing for families.
- Housing for people with disabilities.
- Housing for unhoused residents.
- Alternative housing types.
- Homeownership and local wealth-building.
- Opposing view: A couple respondents stated that housing is not needed in Rio Dell.



HOUSING ELEMENT 7TH CYCLE 2027 – 2035

13. What concerns do you have about future housing development?

Summary of Responses

- Overconcentration of lower-income housing.
- Housing mix and compatibility.
- Affordability and costs.
- Limited land availability.
- Community services and public safety.
- Property maintenance.
- Environmental impacts.
- Timeliness of development.



HOUSING ELEMENT 7TH CYCLE 2027 – 2035

14. What ideas or suggestions do you have for improving housing opportunities in Rio Dell?

Summary of ideas and suggestions

- Streamline development
- Reduce regulatory barriers
- Increase affordability
- Expand accessible housing
- Encourage specific housing development
- Improve existing properties
- Control utility costs



HOUSING ELEMENT 7TH CYCLE 2027 – 2035



HOUSING ELEMENT 7TH CYCLE 2027 – 2035

Questions/Suggestions/Comments

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